DocuSign Envelope ID: 2F433EC6-A243-496C-B669-B3F7FAFB2DD1

METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY
Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201

June 30, 2022

To: Ronald Colter, Public Property

Re: 0 COUNTY HOSPITAL ROAD
Planning Commission Mandatory Referral #2022M-092ES-001
Council District #01 Jonathan Hall, 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:

A request to authorize the granting of permanent and temporary construction easements to Piedmont Natural Gas Co. on certain property owned by the Metropolitan Government located at 0 County Hospital Road (Parcel No. 08000002900) (Proposal No. 2022M-092ES-001).

The relevant Metro agencies (Metro Parks, Metro Public Works, 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 delilah.rhodes@nashville.gov or 615-862-7208.

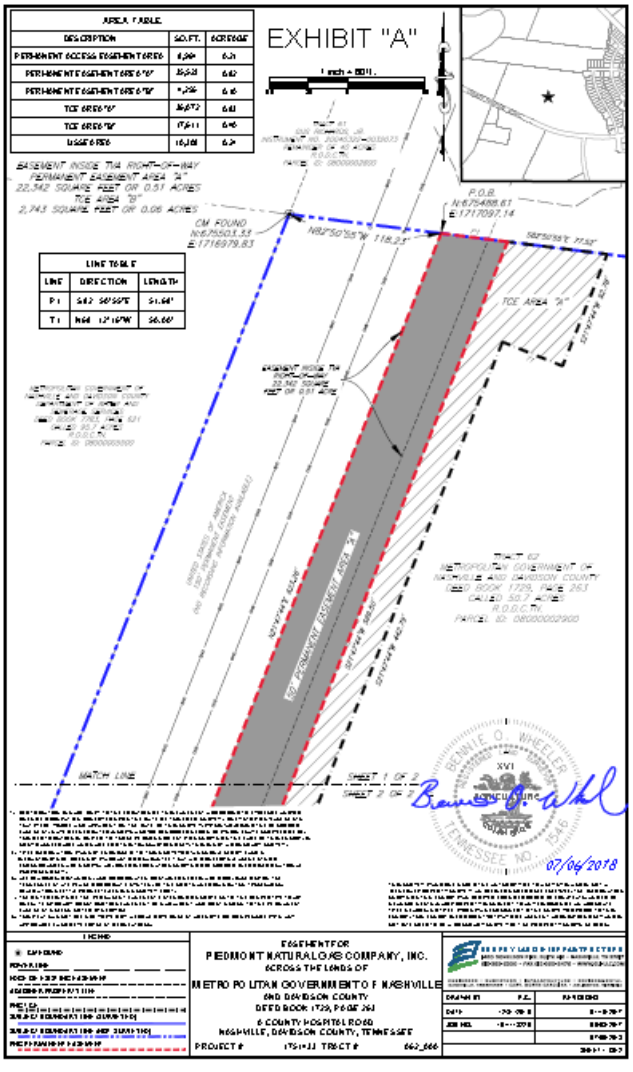
Sincerely,

Robert Leeman
Deputy Director
Metro Planning Department
cc: *Metro Clerk*

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EXHIBIT "A"

1 inch = 60 ft.

60 30 0 60

AREA TABLE		
DESCRIPTION	SQ. FT.	ACREAGE
PERMANENT ACCESS EASEMENT AREA	8,964	0.21
PERMANENT EASEMENT AREA "A"	35,523	0.82
PERMANENT EASEMENT AREA "B"	4,295	0.10
TCE AREA "A"	36,072	0.83
TCE AREA "B"	17,611	0.40
USSE AREA	10,308	0.24



TRACT 61
GUS RICHARDS, JR.
INSTRUMENT NO. 20040322-0032073
REMAINDER OF 40 ACRES
R.O.D.C.TN.
PARCEL ID: 08000002800

EASEMENT INSIDE TVA RIGHT-OF-WAY
PERMANENT EASEMENT AREA "A"
22,342 SQUARE FEET OR 0.51 ACRES
TCE AREA "B"
2,743 SQUARE FEET OR 0.06 ACRES

