

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO ANNEX THAT CERTAIN TERRITORY ADJOINING THE PRESENT CORPORATE BOUNDARIES OF THE CITY OF KINGSPORT, EMBRACING THAT CERTAIN PART OF THE 11<sup>th</sup> CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AND KNOWN AS THE SHIPP SPRINGS ANNEXATION, AS HEREINAFTER DESCRIBED; TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF KINGSPORT, TENNESSEE; AND TO FIX THE EFFECTIVE DATE OF THIS RESOLUTION

WHEREAS, a public hearing before the Board of Mayor and Aldermen of the City of Kingsport, Tennessee, was held on the 7<sup>th</sup> day of March 2023, and notice thereof published in the Kingsport Times-News on the 20<sup>th</sup> day of February 2023; and

WHEREAS, the Board of Mayor and Aldermen finds that the annexation will materially benefit the health, safety, and welfare of the citizens and property owners of the city and the territory annexed; and

WHEREAS, the annexation of such property is deemed necessary for the welfare of the residents and property owners thereof and the city as a whole; and

WHEREAS, pursuant to *Tenn. Code Ann.* § 6-51-104(a) the property owners of the affected territory have requested annexation of their property by the City of Kingsport by submitting written consent signed by the property owners to the city; and

WHEREAS, a plan of services for this area was adopted by Resolution on the 7<sup>th</sup> day of March, 2023, as required by *Tenn. Code Ann.* § 6-51-102, *et seq.*

BE IT ORDAINED BY THE CITY OF KINGSPORT, AS FOLLOWS:

SECTION I. Pursuant to the authority conferred by *Tennessee Code Annotated* §6-51-102 *et seq.* and upon written consent signed by the property owners in the affected territory submitted to the city there is hereby annexed to the City of Kingsport, Tennessee, and incorporated within the corporate boundaries thereof, the following described territory adjoining the present corporate boundaries: embracing that certain part of Civil District No. 11 of Sullivan County, Tennessee, and more fully described to-wit:

NEW DESCRIPTION COMMITMENT PARCEL 1 LOCATED IN THE ELEVENTH CIVIL DISTRICT OF SULLIVAN COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:: TO FIND THE POINT OF BEGINNING COMMENCE ON AN IRON ROD WITH VOLUNTEER SURVEYING IDENTIFICATION CAP FOUND IN THE WESTERLY RIGHT OF WAY LINE OF SHIPP SPRINGS ROAD (MISCELLANEOUS BOOK 121, PAGE 580), BEING THE NORTHERNMOST CORNER OF SUBDIVISION OF NEIL PROPERTY (PLAT BOOK 33, PAGE 35); THENCE WITH SAID WESTERLY RIGHT OF WAY LINE THREE CALLS: (1) ON AN ARC TO THE RIGHT HAVING A DELTA ANGLE OF 16°48'49", RADIUS 196.00', ARC LENGTH 57.52' AND CHORD N 53°52'28"

