

**RESOLUTION 2019-69**

**A RESOLUTION AUTHORIZING CONDEMNATION FOR THE ACQUISITION OF PROPERTY AT 104 ALPHA DRIVE FOR THE SHADOW GREEN SANITARY SEWER PROJECT**

**WHEREAS**, the City of Franklin (City) has determined that certain improvements are necessary, suitable, and desirable for the public welfare for the 104 Alpha Drive portion of the Shadow Green Sanitary Sewer Project; and

**WHEREAS**, these improvements are generally described as the construction of approximately 115 feet of 10-inch sanitary sewer line as well as all appurtenances needed for the construction; and

**WHEREAS**, it will be necessary for the City to obtain an easement from the landowner for the construction of the Project; and

**WHEREAS**, the Franklin Board of Mayor and Aldermen expressly finds that the City has the power of eminent domain to construct sanitary sewer and water lines, pursuant to T.C.A. §29-17-301 *et seq.*, and to acquire easements necessary for proper completion of the said Project, and that the acquisition of such easements is for a public purpose and for a public use, and that the acquisition of the private property hereinafter described is necessary to accomplish said public use.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE**, that the City Engineer and/or City Attorney are authorized to obtain the necessary permanent easements and/or temporary easements across the properties listed in Exhibit A hereto and may enter into agreements with property owners with respect to the compensation to be paid for the said easements, so long as such amounts are reasonable, within the project budget, and supported by a qualified appraisal.

The City Engineer and City Attorney are authorized to continue negotiating with any landowner for the acquisition of the easements without resort to condemnation. However, if an impasse is reached with a property owner and condemnation is the only alternative, then the City Attorney, or his/her designee, is authorized to commence necessary condemnation proceedings. After condemnation proceedings have commenced, the City Engineer and/or City Attorney are authorized to enter into settlement agreements with property owners with respect to the compensation to be paid for the said rights-of-way and easements, so long as such amounts are reasonable, within the project budget, and supported by a qualified appraisal.

**IT IS SO RESOLVED AND DONE** on this the \_\_\_\_ day of \_\_\_\_\_, 2019.

**ATTEST:**

**CITY OF FRANKLIN, TENNESSEE:**

By: \_\_\_\_\_  
**ERIC S. STUCKEY**  
City Administrator/Recorder

By: \_\_\_\_\_  
**DR. KEN MOORE**  
Mayor

**Approved As To Form By:**

\_\_\_\_\_  
**William E. Squires**  
Assistant City Attorney

**This Instrument Was Prepared By:**

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

**OWNER: CIP Holdings, LLC, a  
Tennessee limited liability company  
TAX MAP: 90G  
PARCEL: 7.00  
PROJECT: Shadow Green Offsite Sewer**

**AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT  
COF Contract No. 2019-0112**

That for and in consideration of the sum of **Ten and No/100 Dollars (\$10.00)**, in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **CIP Holdings, LLC**, a Tennessee limited liability company does hereby grant, bargain, sell, transfer and convey unto the CITY OF FRANKLIN, TENNESSEE, its successors and assigns forever, a Temporary Construction Easement all of which is more particularly described on attached **Exhibit A** and depicted on attached **Exhibit B**, which are made a part hereof.

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 completion of construction, provided, in the opinion of the City of Franklin, Tennessee, said use or uses do not destroy, weaken or damage the improvements located on property adjoining the Temporary Construction Easement 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 improvements located on property adjoining the Temporary Construction Easement. 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.

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, this Temporary Construction Easements shall be abandoned.

This Temporary Construction Easement may be executed in one or more counterparts, each of which shall be deemed an original, all of which together constitute the same instrument.

**(Signatures on Page 2)**

WITNESS my/our hand(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**CIP Holdings, LLC, a Tennessee limited liability company**

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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 that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

**CITY OF FRANKLIN:**

\_\_\_\_\_  
**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 acknowledged 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**  
**TEMPORARY EASEMENT DESCRIPTION**  
**CIP HOLDINGS, LLC PROPERTY**

A TEMPORARY CONSTRUCTION EASEMENT, VARYING IN WIDTH, RUNNING OVER AND ACROSS THE PROPERTY DEEDED TO CIP HOLDINGS, LLC BY DEED RECORDED IN BOOK 5382, PAGE 444, AND BEING LOTS 40 AND 41 AND THE EAST HALF OF A 30 FOOT ABANDONED ALLEY AS SHOWN ON THE PLAT OF THE "FIRST REVISION, FRANKLIN INDUSTRIAL PARK" RECORDED IN PLAT BOOK 4, PAGE 67, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF SAID 30 FOOT ABANDONED ALLEY AND THE SOUTH LINE OF THE "FIRST REVISION, FRANKLIN INDUSTRIAL PARK"; THENCE, WITH THE CENTER OF THE 30 FOOT ABANDONED ALLEY, NORTH 06°25'02" EAST, 29.10 FEET TO THE **POINT OF BEGINNING**;

1. THENCE, CONTINUING WITH THE CENTERLINE OF SAID ABANDONED ALLEY, NORTH 6°25'02" EAST, 20.04 FEET TO A POINT;

THENCE, CROSSING THE CIP HOLDINGS PROPERTY AND SAID ABANDONED ALLEY THE FOLLOWING FOUR CALLS (2 THROUGH 5):

