

RESOLUTION NO. 20-2022

A RESOLUTION ANNEXING ELEVEN AND 61/100 (11.61) ACRES OF PROPERTY OWNED BY JOHN KENNETH MCMAHAN AND ROBERT S. MCMAHAN LOCATED ON MURFREESBORO HIGHWAY

WHEREAS John Kenneth McMahan and Robert S. McMahan own certain property located on Murfreesboro Highway, which they have requested in writing that the City annex, 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, as a condition of annexation, the City of Manchester is obligated by T.C.A. 6-51-102 to formulate a Plan of Services to this area; and

WHEREAS, by separate Resolution, the Board of Mayor and Aldermen adopted a Plan of Services preliminary to annexation of the hereafter described property; and

WHEREAS the Board of Mayor and Aldermen of the City of Manchester conducted a public hearing on the annexation on April 5, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that, pursuant to the written request of the owners, John Kenneth McMahan and Robert S. McMahan, the following property owned by John Kenneth McMahan and Robert S. McMahan, be and is annexed into the City of Manchester:

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.

Resolved this 3 day of May 2022.

Mark Messick, Vice-Mayor Acting as Mayor

Bridget Anderson, Finance Director