W 57.31' TO AN IRON ROD SET, (2) ON AN ARC TO THE RIGHT HAVING A DELTA ANGLE OF 13°49'28", RADIUS 375.00', ARC LENGTH 90.48' AND CHORD N 38°33'20" W 90.26' TO AN IRON ROD SET, (3) N 31°38'35" W 112.90' TO AN UNMARKED POINT NEAR THE WEST EDGE OF ROACH BRANCH, THE POINT OF BEGINNING; THENCE TWO CALLS WITH THE COMMON BOUNDARIES OF PROPERTIES DESCRIBED IN BOOK 15A, PAGE 122 (SECOND PARCEL) AND BOOK 32A, PAGE 473 (TRACT NO. 11): (1) S 54°12'48" W, CROSSING A POST FOUND AT 9.89', A TOTAL 11): (1) S 54°12'48" W, CROSSING A POST FOUND AT 9.89', A TOTAL ): (1) S 54°12'48" W, CROSSING A POST FOUND AT 9.89', A TOTAL DISTANCE OF 1267.83' TO A " DIAMETER IRON ROD SET, (2) S 72°00'47" W 667.71' TO A " 12" DIAMETER IRON ROD SET, (2) S 72°00'47" W 667.71' TO A " 12" DIAMETER IRON ROD FOUND; THENCE N 24°05'41" W 355.90' TO A " DIAMETER IRON ROD FOUND, 12" DIAMETER IRON ROD FOUND, COMMON CORNER TO PROPERTY DESCRIBED IN BOOK 32A, PAGE 473 (TRACT NO. 11) AND BOOK 11) AND BOOK ) AND BOOK 842C, PAGE 134; THENCE WITH THE COMMON LINE OF LAST SAID PROPERTIES, N 52°24'47" E, CROSSING A POST AT 1886.40', A TOTAL DISTANCE OF 1905.02' TO AN UNMARKED POINT IN THE SAID WESTERLY RIGHT OF WAY LINE OF SHIPP SPRINGS ROAD AND NEAR THE EAST EDGE OF ROACH BRANCH; THENCE WITH SAID WESTERLY RIGHT OF WAY LINE SIX CALLS: (1) S 28°29'49" E 49.83' TO AN IRON ROD SET, (2) ON AN ARC TO THE RIGHT HAVING A DELTA ANGLE OF 6°04'48", RADIUS 975.00', ARC LENGTH 103.46' AND CHORD S 25°27'25" E 103.41' TO AN IRON ROD SET, (3) S 22°25'01" E 128.99' TO AN IRON ROD SET, (4) ON AN ARC TO THE LEFT HAVING A DELTA ANGLE OF 13°22'19", RADIUS 625.00', ARC LENGTH 145.87', CHORD S 29°06'11" E 145.54' TO AN IRON ROD SET, (5) S 35°47'20" E 177.43' TO AN IRON ROD SET, (6) S 31°38'35" E 13.88' TO THE POINT OF BEGINNING, CONTAINING 23.915 ACRES. BEARINGS IN THE FOREGOING DESCRIPTION ARE REFERENCED TO TENNESSEE STATE PLANE GRID NORTH (NAD83) AND IRON ROD SET IS A "DIAMETER IRON ROD 12" DIAMETER IRON ROD WITH MATTERN & CRAIG IDENTIFICATION CAP.

NEW DESCRIPTION COMMITMENT PARCEL 2 LOCATED IN THE ELEVENTH CIVIL DISTRICT OF SULLIVAN COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:: TO FIND THE POINT OF BEGINNING COMMENCE ON AN IRON ROD WITH VOLUNTEER SURVEYING IDENTIFICATION CAP FOUND IN THE WESTERLY RIGHT OF WAY LINE OF SHIPP SPRINGS ROAD (MISCELLANEOUS BOOK 121, PAGE 580), BEING THE NORTHERNMOST CORNER OF SUBDIVISION OF NEIL PROPERTY (PLAT BOOK 33, PAGE 35); THENCE WITH SAID WESTERLY RIGHT OF WAY LINE EIGHT CALLS: (1) ON AN ARC TO THE RIGHT HAVING A DELTA ANGLE OF 16°48'49", RADIUS

