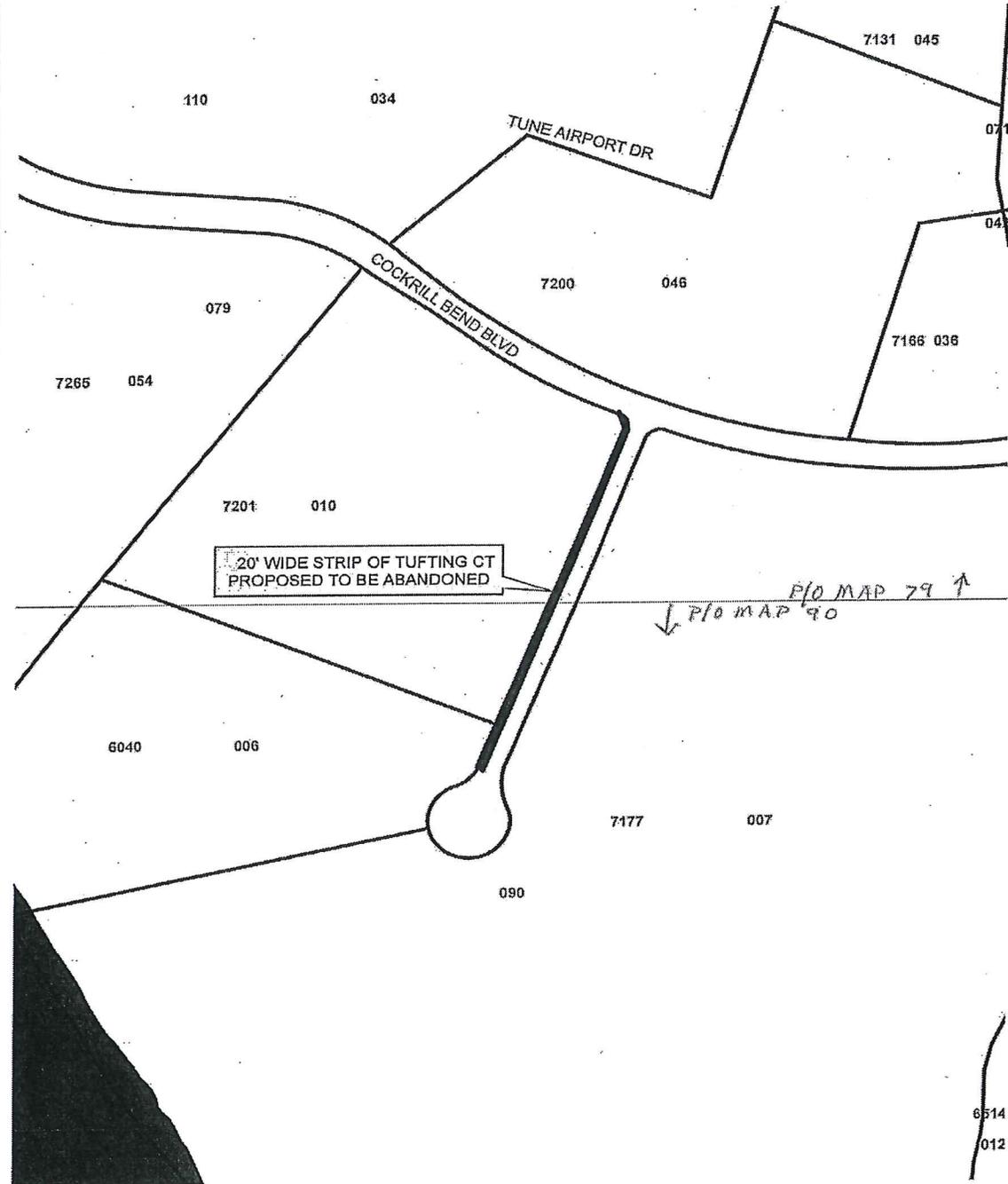


Proposal Number 2017M-005AB-001
Map: 79 & 90
Council District #20



Metropolitan Government Department of Public Works
760 South 5th Street ♦ Nashville, TN 37206 ♦ (615) 862-8760 ♦ www.nashville.gov/ow

Mandatory Referral Application: Street / Alley Closure

*** Before filing this application, please review checklist on the back of this application. ***

Mandatory Referral Project No. _____
(MPW staff assigns project #)

Date Submitted: 1-24-17

Closure Type:
 Street (Partial)
 Alley

Easements:
 Retain utilities
 Abandon utilities & relocate at applicant's expense

Street/Alley Location:

Tutting Court (Unimproved) _____
Street Name(s) / Alley Number(s) _____
20 ft strip of right-of-way along west side. See legal description on attached Exhibit.
Street / Alley Located Between? _____

Reason for Closure:

To allow for shift in future roadway ±20 ft to the east.

