



October 1, 2022

MEMORANDUM OF UNDERSTANDING

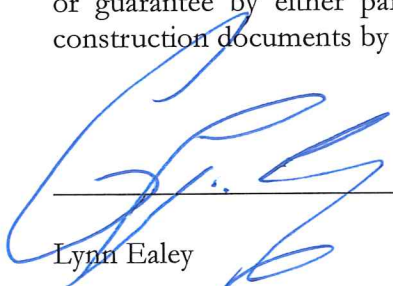
RE: Baker Road Improvements

On May 12, 2022 the City of Columbia approved the annexation and zoning of the 98 acre property at Maury County Tax Map 74, Parcel 37.00, for development of a residential community know as Heritage Green Subdivision. This property is north and adjacent to property owned by Mr. and Mrs. Bobby Sands at 521 Bear Creek Pike in Columbia, Tennessee.

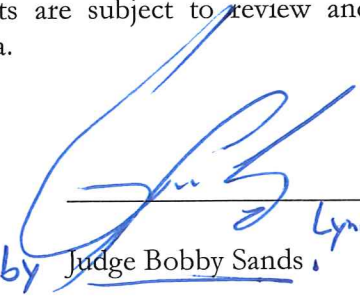
During review of the annexation and zoning of the Heritage Green property, Mr. Lynn Ealey represented the ownership group that has purchased the property. Mr. Ealey and Mr. Sands have met on multiple occasions, during and after the City's annexation, to discuss requirements of the City of Columbia for roadway and utility improvements to Baker Road. These improvements are based on a traffic study prepared by a licensed engineer and found to be needed based on existing conditions and traffic counts, with or without future development of the Heritage Green project. Therefore, Mr. Ealey and Mr. Sands have worked together to produce a plan that is mutually beneficial to all parties involved to allow many of these public improvements to occur.

Attached is an exhibit that generally depicts the existing and proposed improvements, as they relate to Mr. Sands property, that Mr. Sands and Mr. Ealey have mutually agreed upon. These improvements include, but are not necessarily limited to, new public right-of-way, abandonment of existing public right-of-way, construction of new public roadway, construction of new public utilities, construction of new water and sewer services to Sand properties on each side of new roadway.

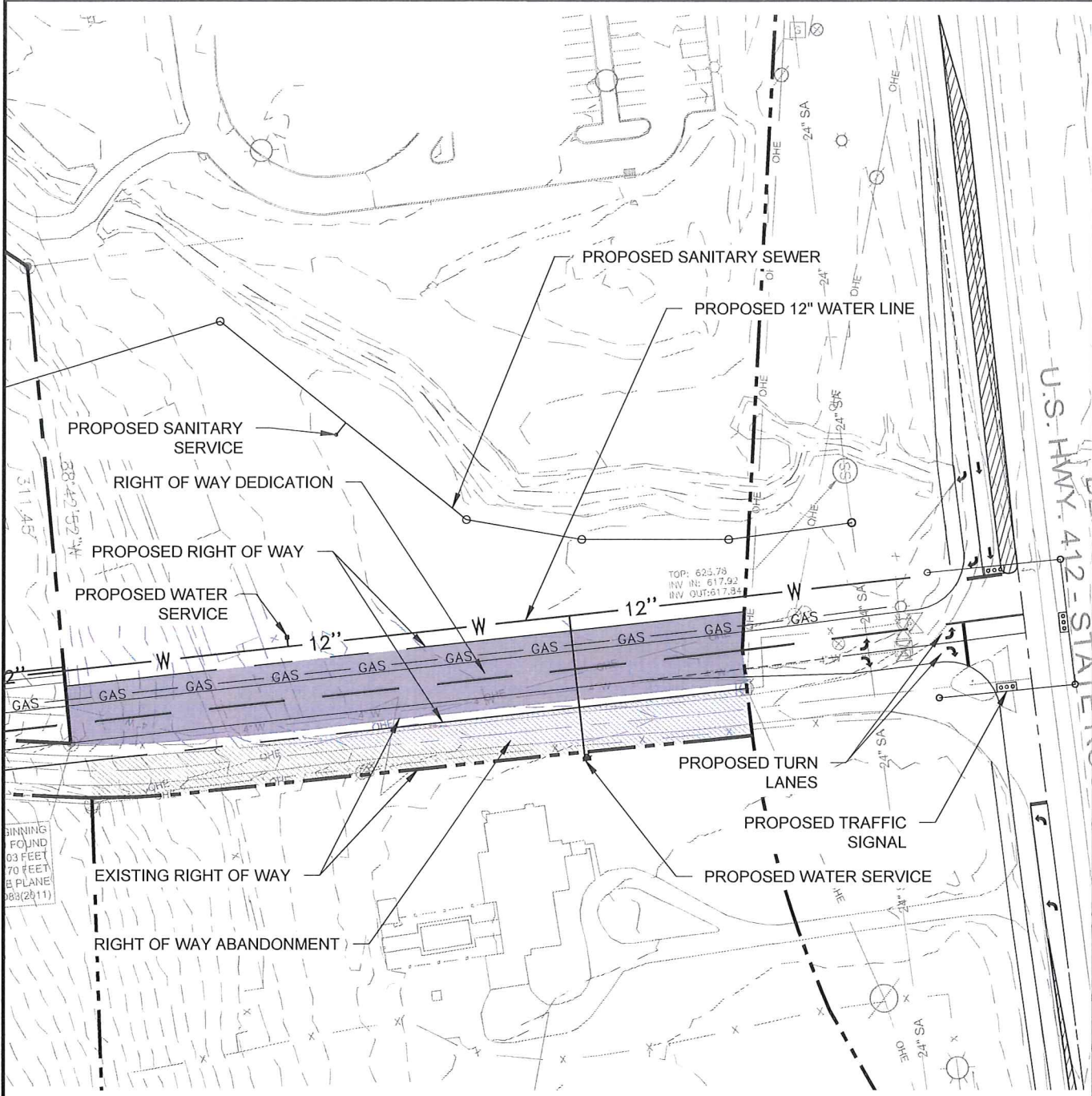
This memorandum of understanding is intended to provide the City that there is a mutually agreeable plan between parties to construct these improvements as was expected with the annexation and zoning of the Heritage Green property. Further action is required for the abandonment and dedication associated with the improvements. This MOU is not a contract or guarantee by either party. All improvements are subject to review and approval of construction documents by the City of Columbia.



Lynn Ealey





by Judge Bobby Sands, Lynn Ealey as authorized



MINING FOUND 03 FEET 70 FEET B PLANE 988(2011)

TOP: 623.78
INV IN: 617.92
INV OUT: 617.34

	RIGHT OF WAY DEDICATION	19,677 SF
	RIGHT OF WAY ABANDONMENT	12,417 SF



GRAPHIC SCALE - 1 inch = 100 ft.



SANDS PROPERTY EXHIBIT
 PRELIMINARY PLANS
 PARCEL 37.00 ON TAX MAP 74
 626 BAKER ROAD
 COLUMBIA, MAURY COUNTY, TENNESSEE

SANDS PROPERTY
 EXHIBIT
EX8.0