	PNG Line 431	
	PROJECT NUMBER	IR#1751433

TOTAL COMPENSATION WORKSHEET

Permanent Easement, Temporary Construction Easement, and Damages

PARCEL INFO	
PNG Tract #:	57
Tax Map and Parcel #:	069-00-0-079.00
County:	Davidson
Exhibit Date:	5/4/2017

OWNER INFO	
Name:	Metropolitan Government of Nashville and Davidson County
Address:	1591 Emerald Drive Nashville, TN 37218
Phone:	Phone: _____

COMPENSATION	
Permanent Easement:	\$11,625.00
Temporary Construction Easement:	\$3,885.00
Access Easement:	\$1,050.00
Easement Area Subtotal: <i>(To be shown on recorded easement)</i>	\$16,560.00
Anticipated Damages: <i>(List type, e.g. - Timber, Crops, Landscaping, etc.)</i>	
a) In Permanent Easement Area	
b) In Temporary Construction Easement	
Damages Subtotal:	\$0.00
TOTAL COMPENSATION	\$16,560.00

Landowner Signature

Date:

Landowner Signature

Date:

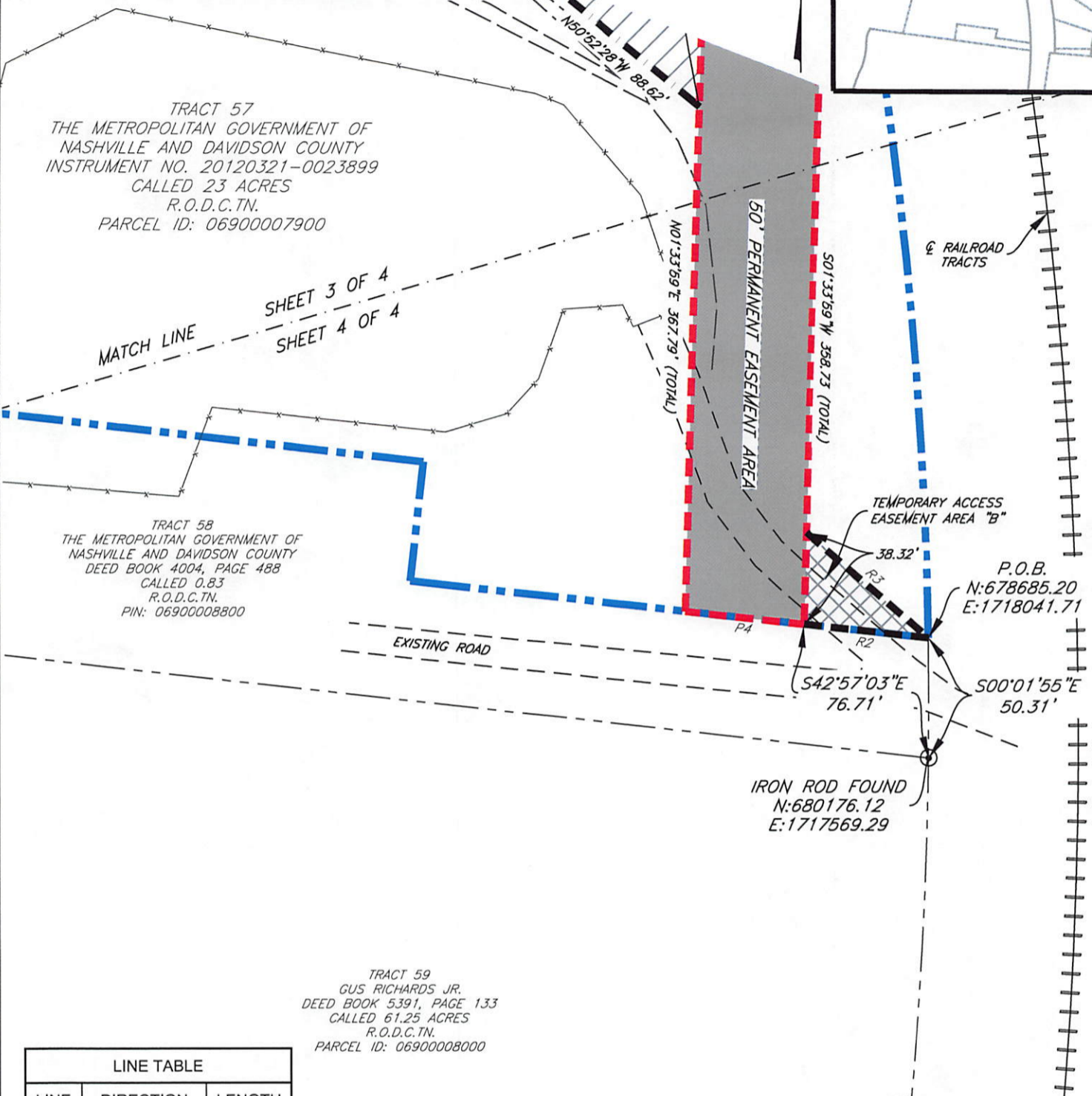
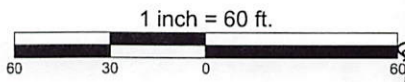
Land Agent Signature

Date:

AREA TABLE

DESCRIPTION	SQ. FT.	ACREAGE
50' PERMANENT EASEMENT AREA	67,640	1.55
TCE "A"	2,269	0.05
TCE "B"	110,585	2.54
TEMPORARY ACCESS EASEMENT AREA "A"	5,356	0.12
TEMPORARY ACCESS EASEMENT AREA "B"	1,003	0.02

EXHIBIT "A"



TRACT 57
 THE METROPOLITAN GOVERNMENT OF
 NASHVILLE AND DAVIDSON COUNTY
 INSTRUMENT NO. 20120321-0023899
 CALLED 23 ACRES
 R.O.D.C.TN.
 PARCEL ID: 06900007900

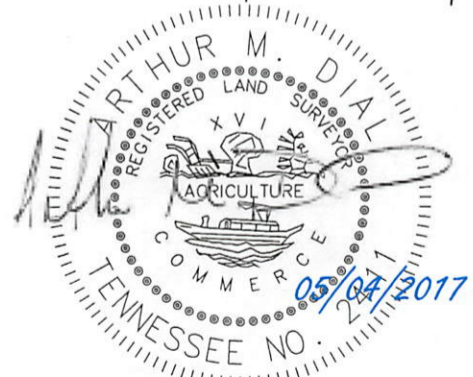
TRACT 58
 THE METROPOLITAN GOVERNMENT OF
 NASHVILLE AND DAVIDSON COUNTY
 DEED BOOK 4004, PAGE 488
 CALLED 0.83
 R.O.D.C.TN.
 PIN: 06900008800

TRACT 59
 GUS RICHARDS JR.
 DEED BOOK 5391, PAGE 133
 CALLED 61.25 ACRES
 R.O.D.C.TN.
 PARCEL ID: 06900008000

LINE TABLE

LINE	DIRECTION	LENGTH
P4	N83° 37' 54"W	50.18'
R2	N83° 37' 54"W	52.56'
R3	S49° 14' 05"E	67.59'

- CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT ACCORDING TO EVIDENCE AND/OR LINES OF OCCUPATION OBSERVED UPON THE DATE OF THIS FIELD SURVEY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE AND APPARENT ON THE DATE OF THIS SURVEY, WITHIN/ADJOINING THE DESCRIBED EASEMENT, HAVE BEEN LOCATED, SHOWN AND/OR DESCRIBED HERON OF WHICH I HAVE KNOWLEDGE OF. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS EXHIBIT. IS NON-TRANSFERABLE AND MADE FOR THIS TRANSACTION ONLY. THIS IS NOT A BOUNDARY SURVEY.
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LEGEND

