City of MURFREESBORO TENNESSEE

creating a better quality of life

September 16, 2014

Mr. Gary Clardy
Rutherford County Schools
Murfreesboro, TN

RE: DeJarnette Lane Pump Station Replacement
Fee Simple Purchase &
Temporary Construction Easement
Map 81, Part of Parcel 10.00

Dear Mr. Clardy:

The Murfreesboro Water and Sewer Department has an existing pump station along DeJarnette Lane, adjacent to the map and parcel referenced above. The Department has designed to replace this pump station.

The construction of this project affects a portion of the Counties property and the Department would like to purchase a portion of the property "fee simple" as well as purchase temporary construction easement. Currently, and since the existing pump station was place in service, the Department has been using the access road from DeJarnette leading down to the station. The City owns the property immediately around the station, but it is land locked. The Department is just trying to "clean-up" so to say, what we have been using for years. We have used the tax assessor's property values and believe we have assessed a fair and appropriate offer to purchase the required property and temporary construction easement.

Attached to the easement document is an exhibit to show which portion the Department would like to purchase and which portion would be temporary construction easement. The portion we wish to purchase is adjacent to the access road and would allow the Department to improve this access road for the Department vehicles that frequent this station daily. It is typically the Department's practice to offer 100% for the purchase of property, 10% of the property value for temporary construction easement and a 10% increase in the offer for the easement if the property owner voluntarily conveys the easement.

Based on the square footage of easement required, the following offer is made to purchase the referenced easement:

Fee Simple Purchase
1810 sq. ft. @ $11,451.00 per acre @ 100% usage = $475.81

Water and Sewer Department
300 NW Broad Street * P.O. Box 1477 * Murfreesboro, TN 37133-1477 * Office: 615 890 0862 * Fax: 615 896 4259
TTY 615 848 3214 * www.murfreesborotn.gov

Temporary Construction Easement

4988 sq. ft. @ $11,451.00 per acre @ 10% usage	=	$131.12
Total Plus 10%	=	$670.00

TOTAL VALUE **$670.00**

If the offer is acceptable, please execute the attached easement document within thirty (30) days of receipt of said easement document. The document must be notarized and returned to the Murfreesboro Water & Sewer Department office at 220 NW Broad Street.

