

RESOLUTION 16-133

A RESOLUTION TO AUTHORIZE FUNDING TO PURCHASE UTILITY EASEMENT FOR TAX MAP 29, PARCEL 3.00 FOR A TDOT PROJECT FOR BEEHCROFT ROAD IMPROVEMENTS

WHEREAS, the City of Spring Hill has signed a contract with TDOT to construct an industrial service access road off Beechcroft Road under project PIN 121394.00; and

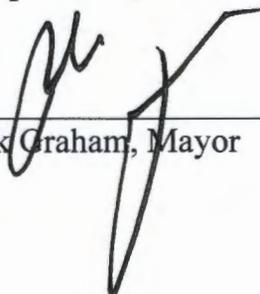
WHEREAS, the City will need to acquire additional easements to relocate the existing water and sewer utility lines; and

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 29, Parcel 3.00 owned by Ronnie D. Shelby is \$3,525.00.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen authorizes funding of \$3,525.00 to purchase utility easement for a TDOT project to construct an industrial service access road off Beechcroft Road.

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



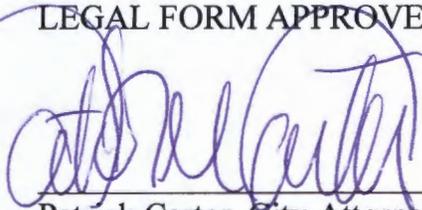
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

SUBJECT: Authorization to fund the purchase of utility easement for Tax Map 29, Parcel 3.00 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 29, Parcel 3.00 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 121394.00. This project will construct an industrial service access road off Beechcroft Road serving Project Shotgun. 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 \$3,525.00 due to Ronnie D. Shebly for Tax Map 29, Parcel 3.00.

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: Ronnie D. Shelby
Third Civil District, Maury County
Tax Map 29, Parcel 3.00
Book, 1387 Page 123, R.O.M.C., TN

PERMANENT UTILITY EASEMENT DESCRIPTION

BEGINNING at a point in the proposed southern right-of-way line of State Route 247 (Beechcroft Road) as shown on Sheet 4A of TDOT Project No. 117319.01;

THENCE, with said southern right-of-way line, South 41°12'35" East, 51.15 feet to a point in the proposed western right-of-way line of Cleburne Road;

THENCE, with said western right-of-way line, South 07°34'06" West, 26.59 feet to a point;

THENCE, leaving said western right-of-way, North 41°12'35" West, 59.60 feet to a point;

THENCE, North 89°59'16" West, 41.59 feet to a point;

THENCE, North 87°16'06" West, 389.67 feet to a point on the southern line of an existing utility easement of record in Book R1496, Page 571, R.O.M.C., TN;

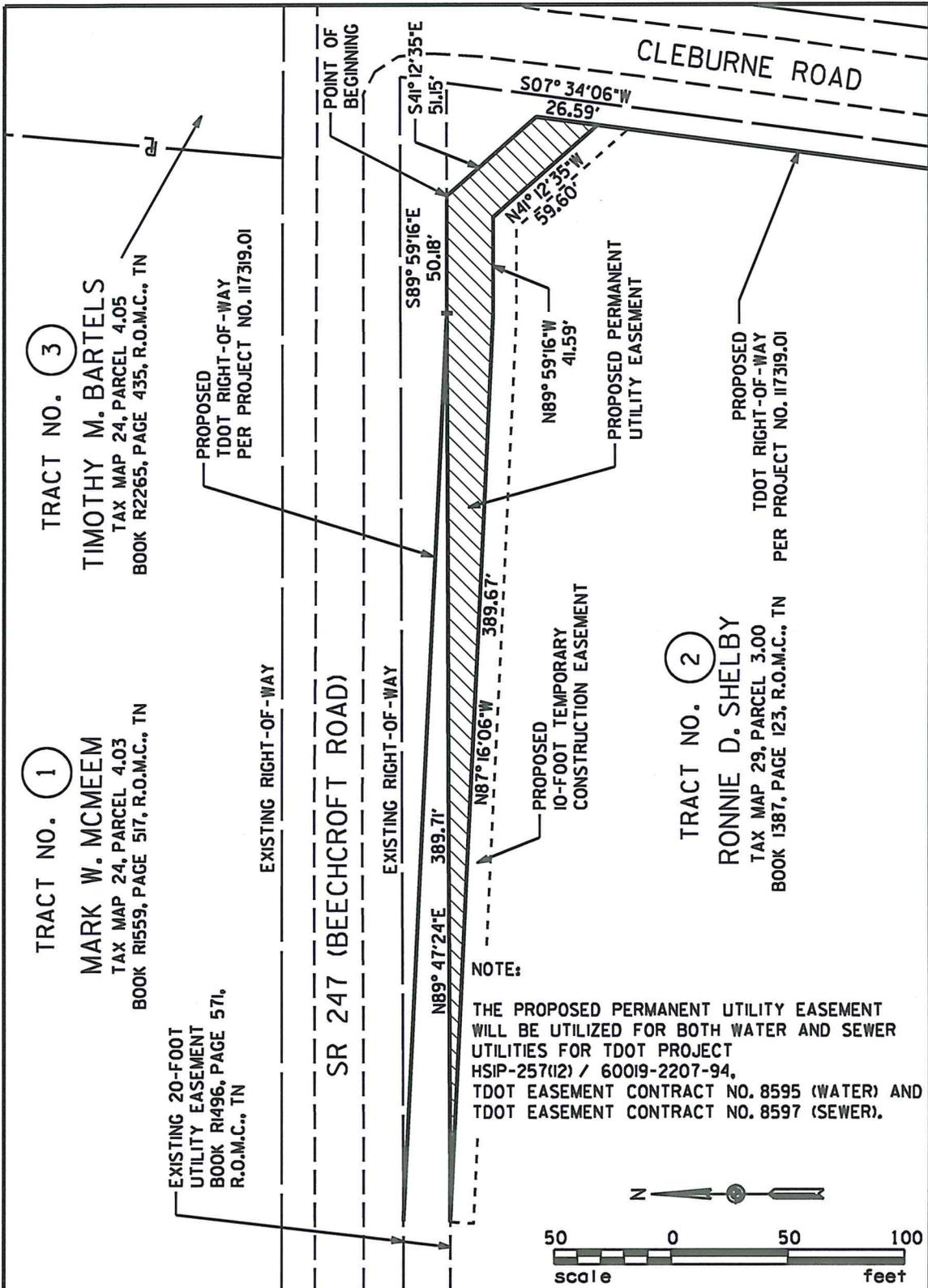
THENCE, with said southern line, North 89°47'24" East, 389.71 feet to a point in the proposed southern right-of-way line of the said State Route 247;

THENCE, with said proposed southern right-of-way line, South 89°59'16" East, 50.18 feet to the point of beginning.

The above-described permanent utility easement has an area of 5,921.79 S.F. or 0.013 acres more or less.

For purposes of installing utility lines, the property owner grants an abutting 10-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 HSIP-247(12) / 60019-2207-94, TDOT Easement Contract No. 8595 (Water) and TDOT Easement Contract No. 8597 (Sewer).



PROPERTY OWNER(S): **RONNIE D. SHELBY** BOOK 1387, PAGE 123, R.O.M.C., TN

COUNTY: **MAURY** TAX MAP: **29** GROUP: **-** PARCEL: **3.00**

EASEMENT AREA: **5,921.79 S.F. OR 0.013 ACRES +/-**



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: 0100-413
 PROJECT NAME: BEECHCROFT / CLEBURNE