

RESOLUTION NO. 31-2025

**A RESOLUTION ACCEPTING CREEK WOOD ROAD IN SPRINGHOUSE VILLAS
SUBDIVISION AS A CITY STREET**

WHEREAS the plat of Springhouse Villas Subdivision, which is of record at the Register's Office of Coffee County, Tennessee, identifies a proposed street named "Creek Wood Road," which lies within the City of Manchester, Tennessee; and

WHEREAS said street has been inspected by the City's Engineer, Zoning Director, and the Director of Public Works and found to meet the minimum requirements, except for the cul de sac at its farthest end, for acceptance by the City; and

WHEREAS the Manchester Regional Planning Commission has recommended acceptance by the City, except for the cul de sac at its farthest end, as contemplated by Title 16, Chapter 3 of the Manchester Municipal Code, as reflected in the minutes of its meeting of May 19, 2025; and

WHEREAS the owners of said streets have executed and delivered a Quitclaim Deed to the City conveying their interest in said street to the City of Manchester.

BE IT THEREFORE RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the street depicted and described as "Creek Wood Road" on the plat of record as Springhouse Villas in the Register's Office of Coffee County, Tennessee, be accepted as City street, except that portion designated as the cul de sac at its farthest end, the street being described as follows:

COMMENCING at a #5 rebar set with a cap stamped "JOHNSON ASSOC" (all such points herein after referred to as a capped rebar set), said point being in the Southwesterly 120' right-of-way of US Highway 41 and being the Northeast corner of Lot 2 of said Creek Stone Subdivision, said point being in a curve concaved to the Northeast having a radius of 3648.64 feet, Thence from the POINT OF BEGINNING Northwesterly 242.60 feet) along the arc of said curve and said right-of-way through a delta angle of 03 degrees 48 minutes 35 seconds (chord bears North 55 degrees 17 minutes 18 seconds West, 242.56 feet to a capped rebar set at a point of cusp of a curve concaved to the South having a radius of 25.00 feet and being the POINT OF BEGINNING of said 50' right-of-way, Thence leaving said US Highway 41 Westerly 32.74 feet along the arc of curve and said right-of-way of said Creek Wood Road through a delta angle of 75 degrees 01 minutes 41 seconds (chord bears South 84 degrees 01 minutes 24 seconds West, 30.45 feet) to a point, Thence Southwesterly along the Southeasterly right-of-way line of said Creek Wood Road the following four calls: South 41 degrees 37 minutes 35 seconds West, 199.02 feet to the beginning of a curve concaved to the Northwest having a radius of 250.00 feet, Thence Southwesterly 97.29 feet along the arc of said curve and said right-of-way through a delta angle of 22 degrees 17 minutes 50 seconds (chord bears South 52 degrees 46 minutes 30 seconds West, 96.68 feet) to a point of reverse of curvature of a curve concaved to the Southeast having a radius of 200.00 feet, Thence Southwesterly 111.64 feet along the arc of said curve and said right-of-way through a delta angle of 31 degrees 58 minutes 54 seconds (chord bears South 47 degrees 55 minutes 59 seconds West, 110.90 feet) to a point, Thence South 31 degrees 56 minutes 32 seconds West, 774.49 feet to the point of terminus of said Creek Wood Road, Thence North 58 degrees 03 minutes 28 seconds West, 50.00

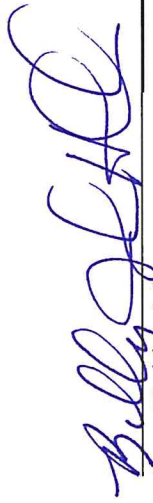
feet along said terminus line to a point, Thence Northeasterly along the Northwesterly right-of-way of said Creek Wood Road the following five calls: North 31 degrees 56 minutes 32 seconds East, 774.49 feet, to the beginning of a curve concave to the Southeast having a radius of 250.00 feet, Thence Northeasterly 139.55 feet along the arc of said curve and said right-of-way through a delta angle of 31 degrees 58 minutes 54 seconds (chord bears North 47 degrees 55 minutes 58 seconds East, 137.74 feet) to a point of reverse curvature to a curve concave to the Northwest having a radius of 200.00 feet, Thence Northeasterly 77.83 feet along the arc of said curve and said right-of-way through a delta angle of 22 degrees 17 minutes 50 seconds (chord bears North 52 degrees 46 minutes 30 seconds East, 77.34 feet) to a point, Thence North 41 degrees 37 minutes 35 seconds East, 191.01 feet to the beginning of a curve concave to the West having a radius of 25.00 feet, Thence Northerly along the arc of said curve and said right-of-way 37.65 feet through a delta angle of 86 degrees 17 minutes 50 seconds (chord bears North 05 degrees 13 minutes 30 seconds West, 34.19 feet) to a point of cusp in said Southwesterly right-of-way line and being a non-tangent curve concave to the Northeast having a radius of 3648.64 feet, Thence Southeasterly along the arc of said curve and said right-of-way through a delta angle of 01 degrees 30 minutes 13 seconds (chord bears South 52 degrees 37 minutes 55 seconds East, 95.74 feet) to the POINT OF BEGINNING. Said right-of-way contains 1.39 acres more or less. Description prepared by Todd E. Boyle, TN RLS #3391 as surveyed by Johnson and Associates dated September 5, 2019. Job #17228

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF

THE CITY OF MANCHESTER, TENNESSEE that the above-described street be entered upon the City Street list, and that it be named "Creek Wood Road."

Passed this 3 day of June 2025.


Anthony Burrows, Finance Director


Joey Hobbs, Mayor