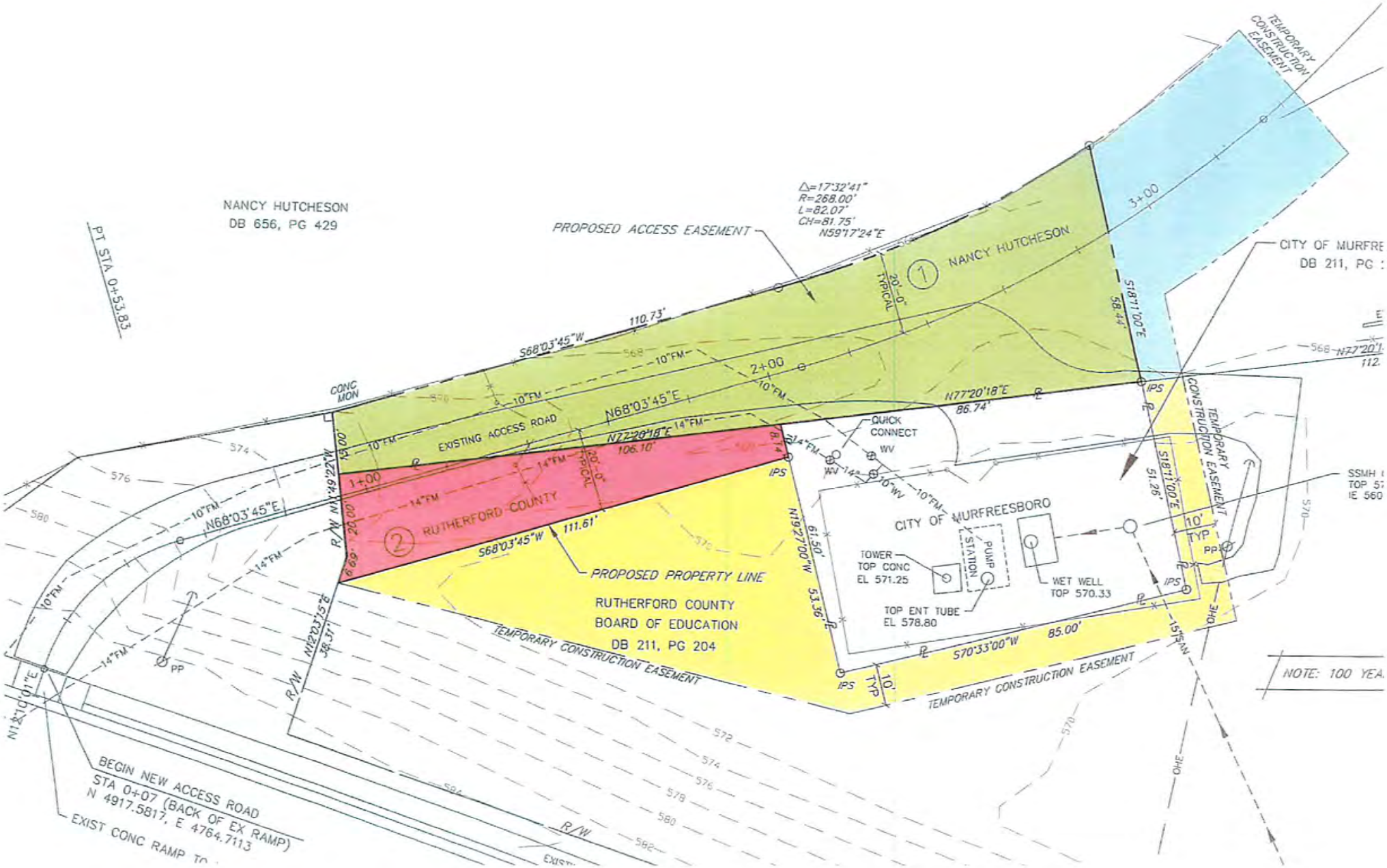
In addition to executing the easement document, we would request for you to complete the enclosed W-9 form for our records. We appreciate your consideration of this proposal. I am available to answer any questions or concerns. You may reach me at (615) 848-3200.

