

RESOLUTION NO. 19-2022

A RESOLUTION PROPOSING ANNEXATION BY WRITTEN CONSENT OF ELEVEN AND 61/100 (11.61) ACRES, MORE OR LESS, OWNED BY JOHN KENNETH MCMAHAN AND ROBERT S. MCMAHAN LOCATED ON MURFREESBORO HIGHWAY, DESCRIBED IN BOOK W381, PAGE 740, REGISTER'S OFFICE OF COFFEE COUNTY, TENNESSEE

WHEREAS T.C.A. 6-51-104 provides that a resolution effectuating annexation by written consent shall not require a referendum; and

WHEREAS T.C.A. 6-51-104(c) provides that a resolution proposing annexation by written consent of the property owner or owners becomes effective only upon adoption of such resolution by the municipality; and

WHEREAS John Kenneth McMahan and Robert S. McMahan have submitted their written request and consent to the City of Manchester, which is incorporated herein, that the City of Manchester propose and immediately effectuate annexation of its property described as follows:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the south by Philips (WDB. 309, pg. 24) and the Murfreesboro Highway (Hwy. 41, 120-ft. R/W), on the west by Reynolds (WDB. 277, pg. 125), on the north by Mason (WDB. 213, pg. 487), on the east by Riddle (WDB. 244, pg. 730), and being more particularly described as follows:

BEGINNING at a rebar found in the north margin of Murfreesboro Highway, being the southeast corner of Reynolds and the southwest corner of the property herein described; thence leaving the margin of said road and proceeding along the east line of Reynolds, along a fence, the following calls: thence N 05° 44' 33" E, 208.39 ft. to a wood fence post; thence N 05° 53' 41" E, 186.36 ft. to a wood fence post; thence N 04° 50' 03" E, 142.33 ft. to a metal fence post; thence N 05° 44' 39" E, 366.16 ft. to a metal fence post; thence N 05° 16' 53" E, 101.07 ft. to a metal fence post; thence N 05° 39' 26" E, 126.44 ft. to a rebar found at fence corner, the southwest corner of Mason and the northwest corner of the property herein described; thence leaving the line of Reynolds and proceeding along the south line of Mason, along a fence, the following calls: thence S 83° 38' 57" E, 94.73 ft. to a metal fence post; thence S 81° 57' 46" E, 62.55 ft. to a wood fence post; thence S 83° 01' 53" E, 97.04 ft. to a 28-inch oak; thence S 84° 00' 48" E, 41.79 ft. to a 12-inch hickory; thence S 82° 58' 42" E, 51.22 ft. to a metal fence post; thence S 81° 04' 05" E, 66.66 ft. to a metal fence post; thence S 80° 45' 47" E, 87.52 ft. to a metal fence post; thence S 82° 59' 47" E, 57.61 ft. to a fence corner post in the west line of Riddle, being the southeast corner of Mason and the northeast corner of the property herein described; thence proceeding along the west line of Riddle, along a fence, the following calls: thence S 05° 01' 46" W, 21.32 ft. to a metal fence post; thence S 07° 00' 39" W, 211.65 ft. to a wood fence post; thence N 75° 42' 20" W, 37.78 ft. to a ½-inch capped rebar set; thence S 14° 08' 26" W, 123.83 ft. to a wood fence post; thence S 14° 05' 36" W, 384.56 ft. to a wood fence post; thence S 21° 24' 42" W, 33.75 ft. to a 40-inch oak; thence S 16° 38' 42" W, 199.15 ft. to a fence corner post; thence S 63° 02' 48" E, 30.55 ft. to an iron pipe found, the common corner of Riddle, Vasile, Philips, and the subject property; thence leaving the line of Riddle and proceeding around Philips, the following calls: thence N 86° 58' 17" W, 215.48 ft. to a rebar found; thence S 26° 41' 35" W, 221.51 ft. to a rebar found in the north margin of the Murfreesboro Highway, the southwest corner of Philips and the southeast corner of the property herein described; thence proceeding along the margin of said road, the following calls: thence N 57° 16' 59" W, 47.43 ft. to an axle found; thence N 53° 10' 01" W,