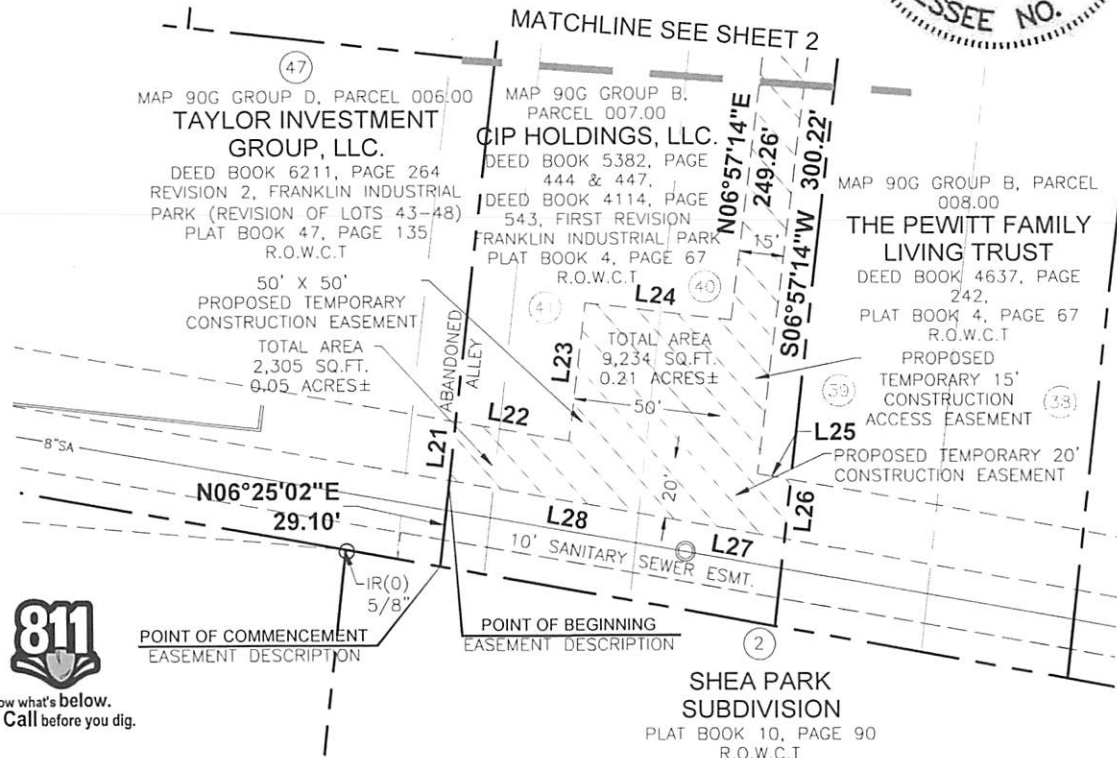
2. SOUTH 80°04'18" EAST, 38.98 FEET TO A POINT;
3. NORTH 6°52'10" EAST, 47.40 FEET TO A POINT;
4. SOUTH 83°02'46" EAST, 50.00 FEET TO A POINT;
5. NORTH 6°57'14" EAST, 249.26 FEET TO A POINT A POINT ON THE SOUTH RIGHT OF WAY LINE OF ALPHA DRIVE;
6. THENCE, WITH THE SOUTH RIGHT OF WAY LINE OF ALPHA DRIVE, SOUTH 83°41'36" EAST, 15.00 FEET TO A POINT;
7. THENCE, CROSSING THE CIP HOLDINGS PROPERTY, SOUTH 6°57'14" WEST, 300.22 FEET TO A POINT;
8. THENCE, CROSSING THE CIP HOLDINGS PROPERTY, SOUTH 80°01'02" EAST, 11.24 FEET TO A POINT ON THE EAST LINE OF THE CIP HOLDINGS PROPERTY AND SAID LOT 40;
9. THENCE, WITH THE EAST LINE OF THE CIP HOLDINGS PROPERTY AND LOT 40, SOUTH 6°26'18" WEST, 20.04 FEET TO A POINT ON THE NORTH LINE OF AN EXISTING EASEMENT;
10. THENCE, WITH THE NORTH LINE OF AN EXISTING EASEMENT, NORTH 80°01'02" WEST, 32.27 FEET TO A POINT;
11. THENCE, CONTINUING WITH THE NORTH LINE OF AN EXISTING EASEMENT, NORTH 80°04'18" WEST, 82.96 FEET TO THE **POINT OF BEGINNING**;

**CONTAINING** 9,234 SQUARE FEET OR 0.21 ACRE, MORE OR LESS.

THIS EXHIBIT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-03-07.



LINE TABLE		
LINE	BEARING	DISTANCE
L21	N06°25'02"E	20.04'
L22	S80°04'18"E	38.98'
L23	N06°52'10"E	47.40'
L24	S83°02'46"E	50.00'
L25	S80°01'02"E	11.24'
L26	S06°26'18"W	20.04'
L27	N80°01'02"W	32.27'
L28	N80°04'18"W	82.96'



**LEGEND**

- ⓧ LOT NUMBER
- IR(0) IRON ROD (OLD)
- ⊙ SANITARY SEWER MANHOLE
- SA— SANITARY SEWER LINE
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN



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TEL: 615.865.1000  
WWW.RAGANSMITH.COM

**SHADOW GREEN  
OFFSITE SEWER  
CIP HOLDINGS, LLC.**

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

EXHIBIT "B"

DATE	DECEMBER 19, 2018
APPROVED:	JTD
DRAWN:	KCK
SCALE:	1" = 50'
JOB NO.	16155
WK. ORDER	0722

SHEET 1 OF 2