**PLAN OF SERVICES**

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF CROSS BRIDGES ROAD PROPERTY BY THE CITY OF MOUNT PLEASANT, TENNESSEE.**

WHEREAS, Tennessee Code Annotated § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation resolution; and

WHEREAS, the area proposed for annexation to the City of Mount Pleasant is within the City’s Urban Growth Boundary, as required by law, and is described as follows:

935 South Cross Bridges Road, Mt. Pleasant, Tennessee

Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and being more particularly described as follows:

Beginning in the center of the Mount Pleasant and Cross Bridges Road 17 feet East of the Black Oak Snag in Herschel Pitts’ line, said beginning point being Herschell Pitts’ northeast corner, thence with said Pitts’ line North 87 deg. 15 min. West 3207.9 feet to a pin oak; thence with Wilson and Hoge’s line North 2 deg. 11 min. East 1296.8 feet to a set stone; thence with Hoge’s line 88 deg. 7 min. East 1208.1 feet to a stake, Black Walnut Pointer; thence with said Hoge’s line North 1 deg. 44 min. East 987.2 feet to a set stone, Waddy’s S. W. corner; thence with said Waddy’s line South 87 deg. 42 min. East 2032 feet to the center of the Mount Pleasant and Cross Bridges Road, Waddy’s S. E. corner, passing a set stone 12 feet West of said corner, in the center of the road; thence along the center of road South 2 deg. 42 min. West 2310.4 feet to the beginning, containing 142.7 acres, more or less.

Being the same property conveyed to Terry Johnson; Terry Johnson, II and wife Marnie Johnson; Andrew Pike and wife, Denise Pike; and Chris Anderson and wife, Leslie Anderson; all equal tenants in common, by deed of record in Book R1916, Page 952, in the Register’s Office of Maury County, Tennessee.

**Included in the above description but specifically excluded herefrom, are the following tracts of land:**

Exclusion 1: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and being more fully described as follows:

Lot 5 of the Perry’s Place Subdivision, Section 1 as shown by a map of record in Plat Book P18, Page 149-150, Register’s Office of Maury County, Tennessee. (Tax Map 127, Parcel 20.05)

Exclusion 2: Land in Maury County, Tennessee, being Lot 6, Section 1, Perry’s Place Subdivision, as shown on plat of record in Plat Book P18, Pages 149 and 150, in the Register’s Officer, Maury County, Tennessee, to which plat reference is hereby made for a more particular description of said property. (Tax Map 127, Parcel 20.06)

Exclusion 3: Situate in the Seventh (7th) Civil District of Maury County, Tennessee and being more particularly described as follows:

Lots 3 and 4 of the Perry’s Place Subdivision, Section 1 as shown by a map of record in Plat Book P18 at pages 149-150 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description. (Tax Map 127, Parcel 20.21)

Exclusion 4: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and more particularly described as follows:

Lot 20 of the Perry’s Place Subdivision, Section 1 as shown by a map of record in Plat Book P18 at pages 149-150 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description. (Tax Map 127, Parcel 20.22)

Exclusion 5: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and being more particularly described as follows:

Lot 10 of the Perry’s Place Subdivision, Section 1 as shown by a map of record in Plat Book P18 at pages 149-150 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description. (Tax Map 127, Parcel 20.23)

Exclusion 6: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and being more particularly described as follows:

Lot 8 of the Perry’s Place Subdivision, Section 1 as shown by a map of record in Plat Book P18 at page 149 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description. (Tax Map 127, Parcel 20.24)

Exclusion 7: Located in the Seventh (7th) Civil District of Maury County, Tennessee, and more particularly described as follows:

Being Lot 2, containing 1.03 acres, more or less, of Perry’s Place Subdivision, Section 1, a plat of which is of record in Plat Book P18, Page 149, Register’s Office of Maury County, Tennessee. (Tax Map 127, Parcel 20.25 and Tax Map 127, Parcel 20.26)

Exclusion 8: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and being more particularly described as follows:

Lot 12 of the Perry’s Place Subdivision, Section 1 as shown by a map of record in Plat Book P18 at page 149 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description. (Tax Map 127, Parcel 20.27)

Exclusion 9: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and being more particularly described as follows:

Lot 11 of the Perry’s Place Subdivision, Section 1 as shown by a map of record in Plat Book P18 at pages 149-150 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description. (Tax Map 127, Parcel 20.28)

Exclusion 10: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and being more particularly described as follows:

Lot 13 of the Perry’s Place Subdivision, Section 1 as shown by a map of record in Plat Book P18 at page 149 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description. (Tax Map 127, Parcel 20.29)

Exclusion 11: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and being more particularly described as follows:

Lots 7 and 9 of the Perry’s Place Subdivision, Section 1 as shown by a map of record in Plat Book P18 at page 149 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description. (Tax Map 127, Parcel 20.31 and Tax Map 127, Parcel 20.30)

Exclusion 12: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and being more particularly described as follows:

Lot 1 of the Perry’s Place Subdivision, Section 1 as shown by a map of record in Plat Book P18 at pages 149-150 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description. (Tax Map 127, Parcel 20.32)

Exclusion 13: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and being more particularly described as follows:

Lot 15 of the Perry’s Place Subdivision, Section 1 as shown by a map of record in Plat Book P18 at pages 149-150 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description. (Tax Map 127, Parcel 20.33)

Exclusion 14: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and being more particularly described as follows:

Lots 14, 16 and 18 of the Perry’s Place Subdivision, Section 1 as shown by a map of record in Plat Book P18 at pages 149-150 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description. (Tax Map 127, Parcel 20.36; Tax Map 127, Parcel 20.34; and Tax Map 127, Parcel 20.35)

Exclusion 15: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and being more particularly described as follows:

Land in Maury County, Tennessee, Lot No. 19 on the Plan of Perry’s Place Subdivision, Section One of record in Plat Book P18, Page(s) 149 and 150 in the Register’s Office for Maury County, Tennessee, to which Plan reference is hereby made or a more complete description of the property. (Tax Map 127, Parcel 20.37)

Exclusion 16: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and being more particularly described as follows:

Land in Maury County, Tennessee, Lot No. 17 on the Plan of Perry’s Place Subdivision, Section One of record in Plat Book P18, Page(s) 149 and 150 in the Register’s Office for Maury County, Tennessee, to which Plan reference is hereby made or a more complete description of the property. (Tax Map 127, Parcel 20.38)

WHEREAS, the area proposed for annexation also includes a portion of Cross Bridges Road to make the area proposed for annexation contiguous with the existing boundary of the City of Mount Pleasant.

Portion of Cross Bridges Road

Starting at 43 bypass:

Latitude: 35.55185,

Longitude: -97.20863

Ending at first entrance for proposed annexation:

Latitude: 35.56071

Longitude: -87.20637

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MOUNT PLEASANT, TENNESSEE:

Section 1. Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

1. **POLICE**

The City of Mount Pleasant will provide police protection and related law enforcement services using present personnel and equipment in accordance with city policies and standards, as revised from time to time, to the annexed area on the effective date of annexation. The City will add additional personnel and equipment, as needed, pursuant to city policies and standards, as revised from time to time.

1. **FIRE SERVICES**

The City of Mount Pleasant will provide fire protection by using present personnel and equipment in accordance with city policies and standards, as revised from time to time, to the annexed area on the effective date of annexation. The City will add additional personnel and equipment, as needed, pursuant to city policies and standards, as revised from time to time.

1. **WATER**

A. At the time of adoption of this Plan of Services, the City of Mount Pleasant has sufficient water to serve the annexed area and will provide water service, upon water availability, in accordance with its policies and standards, as revised from time to time, to the annexed area.

B. There are no existing water lines in the proposed annexed area. Any extension of water lines beyond the existing infrastructure would be initiated by the property owner and must comply with existing regulations. If the water department determines proposed facilities are a logical extension of the City’s water system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations, and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner.

C. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system.

1. **WASTEWATER**

A. At the time of adoption of this Plan of Services, the City of Mount Pleasant has sufficient plant capacity to serve the annexed area and will provide sanitary sewer service, in accordance with its policies and standards, as revised from time to time, to the annexed area.

B. There are no existing sewer lines in the proposed annexed area. Any extension of sanitary sewer beyond the existing infrastructure would be initiated by the property owner and must comply with existing regulations. If the wastewater department determines proposed facilities are a logical extension of the City’s wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations, and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner.

C. New customers will be required to pay all fees and charges applicable at the time of connection to the water system.

1. **POWER**

The Mount Pleasant Power System (MPPS) can provide electric utilities to the proposed Cross Bridges project located at 935 South Cross Bridges Road, Mt. Pleasant, TN (Deed Book R1916, Page 952).  Provided the proposed 115-acre project is annexed into the City of Mount Pleasant, MPPS will exercise its right to serve the property.  Electric service will be supplied to the property based on MPPS Policies and Procedures.

1. **GAS**

The City of Mount Pleasant will provide gas services in accordance with city policies and standards, as revised from time to time, to the annexed area upon effective date of annexation.

1. **REFUSE COLLECTION**

The same regular refuse collection and related services now provided within the city will be extended to the annexed area in accordance with city policies and standards, as revised from time to time, to the annexed area upon effective date of annexation.

1. **STREETS**

A. The City will maintain Cross Bridges Road from (Starting at 43 Bypass) Latitude: 35.55185  Longitude: -97.20863 to (ending at first entrance for the proposed annexed area) Latitude: 35.56071 Longitude: -87.20637 in accordance with city policies and standards, as revised from time to time.

B. There are no improved streets in the proposed annexed area; these would be installed as future development occurs. The funding and construction of street improvements within the annexed area will be the responsibility of the owner. Upon satisfactory completion of improved streets and other improvements in accordance with City policies and standards and expiration of all warranties, the City Commission shall accept the improved streets and other improvements.

C. Upon acceptance by the City Commission, the City shall maintain all improved streets and other improvements in accordance with city policies and standards, as revised from time to time.

1. **PLANNING AND ZONING**

A. The planning and zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. City planning jurisdiction and regulation will thereafter encompass the entirety of the annexed area.

B. The City will establish zoning of the annexed property by ordinance simultaneously with annexation.

1. **INSPECTIONS AND CODE ENFORCEMENTS**

Any inspection services now conducted by the city (building, plumbing, electrical, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation.

1. **STREET LIGHTING**

Streetlights will be installed in substantially developed commercial and residential areas using the prevailing standards in the existing city and those of Mount Pleasant Power System.

1. **RECREATION**

Residents of the annexed area may use all city recreational facilities, parks, ball fields, etc., on the effective date of annexation. The prevailing standards and policies now used in the existing city will be applied in expanding the recreational and program facilities in the enlarged city.

1. **SCHOOLS**

The annexed property falls under the jurisdiction of Maury County Public School System.