Applicant: All correspondence will be mailed to the applicant.

Architect Engineer Property Owner Other: Metro Nashville Public Works

Name: Metro Nashville Public Works

Business: _____

Address: 720 S 5TH ST

City: NASHVILLE State: TN Zip: 37206

Phone: _____

Fax: _____

E-mail: _____

Applicant's Signature: [Signature]

Filing Fee (All application fees are non-refundable)

Street / Alley Closure: \$300.00
Amount paid: \$N/A
Accepted by: R.C. Date: 1-25-17

SIGNATURE(S)

(copy this sheet if needed for additional signatures)

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Metropolitan Government Department of Public Works for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

Printed Name & Signature (required)	Address	Phone #	Map	Parcel
<small>Office of Tennessee Department of Concrete Services & State of Tennessee Department of Corrections *See Attached Letter for Signature</small>			00	7
Parsons 7201 Dynasty Trust <i>[Signature]</i> Sharon D. King, Jr.	C/O Conclusion Products, Inc. 50 Van Euren St. Nashville, TN 37208	615-255-5694	79	10
Lone Maple Investors <i>[Signature]</i> Louis Agnew	C/O Ches. Hawkins Co., Inc. 760 Melrose Ave Nashville, TN 37211	615-255-3189	90	6

Tract 1:

Beginning at a point at the southerly margin of Cockrill Bend Boulevard (100' Right-of-Way); said point being the original northeast corner of the Pardue 7201 Dynasty Trust Property (as shown on the recorded plat entitled "Resubdivision of Lot 1, First Revision, Section One, Cockrill Bend Industrial Subdivision", as recorded in Instrument No. _____, R.O.D.C.T (Register of Davidson County, Tennessee)); said point being the true Point of Beginning for hereon described Tract 1;

Thence, with the southerly margin of Cockrill Bend Boulevard, on a curve to the left, having a radius of 2,050.00 feet, an arc length of 20.51 feet, a chord bearing of South 66 degrees 35 minutes 37 seconds East, a chord length of 20.51 feet and a delta angle of 03 degrees 34 minutes 24 seconds to a point along the southerly margin of Cockrill Bend Boulevard;

Thence, leaving Cockrill Bend Boulevard, with a proposed new severance line, on a curve to the right, having a radius of 50.00 feet, an arc length of 77.01 feet, a chord bearing of South 22 degrees 45 minutes 26 seconds East, a chord length of 69.62 feet and a delta angle of 88 degrees 14 minutes 45 seconds to a point;

Thence, continuing with a new severance line and proposed new Right-of-Way of Tufting Court (60' Right-of-Way), South 21 degrees 21 minutes 56 seconds West, a distance of 802.65 feet to a point;

Thence, leaving new severance line, North 68 degrees 38 minutes 04 seconds West for a distance of 20.00 feet to a point, said point being the original southeast corner of the Pardue 7201 Dynasty Trust Property (Lot 1 of aforementioned recorded plat);

Thence, with the original westerly margin of Tufting Court, North 21 degrees 21 minutes 56 seconds East for a distance of 803.37 feet to a concrete monument found along the westerly margin of Tufting Court.

Thence, continuing with the original westerly margin of Tufting Court, on a curve to the left, having a radius of 50.00 feet, an arc length of 76.53 feet, a chord bearing of North 22 degrees 29 minutes 02 seconds West, a chord length of 69.28 feet and a delta angle of 87 degrees 41 minutes 57 seconds to the Point of Beginning, containing 17,037 Square Feet or 0.39 Acres, more or less.

Bearings based on recorded Instrument No. _____, R.O.D.C.T.

Tract 2:

Beginning at a point at the original westerly margin of Tufting Court (60' Right-of-Way), said point being the original southeast corner of the Pardue 7201 Dynasty Trust Property (as shown on the recorded plat entitled "Resubdivision of Lot 1, First Revision, Section One, Cockrill Bend Industrial Subdivision", as recorded in Instrument No. _____, R.O.D.C.T (Register of Davidson County, Tennessee)); said point being the true Point of Beginning for hereon described Tract 2;

Thence, South 68 degrees 38 minutes 04 seconds East for a distance of 20.00 feet to a point, said point lying in the westerly margin of the proposed new Right-of-Way of Tufting Court, being the southeast corner of Tract 1;

Thence, along a new severance line and continuing with the westerly margin of the proposed new Right-of-Way of Tufting Court, South 21 degrees 21 minutes 56 seconds West, a distance of 146.56 feet to a point, said point being the southeast corner of hereon described Tract 2;

Thence, North 68 degrees 38 minutes 04 seconds West for a distance of 20.00 feet to a point, said point being the Southwest corner of hereon described Tract 2;

Thence, with the original westerly margin of Tufting Court, North 21 degrees 21 minutes 56 seconds East, a distance of 146.56 feet to the Point of Beginning, containing 2,931 Square Feet or 0.07 Acres, more or less.