Yours truly,

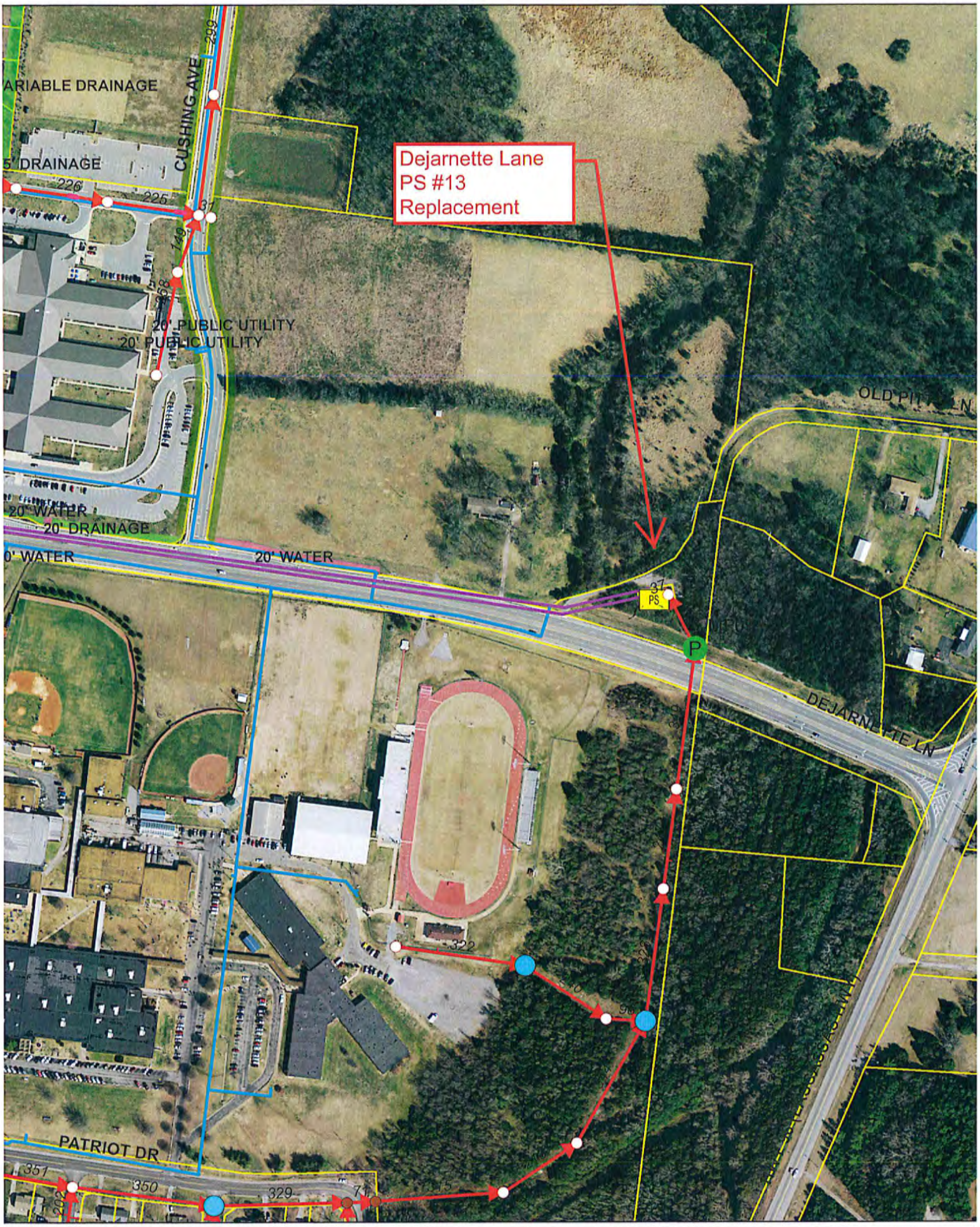
Valerie H. Smith

Valerie H. Smith, PE
Assistant Director

cc: Darren Gore
David Ives



NANCY HUTCHESON
DB 656, PG 429
PT STA 0+53.83
PROPOSED ACCESS EASEMENT
Δ=17°32'41"
R=268.00'
L=82.07'
CH=81.75'
N59°17'24"E
NANCY HUTCHESON
TEMPORARY CONSTRUCTION EASEMENT
CITY OF MURFRE
DB 211, PG
S68°03'45"W
110.73'
CONC MON
EXISTING ACCESS ROAD
N68°03'45"E
N77°20'18"E
106.10'
N77°20'18"E
86.74'
S18°11'00"E
58.44'
QUICK CONNECT
WV
RUTHERFORD COUNTY
S68°03'45"W
111.61'
PROPOSED PROPERTY LINE
RUTHERFORD COUNTY
BOARD OF EDUCATION
DB 211, PG 204
N19°27'00"W
61.50'
53.36'
CITY OF MURFREESBORO
TOWER
TOP CONC
EL 571.25
PUMP STATION
WET WELL
TOP 570.33
TOP ENT TUBE
EL 578.80
S70°33'00"W
85.00'
TEMPORARY CONSTRUCTION EASEMENT
S18°11'00"E
51.26'
10' TYP
IPS
PP
OHE
NOTE: 100 YEA
BEGIN NEW ACCESS ROAD
STA 0+07 (BACK OF EX RAMP)
N 4917.5817, E 4764.7113
EXIST CONC RAMP TO
R/W
N12°10'01"E
N12°03'15"E
38.31'
N11°49'22"W



MURFREESBORO WATER AND SEWER DEPARTMENT

N W E 1"= 300'

DeJarnette Lane Pump Station #13

City of MURFREESBORO TENNESSEE