

RESOLUTION 2025-55

A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF MOUNT PLEASANT, TENNESSEE

OLD ZION & TROTWOOD

Being portions of the following three tracts of land containing approximately 117.576 acres combined.

Map/Parcel: Map 111, Parcel 029.00 (Bk 1983, Pg. 804
Map 111. Parcel 29.05 (Bk 1358, Pg. 833)
Map 111, Parcel 29.06 (Bk 2734, Pg 1072)

BEING A TRACT OF LAND LYING IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY TENNESSEE, GENERALLY BOUNDED BY A SEABORD SYSTEMS RAILROAD, THOMAS NAPIER JR. & EDWARD BRADSHAW GORDON WILL BOOK K, PAGE 402, & RECORD BOOK 2217, PAGE 48, AND TN SOUTHERN RAILROAD CO. INC. RECORD BOOK 1935, PAGE 353 ON THE NORTH, OLD ZION ROAD EXTENSION ON THE EAST, THE LANDS OF MAP 111, PARCEL 29.06 DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15 RECORD BOOK 2734, PAGE 1072, & MAP 111, PARCEL 29.05 ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15 RECORD BOOK 1358, PAGE 833 ON THE SOUTH, AND MAP 111, PARCEL 29.04 ALEXANDER DAWSON ARMSTRONG TRUSTEE WILLIS FRIERSON ARMSTRONG, JR. RECORD BOOK 2957, PAGE 38, & ZION ROAD ON THE WEST BEING MORE PARTICULARLY DISCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH AN OLD CAP ON THE EASTERN RIGHT OF WAY OF ZION ROAD;
THENCE, WITH THE SOUTH AND EAST LINES RESPECTIVELY OF THOMAS NAPIER JR. & EDWARD BRASHAW GRODON FOR THE FOLLOWING CALLS:
N 58°53'35" E, 579.57' TO A POINT, BEING 7.5' NORTHWEST FROM A 1/2" IRON PIN FOUND IN CONCRETE DISTURBED;
THENCE, N 33°46'25" W, 227.04' TO A POINT;
THENCE, N 56°43'35" E, 139.26' TO A 1/2" IRON PIN FOUND WITH A CAP STAMPED RLS 596;
THENCE, N 33°46'25" W, 52.14' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
THENCE, WITH THE SOUTHERN RIGHT OF WAY A SEABOARD SYSTEMS RAILROAD 56°58'35" E, 697.00' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
THENCE, WITH THE SOUTH LINE OF TN SOUTHERN RAILROAD CO. INC. S 82°47'24" E, 1851.82' TO A 1/2" IRON PIN FOUND BENT;
THENCE, WITH THE WESTERN RIGHT OF WAY OF OLD ZION ROAD EXTENSION FOR THE FOLLOWING CALLS:
S 01°28'28" E, 280.00' TO A POINT;
THENCE, S 01°28'28" E, 131.06' TO A POINT;
THENCE, S 03°00'15" E, 938.00' TO A POINT;
THENCE, ACROSS THE LANDS OF DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP, & ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP RESPECTIVELY S 72°20'56" W, 1735.81' TO A POINT;
THENCE, WITH THE EAST, AND NORTH LINES RESPECTIVELY OF ALEXANDER DAWSON ARMSTRONG TRUSTEE WILLIS FRIERSON ARMSTRONG, JR. FOR THE FOLLOWING CALLS N 25°35'45" W, 1111.96' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
THENCE, N 34°41'55" W, 464.80' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE ;
THENCE, S 58°43'35" W, 604.56' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
THENCE, WITH THE EASTERN RIGHT OF WAY OF ZION ROAD N 25°49'13" W, 52.76' TO THE POINT OF BEGINNING, HAVING AN AREA OF 3771616.0 SQUARE FEET +/-, 86.584 ACRES +/- PER SURVEY BY DAVID A. PARKER OF SEC, INC. TN RLS # 2381.

BEING A TRACT OF LAND LYING IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY TENNESSEE, GENERALLY BOUNDED BY OLD ZION ROAD ON THE NORTH, DILLEY SUBDIVISION PLAT 12, PAGE 16 ON THE EAST, THE REMAINING LANDS OF ARMSTRONG SPENCE M. TRUST TRACT 4, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15, AND RECORD BOOK 1983, PAGE 804 ON THE SOUTH, AND OLD ZION ROAD EXTENSION ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH NO CAP ON THE SOUTHERN RIGHT OF WAY OF OLD ZION ROAD;
THENCE, WITH THE WEST LINE OF DILLEY SUBDIVISION S 17°39'04" E, 750.77' TO A POINT;

