

This Instrument Was Prepared By:

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

OWNER 1: Christopher J. Ziegler
OWNER 2: Margaret B. Ziegler
TAX MAP: 078L
PARCEL: 02500
PROJECT:
DEED BOOK: 10
PAGE: 54

Pick Up

AGREEMENT FOR DEDICATION OF SANITARY SEWER EASEMENT
COF Contract No. 2019-0175

That for and in consideration of the sum of Zero and 00/100 Dollars (\$0.00), in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Christopher J. Ziegler and wife, Margaret B. Ziegler**, 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 Sanitary Sewer 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.

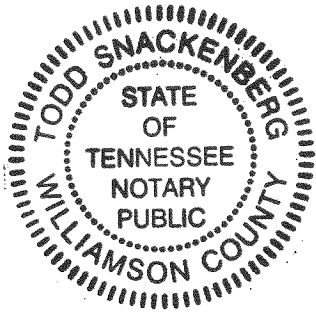
If **Exhibit A** includes a Temporary Construction Easement and/or Temporary Slope Easement, then this conveyance includes the right of the City of Franklin, Tennessee, its servants and agents to construct roadway or sidewalk slopes within the limits of the aforescribed easement. Upon completion of the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

BK: 7649 PG: 567-570
19021625

4 PGS:AL-EASEMENT	
598997	
06/12/2019 - 12:39 PM	
BATCH	598997
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

(Signatures on page 2)

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS



WITNESS my/our hand(s), this 29 day of May, 2019

[Signature]
(Signature)

CHRIS TROTTEN ZIEGLER
(Printed Name)

[Signature]
(Signature)

Margaret Ziegler
(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 _____, 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 29th day of May, 2019.

[Signature]

NOTARY PUBLIC
My Commission Expires: 1/23/23

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 acknowledged 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 11 day of June, 2019.



[Signature]

NOTARY PUBLIC
My Commission Expires: 2/23/20



307 Hickerson Drive
Murfreesboro, TN 37129
Tel 615.663.7678
www.cia-engineers.com

***New 20-ft Sewer Easement
Tax Map 078L, Group G, Parcel 025.00***

Being the following described 20-foot sewer easement, situated within the City of Franklin of Williamson County, Tennessee, and crossing that property, which was conveyed to Christopher and Margaret Ziegler, by deed of record in Book 3895, Page 846 in the Register's Office of Williamson County, Tennessee, and being Lot 57 of The Plan of Sturbridge Pointe Subdivision, Section Three of record in Plat Book 10, Page 54, and the easement being more particularly described as follows:

COMMENCING at a pipe found at the southwest corner of Lot 57, runs thence with the southwest line of Lot 57, also being the northeast line of the Open Space, South 52 degrees 33 minutes 54 seconds East, 66.26 feet to the POINT OF BEGINNING; thence with the new easement line as follows:

North 00 degrees 09 minutes 25 seconds East, 60.01 feet;

North 52 degrees 46 minutes 42 seconds West, 9.01 feet to the northwest line of Lot 57, being the common line with Lot 58; thence with the northwest line of Lot 57 North 61 degrees 05 minutes 46 seconds East, 21.87 feet; thence leaving the property line and continuing with the new easement line as follows:

South 52 degrees 26 minutes 09 seconds East, 10.16 feet;

South 00 degrees 09 minutes 25 seconds West, 66.76 feet;

South 39 degrees 04 minutes 24 seconds East, 62.60 feet to the southwest line of Lot 57, being the common line with the Open Space; thence with the southwest line of Lot 57 and the Open Space North 52 degrees 33 minutes 54 seconds West, 74.89 feet to the Point of Beginning and containing 0.05 Acres, more or less, as described by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of Civil Infrastructure Associates, LLC, 307 Hickerson Dr, Murfreesboro, TN 37129 on May 20, 2019. Easement is approximately centered on the existing sanitary sewer line. Bearings are based on Tennessee State Plane Coordinate System, NAD 1983.

Ryan W. Beasley, RLS
TN Registration No. 2821

CIA Project: 2019-22

CURRENT OWNER: CHRISTOPHER & MARGART ZIEGLER
 (PER TAX RECORD) 708 MARLBOROUGH PLACE
 FRANKLIN, TN 37064

TAX MAP 078L, GROUP G, PARCEL 025.00
 WILLIAMSON COUNTY, TN

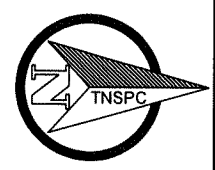
DEED REFERENCE: DEED BOOK 3895, PAGE 846