- MONUMENT FOUND
- POWER LINE
- - - EDGE OF EXISTING EASEMENT
- - - ADJOINER PROPERTY LINE
- - - PNG TCE
- - - SUBJECT BOUNDARY LINE (SURVEYED)
- - - SUBJECT BOUNDARY LINE (NOT SURVEYED)
- - - PNG PERMANENT EASEMENT

EASEMENT FOR
 PIEDMONT NATURAL GAS COMPANY, INC.
 ACROSS THE LANDS OF
 METROPOLITAN GOVERNMENT OF NASHVILLE
 AND DAVIDSON COUNTY
 INSTRUMENT NO. 20120321-0023899
 1591 EMERALD DRIVE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 PROJECT # 1751433 TRACT # 057_000

Ei ENERGY LAND & INFRASTRUCTURE
 1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
 615-383-6300 • FAX 615-360-8476 • WWW.ELI-LLC.COM

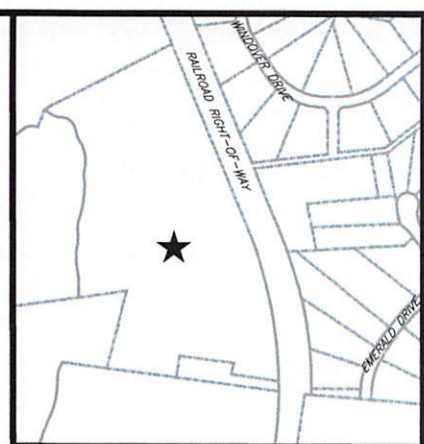
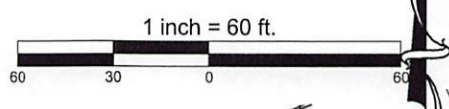
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 NASHVILLE, TENNESSEE • CARY, NORTH CAROLINA • ARLINGTON, VIRGINIA

DRAWN BY:	P.C.	REVISIONS
DATE:	02/19/2017	05/04/2017
JOB NO.	16-11-3220	

SHEET 4 OF 4

DESCRIPTION	SQ. FT.	ACREAGE
50' PERMANENT EASEMENT AREA	67,640	1.55
TCE "A"	2,269	0.05
TCE "B"	110,585	2.54
TEMPORARY ACCESS EASEMENT AREA "A"	5,356	0.12
TEMPORARY ACCESS EASEMENT AREA "B"	1,003	0.02

EXHIBIT "A"

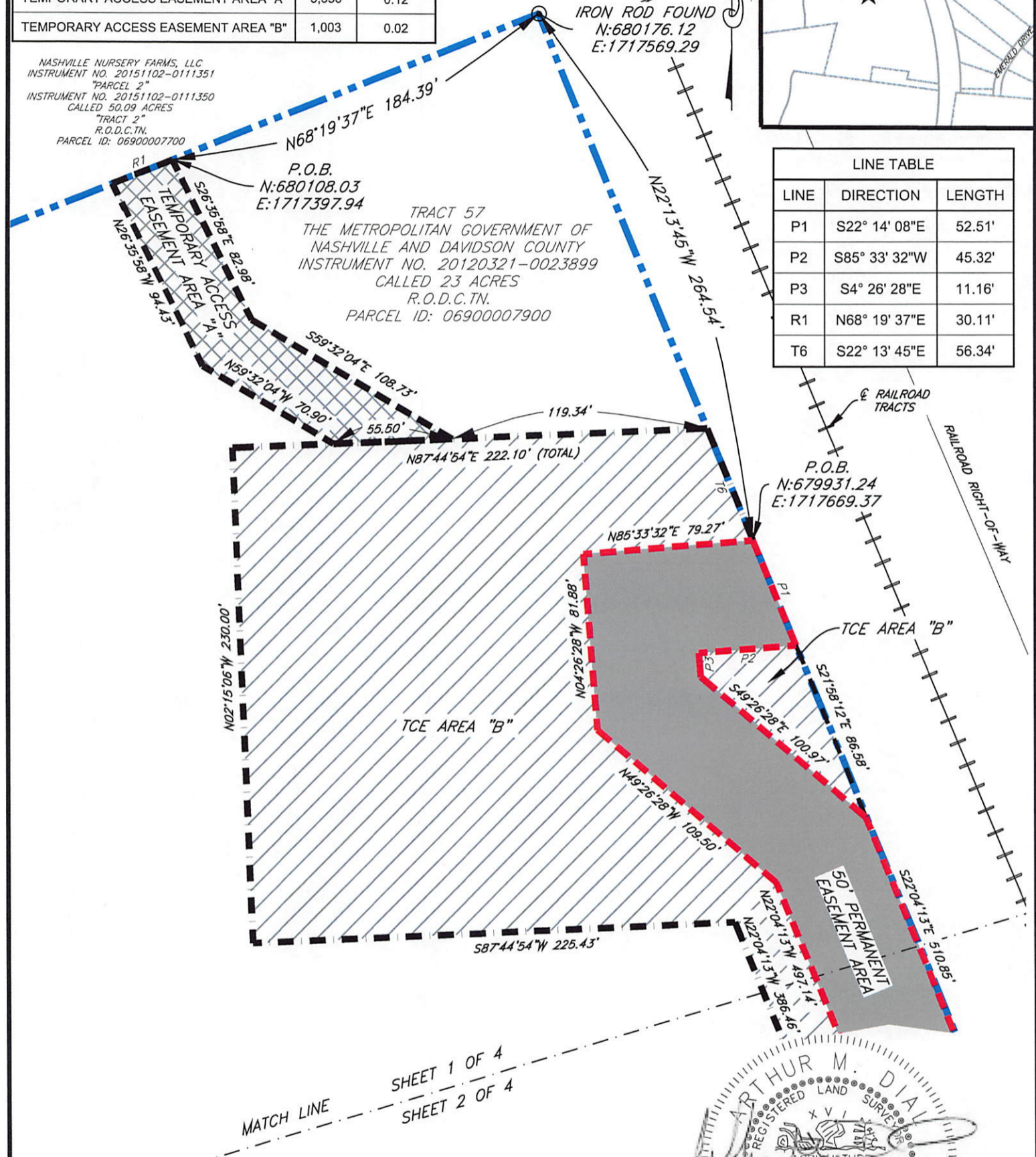


NASHVILLE NURSERY FARMS, LLC
 INSTRUMENT NO. 20151102-0111351
 "PARCEL 2"
 INSTRUMENT NO. 20151102-0111350
 CALLED 50.09 ACRES
 "TRACT 2"
 R.O.D.C.TN.
 PARCEL ID: 06900007700

P.O.B.
 N:680108.03
 E:1717397.94

TRACT 57
 THE METROPOLITAN GOVERNMENT OF
 NASHVILLE AND DAVIDSON COUNTY
 INSTRUMENT NO. 20120321-0023899
 CALLED 23 ACRES
 R.O.D.C.TN.
 PARCEL ID: 06900007900

LINE TABLE		
LINE	DIRECTION	LENGTH
P1	S22° 14' 08"E	52.51'
P2	S85° 33' 32"W	45.32'
P3	S4° 26' 28"E	11.16'
R1	N68° 19' 37"E	30.11'
T6	S22° 13' 45"E	56.34'



MATCH LINE
 SHEET 1 OF 4
 SHEET 2 OF 4



- CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT ACCORDING TO EVIDENCE AND/OR LINES OF OCCUPATION OBSERVED UPON THE DATE OF THIS FIELD SURVEY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE AND APPARENT ON THE DATE OF THIS SURVEY, WITHIN/ADJOINING THE DESCRIBED EASEMENT, HAVE BEEN LOCATED, SHOWN AND/OR DESCRIBED HERON OF WHICH I HAVE KNOWLEDGE OF. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS EXHIBIT, IS NON-TRANSFERABLE AND MADE FOR THIS TRANSACTION ONLY, THIS IS NOT A BOUNDARY SURVEY.
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---	EDGE OF EXISTING EASEMENT
---	ADJOINER PROPERTY LINE
---	PNG TCE
---	SUBJECT BOUNDARY LINE (SURVEYED)
---	SUBJECT BOUNDARY LINE (NOT SURVEYED)
---	PNG PERMANENT EASEMENT

