

RESOLUTION NO. 26-35

A RESOLUTION ANNEXING TWO PROPERTIES INCLUDING 14.58 ACRES PROPERTY ON INDUSTRIAL RD BY THE CITY OF CENTERVILLE, TENNESSEE

WHEREAS, The City of Centerville hereby determines that the prosperity of the municipality and territory described herein will be materially hindered and the welfare of the inhabitants and property endangered if the property is not annexed, and;

WHEREAS, Pursuant to the provisions of Section TCA 6-51-104, Tennessee Code Annotated as amended, requires that a resolution be adopted by the governing body of a city prior to annexing any territory; and before the adoption of said annexation resolution, a municipality shall hold a public hearing, and;

WHEREAS, Pursuant to the provision of Section TCA 6-51-104, the property owner has submitted a written request for the annexation of the property, and;

WHEREAS, the property is contiguous with the current city limits and is located in the City of Centerville's Hickman County Urban Growth Boundary as adopted per the Comprehensive Growth Plan provision of TCA Section 6-58, and;

WHEREAS, Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated as amended, requires that a plan of services resolution be adopted by the governing body for the annexed territory, to designate a plan of services and Resolution 26-36 defines the plan of services for the annexed area, and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY BOARD OF MAYOR AND ALDERMAN OF THE CITY OF CENTERVILLE, TENNESSEE:

Section 1. Pursuant to the provisions of Section 6-51-104, Tennessee Code Annotated there is hereby adopted a resolution for the annexation of the properties referenced as Hickman County Property Tax Map 071, Parcel 061.03 (entire property) including 13.28 acres and Hickman County Property Tax Map 071, Parcel 059.02 (partial Property) including rest of 1.3 acres as shown in "Exhibit A" for an area within the City of Centerville defined Hickman County Urban Growth Boundary.

Section 2. That this resolution shall take effect from and after its adoption.

Section 3. That this resolution shall take effect from and after its passage, the welfare of the Town of Centerville demanding it.

Notice of Public Hearing was published in "The Hickman County Times" on August 13th, 2026

A Public Hearing was held in Centerville at the Centerville City Hall at 7:00 PM on October 13th, 2026

Attest:

Approved:

City Recorder

Mayor

Approved as to form:

City Attorney

Resolution Passed: _____

RESOLUTION 26-35

"EXHIBIT A"



Property Map per Hickman County Tennessee Property Assessment Website: https://hickman.capturecam.com/CAMA/CAPortal/CZ_MainPage.aspx- July 31, 2026.

Property#1 Hickman County Tax Map 071, Parcel 061.03

The 13.28-acre property described in below includes the property referenced as Hickman County Tax Map 071, Parcel 061.03. Property description prepared by the City of Centerville Planning and Development staff using on-line measurement tools per the Hickman County Tennessee Property Assessment Website: https://hickman.capturecam.com/CAMA/CAPortal/CZ_MainPage.aspx- July 31, 2026.

This being three certain parcels of land, lying and being situated in the 1st Civil District of Hickman County, Tennessee, located on the North side of and adjoining Industrial Road, and on the South side of and adjoining Industrial Road and being more particularly bounded and described as shown on the Tax Books as Map 071, Parcel 061.03.

PARCEL 1:

Beginning at a 3/8 inch diameter rebar pin with cap (stamped "Boyd B. Gibbs, RLS #1598") found in the South right-of-way of Industrial Road, said point also being a corner to Lot No. 31 of Crest View Subdivision and runs thence with South right-of-way of Industrial Road chord bearings and distances as follows: South 87 deg. 40 min. 35 sec. East 103.90 feet; South 72 deg. 14 min. 24 sec. East 226.49 feet to a 1/2 inch diameter rebar pin with cap (stamped "Boyd B. Gibbs, RLS #1598") found at the Northwest corner to a 0.74 acre parcel owned by Centerville Forge, Inc.; thence runs with the West boundary to the 0.74 acre and a 0.53 acre parcel owned by Centerville Forge, Inc. South 03 deg. 00 min. 00 sec. West 129.31 feet; South 15 deg. 55 min. 02 sec. West 61.00 feet to a 5/8 inch diameter rebar pin found, said point being the Southwest corner to the 0.53 acre parcel owned by Centerville Forge, Inc. and also being the Northwest corner to the Town of Centerville property, South 22 deg. 13 min. 56 sec. West 564.28 feet to a 1/2 inch diameter rebar pin with cap (stamped "RLS #69") set in the East boundary to said subdivision, North 06 deg. 00 min. 45 sec. West 787.75 feet to the point of beginning, containing an area by computation of 3.21 acres.

This description is subject to a pipeline easement in favor of Tennessee Gas Transmission Co.

PARCEL 2:

Beginning at a 1/2 inch diameter rebar pin with cap (stamped "Boyd B. Gibbs, RLS #1598") found in the North right-of-way of Industrial Road, and at the Southwest corner to a 2.07 acre parcel, and runs thence with said North right-of-way of the road chord bearings and distances as follows: North 72 deg. 14 min. 24 sec. West 216.25 feet; North 87 deg. 40 min. 35 sec. West 120.31 feet to a point in the East boundary to the Crest View Subdivision; thence runs with the West boundary to Hickman County, Industrial Board property, North 04 deg. 26 min. 45 sec. West 691.12 feet to a 30 inch diameter black oak tree with corner marks found, at the West edge of a gas pipeline easement; said point being the Northwest corner to the herein described property; thence runs with the North boundary to the herein described parcel, North 85 deg. 35 min. 25 sec. East, crossing the Tennessee Gas Transmission Company easement, in all 551.57 feet to a 1/2 inch diameter rebar pin with cap (stamped "RLS #69") set; thence runs with the West boundary to property now or formerly owned by Cumberland Castings Co., South 05 deg. 09 min. 15 sec. East 524.81 feet to a 5/8 inch diameter rebar pin found at the Northeast corner to a 2.07 acre parcel; thence runs with the North boundary to the 2.07 acre parcel; thence runs with the West boundary to the 2.07 acre parcel, North 59 deg. 43 min. 10 sec. West 203.89 feet to a 5/8 inch diameter rebar pin found at the Northwest corner to the 2.07 acre parcel; thence runs with the West boundary to the 2.07 acre parcel as follows: South 15 deg. 29 min. 03 sec. West 98.18 feet to a 5/8 inch diameter rebar pin found; South 02 deg. 59 min. 51 sec. West 288.19 feet to the point of beginning, containing an area by computation of 8.00 acres.

