

RESOLUTION NO. 07-2026

A RESOLUTION ANNEXING ONE HUNDRED EIGHT AND 17/100 (108.17) ACRES OF PROPERTY OWNED BY I. A. HOWARD AND MARILYN HOWARD, LOCATED AT NEW BUSHY BRANCH ROAD

WHEREAS I. A. and Marilyn Howard own certain property located on New Bushy

Branch Road, which they have requested in writing that the City annex, described as follows:

Tax Map 076 Parcel 059.11

108.17 Acres

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by Wolf Creek, Patel (WDB. 307, pg. 112), Stewart (WDB. 328, pg. 297), Brown (WDB. 307, pg. 559), Turner (WDB. 307, pg. 82), Brown (WDB. 391, pg. 770), Corlew (WDB. 405, pg. 188), Gillen (WDB. 307, pg. 76), and Powers (WDB. 394, pg. 586), on the east by New Era Farms LLC (WDB. 413, pg. 111), on the south by New Bushy Branch Road (50-ft. R/W) and the remaining McAllister (WDB. 357, pg. 992), and on the west by Sain Construction (WDB. 415, pg. 39) and Wolf Creek, and being more particularly described as follows:

BEGINNING at a capped rebar found in a gravel drive in the northeast margin of a curve of New Bushy Branch Road at the intersection of said margin and the west line of New Era Farms LLC, being the southeast corner of the property herein described; thence proceeding along the north margin of said road, the following calls: thence with a curve turning to the left with a delta angle of 40°32'02", a radius of 181.04 ft., an arc length of 128.08 ft., a chord bearing of N 62°24'02" W, and a chord length of 125.42 ft.; thence N 82°40'03" W, 79.70 ft.; thence N 83°27'29" W, 306.70 ft.; thence N 82°54'47" W, 137.16 ft.; thence with a curve turning to the left with a delta angle of 10°03'39", a radius of 1955.89 ft., an arc length of 343.44 ft., a chord bearing of N 87°56'36" W, and a chord length of 343.00 ft.; thence S 87°01'35" W, 285.43 ft.; thence S 86°18'44" W, 149.45 ft.; thence S 86°10'35" W, 850.26 ft.; thence S 85°42'44" W, 355.41 ft.; thence S 85°33'29" W, 411.00 ft.; thence with a curve turning to the right with a delta angle of 33°31'41", a radius of 373.82 ft., an arc length of 218.75 ft., a chord bearing of N 77°40'40" W, and a chord length of 215.65 ft.; thence N 60°54'49" W, 35.20 ft.; thence with a curve turning to the left with a delta angle of 13°04'03", a radius of 853.99 ft., an arc length of 194.77 ft., a chord bearing of N 67°26'51" W, and a chord length of 194.35 ft.; thence N 73°58'52" W, 28.45 ft. to a point; thence leaving the margin of said road and proceeding around a 1.75-acre outparcel to be retained by McAllister, the following calls: thence N 06°36'42" E, 228.21 ft. to a 1 / 2-inch capped rebar set; thence N 01°37'55" W, 76.16 ft. to a rebar found; thence N 60°15'40" W, 76.92 ft. to a 1 / 2-inch capped rebar set; thence N 49°57'10" W, 213.60 ft. to a 1 / 2-inch capped rebar set; thence S 45°14'10" W, 64.78 ft. to a 1 / 2-inch capped rebar set; thence S 24°32'17" E, 147.65 ft. to a 1 / 2-inch capped rebar set; thence S 03°28'55" E, 241.02 ft. to a 1 / 2-inch capped rebar set in the north margin of New Bushy Branch Road; thence proceeding along the margin of said road, N 73°54'52" W, 27.36 ft. to a point at the intersection of the centerline of Wolf Creek and the north margin of said road, being the southeast corner of Sain Construction Co and the southwest corner of the property herein described; thence proceeding along the east line of Sain Construction Co, the south lines of Patel, Stewart, Brown, Turner, Brown, Corlew, Gillen, and Powers, and the center of said creek with its meanders, more or less, the following calls: thence N 17°04'26" W, 95.72 ft.; thence N 15°13'49" W, 57.23 ft.; thence N 18°33'18" W, 100.62 ft.; thence N 16°02'59" W, 46.60 ft.; thence N 15°57'02" W, 117.54 ft.; thence N 59°06'57" W, 19.03 ft.; thence N 66°01'34" W, 59.35 ft.; thence N 81°44'14" W, 101.83 ft.; thence N 70°41'30" W, 150.27 ft.; thence N 52°42'43" W, 165.48 ft.; thence N 16°05'34" W, 63.56 ft.; thence N 64°21'58" W, 66.91 ft.; thence N 56°23'50" W, 76.17 ft.; thence N 46°42'00" W, 99.01 ft.; thence N 31°42'37" W, 49.77 ft.; thence N 14°42'11" W, 80.91 ft.; thence N 05°13'15" E, 55.69 ft.; thence N 30°13'35" E, 89.66 ft.; thence N 34°32'13" E, 119.87 ft.; thence N 49°51'49" E, 131.90 ft.; thence N 71°19'15" E, 115.91 ft.; thence N 72°02'24" E,

112.82 ft.; thence N 61°30'31" E, 119.84 ft.; thence N 85°02'02" E, 65.52 ft.; thence S 82°08'24" E, 145.35 ft.; thence S 75°34'01" E, 180.92 ft.; thence S 75°43'58" E, 146.73 ft.; thence S 72°40'39" E, 106.68 ft.; thence S 76°51'30" E, 87.92 ft.; thence S 70°38'02" E, 101.85 ft.; thence S 79°11'33" E, 106.07 ft.; thence S 65°49'03" E, 61.76 ft.; thence S 36°35'21" E, 58.36 ft.; thence S 18°46'08" E, 62.24 ft.; thence S 07°11'38" E, 93.84 ft.; thence S 25°16'23" E, 65.47 ft.; thence S 47°21'42" E, 62.98 ft.; thence S 79°10'15" E, 104.82 ft.; thence N 82°08'58" E, 75.39 ft.; thence N 74°36'42" E, 44.28 ft.; thence N 70°55'04" E, 55.94 ft.; thence N 62°00'09" E, 26.67 ft.; thence N 77°33'12" E, 29.11 ft.; thence N 60°56'19" E, 82.57 ft.; thence N 08°59'43" W, 69.86 ft.; thence N 46°18'03" E, 152.78 ft.; thence N 89°54'58" E, 126.36 ft.; thence S 82°00'25" E, 101.77 ft.; thence S 66°02'14" E, 142.78 ft.; thence N 88°10'55" E, 102.76 ft.; thence N 72°58'06" E, 68.26 ft.; thence N 45°10'10" E, 167.85 ft.; thence N 63°55'00" E, 62.78 ft.; thence S 89°48'10" E, 75.55 ft.; thence S 63°33'25" E, 113.63 ft.; thence N 84°42'21" E, 64.59 ft.; thence S 52°50'54" E, 72.67 ft.; thence S 76°39'02" E, 38.43 ft.; thence N 77°52'39" E, 56.04 ft.; thence S 42°49'43" E, 129.34 ft.; thence S 44°40'11" E, 161.20 ft.; thence S 63°12'34" E, 52.73 ft.; thence N 54°23'24" E, 154.74 ft.; thence N 59°26'25" E, 134.94 ft.; thence N 52°14'40" E, 86.74 ft.; thence N 64°19'09" E, 136.19 ft.; thence N 67°55'49" E, 209.04 ft. to a point, being the northwest corner of New Era Farms LLC and the northeast corner of the property herein described; thence leaving the south line of Powers and the centerline of Wolf Creek and proceeding along the west line of New Era Farms LLC, the following calls: thence S 15°01'15" E, 31.36 ft. to a pipe found on the bank; thence S 15°00'49" E, 1387.59 ft. to a rebar found at a wood fence corner post; thence S 14°53'05" E, 47.54 ft. to the POINT OF BEGINNING, containing 108.17 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 24C-147, dated 05-31-2024, and being a portion of the property described in WDB. 357, pg. 992, 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 February 3, 2026.

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, I. A. Howard and Marilyn Howard, the following property owned by the Howards, be and is annexed into the City of Manchester:

Tax Map 076 Parcel 059.11

108.17 Acres

Being a tract of land lying in the 1st Civil District of Coffee County, Tennessee, generally bounded on the north by Wolf Creek, Patel (WDB. 307, pg. 112), Stewart (WDB. 328, pg. 297), Brown (WDB. 307, pg. 559), Turner (WDB. 307, pg. 82), Brown (WDB. 391, pg. 770), Corlew (WDB. 405, pg. 188), Gillen (WDB. 307, pg. 76), and Powers (WDB. 394, pg. 586), on the east by New Era Farms LLC (WDB. 413, pg. 111), on the south by New Bushy Branch Road (50-ft. R/W) and the remaining McAllister (WDB. 357, pg. 992), and on the west by Sain Construction (WDB. 415, pg. 39) and Wolf Creek, and being more particularly described as


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Resolved this 3 day of February 2026.


Anthony Burrows, Finance Director


Mayor Joey Hobbs