EASEMENT FOR
PIEDMONT NATURAL GAS COMPANY, INC.
 ACROSS THE LANDS OF
**METROPOLITAN GOVERNMENT OF NASHVILLE
 AND DAVIDSON COUNTY**
 INSTRUMENT NO. 20120321-0023899
 1591 EMERALD DRIVE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 PROJECT # 1751433 TRACT # 057_000

EI ENERGY LAND & INFRASTRUCTURE
 1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
 615-383-6300 • FAX 615-360-8476 • WWW.ELI-LLC.COM

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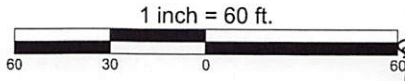
DRAWN BY:	P.C.	REVISIONS
DATE:	02/19/2017	05/04/2017
JOB NO.	16-11-3220	

SHEET 1 OF 4

AREA TABLE

DESCRIPTION	SQ. FT.	ACREAGE
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TCE "B"	110,585	2.54
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TEMPORARY ACCESS EASEMENT AREA "B"	1,003	0.02

EXHIBIT "A"



MATCH LINE
SHEET 1 OF 4
SHEET 2 OF 4

TRACT 57
THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY
INSTRUMENT NO. 20120321-0023899
CALLED 23 ACRES
R.O.D.C. TN.
PARCEL ID: 06900007900



LINE TABLE		
LINE	DIRECTION	LENGTH
T4	S67° 55' 47"W	50.00'
T5	N67° 55' 47"E	50.00'

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---	ADJOINER PROPERTY LINE
---	PNG TCE
---	SUBJECT BOUNDARY LINE (SURVEYED)
---	SUBJECT BOUNDARY LINE (NOT SURVEYED)
---	PNG PERMANENT EASEMENT

EASEMENT FOR
PIEDMONT NATURAL GAS COMPANY, INC.
ACROSS THE LANDS OF
METROPOLITAN GOVERNMENT OF NASHVILLE
AND DAVIDSON COUNTY
INSTRUMENT NO. 20120321-0023899
1591 EMERALD DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
PROJECT # 1751433 TRACT # 057_000

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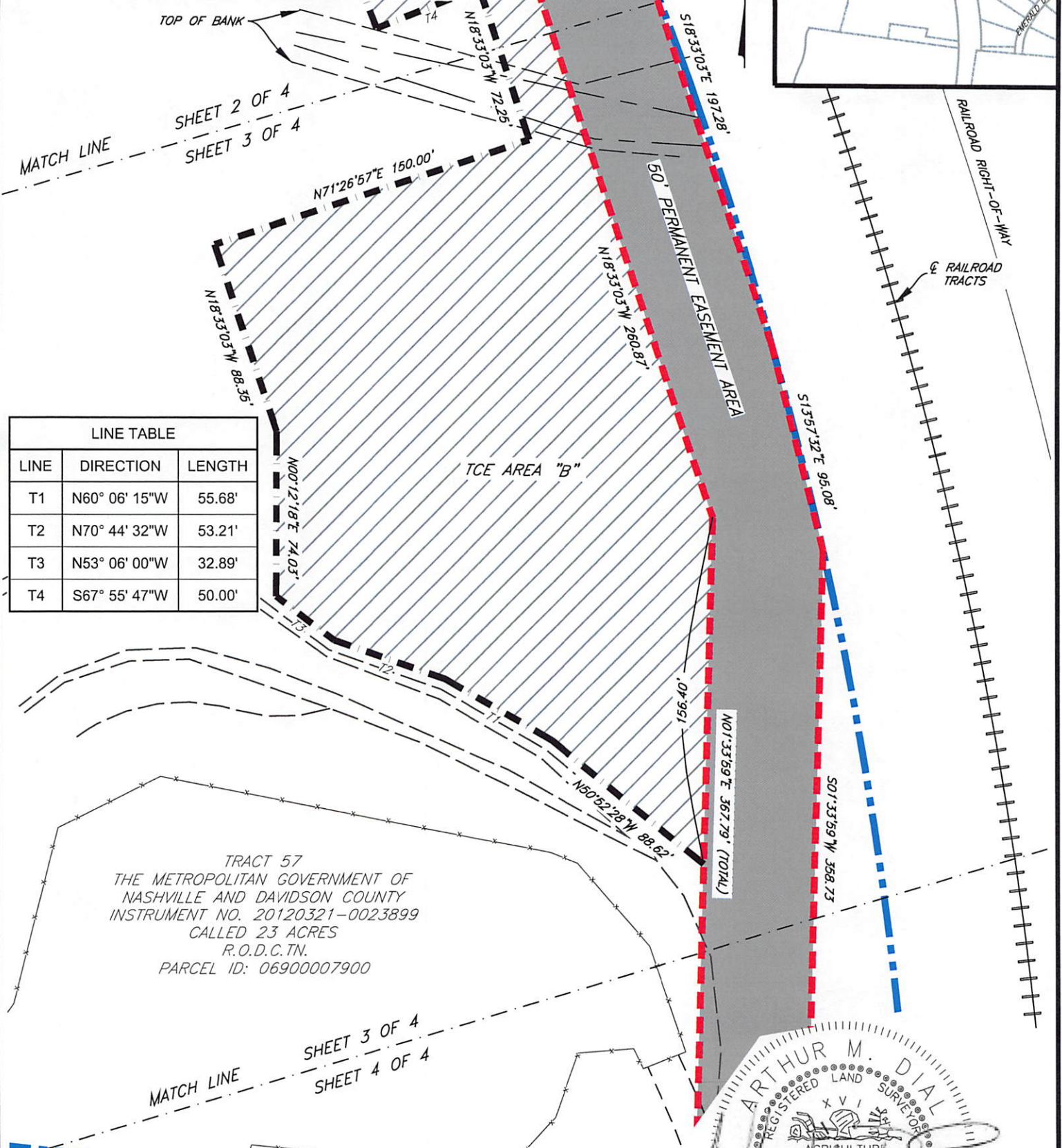
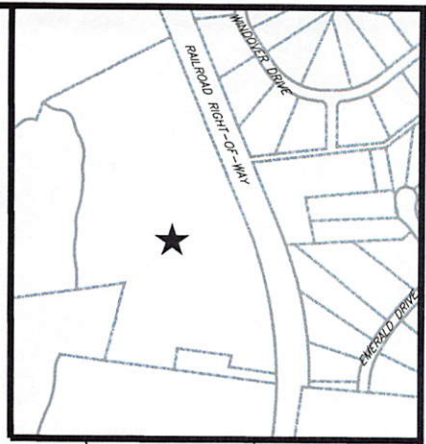
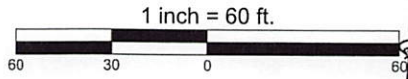
DRAWN BY:	P.C.	REVISIONS
DATE:	02/19/2017	05/04/2017
JOB NO.	16-11-3220	

SHEET 2 OF 4

AREA TABLE

DESCRIPTION	SQ. FT.	ACREAGE
50' PERMANENT EASEMENT AREA	67,640	1.55
TCE "A"	2,269	0.05
TCE "B"	110,585	2.54
TEMPORARY ACCESS EASEMENT AREA "A"	5,356	0.12
TEMPORARY ACCESS EASEMENT AREA "B"	1,003	0.02

EXHIBIT "A"