P.O.B.
N:675488.61
E:1717097.14

CM FOUND
N:675503.33
E:1716979.83

N82°50'55"W 118.23'

P1

S82°50'55"E 77.52'

LINE TABLE		
LINE	DIRECTION	LENGTH
P1	S82° 50' 55"E	51.68'
T1	N68° 12' 16"W	50.00'

TCE AREA "A"

S21°47'44"W 92.78'

T1

EASEMENT INSIDE TVA
RIGHT-OF-WAY
22,342 SQUARE
FEET OR 0.51 ACRE

METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY
DEPARTMENT OF WATER AND
SEWERAGE SERVICES
DEED BOOK 7783, PAGE 621
CALLED 95.7 ACRES
R.O.D.C.TN.
PARCEL ID: 08000005500

UNITED STATES OF AMERICA
150' PERMANENT EASEMENT
(NO RECORDING INFORMATION AVAILABLE)

50' PERMANENT EASEMENT AREA "A"

N21°47'44"E 623.26'

S21°47'44"W 589.50'

S21°47'44"W 442.79'

TRACT 62
METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY
DEED BOOK 1729, PAGE 263
CALLED 50.7 ACRES
R.O.D.C.TN.
PARCEL ID: 08000002900

MATCH LINE

SHEET 1 OF 2
SHEET 2 OF 2

BENNIE O. WHEELER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1546
07/06/2018

1. 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.
2. 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.
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4. 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
5. 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

- CM 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 1729, PAGE 263
0 COUNTY HOSPITAL ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROJECT # 1751433 TRACT # 062_000

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • 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:	12/31/2016	01/10/2017
JOB NO.	16-11-3220	05/03/2017
		07/06/2018

SHEET 1 OF 2

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MATCH LINE SHEET 1 OF 2
SHEET 2 OF 2

TRACT 62
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
DEED BOOK 1729, PAGE 263
CALLED 50.7 ACRES
R.O.D.C.TN.
PARCEL ID: 08000002900

EASEMENT INSIDE TVA RIGHT-OF-WAY
PERMANENT EASEMENT AREA "A"
22,342 SQUARE FEET OR 0.51 ACRES
TCE AREA "B"
2,743 SQUARE FEET OR 0.06 ACRES

UNITED STATES OF AMERICA
150' PERMANENT EASEMENT
(NO RECORDING INFORMATION PROVIDED)

N21°47'44"E 623.26'
S21°47'44"W 442.79'
S21°47'44"W 589.50'
N21°47'44"E 73.42'
T3
50.00'
50' PERMANENT EASEMENT AREA "A"
S64°27'16"E 253.19'
S64°27'16"E 80.65'
N64°27'16"W 60.53'
N64°27'16"W 127.48'
P2
S2
TCE AREA "A"
S64°27'16"E 128.84'
USSE AREA
N21°48'51"E 77.26'
TCE AREA "B"
N64°27'16"W 67.67'
N64°27'16"W 128.84'
S1
R4
R1
S25°32'44"W 125.00'
65.00'
N25°32'44"E 86.07'
P3
50' PERMANENT EASEMENT AREA "B"
S25°32'44"W 85.74'
N25°32'44"E 85.74'
R3
PERMANENT ACCESS EASEMENT AREA
S25°32'44"W 165.41' (TOTAL)
T2
N64°50'13"W 153.01'
P4
R2

TENNESSEE VALLEY AUTHORITY
100' RIGHT-OF-WAY
(NO RECORDING INFORMATION PROVIDED)