Bearings based on recorded Instrument No. _____, R.O.D.C.T.

Tufting Court Project Summary:

A parcel of previously undeveloped property located on Cockrill Bend Industrial Road, Parcel Number 07900001000 (the Centurion Property) in the Cockrill Bend area of the Metropolitan Government of Nashville and Davidson County was recently acquired by James D. Kay, Jr., Trustee of the Pardue 7201 Dynasty Trust Dated August 16, 2016 (the Pardue Trust). Mr. Tim Pardue is the President of Centurion Products, Inc, a Tennessee corporation, doing business under the assumed name "Centurion Stone" (Centurion Stone). The Centurion Property was acquired by the Pardue Trust for commercial development by Centurion Stone. Centurion Stone plans to develop the Centurion property for commercial use, which will create jobs and enhance economic development. Centurion Stone's predecessor-in-interest in the Centurion Property, the State of Tennessee, had previously dedicated a 60' easement for public right of way along the Eastern edge of the Centurion Property for an as yet unbuilt road to be called Tufting Court (the ROW Easement), from the Cockrill Bend Industrial Road to the centerline of a TVA transmission line which ends in a cul de sac as shown on the Plat for Subdivision No. 67-239-U, recorded in Plat Book 4174, Page 3 of the Register's Office for Davidson County. In designing their plans for the development of the Centurion Property, Centurion realized it needed the Westernmost 20' of the 60' ROW Easement for parking and other improvements for the development, as shown on the drawing attached as Exhibit A.

In order to make this commercial development possible, and to obtain the economic development benefits that would ensue from that development, the Metropolitan Government wishes to abandon the Westernmost 20' of the 60' ROW Easement so that that 20' strip would revert to Centurion Stone and thereby facilitate its development. At the same time, the Metropolitan Government, Centurion Stone and the owner of the property on the other side of the ROW Easement for Tufting Court, the State of Tennessee, all see the advantage of paving Tufting Court so that it becomes a usable, vehicular right of way. The remaining 40' of ROW Easement that would remain might not be wide enough for the construction and paving of Tufting Court. An additional 20' of ROW Easement could be added to Tufting Court along its Eastern edge by the owner of that property, the State of Tennessee (the Additional 20')(also shown on Exhibit A), which would again provide a full 60' of width for the construction of the road. The cul de sac for Tufting Court as platted may need to be redesigned to work around the existing TVA easement, and additional right-of-way might need to be acquired for those purposes. In a letter dated October 26, 2016, the Commissioners of the State of Tennessee Departments of General Services and Correction have expressed a willingness to request approval of the State Building Commission to convey the Additional 20' to the Metropolitan Government, and to work with the Metropolitan Government in good faith for conveyance of any additional right-of-way needed, which conveyance would be anticipated to be at fair market value.

Pursuant to Resolution No. RS2016-360 the Metropolitan Government applied for a grant through the State Industrial Access Program to build and pave Tufting Court, and the State is willing to award the grant to the Metropolitan Government pursuant to a Local Agency Project Agreement, Tennessee Department of Transportation (TDOT) Agreement Number 160245, TDOT Project Identification Number 125278.00 (the TDOT Grant Agreement) that will be separately submitted to Council for approval by resolution. Section B.5.a) of the TDOT Grant Agreement requires the Metropolitan Government to provide, at no cost to TDOT, all land owned by Metro and required for the Project right-of-way or easement purposes; and per Exhibit A of that Agreement, requires the Metropolitan Government to provide 50% of the funding for the ROW Phase referenced in the TDOT Grant Agreement. If any utilities are located in easements within the Tufting Court dedicated right of way area, either within the original 40' or the Additional 20', the Metropolitan Government may be required to pay 50% of the estimated reimbursable costs in connection with the relocation of any such utilities, as is provided in Exhibit B to the TDOT Grant Agreement. So that the Metropolitan Government will not be out-of-pocket for acquiring the Additional 20' or any additional easement area required for the right-of-way of Tufting Court, due to its abandonment of the Westernmost 20' strip of the original ROW Easement for the benefit of Centurion Stone, Centurion Stone is entering into a Participation Agreement with the Metropolitan Government to provide funds to cover the Metropolitan Government's 50% share of the cost of the acquisition of the Additional 20' or any additional easement area required for the right-of-way of Tufting Court. The Participation Agreement will further provide that Centurion Stone is to provide funds to reimburse the Metropolitan Government for any costs it incurs in connection with relocating any utilities within the Tufting Court right-of-way.