196.00', ARC LENGTH 57.52' AND CHORD N 53°52'28" W 57.31' TO AN IRON ROD SET, (2) ON AN ARC TO THE RIGHT HAVING A DELTA ANGLE OF 13°49'28", RADIUS 375.00', ARC LENGTH 90.48' AND CHORD N 38°33'20" W 90.26' TO AN IRON ROD SET, (3) N 31°38'35" W 126.78' TO AN IRON ROD SET, (4) N 35°47'20" W 177.43' TO AN IRON ROD SET, (5) ON AN ARC TO THE RIGHT HAVING A DELTA ANGLE OF 13°22'19", RADIUS 625.00', ARC LENGTH 145.87' AND CHORD N 29°06'11" W 145.54' TO AN IRON ROD SET, (6) N 22°25'01" W 128.99' TO AN IRON ROD SET, (7) ON AN ARC TO THE LEFT HAVING A DELTA ANGLE OF 6°04'48", RADIUS 975.00', ARC LENGTH 103.46' AND CHORD N 25°27'25" W 103.41' TO AN IRON ROD SET, (8) N 28°29'49" W 49.83' TO AN UNMARKED POINT NEAR THE EAST EDGE OF ROACH BRANCH, THE POINT OF BEGINNING; THENCE WITH THE COMMON LINE OF THE PROPERTIES DESCRIBED IN BOOK 32A, PAGE 473 (TRACT NO. 11) AND BOOK 842C, PAGE 134, S 11) AND BOOK 842C, PAGE 134, S ) AND BOOK 842C, PAGE 134, S 52°24'47" W 1905.02' TO A " DIAMETER IRON ROD FOUND; THENCE N 27°38'14" W 377.31' TO 12" DIAMETER IRON ROD FOUND; THENCE N 27°38'14" W 377.31' TO AN IRON ROD FOUND WITH VOLUNTEER SURVEYING IDENTIFICATION CAP, BEING THE SOUTHERNMOST CORNER OF WAKEFIELD ESTATES (PLAT BOOK 39, PAGES 65 & 71), BEING WITHIN THE RIGHT OF WAY OF LE AMRON DRIVE AS SHOWN ON SAID PLATS OF WAKEFIELD ESTATES AND NEAR THE SOUTHERLY TERMINUS OF LE AMRON DRIVE PAVED ROAD; THENCE WITH THE LINE OF SAID WAKEFIELD ESTATES AND THEN THE LINE OF THE REMAINING PORTION OF R. C. BOWEN AND NORMA BOWEN PROPERTY (BOOK 416C, PAGE 116), N 45°48'35" E, CROSSING AN IRON ROD FOUND WITH VOLUNTEER SURVEYING IDENTIFICATION CAP AT 21.11', A TOTAL DISTANCE OF 1480.67' TO AN IRON ROD SET; THENCE TWO CALLS CONTINUING WITH THE SAID LINE OF BOWEN: (1) N 41°23'37" E 104.45' TO AN IRON ROD SET, (2) N 40°44'18" E 386.11' TO AN IRON ROD SET IN THE WESTERLY RIGHT OF WAY LINE OF SHIPP SPRINGS ROAD (MISCELLANEOUS BOOK 122, PAGE 110); THENCE FOUR CALLS WITH THE LAST SAID WESTERLY RIGHT OF WAY LINE: (1) S 24°46'08" E 19.87' TO AN IRON ROD SET, (2) S 28°26'18" E 242.20' TO AN IRON ROD SET, (3) S 27°14'44" E 348.35' TO AN IRON ROD SET, (4) S 28°29'49" E 39.31' TO THE POINT OF BEGINNING, CONTAINING 21.406 ACRES. BEARINGS IN THE FOREGOING BEARINGS IN THE FOREGOING DESCRIPTION ARE REFERENCED TO TENNESSEE STATE PLANE GRID NORTH (NAD83) AND IRON ROD SET IS A "DIAMETER IRON ROD WITH MATTERN & CRAIG IDENTIFICATION CAP.12" DIAMETER IRON ROD WITH MATTERN & CRAIG IDENTIFICATION CAP.

