

RESOLUTION 16-132

A RESOLUTION TO AUTHORIZE FUNDING TO PURCHASE UTILITY EASEMENT FOR TAX MAP 25, PARCEL 14.00 FOR A TDOT PROJECT FOR BEEHCROFT ROAD IMPROVEMENTS

WHEREAS, the City of Spring Hill has signed a contract with TDOT to make improvements to Beechcroft Road under project PIN 117319.01; and

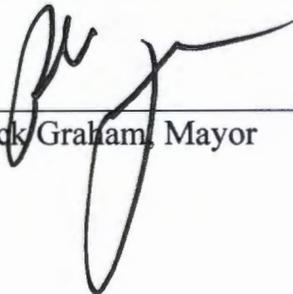
WHEREAS, the City will need to acquire additional easements to relocate the existing water and sewer utility lines; and

WHEREAS, the City has contracted Boozer and Company, P.C. to prepare an appraisal for the property and subsequent easement; and

WHEREAS, per said appraisal, the value of the easement for Tax Map 25, Parcel 14.00 owned by Harold E. Crye, Trustee is \$6,600.00.

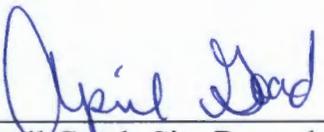
NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen authorizes funding of \$6,600.00 to purchase utility easement for a TDOT project for Beechcroft Road Improvements.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 19th day of September, 2016.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

SUBJECT: Authorization to fund the purchase of utility easement for Tax Map 25, Parcel 14.00 for TDOT project for Beechcroft Rd Improvements

DATE: September 1, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to authorize funding to purchase utility easement for Tax Map 25, Parcel 14.00 for a TDOT project for Beechcroft Road improvements.

Background:

The City has signed a contract with TDOT after receiving approval from BOMA to make improvements to Beechcroft Road under Project PIN 117319.01. This project will increase the width of the road to accommodate increased traffic. However, the existing water and sewer lines will need to be relocated for this project which will require the City to acquire additional easements. Boozer and Company, P.C. has prepared an appraisal and valued the easement at \$6,600.00 due to Harold E. Crye, Trustee for Tax Map 25, Parcel 14.00.

Staff Recommendation:

Staff recommends approval of the request.

CITY OF SPRING HILL, TENNESSEE
BEEHCROFT ROAD UTILITY EASEMENTS
APPRAISAL RESULTS & SUMMARY

Owner	Map/Parcel	Zoning	Total Acres	Type	ROW-SF	Amount
Crye-1	24/24	R-2 PUD	15.60	Permanent	2,395	\$1,497
				Temporary	1,847	\$231
Amount Due Owner:						\$1,728
Rounded to:						\$1,750

Crye-2	25/14	B-3	1.00	Permanent	3,128	\$5,474
				Temporary	3,203	\$1,121
Amount Due Owner:						\$6,595
Rounded to:						\$6,600

Shelby	29/3.00	M-1	91.96	Permanent	5,922	\$3,059
				Temporary	4,493	\$464
Amount Due Owner:						\$3,523
Rounded to:						\$3,525

City of Spring Hill, Maury County, Tennessee
Property Owner: Harold E. Crye, Trustee
Third Civil District, Maury County
Tax Map 25, Parcel 14.00
Book, 1762 Page 277, R.O.M.C., TN

PERMANENT UTILITY EASEMENT DESCRIPTION

BEGINNING at a point in the eastern property line of Lot 42 on the Plat of Town Center of record in Plat Book P18, Page 278, R.O.M.C., TN; said point being located $S00^{\circ}34'11''E$, 14.78 feet from the proposed southern right-of-way line of S.R. 247 (Beechcroft Road) as shown on Sheet 7A of TDOT Project No. 121394;

THENCE, leaving said eastern property line along the southern line of an existing utility easement as shown on the above-referenced plat, $N89^{\circ}25'49''E$, 202.28 feet to a point in the proposed right-of-way radius for the said S.R. 247 and the western right-of-way line of Town Center Parkway;

THENCE, with said radius, a curve to the right, 18.83 feet to a point; said right-of-way radius has the following characteristics:

Delta Angle= $18^{\circ}55'22''$ RT.

R= 57.00 feet

T= 9.50 feet

Chord= $S37^{\circ}23'51''$ E, 18.74 feet;

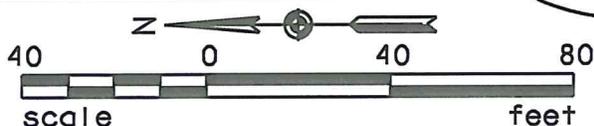
THENCE, leaving said right-of-way radius, $S89^{\circ}25'49''W$, 213.52 feet to a point in the eastern property line of said Lot 42;

THENCE, with said eastern property line, $N00^{\circ}34'11''W$, 15.00 feet to the point- of-beginning.

The above-described permanent utility easement has an area of 3,128.19 S.F

For purposes of installing utility lines, the property owner grants an abutting 15-foot wide temporary construction easement which shall be rendered null and void following the acceptance of the proposed utility line installation by the City of Spring Hill.

