

This Instrument Was Prepared By:

City of Franklin, Tennessee  
P.O. Box 305  
Franklin, TN 37065

OWNERS: Christopher Derrigo and  
wife, Laura Derrigo  
TAX MAP: 079G "A"  
PARCEL: 015.00  
PROJECT: Township PUD Sec. 1  
Deed Book: 3363  
Page: 849

AGREEMENT FOR DEDICATION OF EASEMENT  
COF Contract No. 2018-0239



That for and in consideration of the sum of One and 00/100 Dollars (\$1.00), in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **CHRISTOPHER DERRIGO and wife, LAURA DERRIGO** does hereby grant, bargain, sell, transfer and convey unto the CITY OF FRANKLIN, TENNESSEE, its successors and assigns forever, a permanent easement all of which is more particularly shown by words, figures, signs and symbols on attached **Exhibit A**, which is made a part hereof.

This conveyance includes the right of the City of Franklin, Tennessee, its servants and agents to construct, operate, maintain, repair, replace and inspect infrastructure and improvements within the limits of the aforescribed permanent Water Utility Easement.

To have and to hold said easement to the City of Franklin, Tennessee, its successors and assigns forever. I/We do hereby covenant with said City of Franklin, Tennessee, that I/we are lawfully seized and possessed of said land in fee simple and have a good right to make this conveyance.

I/We do further covenant with said City of Franklin, Tennessee, that said portion or parcel of land as aforescribed is to remain the property of the undersigned and may be used for any lawful purpose or purposes desired after the construction of all the aforescribed improvements, provided, in the opinion of the City of Franklin, Tennessee, said use or uses do not destroy, weaken or damage the above mentioned improvements or interfere with the operation or maintenance thereof. The City of Franklin, Tennessee hereby covenants that upon completion of construction it will restore the hereinabove described property to its original condition, or near thereto as is reasonably possible. I/We do not waive any claim for damage in any manner for the negligence of any agent, representative or contractor for the City of Franklin, Tennessee, during the construction of any of the aforesaid improvements. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives to warrant and forever defend the right of the grantee to the foregoing easement against the claims of all person whomsoever.

If **Exhibit A** includes a Temporary Construction Easement and/or Temporary Slope Easement, then this conveyance includes the right of the City of Franklin, Tennessee, its servants and agents to construct roadway or sidewalk slopes within the limits of the aforescribed easement. Upon completion of the construction all Temporary Slope and Temporary Construction Easements shall be abandoned.

**BK: 7683 PG: 409-413  
19027425**

5 PGS:AL-EASEMENT	
604876	
<b>07/19/2019 - 11:04 AM</b>	
BATCH	604876
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

(Signatures on Page 2)

WITNESS my/our hand(s), this 27 day of JUNE, 2019

[Signature]  
(Signature)

Christopher K. Derrigo  
(Printed Name)

[Signature]  
(Signature)

Laura Derrigo  
(Printed Name)

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, the within named Christopher K. Derrigo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be the within named bargainer, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 27 day of June, 2019.



Kristy L. Johnson

NOTARY PUBLIC

My Commission Expires: 6-22-2020

CITY OF FRANKLIN:

[Signature]

Eric S. Stuckey

City Administrator

State of Tennessee  
County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, **Eric S. Stuckey**, with whom I am personally acquainted and who acknowledges that he executed the within instrument for the purposes therein contained, and who further acknowledges that he is the City Administrator of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal this 15 day of July, 2019.

[Signature]

NOTARY PUBLIC

My Commission Expires: 2/26/20

**LEGAL DESCRIPTION****206 London Lane  
Utility Easement**

A portion of land for easement purposes in the 9<sup>th</sup> Civil District of Williamson County, Tennessee, being Lot No. 3, on the Plan of Royal Oaks Subdivision, Section One, as of record in Plat Book 3, Page 49, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Derrigo and wife, Laura Derrigo by Warranty Deed from Rebecca Smith, Unmarried, dated September 23, 2004 and filed of record in Deed Book 3363, Page 849, Register's Office for Williamson County, Tennessee, and being more particularly described as follows:

**COMMENCING** at a 5/8" capped iron rod located at the northeast corner of the S & E Partners property as recorded in Deed Book 7166, Page 421 in the Register's Office of Williamson County, Tennessee, said point also being the northwest corner of the aforementioned Lot 3, Royal Oaks Subdivision; thence, leaving said point, North 67 degrees 59 minutes 53 seconds East, 7.72 feet to a point located on the west right-of-way line of London Lane, having a right-of-way width of 60 feet; thence in a curve to the left, having a radius of 425.64 feet, an arc length of 6.58 feet and being subtended by a chord distance and direction of South 22 degrees 26 minutes 45 seconds East, 6.58 feet to the **POINT OF BEGINNING**; thence in a curve to the left, having a radius of 425.64 feet, an arc length of 26.11 feet and being subtended by a chord distance and direction of South 24 degrees 38 minutes 46 seconds East, 26.10 feet; thence, leaving the west right-of-way line of London Lane, South 63 degrees 35 minutes 48 seconds West, 16.65 feet to a point located on the easterly line of a public utility and drainage easement, 10 feet in width, on the aforementioned Lot 3, Royal Oaks Subdivision; thence along the easterly line of said easement, North 07 degrees 22 minutes 08 seconds East, 31.39 feet to the **POINT OF BEGINNING**.

Said proposed utility easement herein described containing 214+/- Square Feet as shown by an exhibit drawing prepared by G. Scott Carter, PLS, last revised 1-18-2019, Clint Elliott Surveyors.

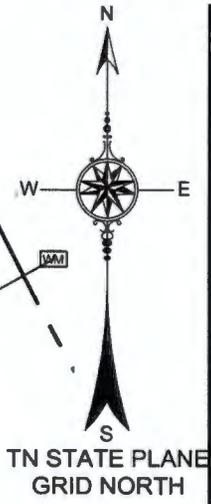
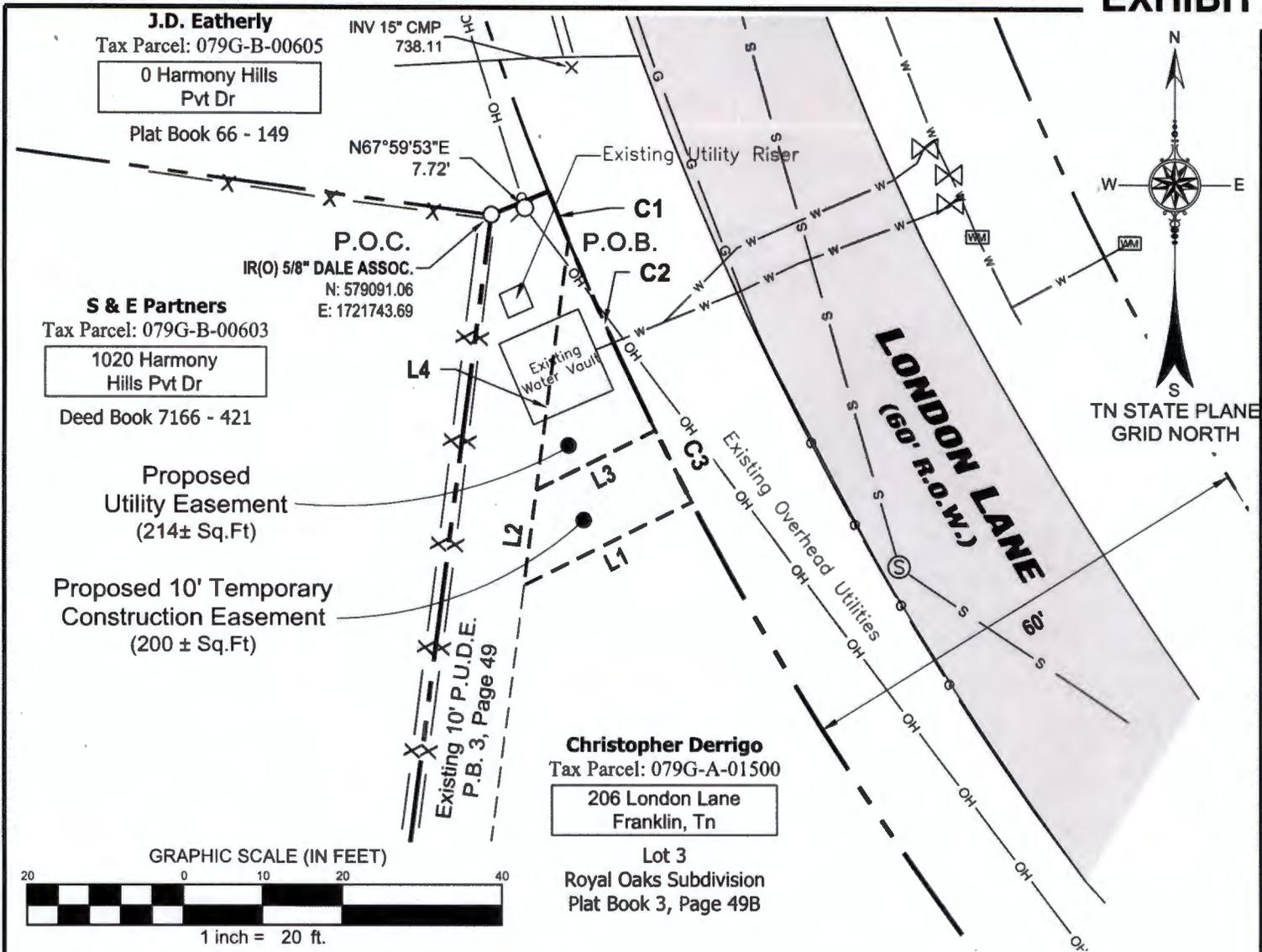
**10' Temporary Construction Easement  
206 London Lane**