LINE TABLE		
LINE	DIRECTION	LENGTH
T1	N60° 06' 15"W	55.68'
T2	N70° 44' 32"W	53.21'
T3	N53° 06' 00"W	32.89'
T4	S67° 55' 47"W	50.00'

TRACT 57
 THE METROPOLITAN GOVERNMENT OF
 NASHVILLE AND DAVIDSON COUNTY
 INSTRUMENT NO. 20120321-0023899
 CALLED 23 ACRES
 R.O.D.C.TN.
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----	ADJOINER PROPERTY LINE
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— · — · — · —	SUBJECT BOUNDARY LINE (SURVEYED)
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EASEMENT FOR
PIEDMONT NATURAL GAS COMPANY, INC.
 ACROSS THE LANDS OF
**METROPOLITAN GOVERNMENT OF NASHVILLE
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DRAWN BY:	P.C.	REVISIONS
DATE:	02/19/2017	05/04/2017
JOB NO.	16-11-3220	

SHEET 3 OF 4

PERMISSIVE USE AND RIGHT OF ENTRY AGREEMENT

THIS AGREEMENT is made and entered into by and between THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter referred to as "GRANTOR" and PIEDMONT NATURAL GAS CO., hereinafter referred to as "GRANTEE".

WHEREAS, GRANTOR is the owner of real property in Davidson County with addresses of 1591 and 1595 Emerald Drive and further identified as Davidson County Tax Map 069-00, Parcels 079.00 and 088.00, and Map 069-15 Parcel 029.00 which are located approximately as shown on Exhibit A, hereafter referred to as the "PROPERTY"; and

WHEREAS, GRANTEE has submitted plans for installing and maintaining a natural gas line and desires to construct improvements accordingly (work to include travel lane/temporary access to temporary work space (TWS), clearing trees and vegetation in TWS and permanent easement areas, trenching and installing and HDD drilling under the driveway entrance and utilities) and said plans having been reviewed by GRANTOR'S Engineering Division for Water Services; and

WHEREAS, GRANTOR, acting through its Director of Public Property has negotiated for fair market compensation for the granting of said easements; and

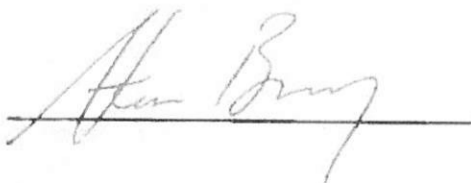
WHEREAS, the work being performed by GRANTEE shall be confined to the areas as shown on the drawings provided by GRANTEE, as approximately shown on the attached Exhibits;

NOW, THEREFORE, in consideration of One Dollar (\$1.00) cash in hand paid each to the other, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree and contract as follows:

1. For the term of this agreement, GRANTOR grants to GRANTEE and it's agents permission to use and enter upon GRANTOR's property only for the purposes outlined above.
2. GRANTEE agrees that all excavation on the site shall be coordinated with the appropriate Metro Water employees and/or its agents.
3. In consideration for the use of the Premises, GRANTOR does not waive any claim for damage of any kind resulting from the negligence, recklessness, or any wrongdoing of any agent, representative or contractor for GRANTEE.
4. Either party may cancel this agreement upon thirty (30) days' written notice to the other party.
5. The term of this agreement shall commence from the latter date of execution on this document. Upon either passage of an Ordinance filed with Metro Council being passed and filed with the Metro Clerk or completion of the improvements, whichever occurs sooner, this agreement shall automatically terminate.

EXECUTED in duplicate, each executed instrument to be considered an original for all purposes.

GRANTORS:
Steve Berry, Director
Public Property Administration



Executed this 15th day of April, 2018.

Scott Potter, Director
Metro Water

DocuSigned by:


Scott Potter

994E7D0AE02B458...

10/14/2024

Executed this ___ day of April, 2018.

GRANTEE:
Piedmont Natural Gas Co.



Adam C Spry
Manager, Land Services

Executed this 2th day of May, 2018.



4711 Trousdale Drive, Suite 121

Nashville, TN 37220

615-678-5674

April 26, 2019

Metro Government Easement Offer Data: Line 431, Tract 57

OFFER: Fee---\$15,000.00 Ac.

Permanent Easement:

1.55 Ac. x \$15,000.00 x 50% = \$11,625.00

Temporary Workspace:

A. --- .05 Ac. x \$15,00.00 x 10% = \$75.00

B. --- .2.54Ac. x \$15,000.00 x 10% = \$3810.00

Temporary Access Easement:

A. --- .12 Ac. x \$15,000.00 x 50% = \$900.00


B. --- .02 Ac. x \$15,000.00 x 50% = \$150.00

GRAND TOTAL ----- \$16,560.00 ✓

Sales Data for this Metro Easement:

1. 4269 Ashland City Hwy – 22.63Ac., (4 parcels) sold 9/18/15 for \$199,000. A second transaction closed 9/30/15 on 7.14 Ac for \$225,000.00. This analysis considers both transactions (29.77Ac) which calculates to \$14,243.00 Ac

2. 4775 Drakes Branch Rd---31.7Ac., sold 4/16 for \$500,000.00 or \$15,773 Ac.

	PNG Line 431	
	PROJECT NUMBER	IR#1751433

TOTAL COMPENSATION WORKSHEET

Permanent Easement, Temporary Construction Easement, and Damages

PARCEL INFO	
PNG Tract #:	58
Tax Map and Parcel #:	069-00-0-088.00
County:	Davidson
Exhibit Date:	5/4/2017

OWNER INFO	
Name:	Metropolitan Government of Nashville and Davidson County
Address:	1595 Emerald Drive
	Nashville, TN 37218
Phone:	Phone:

COMPENSATION	
Permanent Easement:	\$750.00
Temporary Construction Easement:	
Access Easement:	\$625.00
Easement Area Subtotal: <i>(To be shown on recorded easement)</i>	\$1,375.00
<p style="text-align: center;">Anticipated Damages: <i>(List type, e.g. - Timber, Crops, Landscaping, etc.)</i></p> <p>a) In Permanent Easement Area</p> <p>_____</p> <p>b) In Temporary Construction Easement</p> <p>_____</p>	
Damages Subtotal:	\$0.00
TOTAL COMPENSATION	\$1,375.00

Landowner Signature

Date:

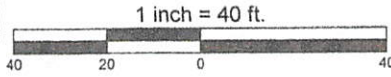
Landowner Signature

Date:

Land Agent Signature

Date:

EXHIBIT "A"

