

Anthony Berman
CITY OF MANCHESTER

RESOLUTION NO. 30-2025

This instrument prepared by:
Craig Johnson
City Attorney
City of Manchester
200 S. Fort St.
Manchester TN 37355

**A RESOLUTION ANNEXING ONE AND 97/100 (1.97) ACRES OF PROPERTY
OWNED BY MANCHESTER VILLAS, LLC, LOCATED AT 3180 MURFREESBORO
HIGHWAY**

WHEREAS Manchester Villas, LLC, owns certain property located at 3180 Murfreesboro Highway, which he has requested in writing that the City annex, described as follows:

Map 68 Parcel 61.00

BEGINNING AT A WOODEN CORNER POST LYING ON THE EAST MARGIN OF MURFREESBORO HIGHWAY (120' R.O.W.), ALSO BEING THE SOUTHERN-MOST CORNER OF GILLEY (DB 408, P. 905; ROCCTN); THENCE LEAVING THE ROAD MARGIN AND ALONG A FENCE BEING GILLEY'S BOUNDARY LINE NORTH 51 DEGREES 57 MINUTES 42 SECONDS EAST 405.53 FEET TO A WOODEN CORNER POST; THENCE SOUTH 44 DEGREES 18 MINUTES 39 SECONDS EAST 214.96 FEET TO A WOODEN CORNER POST; THENCE SOUTH 55 DEGREES 16 MINUTES 15 SECONDS WEST 76.25 FEET TO AN OLD IRON PIPE FOUND; THENCE SOUTH 52 DEGREES 13 MINUTES 09 SECONDS WEST 338.19 FEET TO A CONCRETE RIGHT OF WAY MARKER FOUND ON THE EAST MARGIN OF MURFREESBORO HIGHWAY; THENCE ALONG SAID HIGHWAY MARGIN NORTH 42 DEGREES 05 MINUTES 13 SECONDS WEST 208.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.97 ACRES, ACCORDING TO A SURVEY PREPARED BY CHRIS BATEMAN R.L.S. #1851, 521 WOOSLEY ROAD, TULLAHOMA, TN 37388, ON JULY 27, 2022.

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 June 3, 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 owner, Manchester Villas, LLC, the following property owned by Manchester Villas, LLC, be and is annexed into the City of Manchester:

BEGINNING AT A WOODEN CORNER POST LYING ON THE EAST MARGIN OF MURFREESBORO HIGHWAY (120' R.O.W.), ALSO BEING THE SOUTHERN-MOST CORNER OF GILLEY (DB 408, P. 905; ROCCTN); THENCE LEAVING THE ROAD MARGIN AND ALONG A FENCE BEING GILLEY'S BOUNDARY LINE NORTH 51 DEGREES 57 MINUTES 42 SECONDS EAST 405.53 FEET TO A WOODEN CORNER POST; THENCE SOUTH 44 DEGREES 18 MINUTES 39 SECONDS EAST 214.96 FEET TO A WOODEN CORNER POST; THENCE SOUTH 55 DEGREES 16 MINUTES 15 SECONDS WEST 76.25 FEET TO AN OLD IRON PIPE FOUND; THENCE SOUTH 52 DEGREES 13 MINUTES 09 SECONDS WEST 338.19 FEET TO A CONCRETE RIGHT OF WAY MARKER FOUND ON THE EAST MARGIN OF MURFREESBORO HIGHWAY; THENCE ALONG SAID HIGHWAY MARGIN NORTH 42 DEGREES 05 MINUTES 13 SECONDS WEST 208.27 FEET TO

THE POINT OF BEGINNING, AND CONTAINING 1.97 ACRES, ACCORDING TO A SURVEY PREPARED BY CHRIS BATEMAN R.L.S. #1851, 521 WOOSLEY ROAD, TULLAHOMA, TN 37388, ON JULY 27, 2022.

Resolved this 3 day of June 2025.


Anthony Burrows, Finance Director


Joey Hobbs, Mayor

BK/PG: W453/948-949
25007126



2 PGS:AL-RESOLUTION	
TAMMY BATCH: 189443 09/16/2025 - 12:55 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, COFFEE COUNTY
DONNA R TONEY
REGISTER OF DEEDS