A portion of land for temporary construction easement purposes in the 9<sup>th</sup> Civil District of Williamson County, Tennessee, being Lot No. 3, on the Plan of Royal Oaks Subdivision, Section One, as of record in Plat Book 3, Page 49, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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**COMMENCING** at a 5/8" capped iron rod located at the northeast corner of the S & E Partners property as recorded in Deed Book 7166, Page 421 in the Register's Office of Williamson County, Tennessee, said point also being the northwest corner of the aforementioned Lot 3, Royal Oaks Subdivision; thence, leaving said point, North 67 degrees 59 minutes 53 seconds East, 7.72 feet to a point located on the west right-of-way line of London Lane, having a right-of-way width of 60 feet; thence in a curve to the left, having a radius of 425.64 feet, an arc length of 6.58 feet and being subtended by a chord distance and direction of South 22 degrees 26 minutes 45 seconds East, 6.58 feet; thence in a curve to the left, having a radius of 425.64 feet, an arc length of 26.11 feet and being subtended by a chord distance and direction of South 24 degrees 38 minutes 46 seconds East, 26.10 feet to the **POINT OF BEGINNING**; thence, in a curve to the left, having a radius of 425.64 feet, an arc length of 10 feet and being subtended by a chord distance and direction of South 27 degrees 04 minutes 35 seconds East, 10.00 feet to a point; thence leaving the westerly right-of-way line of London Lane, through Lot 3, Royal Oaks Subdivision, South 63 deg 35 min 48 sec West, 23.45 feet to a point on the easterly line of a public utility and drainage easement, 10 feet in width; thence with the easterly line of said 10 foot easement, North 07 degrees 22 minutes 08 seconds East, 12.03 feet; thence North 63 deg 35 min 48 sec East, 16.65 feet to the **POINT OF BEGINNING**.

Said proposed 10' temporary construction easement herein described containing 200 +/- Square Feet.



**J.D. Eatherly**  
Tax Parcel: 079G-B-00605

0 Harmony Hills  
Pvt Dr

Plat Book 66 - 149

INV 15° CMP  
738.11

N67°59'53"E  
7.72'

**P.O.C.**  
IR(O) 5/8" DALE ASSOC.  
N: 579091.06  
E: 1721743.69

**S & E Partners**  
Tax Parcel: 079G-B-00603

1020 Harmony  
Hills Pvt Dr

Deed Book 7166 - 421

Proposed  
Utility Easement  
(214± Sq.Ft)

Proposed 10' Temporary  
Construction Easement  
(200 ± Sq.Ft)

Existing 10' P.U.D.E.  
P.B. 3, Page 49

**Christopher Derrigo**  
Tax Parcel: 079G-A-01500

206 London Lane  
Franklin, Tn

Lot 3  
Royal Oaks Subdivision  
Plat Book 3, Page 49B

GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.

Curve Table

Curve #	Radius	Length	Chord Direction	Chord Length
C1	425.64'	6.58'	S22°26'45"E	6.58'
C2	425.64'	26.11'	S24°38'46"E	26.10'
C3	425.64'	10.00'	S27°04'35"E	10.00'

Line Table

Line #	Direction	Length
L1	S63° 35' 48"W	23.45'
L2	N07° 22' 08"E	12.03'
L3	S63° 35' 48"W	16.65'
L4	N07° 22' 08"E	31.39'



**CLINT ELLIOTT SURVEY**

1711 Hayes Street  
Nashville, TN 37203  
clintelliotsurvey.com  
(615) 490-3236

**Exhibit Drawing  
Utility & Construction Easement  
206 London Lane  
NASHVILLE, TENNESSEE 37214**

THIS EXHIBIT 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.