THENCE, ACROSS THE LANDS OF ARMSTRONG SPENCE M. TRUST TRACT 4 ANNIE BARTON ARMSTRONG PARTNERSHIP S 72°20'56" W, 1461.02' TO A POINT ON THE EAST MARGIN OF OLD ZION EXTENSION FOR THE FOLLOWING CALLS;
THENCE, N 02°59'30" W, 922.66' TO A POINT;
THENCE, N 01°30'40" W, 412.45' TO A POINT;
THENCE, WITH THE SOUTHERN MARGIN OF OLD ZION ROAD FOR THE FOLLOWING CALLS:
S 74°34'23" E, 163.97' TO A 1/2" IRON PIN FOUND WITH NO CAP;
THENCE, S 82°11'26" E, 186.06' TO A 1/2" IRON PIN FOUND WITH NO CAP;
THENCE, S 83°07'00" E, 887.62' TO THE POINT OF BEGINNING, HAVING AN AREA OF 1350001.4 SQUARE FEET, 30.992 ACRES +/- PER SURVEY BY DAVID A. PARKER OF SEC, INC. TN RLS # 2381.

Portion of Old Zion Road Extension described as follows:

BEING A PARCEL OF LAND SITUATED IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND BEING GENERALLY BOUNDED BY THE FOLLOWING:
ON THE NORTH BY OLD ZION ROAD, ON THE EAST BY THE PROPERTY OF ARMSTRONG SPENCE M. TRUST
TRACT 4, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1983, PG. 804, ON THE SOUTH AND, ON THE WEST BY DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 2734, PG. 1072, AND ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1358, PG. 833, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, WITH THE EAST LINE OF DANN C. JR. MCLENDON FOR THE FOLLOWING CALLS:
N 03°00'15" W, 910.16' TO A POINT;
THENCE, N 01°28'28" W, 131.06' TO A POINT;
THENCE, N 01°28'28" W, 280.00' TO A BENT 1/2" IRON PIN FOUND WITH NO CAP;
THENCE, WITH THE NORTH LINE OLD ZION ROAD N 88°13'00" E, 49.29';
THENCE, WITH THE WEST LINE OF ARMSTRONG SPENCE M. TRUST FOR THE FOLLOWING CALLS:
S 01°30'40" E, 412.45' TO A POINT;
THENCE, S 02°59'30" E, 894.41' TO A POINT;
THENCE, ACROSS THE RIGHT OF WAY OF OLD ZION ROAD EXTENSION S 71°53'37" W, 51.07' TO THE POINT OF BEGINNING, HAVING AN AREA OF 64,930 SQUARE FEET +/-, 1.4906 ACRES +/-

ACCORDING TO A SURVEY BY DAVID A. PARKER TN RLS# 2381 OF SEC, INC. DATED 10-15-2025

WHEREAS, the City of Mount Pleasant, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, a copy of the resolution, describing the territory proposed for annexation, was promptly sent by the City of Mount Pleasant to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

WHEREAS, this resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Mount Pleasant, and by publishing notice of the resolution at or about the same time in Main Street Maury, a newspaper of general circulation in such territory and the City of Mount Pleasant; and

WHEREAS, a plan of services for the area proposed for annexation is attached as Exhibit A hereto, which plan of services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and plan of services were submitted to the Mount Pleasant Planning Commission for study, and it did not recommend the same; and

WHEREAS, notice of the time, place and purpose of a public hearing on the proposed annexation and the plan of services was published in a newspaper of general circulation in the City of Mount Pleasant not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing; and

WHEREAS, a public hearing on the proposed annexation and plan of services was held by the governing body on December 8, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City of Mount Pleasant, Tennessee as follows:

A. That the following territory is hereby annexed and incorporated into boundaries of the City of Mount Pleasant, to be effective as of December 16, 2025, to wit:

OLD ZION & TROTWOOD

Being portions of the following three tracts of land containing approximately 117.576 acres combined.

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ACCORDING TO A SURVEY BY DAVID A. PARKER TN RLS# 2381 OF SEC, INC. DATED 10-15-2025

B. That the plan of services for this territory which is attached as *Exhibit A* hereto is approved and the same is hereby adopted.

C. That the City Manager shall cause a copy of this resolution, as well as the adopted plan or services, to be forwarded to the Mayor of Maury County.

D. That a signed copy of this resolution shall be recorded with the Maury County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Maury County Assessor of Property.

E. That a signed copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district.

F. That a revised map of the voting precincts shall be sent to the office of local government and to the office of management information services for the Tennessee General Assembly, following adoption of this resolution.

G. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

WHEREUPON, the Mayor declared the resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Approved and adopted this _____ day of _____, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY