

RESOLUTION NO. 45-2025

A RESOLUTION ANNEXING TWELVE AND 44/100 (12.44) ACRES OF PROPERTY OWNED BY CURL PROPERTIES, LLC, LOCATED AT 1409 OAKDALE STREET

WHEREAS Curl Properties, LLC. owns certain property located on Oakdale Street, which it has requested in writing that the City annex, described as follows:

Beginning at an old iron pin lying 38.3 feet off the center line of Oakdale Street, also being the northeast corner of the property described herein; thence along Jernigan's boundary, parallel to an existing gravel driveway South 07 degrees 25 minutes 20 seconds West 403.74 feet to an old iron pin found at a corner post; thence North 89 degrees 00 minutes 43 seconds West 1656.63 feet to a new iron pin set; thence with a new dividing line North 00 degrees 10 minutes 09 seconds West 402.77 feet to a new iron pin set; thence with a wire fence North 89 degrees 27 minutes 39 seconds East 45.75 feet to a metal fence post; thence South 89 degrees 42 minutes 52 seconds East 144.89 feet to a 14-inch white oak; thence South 89 degrees 08 minutes 04 seconds East 369.28 feet to a wooden post; thence South 88 degrees 52 minutes 09 seconds East 82.38 feet to an iron pin; thence with Ray's boundary South 08 degrees 34 minutes 52 seconds West 100.00 feet to an old iron pin found; thence south 88 degrees 58 minutes 50 seconds East 200.34 feet to an iron pin at a metal fence post; thence North 08 degrees 22 minutes 38 seconds East 100.12 feet to an old iron pin; thence crossing Kingsway Lane North 89 degrees 56 minutes 02 seconds East 51.67 feet to a wooden corner post; thence South 88 degrees 49 minutes 04 seconds East 143.43 feet to an angle iron found at a fence corner post; thence South 8 degrees 19 minutes 43 seconds East 269.67 feet to a wooden fence post; thence South 8 degrees 50 minutes 36 seconds East 403.01 feet to a point of beginning and containing 15.01 acres, according to a survey prepared by Chris Bateman, R.L.S. #1851, 521 Woosley Road, Tullahoma, TN 37388, on May 3, 2019.

Being the same property conveyed to Curl Properties, LLC, by Warranty Deed from David and wife, Bambi Jernigan, dated February 12, 2021, and recorded February 17, 2021, of record in Book W409, page 664, Register's Office of Coffee County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS REQUEST IS THE FOLLOWING:

Beginning at a new iron pin set being the southeast corner of Montes, thence along a new division line of Jernigan South 00 degrees 42 minutes 31 seconds East 94.67 feet to a new iron pin set; thence North 88 degrees 58 minutes 50 seconds West 705.73 feet to an old iron pin found; thence North 08 degrees 22 minutes 38 seconds East 100.12 feet to an old iron pin found; thence North 89 degrees 56 minutes 02 seconds East 51.67 feet to a wooden corner post; thence South 88 degrees 49 minutes 04 seconds East 143.43 feet to an angle iron; thence South 88 degrees 19 minutes 43 seconds East 403.01 feet to a wooden post; thence South 88 degrees 34 minutes 12 seconds East 91.99 feet to the point of beginning and containing 1.57 acres, according to a survey prepared by Chris Bateman, R.L.S. #1851, 521 Woosley Road, Tullahoma, TN 37388 on August 24, 2019.

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 September 2, 2025.

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, Curl Properties, LLC, the following property owned by Curl Properties, LLC, be and is annexed into the City of Manchester:


Beginning at an old iron pin lying 38.3 feet off the center line of Oakdale Street, also being the northeast corner of the property described herein; thence along Jernigan's boundary, parallel to an existing gravel driveway South 07 degrees 25 minutes 20 seconds West 403.74 feet to an old iron pin found at a corner post; thence North 89 degrees 00 minutes 43 seconds West 1656.63 feet to a new iron pin set; thence with a new dividing line North 00 degrees 10 minutes 09 seconds West 402.77 feet to a new iron pin set; thence with a wire fence North 89 degrees 27 minutes 39 seconds East 45.75 feet to a metal fence post; thence South 89 degrees 42 minutes 52 seconds East 144.89 feet to a 14-inch white oak; thence South 89 degrees 08 minutes 04 seconds East 369.28 feet to a wooden post; thence South 88 degrees 52 minutes 09 seconds East 82.38 feet to an iron pin; thence with Ray's boundary South 08 degrees 34 minutes 52 seconds West 100.00 feet to an old iron pin found; thence south 88 degrees 58 minutes 50 seconds East 200.34 feet to an iron pin at a metal fence post; thence North 08 degrees 22 minutes 38 seconds East 100.12 feet to an old iron pin; thence crossing Kingsway Lane North 89 degrees 56 minutes 02 seconds East 51.67 feet to a wooden corner post; thence South 88 degrees 49 minutes 04 seconds East 143.43 feet to an angle iron found at a fence corner post; thence South 8 degrees 19 minutes 43 seconds East 403.01 feet to a wooden fence post; thence South 8 degrees 50 minutes 36 seconds East 269.67 feet to the point of beginning and containing 15.01 acres, according to a survey prepared by Chris Bateman, R.L.S. #1851, 521 Woosley Road, Tullahoma, TN 37388, on May 3, 2019.

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Resolved this 2 day of September 2025.


Mayor Joe Hobbs


Anthony Burreys, Finance Director