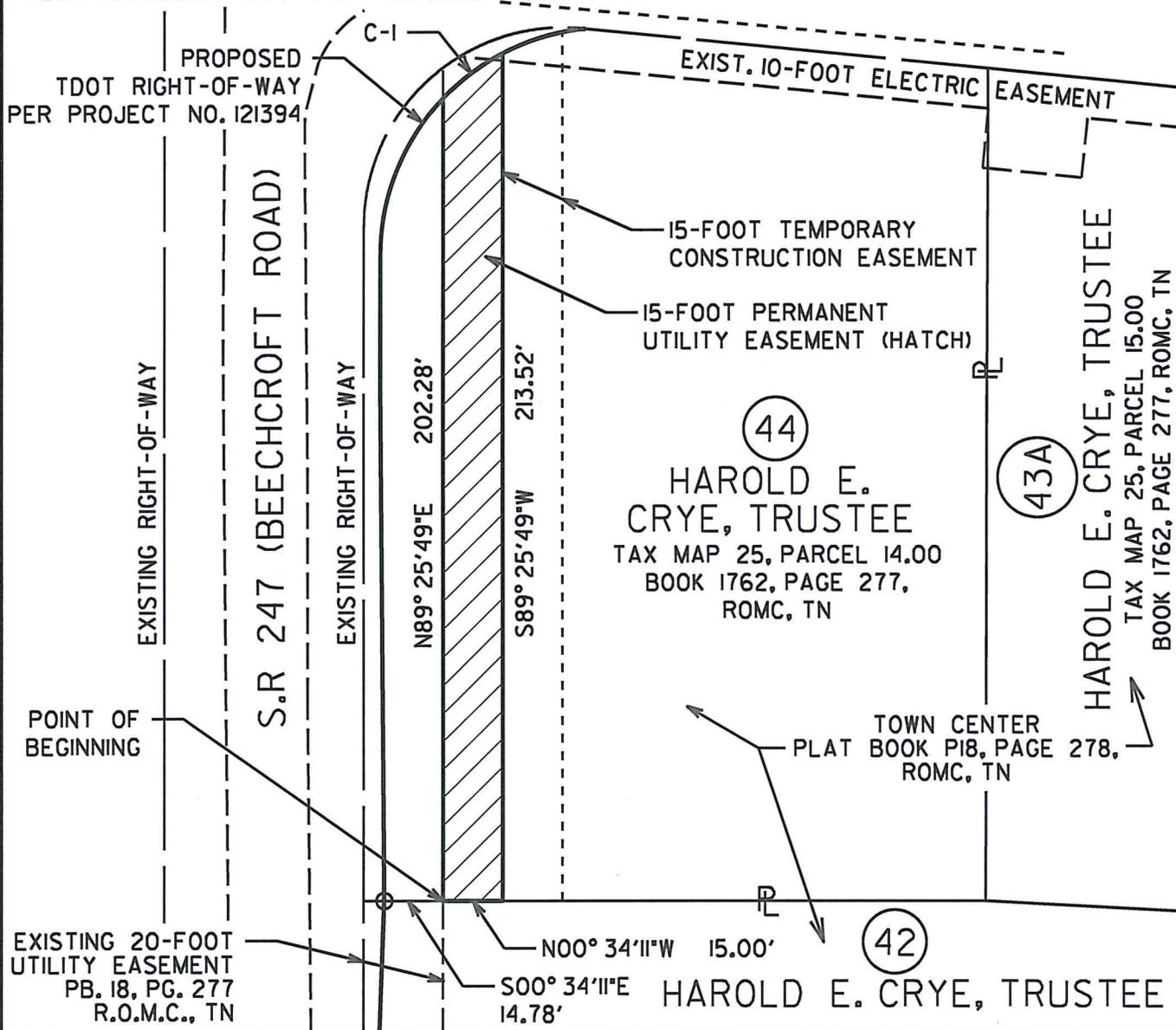
The proposed permanent utility easement will be utilized for both water and sewer utilities for TDOT Project No. 60-LPMP-S2-021, TDOT Easement Contract No. 8601 (Water) and TDOT Easement Contract No. 8599 (Sewer).



NOTE:

C-1
 DELTA ANGLE= 18°55'22" RT.
 R= 57.00'
 T= 9.50'
 L= 18.83'
 CHORD= S37° 23'51"E, 18.74'

THE PROPOSED PERMANENT UTILITY EASEMENT WILL BE UTILIZED FOR BOTH WATER AND SEWER UTILITIES FOR TOWN CENTER PARKWAY
 TDOT PROJECT 60-LPMP-S2-021
 TDOT EASEMENT CONTRACT NO. 8601(WATER) AND
 TDOT EASEMENT CONTRACT NO. 8599 (SEWER).



PROPERTY OWNER(S): HAROLD E. CRYE, TRUSTEE

COUNTY: MAURY TAX MAP: 25 GROUP: - PARCEL: 14.00

EASEMENT AREA: 3,128.19 S.F.



DEMPSEY, DILLING & ASSOCIATES, P.C.
 Engineering Consultants www.dempseydilling.com
 502 Hazelwood Drive
 Smyrna, Tennessee 37167
 ph. (615) 220-5800

UTILITY EASEMENT
 RECIPIENT: CITY OF SPRING HILL
 PROJECT NO: 0100-412
 PROJECT NAME: SIA BEECHCROFT