99.59 ft. to the POINT OF BEGINNING, containing 11.61 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 22C-131, dated 04-01-2022, and being the property described in WDB. 381, pg. 740, ROCCTn.

and

WHEREAS the City of Manchester has adopted a Plan of Services for subject property as required by T.C.A. 6-51-102; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MANCHESTER, TENNESSEE that the City of Manchester, Tennessee proposes annexation by resolution of the following property owned by John Kenneth McMahan and Robert S. McMahan by written consent:

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the south by Philips (WDB. 309, pg. 24) and the Murfreesboro Highway (Hwy. 41, 120-ft. R/W), on the west by Reynolds (WDB. 277, pg. 125), on the north by Mason (WDB. 213, pg. 487), on the east by Riddle (WDB. 244, pg. 730), and being more particularly described as follows:

BEGINNING at a rebar found in the north margin of Murfreesboro Highway, being the southeast corner of Reynolds and the southwest corner of the property herein described; thence leaving the margin of said road and proceeding along the east line of Reynolds, along a fence, the following calls: thence N 05° 44' 33" E, 208.39 ft. to a wood fence post; thence N 05° 53' 41" E, 186.36 ft. to a wood fence post; thence N 04° 50' 03" E, 142.33 ft. to a metal fence post; thence N 05° 44' 39" E, 366.16 ft. to a metal fence post; thence N 05° 16' 53" E, 101.07 ft. to a metal fence post; thence N 05° 39' 26" E, 126.44 ft. to a rebar found at fence corner, the southwest corner of Mason and the northwest corner of the property herein described; thence leaving the line of Reynolds and proceeding along the south line of Mason, along a fence, the following calls: thence S 83° 38' 57" E, 94.73 ft. to a metal fence post; thence S 81° 57' 46" E, 62.55 ft. to a wood fence post; thence S 83° 01' 53" E, 97.04 ft. to a 28-inch oak; thence S 84° 00' 48" E, 41.79 ft. to a 12-inch hickory; thence S 82° 58' 42" E, 51.22 ft. to a metal fence post; thence S 81° 04' 05" E, 66.66 ft. to a metal fence post; thence S 80° 45' 47" E, 87.52 ft. to a metal fence post; thence S 82° 59' 47" E, 57.61 ft. to a fence corner post in the west line of Riddle, being the southeast corner of Mason and the northeast corner of the property herein described; thence proceeding along the west line of Riddle, along a fence, the following calls: thence S 05° 01' 46" W, 21.32 ft. to a metal fence post; thence S 07° 00' 39" W, 211.65 ft. to a wood fence post; thence N 75° 42' 20" W, 37.78 ft. to a ½-inch capped rebar set; thence S 14° 08' 26" W, 123.83 ft. to a wood fence post; thence S 14° 05' 36" W, 384.56 ft. to a wood fence post; thence S 21° 24' 42" W, 33.75 ft. to a 40-inch oak; thence S 16° 38' 42" W, 199.15 ft. to a fence corner post; thence S 63° 02' 48" E, 30.55 ft. to an iron pipe found, the common corner of Riddle, Vasile, Philips, and the subject property; thence leaving the line of Riddle and proceeding around Philips, the following calls: thence N 86° 58' 17" W, 215.48 ft. to a rebar found; thence S 26° 41' 35" W, 221.51 ft. to a rebar found in the north margin of the Murfreesboro Highway, the southwest corner of Philips and the southeast corner of the property herein described; thence proceeding along the margin of said road, the following calls: thence N 57° 16' 59" W, 47.43 ft. to an axle found; thence N 53° 10' 01" W, 99.59 ft. to the POINT OF BEGINNING, containing 11.61 acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 22C-131, dated 04-01-2022, and being the property described in WDB. 381, pg. 740, ROCCTn.

BE IT FURTHER RESOLVED BY THE CITY OF MANCHESTER, TENNESSEE that,
upon passage of this resolution, annexation be effectuated immediately.

Resolved this 3 day of May 2022.

Mark Messick, Vice-Mayor Acting as Mayor

Bridget Anderson, Finance Director