LOT 57 AS SHOWN ON STURBRIDGE POINTE SUBDIVISION,
 SECTION 3, OF RECORD IN PLAT BOOK 10, PAGE 54

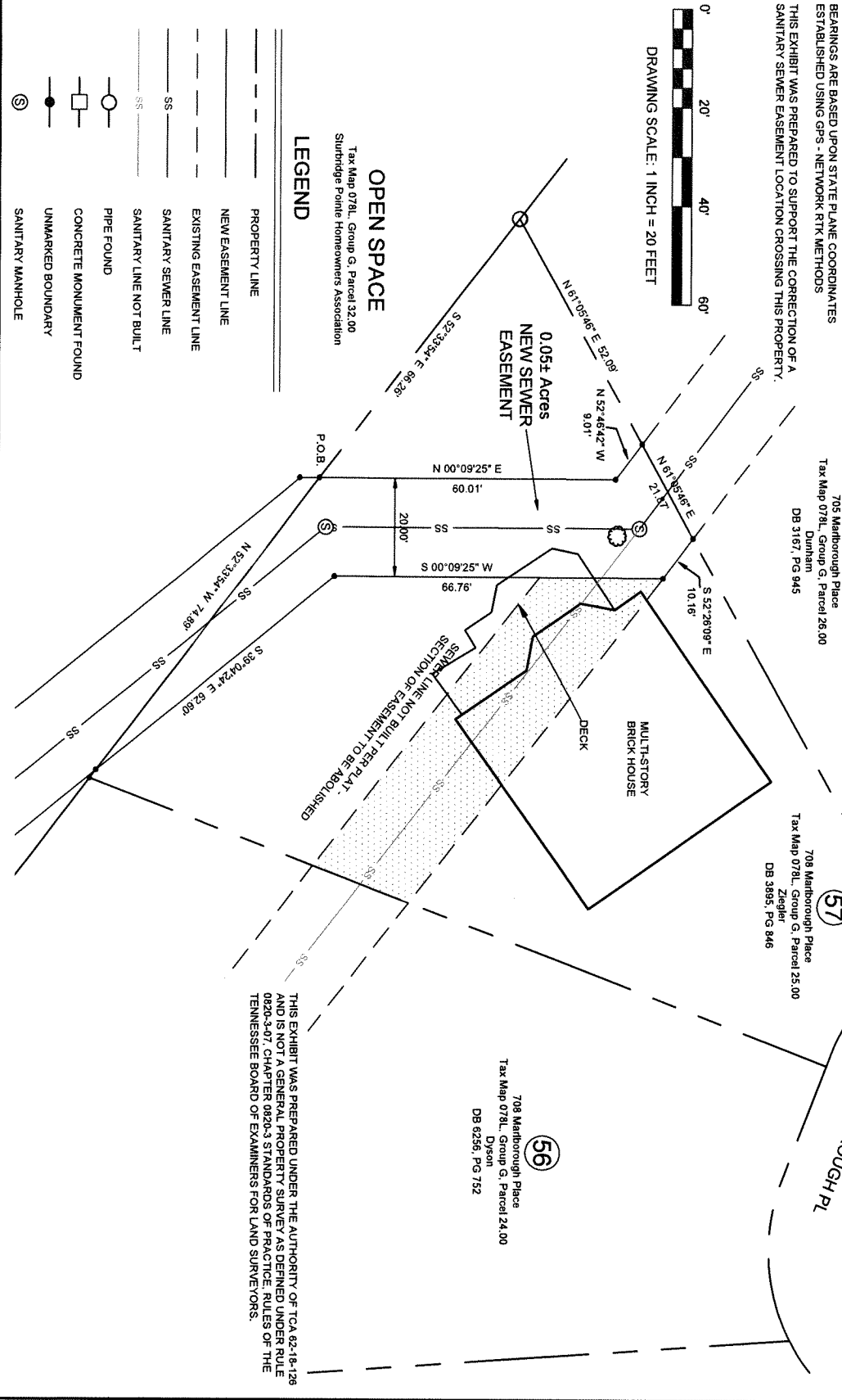
BEARINGS ARE BASED UPON STATE PLANE COORDINATES
 ESTABLISHED USING GPS - NETWORK RTK METHODS

THIS EXHIBIT WAS PREPARED TO SUPPORT THE CORRECTION OF A
 SANITARY SEWER EASEMENT LOCATION CROSSING THIS PROPERTY.

COF CONTRACT No. 2019-0175
 EXHIBIT A



DRAWING SCALE: 1 INCH = 20 FEET



OPEN SPACE
 Tax Map 078L, Group G, Parcel 32.00
 Sturbridge Pointe Homeowners Association

- LEGEND**
- PROPERTY LINE
 - NEW EASEMENT LINE
 - - - EXISTING EASEMENT LINE
 - - - SANITARY SEWER LINE
 - - - SANITARY LINE NOT BUILT
 - PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - UNMARKED BOUNDARY
 - ⊙ SANITARY MANHOLE

SECTION LINE NOT BUILT PER PLAT -
 SECTION OF EASEMENT TO BE ABOLISHED

THIS EXHIBIT WAS PREPARED UNDER THE AUTHORITY OF TCA 82.18.126
 AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE
 0820.007 CHAPTER 0820.3 STANDARDS OF PRACTICE RULES OF THE
 TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.

EASEMENT EXHIBIT
TAX MAP 72L, GROUP G,
PARCEL 25
STURBRIDGE POINTE
FRANKLIN, WILLIAMSON CO., TN

ORIG ISSUE DATE: 05/17/2019
 REVISIONS: NO. / DATE / DESC.



**CIVIL
 INFRASTRUCTURE
 ASSOCIATES**

307 HICKERSON DRIVE
 MURFREESBORO, TN 37129
 www.cia-engineers.com

SV 1.0
 SHEET NO. 1 OF 1

CIA JOB NO.: 2019-22 DRAWN BY: RWB CHECKED BY: RWB