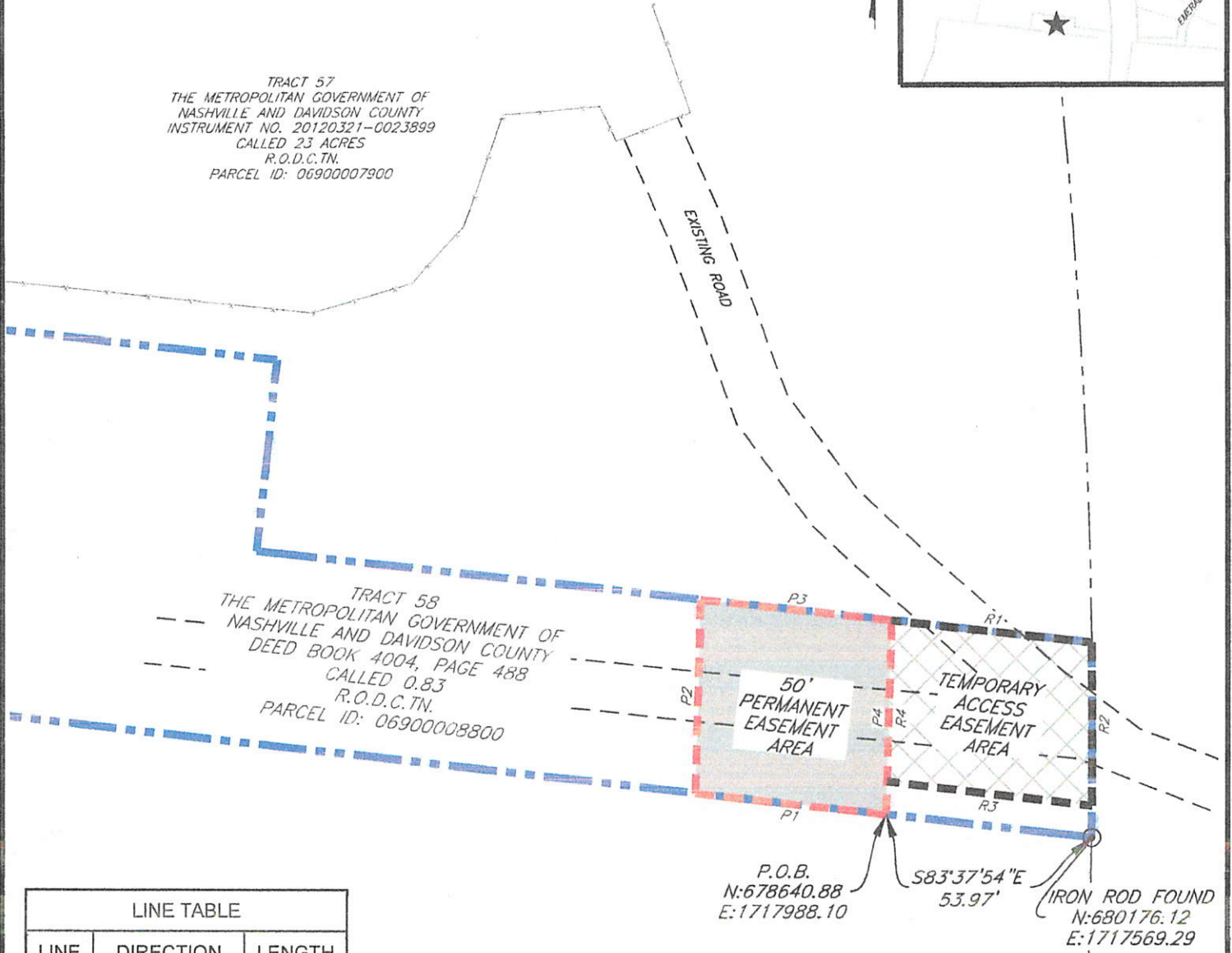


AREA TABLE		
DESCRIPTION	SQ. FT.	ACREAGE
50' PERMANENT EASEMENT AREA	2,509	0.06
TEMPORARY ACCESS EASEMENT AREA	2,211	0.05

TRACT 57
THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY
INSTRUMENT NO. 20120321-0023899
CALLED 2.3 ACRES
R.O.D.C.TN.
PARCEL ID: 06900007900

TRACT 58
THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY
DEED BOOK 4004, PAGE 488
CALLED 0.83
R.O.D.C.TN.
PARCEL ID: 06900008800

TRACT 59
GUS RICHARDS JR.
DEED BOOK 5391, PAGE 133
CALLED 61.25 ACRES
R.O.D.C.TN.
PARCEL ID: 06900008000



LINE TABLE		
LINE	DIRECTION	LENGTH
P1	N83° 37' 54"W	50.18'
P2	N1° 33' 59"E	50.18'
P3	S83° 37' 54"E	50.18'
P4	S1° 33' 59"W	50.18'
R1	S83° 37' 54"E	52.56'
R2	S0° 09' 49"E	42.00'
R3	N83° 17' 47"W	53.86'
R4	N1° 33' 59"E	41.55'

- CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT ACCORDING TO EVIDENCE AND/OR LINES OF OCCUPATION OBSERVED UPON THE DATE OF THIS FIELD SURVEY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE AND APPARENT ON THE DATE OF THIS SURVEY, WITHIN/ADJOINING THE DESCRIBED EASEMENT, HAVE BEEN LOCATED, SHOWN AND/OR DESCRIBED HERON OF WHICH I HAVE KNOWLEDGE OF. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS EXHIBIT, IS NON-TRANSFERABLE AND MADE FOR THIS TRANSACTION ONLY. THIS IS NOT A BOUNDARY SURVEY.
- TITLE INFORMATION WAS NOT FURNISHED TO THIS SURVEYOR, AS SUCH, ENERGY LAND & INFRASTRUCTURE DOES NOT WARRANT OR GUARANTEE THAT ALL CONFLICTS, EASEMENTS OR ENCUMBRANCES ARE SHOWN. ADJOINER INFORMATION SHOWN OR DESCRIBED IS FOR INFORMATIONAL PURPOSES ONLY.
- ALL BEARINGS, DISTANCES, AND COORDINATES CONTAINED HEREIN ARE GRID, BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, OF THE NORTH AMERICAN DATUM 1983 (NAD83, REALIZATIONS 2011, EPOCH 2010.00), IN US SURVEY FOOT.
- THE OUTER LIMITS OF THE PERMANENT EASEMENT EXTENDS OR SHORTENS TO THE RESPECTIVE TRACT LINES. TEMPORARY CONSTRUCTION EASEMENT LIES ADJACENT AND CONTINUOUS TO THE PERMANENT EASEMENT UNLESS NOTED OTHERWISE.
- THIS PLAT HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



THIS SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126 AND IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED UNDER RULE 0820-3-07. THE INFORMATION SHOWN ON THIS EXHIBIT WAS DERIVED FROM RECORDED DEEDS, PLATS, AND FIELD MEASUREMENTS. SAID PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THE SURVEYOR PRIOR TO THIS EXHIBIT. THIS EXHIBIT IS FOR RIGHT-OF-WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

LEGEND	
●	MONUMENT FOUND
—	POWER LINE
---	EDGE OF EXISTING EASEMENT
----	ADJOINER PROPERTY LINE
----	PNG TCE
----	SUBJECT BOUNDARY LINE (SURVEYED)
----	SUBJECT BOUNDARY LINE (NOT SURVEYED)
----	PNG PERMANENT EASEMENT

EASEMENT FOR
PIEDMONT NATURAL GAS COMPANY, INC.
ACROSS THE LANDS OF
**METROPOLITAN GOVERNMENT OF NASHVILLE
AND DAVIDSON COUNTY**
DEED BOOK 4004, PAGE 488
1595 EMERALD DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROJECT # 1751433 TRACT # 058_000

EI ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
615-383-6300 • FAX 615-360-8476 • WWW.EI-LLC.COM

ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL
NASHVILLE, TENNESSEE • CARY, NORTH CAROLINA • ARLINGTON, VIRGINIA

DRAWN BY:	P.C.	REVISIONS
DATE:	02/19/2017	05/04/2017
JOB NO.	16-11-3220	

SHEET 1 OF 1

PERMISSIVE USE AND RIGHT OF ENTRY AGREEMENT

THIS AGREEMENT is made and entered into by and between THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter referred to as "GRANTOR" and PIEDMONT NATURAL GAS CO., hereinafter referred to as "GRANTEE".