COUNTY HOSPITAL ROAD

NASHVILLE GAS COMPANY
DEED BOOK 6160, PAGE 624
CALLED 65.9 ACRES
R.O.D.C.TN.
PARCEL ID: 08000004600

LINE TABLE		
LINE	DIRECTION	LENGTH
P2	S25° 33' 25"W	50.00'
P3	S64° 27' 16"E	50.00'
P4	N64° 50' 13"W	50.00'
R1	S64° 27' 16"E	48.37'
R2	N64° 46' 22"W	59.54'
R3	S64° 27' 16"E	11.17'
R4	N25° 32' 44"E	80.00'
S1	S25° 32' 44"W	80.00'
S2	N25° 32' 44"E	80.00'
T2	N64° 27' 16"W	15.46'
T3	S68° 12' 16"E	25.00'

BENNIE O. WHEELER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1546
07/06/2018

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DRAWN BY:	P.C.	REVISIONS
DATE:	12/31/2016	01/10/2017
JOB NO.	16-11-3220	05/03/2017
		07/06/2018

SHEET 2 OF 2

DocuSign Envelope ID: 2F433EC6-A243-496C-B669-B3F7FAFB2DD1

Piedmont Natural Gas

Total Compensation Agreement for Permanent Easement(s), Temporary Easement(s), and/or Damages ("Agreement")

Piedmont Natural Gas Company, Inc. ("Piedmont")

Project Name:	Line 431 Phase I	Project Number:	1751433
Project Tract #:	62.00	Consideration:	$17,000
Landowner:	The Metropolitan Government of Nashville & Davidson County, Tennessee	% Ownership:	100.00%
Deliver Check To:	Croft and Associates LLC	Phone:	615-678-5674 (Office)
	4711 Trousdale Drive, Suite 121		
	Nashville, TN 37220	Phone:	_____
Exhibit Date:	7/6/2018		

In consideration of the right(s) of way and/or easement(s) dated _____, 20___ (collectively, "Easement") granted by Landowner to Piedmont, Piedmont agrees to pay Landowner the following amounts:

PER ACRE FAIR MARKET VALUE ("FMV")	$25,000

PERMANENT (G662)	Acres	%FMV		
Permanent Easement "A"	0.510	25%	Inside TVA	$3,188
Permanent Easement "A"	0.310	50%	Outside TVA	$3,875
Permanent Easement "B"	0.100	50%	Outside TVA	$1,250
Permanent Access Easement	0.210	50%	Outside TVA	$2,625
USSE	0.240	100%		$6,000
Permanent Total				**$17,000**

TEMPORARY (G663)	Acres	%FMV		
TCE A	0.830	10%		$2,075
TCE B	0.400	10%		$1,000
TEMPORARY TOTAL				**$3,100**

CROP DAMAGES (G656)	SELECT ONE: ▪ Anticipated Damages ▪ Post-Construction Damages				
	Type	Acres	Yield per Acre	Price per Yield Unit	
Crops					$0
Timber			1		$0
CROP DAMAGE TOTAL					**$0**

DAMAGES (G656)	SELECT ONE: ▪ Anticipated Damages ▪ Post-Construction Damages	
Detailed Description of Damages		
DAMAGES TOTAL		**$0**

GRAND TOTAL	$20,100

Landowner agrees that all terms, provisions, and conditions of this Agreement and the Easement are and shall remain confidential and Landowner agrees not to disclose any such terms, provisions or conditions to any person or entity. Landowner agrees the amounts paid pursuant to this Agreement shall constitute full and final payment for the Easement and any damages, including crops and timber, described above. Landowner understands that trees, shrubs, crops and other landscaping Piedmont removes from the Easement Areas will not be restored or replaced upon completion of its activities on Landowner's property. This Agreement shall be governed by Tennessee law.

Landowner: **Date:**

Abraham Wescott _____ (SIGN) _____

Abraham Wescott, Public Property Director _____ (PRINT)

_____ (SIGN) _____

_____ (PRINT)

Land Agent:

_____ (SIGN) _____

_____ (PRINT)