This description is subject to two Tennessee Gas Transmission Co. easements.

PARCEL 3:

Beginning at a 1/2 inch diameter rebar pin with cap (stamped "Boyd B. Gibbs, RLS #1598") found in the North right-of-way of Industrial Road, said point being the Southwest corner to the herein described parcel and also being the Southeast corner to Parcel 2, described above, and runs thence with the East boundary to Parcel 2 as follows: North 02 deg. 59 min. 51 sec. East 288.19 feet to a 5/8 inch diameter rebar pin found; North 15 deg. 29 min. 03 sec. East 98.18 feet to a 5/8 inch diameter rebar pin found; thence runs with the North boundary to the herein described parcel and the boundary to Parcel 2, South 59 deg. 43 min. 10 sec. East 203.89 feet to a 5/8 inch diameter rebar pin found in the West boundary to the property now or formerly owned by Cumberland Castings Co.; thence runs with said West boundary South 05 deg. 09 min. 15 sec. West, passing a 12 inch diameter rebar pin with cap (stamped "RLS #69") reference point set at 478.94 feet; continuing on, in all 502.82 feet to a point in the North right-of-way of Industrial Road; thence runs with the North right-of-way of Industrial Road, chord bearings and distances as follows: North 30 deg. 00 min. 00 sec. West 104.34 feet; North 40 deg. 20 min. 00 sec.

West 67.60 feet; North 58 deg. 40 min. 00 sec. West 82.70 feet; North 69 deg. 17 min. 12 sec. West 102.61 feet to the point of beginning, containing an area by computation of 2.07 acres.

Survey of the above parcels made in August and September, 2003 by Thomas C. White & Associates, Land Surveyors, Hohenwald, Tennessee, Thomas C. White, Surveyor, Tennessee Registration No. 69, 109 East Main Street, Hohenwald, Tennessee. All bearings at given in reference to Magnetic meridian, all of the above as shown on Thomas C. White & Associates Drawing No. 167-4203.

Being a portion of the same property conveyed to Plantacea, LLC by Warranty Deed of Centerville Forge, Inc. dated November 15, 2019 and recorded November 27, 2019 at 2:10 P.M. in Book 41, page 257, Register's Office of Hickman County, Tennessee.

Property#2 Hickman County Tax Map 071, Parcel 059.02

The 1.3-acre property described below includes the property referenced as Hickman County Tax Map 071, Parcel 059.02. Property description prepared by the City of Centerville Planning and Development staff using on-line measurement tools per the Hickman County Tennessee Property Assessment Website:

https://hickman.capturecama.com/CAMA/CAPortal/CZ_MainPage.aspx- July 31, 2026. .

Being a parcel of land located in the 1st Civil District of Hickman County, Tennessee bounded on the North by a new 50-foot right-of-way, on the East by Cumberland Castings and Industrial Road, on the south by the Town of Centerville Sanitary Landfill property, and on the West by the Industrial Development Board Property, and being more particularly bounded and described as shown on the Tax Books as a portion of Map 071, Parcel 059.02.

TRACT ONE: Beginning at an iron rod on the Northerly margin of Industrial Board, being the Southwest corner of Cumberland Castings as recorded in Deed Book 67, page 182; thence along the Northerly line of Tract Two, originally the Northerly margin of Industrial Road, North 59 deg. 45 min. 00 sec. West 328.00 feet to an iron rod on the Easterly edge of a gas pipeline easement; thence along the East edge of said easement and the Easterly boundary of Industrial Board Property as recorded in Deed Book R-2, page 82, North 03 deg. 00 min. 00 sec. East 129.38 feet to an iron rod on the Southerly margin of a new 50 foot right-of-way; thence along the Southerly margin of said right-of-way the following calls: South 69 deg. 15 min. East 82.00 feet; South 58 deg. 40 min. East 70.00 feet; South 40 deg. 20 min. East 55.00 feet; South 30 deg. 00 min. East 99.80 feet; South 42 deg. 30 min. East 74.75 feet to an iron rod; thence along the westerly line of Cumberland Castings South 05 deg. 08 min. 05 sec. East 45.69 feet to the beginning, containing .074 acre, more or less.

TRACT TWO: Beginning at an iron rod on the Northerly margin of Industrial Road, being the Southwest corner of Cumberland Castings; thence along the Westerly end of the Industrial Road right-of-way South 05 deg. 08 min. 05 sec. East 93.00 feet to an iron rod in a fence; thence with the fence N. 57 deg. 08 min. 40 sec. W. 367.22 feet to an iron stake at fence post corner; thence along the Easterly edge of a gas pipeline easement North 16 deg. 00 min. 00 sec. East 61.00 feet to an iron rod; thence South 59 deg. 45 min. 00 sec. East 328.00 feet to the beginning containing 0.53 acre, more or less, according to a survey by Boyd B. Gibbs. 106 South Public Square, Centerville, TN 37033, R.L.S. #1598, dated August 21, 1992.