WHEREAS, GRANTOR is the owner of real property in Davidson County with addresses of 1591 and 1595 Emerald Drive and further identified as Davidson County Tax Map 069-00, Parcels 079.00 and 088.00, and Map 069-15 Parcel 029.00 which are located approximately as shown on Exhibit A, hereafter referred to as the "PROPERTY"; and

WHEREAS, GRANTEE has submitted plans for installing and maintaining a natural gas line and desires to construct improvements accordingly (work to include travel lane/temporary access to temporary work space (TWS), clearing trees and vegetation in TWS and permanent easement areas, trenching and installing and HDD drilling under the driveway entrance and utilities) and said plans having been reviewed by GRANTOR'S Engineering Division for Water Services; and

WHEREAS, GRANTOR, acting through its Director of Public Property has negotiated for fair market compensation for the granting of said easements; and

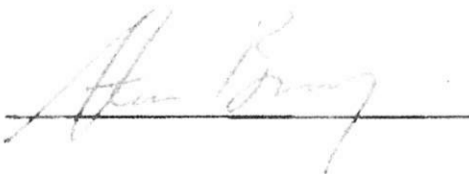
WHEREAS, the work being performed by GRANTEE shall be confined to the areas as shown on the drawings provided by GRANTEE, as approximately shown on the attached Exhibits;

NOW, THEREFORE, in consideration of One Dollar (\$1.00) cash in hand paid each to the other, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree and contract as follows:

1. For the term of this agreement, GRANTOR grants to GRANTEE and it's agents permission to use and enter upon GRANTOR's property only for the purposes outlined above.
2. GRANTEE agrees that all excavation on the site shall be coordinated with the appropriate Metro Water employees and/or its agents.
3. In consideration for the use of the Premises, GRANTOR does not waive any claim for damage of any kind resulting from the negligence, recklessness, or any wrongdoing of any agent, representative or contractor for GRANTEE.
4. Either party may cancel this agreement upon thirty (30) days' written notice to the other party.
5. The term of this agreement shall commence from the latter date of execution on this document. Upon either passage of an Ordinance filed with Metro Council being passed and filed with the Metro Clerk or completion of the improvements, whichever occurs sooner, this agreement shall automatically terminate.

EXECUTED in duplicate, each executed instrument to be considered an original for all purposes.

GRANTORS:
Steve Berry, Director
Public Property Administration



Executed this 15th day of April, 2018.

Scott Potter, Director
Metro Water

DocuSigned by:


Scott Potter

994E7D0AE02B458...

10/14/2024

Executed this ___ day of April, 2018.

GRANTEE:
Piedmont Natural Gas Co.



Adam C Sperry
Manager - Land Services

Executed this 3rd day of May, 2018.



4711 Trousdale Drive, Suite 121
Nashville, TN 37220
615-678-5674

April 26, 2019

Metro Government Easement Offer Data: Line 431, Tract 58

OFFER: Fee---\$25,000.00 Ac.

Permanent Easement:

A. --- .06 Ac. x \$25,00.00 x 50% = \$750.00

Temporary Access Easement:

A. --- .05 Ac. x \$25,000.00 x 50% = \$625.00


GRAND TOTAL ----- \$1375.00

Sales Data for this Metro Easement:

1. 1710 Windover Dr. – 1.23 Ac., sold 9/15 for \$32,500.00 or \$26,423.00. Zoned R-15
2. 4775 Drakes Branch Rd---31.7Ac., sold 4/16 for \$500,000.00 or \$15,773 Ac. Zoned R-15
3. Additional data was considered in communications w/Tami Sturges and appraisal data she maintained thru Metro transactions.

SUBJECT:

The subject tract is a 0.83 Acre parcel, zoned R-15 with a Flood Overlay. The entire parcel was valued at \$19,500.00 by the assessor for the 2015 tax roll.

	PNG Line 431	
	PROJECT NUMBER	IR#1751433

TOTAL COMPENSATION WORKSHEET

Permanent Easement, Temporary Construction Easement, and Damages

PARCEL INFO	
PNG Tract #:	58.1
Tax Map and Parcel #:	069-15-0-029.00
County:	Davidson
Exhibit Date:	5/4/2017

OWNER INFO	
Name:	Metropolitan Government of Nashville and Davidson County
Address:	1599 Emerald Drive
	Nashville, TN 37218
Phone:	Phone:

COMPENSATION	
Permanent Easement Inside TVA:	_____
Permanent Easement Outside TVA:	_____
Temporary Construction Easement:	_____
Access Easement:	\$1,875.00
Easement Area Subtotal: <i>(To be shown on recorded easement)</i>	\$1,875.00
Anticipated Damages: <i>(List type, e.g. - Timber, Crops, Landscaping, etc.)</i>	
a) In Permanent Easement Area	
_____	_____
b) In Temporary Construction Easement	
_____	_____
Damages Subtotal:	\$0.00
TOTAL COMPENSATION	\$1,875.00

Landowner Signature

Date:

Landowner Signature

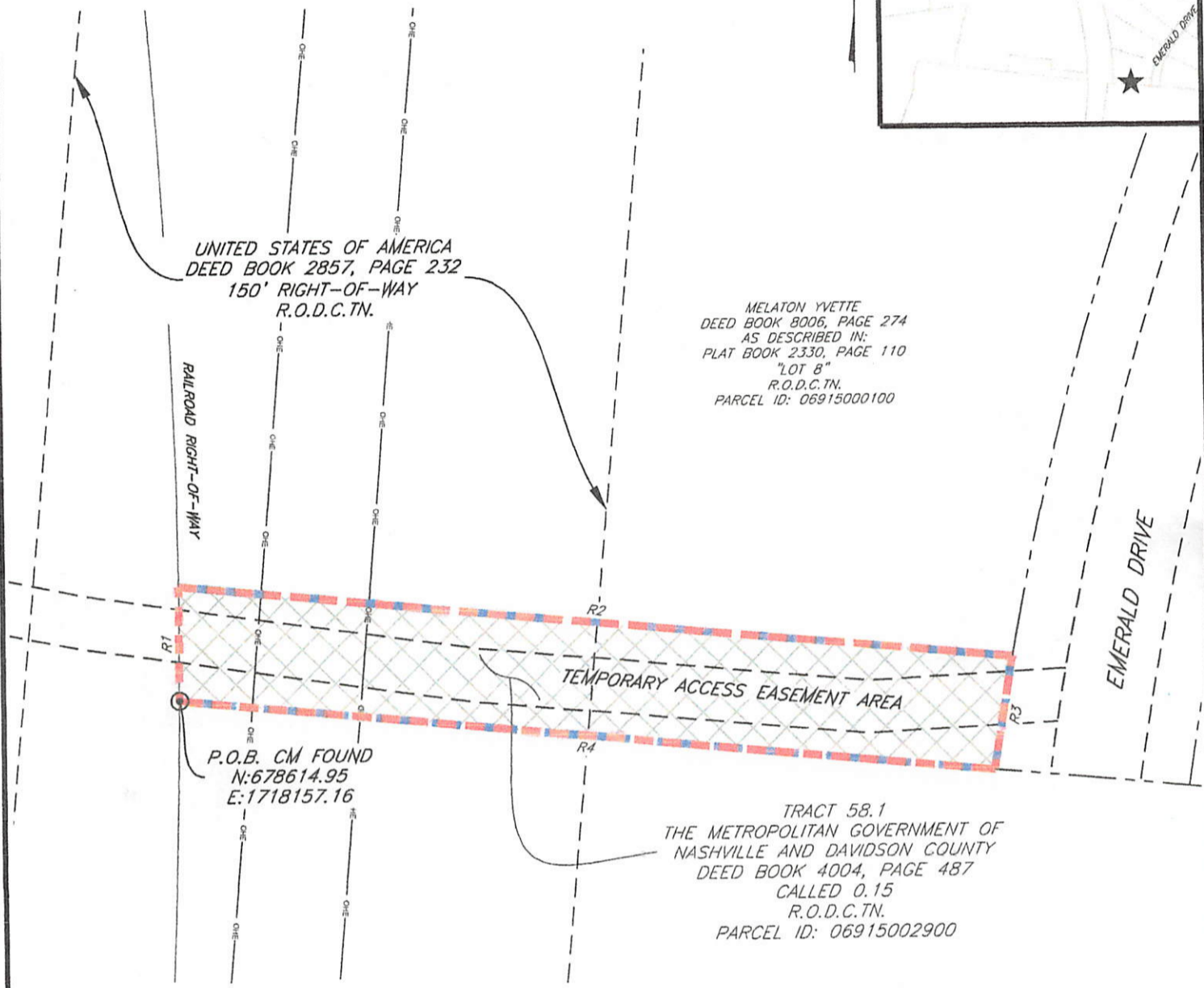
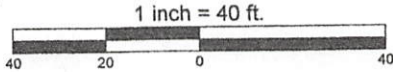
Date:

Land Agent Signature

Date:

EXHIBIT "A"

AREA TABLE		
DESCRIPTION	SQ. FT.	ACREAGE
TEMPORARY ACCESS EASEMENT AREA	6,610	0.15



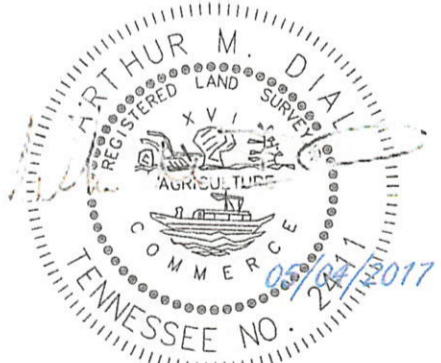
UNITED STATES OF AMERICA
DEED BOOK 2857, PAGE 232
150' RIGHT-OF-WAY
R.O.D.C.TN.

MELATON YVETTE
DEED BOOK 8006, PAGE 274
AS DESCRIBED IN:
PLAT BOOK 2330, PAGE 110
"LOT 8"
R.O.D.C.TN.
PARCEL ID: 06915000100

TRACT 58.1
THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY
DEED BOOK 4004, PAGE 487
CALLED 0.15
R.O.D.C.TN.
PARCEL ID: 06915002900

TRACT 59
GUS RICHARDS JR.
DEED BOOK 5391, PAGE 133
CALLED 61.25 ACRES
R.O.D.C.TN.
PARCEL ID: 06900008100

LINE TABLE		
LINE	DIRECTION	LENGTH
R1	N0° 10' 16"E	30.13'
R2	S84° 34' 02"E	222.00'
R3	S9° 20' 30"W	30.27'
R4	N84° 31' 00"W	217.17'



- CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT ACCORDING TO EVIDENCE AND/OR LINES OF OCCUPATION OBSERVED UPON THE DATE OF THIS FIELD SURVEY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE AND APPARENT ON THE DATE OF THIS SURVEY, WITHIN/ADJOINING THE DESCRIBED EASEMENT, HAVE BEEN LOCATED, SHOWN AND/OR DESCRIBED HERON OF WHICH I HAVE KNOWLEDGE OF. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS EXHIBIT. IS NON-TRANSFERABLE AND MADE FOR THIS TRANSACTION ONLY. THIS IS NOT A BOUNDARY SURVEY.
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- THIS PLAT HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

THIS SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-16-126 AND IS NOT A "GENERAL PROPERTY SURVEY" AS DEFINED UNDER RULE 0820-3-07. THE INFORMATION SHOWN ON THIS EXHIBIT WAS DERIVED FROM RECORDED DEEDS, PLATS, AND FIELD MEASUREMENTS. SAID PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THE SURVEYOR PRIOR TO THIS EXHIBIT. THIS EXHIBIT IS FOR RIGHT-OF-WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

LEGEND	
●	MONUMENT FOUND
—	POWER LINE
---	EDGE OF EXISTING EASEMENT
----	ADJOINER PROPERTY LINE
----	PNG TCE
----	SUBJECT BOUNDARY LINE (SURVEYED)
----	SUBJECT BOUNDARY LINE (NOT SURVEYED)
----	PNG PERMANENT EASEMENT

EASEMENT FOR
PIEDMONT NATURAL GAS COMPANY, INC.
ACROSS THE LANDS OF
METROPOLITAN GOVERNMENT OF NASHVILLE
AND DAVIDSON COUNTY
DEED BOOK 4004, PAGE 487
1599 EMERALD DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
PROJECT # 1751433 TRACT # 058_001

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A2 • NASHVILLE, TN 37217
615-383-6300 • FAX 615-360-8476 • WWW.ELI-LLC.COM

ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL
NASHVILLE, TENNESSEE • CARY, NORTH CAROLINA • ARLINGTON, VIRGINIA

DRAWN BY:	P.C.	REVISIONS
DATE:	02/20/2017	05/04/2017
JOB NO.	16-11-3220	

SHEET 1 OF 1

PERMISSIVE USE AND RIGHT OF ENTRY AGREEMENT

THIS AGREEMENT is made and entered into by and between THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter referred to as "GRANTOR" and PIEDMONT NATURAL GAS CO., hereinafter referred to as "GRANTEE".

WHEREAS, GRANTOR is the owner of real property in Davidson County with addresses of 1591 and 1595 Emerald Drive and further identified as Davidson County Tax Map 069-00, Parcels 079.00 and 088.00, and Map 069-15 Parcel 029.00 which are located approximately as shown on Exhibit A, hereafter referred to as the "PROPERTY"; and

WHEREAS, GRANTEE has submitted plans for installing and maintaining a natural gas line and desires to construct improvements accordingly (work to include travel lane/temporary access to temporary work space (TWS), clearing trees and vegetation in TWS and permanent easement areas, trenching and installing and HDD drilling under the driveway entrance and utilities) and said plans having been reviewed by GRANTOR'S Engineering Division for Water Services; and

WHEREAS, GRANTOR, acting through its Director of Public Property has negotiated for fair market compensation for the granting of said easements; and

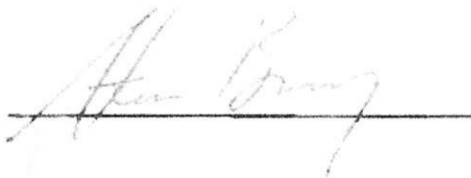
WHEREAS, the work being performed by GRANTEE shall be confined to the areas as shown on the drawings provided by GRANTEE, as approximately shown on the attached Exhibits;

NOW, THEREFORE, in consideration of One Dollar (\$1.00) cash in hand paid each to the other, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree and contract as follows:

1. For the term of this agreement, GRANTOR grants to GRANTEE and it's agents permission to use and enter upon GRANTOR's property only for the purposes outlined above.
2. GRANTEE agrees that all excavation on the site shall be coordinated with the appropriate Metro Water employees and/or its agents.
3. In consideration for the use of the Premises, GRANTOR does not waive any claim for damage of any kind resulting from the negligence, recklessness, or any wrongdoing of any agent, representative or contractor for GRANTEE.
4. Either party may cancel this agreement upon thirty (30) days' written notice to the other party.
5. The term of this agreement shall commence from the latter date of execution on this document. Upon either passage of an Ordinance filed with Metro Council being passed and filed with the Metro Clerk or completion of the improvements, whichever occurs sooner, this agreement shall automatically terminate.

EXECUTED in duplicate, each executed instrument to be considered an original for all purposes.

GRANTORS:
Steve Berry, Director
Public Property Administration



Executed this 15th day of April, 2018.


Scott Potter, Director
Metro Water

DocuSigned by:
Scott Potter
994E7D0AE02B458...

10/14/2024

Executed this ___ day of April, 2018.

GRANTEE:
Piedmont Natural Gas Co.



Adam C Sery
Manager - Land Services

Executed this 24th day of May, 2018.



4711 Trousdale Drive, Suite 121
Nashville, TN 37220
615-678-5674

April 26, 2019

Metro Government Temporary Easement Offer Data:Line 431,Tr. 58.1

OFFER: Fee---\$25,000.00 Ac.