NEW DESCRIPTION NO COMMITMENT PARCEL LOCATED IN THE ELEVENTH CIVIL DISTRICT OF SULLIVAN COUNTY, AND

MORE PARTICULARLY DESCRIBED AS FOLLOWS:: BEGINNING ON AN IRON ROD WITH VOLUNTEER SURVEYING IDENTIFICATION CAP FOUND IN THE WESTERLY RIGHT OF WAY LINE OF SHIPP SPRINGS ROAD (MISCELLANEOUS BOOK 121, PAGE 580), BEING THE NORTHERNMOST CORNER OF SUBDIVISION OF NEIL PROPERTY (PLAT BOOK 33, PAGE 35); THENCE WITH THE LINE OF SAID SUBDIVISION OF NEIL PROPERTY, S 31°20'40" W 312.22' TO A " DIAMETER IRON 12" DIAMETER IRON ROD FOUND; THENCE WITH THE LINE OF SAID SUBDIVISION OF NEIL PROPERTY AND THEN THE LINE OF SUSAN M. QUAY (BOOK 3283, PAGE 2264), S 25°48'20" E 310.20' TO A " DIAMETER IRON ROD 12" DIAMETER IRON ROD SET ON OR NEAR THE NORTHERNMOST CORNER OF STONE EDGE P.D. (PHASE TWO) FINAL (BOOK P51, PAGE 316); THENCE WITH THE LINE OF SAID STONE EDGE P.D. (PHASE TWO) FINAL, S 63°52'55" W 857.68' TO A " DIAMETER IRON ROD FOUND, CORNER TO KING'S VIEW L.P. (BOOK 2181C, POGE 12" DIAMETER IRON ROD FOUND, CORNER TO KING'S VIEW L.P. (BOOK 2181C, POGE 89); THENCE WITH THE LINE OF SAID KING'S VIEW L.P., S 63°59'25" W 1057.12' TO A " 58" DIAMETER IRON ROD FOUND IN THE LINE OF COBBLESTONE PLACE PHASE 4 (BOOK P51, PAGE 547); THENCE WITH THE LINE OF SAID COBBLESTONE PLACE PHASE 4, N 6°23'10" W 333.92' TO A " 12" DIAMETER IRON PIN FOUND, CORNER TO SAID COBBLESTONE PLACE PHASE 4 AND THE NORTHERLY LINE OF A 10' WIDE AREA DEDICATED TO CITY OF KINGSPORT AS SHOWN ON PLAT OF SAID COBBLESTONE PLACE PHASE 4; THENCE N 7°30'55" W 310.79' TO A " DIAMETER IRON ROD FOUND, CORNER TO 12" DIAMETER IRON ROD FOUND, CORNER TO PROPERTIES DESCRIBED IN BOOK 15A, PAGE 122 (SECOND PARCEL) AND BOOK 32A, PAGE 473 (TRACT NO. 11); THENCE WITH THE COMMON LINES OF LAST SAID PROPERTIES TWO CALLS: (1) N 11); THENCE WITH THE COMMON LINES OF LAST SAID PROPERTIES TWO CALLS: (1) N ); THENCE WITH THE COMMON LINES OF LAST SAID PROPERTIES TWO CALLS: (1) N 72°00'47" E 667.71' TO A " DIAMETER IRON ROD SET, (2) N 54°12'48" E, CROSSING A POST AT 12" DIAMETER IRON ROD SET, (2) N 54°12'48" E, CROSSING A POST AT 1257.94', A TOTAL DISTANCE OF 1267.83' TO AN UNMARKED POINT NEAR THE WEST EDGE OF ROACH BRANCH AND IN THE SAID WESTERLY RIGHT OF WAY LINE OF SHIPP SPRINGS ROAD; THENCE WITH THE SAID WESTERLY RIGHT OF WAY LINE THREE CALLS: (1) S 31°38'35" E 112.90' TO A " DIAMETER IRON 12" DIAMETER IRON ROD SET, (2) ON AN ARC TO THE LEFT HAVING A DELTA ANGLE OF 13°49'28", RADIUS 375.00', ARC LENGTH 90.48' AND CHORD S 38°33'20" E 90.26' TO A " DIAMETER IRON ROD SET, (3) ON AN 12" DIAMETER IRON ROD SET, (3) ON AN ARC TO THE LEFT HAVING A DELTA ANGLE OF 16°48'49", RADIUS 196.00', ARC LENGTH 57.52' AND CHORD S 53°52'28" E 57.31' TO THE POINT OF BEGINNING,

CONTAINING 26.206 ACRES. BEARINGS IN BEARINGS IN THE FOREGOING DESCRIPTION ARE REFERENCED TO TENNESSEE STATE PLANE GRID NORTH (NAD83) AND IRON ROD SET IS A "DIAMETER IRON ROD WITH MATTERN & CRAIG IDENTIFICATION CAP.12" DIAMETER IRON ROD WITH MATTERN & CRAIG IDENTIFICATION CAP.

SECTION II. That this resolution shall take effect on May 8, 2023, the public welfare of the citizens of Kingsport, Tennessee requiring it.

ADOPTED this the 7th day of March 2023.

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PATRICK W. SHULL, MAYOR

ATTEST:

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ANGELA MARSHALL, DEPUTY CITY RECORDER

APPROVED AS TO FORM:

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RODNEY B. ROWLETT, III, CITY ATTORNEY

PASSED ON 1ST READING \_\_\_\_\_

PASSED ON 2ND READING \_\_\_\_\_