Temporary Access Easement:

A. --- .15 Ac. x \$25,000.00 x 50% = \$1875.00

GRAND TOTAL ----- \$1875.00

Sales Data for this Metro Easement:

1. 1710 Windover Dr. – 1.23Ac., sold 9/15 for \$ 32,500.00 or \$26,423.00Ac. Zoned R-15
2. 4775 Drakes Branch Rd---31.7Ac., sold 4/16 for \$500,000.00 or \$15,773 Ac. Zoned R-15
3. Additional data was considered in communications w/Tami Sturges and appraisal data she maintained thru Metro transactions.

SUBJECT:

The subject tract is a 0.19 Acre parcel, zoned R-15 with a Flood Overlay. The entire parcel was valued at \$18,000 by the assessor for the 2015 tax roll.



September 10, 2024

To: Mike Atchison Metro Water Services

**Re: Emerald Drive Easements
Planning Commission Mandatory Referral 2024M-109ES-001
Council District #01 Joy Kimbrough, Council Member**

On behalf of the Metropolitan Planning Commission, the following item, referred to the Commission as required by the Metro Charter, has been recommended for *approval* to the Metropolitan Council:

An ordinance authorizing the granting of permanent easements, temporary construction easements, and access easements to Piedmont Natural Gas Co. on certain property owned by the Metropolitan Government (Proposal No. 2024M-109ES-001).

The relevant Metro agencies (Metro Parks, Nashville Department of Transportation, Metro Water Services, Metro Emergency Communications, the Nashville Electric Service, Metro Finance – Public Property and the Metro Historical Commission) have reviewed the proposal and concur in the recommendation for approval. This request must be approved by the Metro Council to become effective. A sketch showing the location of the request is attached to this letter.

Conditions that apply to this approval: none

This recommendation for approval is given as set forth in the Metropolitan Planning Commission Rules and Procedures. If you have any questions about this matter, please contact Delilah Rhodes at Christopher.Paulsen@nashville.gov or 615-880-2452

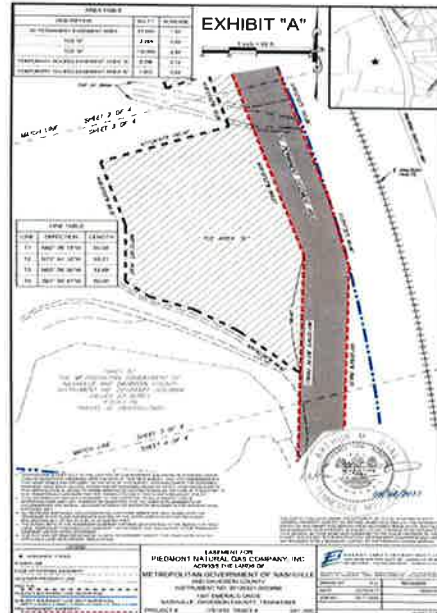
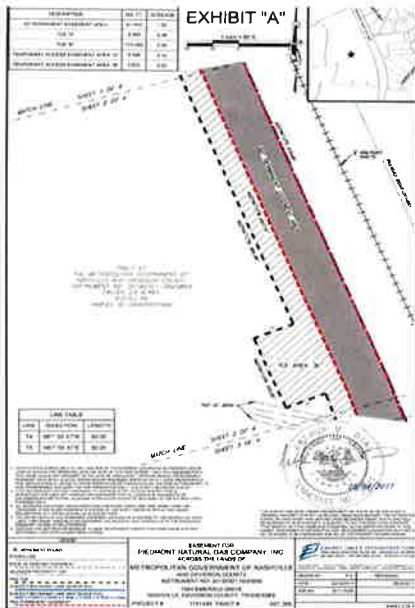
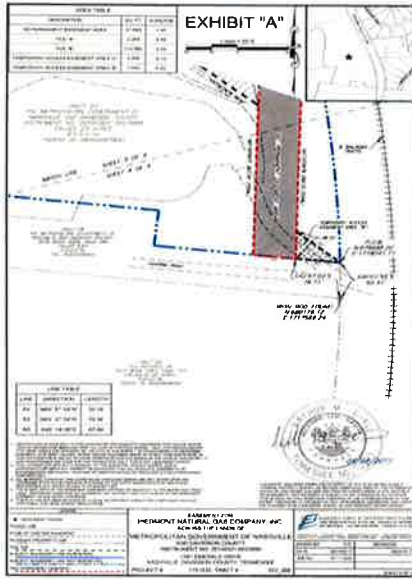
Sincerely,

A handwritten signature in blue ink that reads "Lisa Milligan".

Lisa Milligan
Assistant Director Land Development
Metro Planning Department
cc: *Metro Clerk*

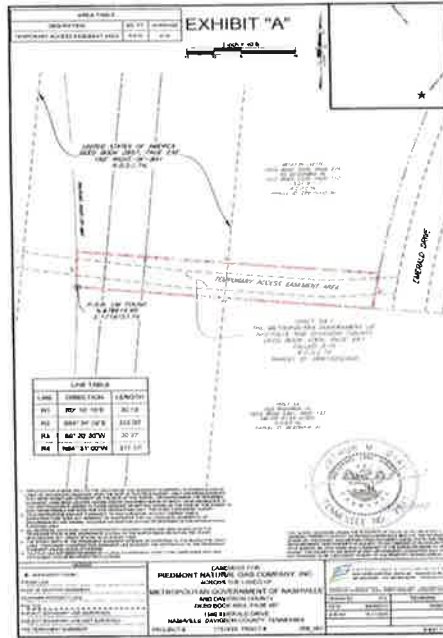
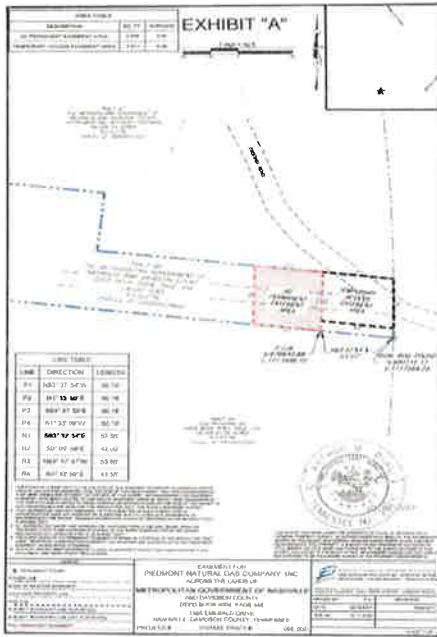
**Re: Emerald Drive Easements
Planning Commission Mandatory Referral 2024M-109ES-001
Council District #01 Joy Kimbrough, Council Member**

An ordinance authorizing the granting of permanent easements, temporary construction easements, and access easements to Piedmont Natural Gas Co. on certain property owned by the Metropolitan Government (Proposal No. 2024M-109ES-001).



**Re: Emerald Drive Easements
Planning Commission Mandatory Referral 2024M-109ES-001
Council District #01 Joy Kimbrough, Council Member**

An ordinance authorizing the granting of permanent easements, temporary construction easements, and access easements to Piedmont Natural Gas Co. on certain property owned by the Metropolitan Government (Proposal No. 2024M-109ES-001).



ORIGINAL

METROPOLITAN COUNTY COUNCIL

Bill No. _____

An ordinance authorizing the granting of permanent easements, temporary construction easements, and access easements to Piedmont Natural Gas Co. on certain properties owned by the Metropolitan Government located at 1591, 1595 and 1599 Emerald Drive (Proposal No. 2024M-109ES-001).

Introduced _____

Passed First Reading _____

Amended _____

Passed Second Reading _____

Passed Third Reading _____

Approved _____

By _____
Metropolitan Mayor

Advertised _____

Effective Date _____
