

**RESOLUTION 2015-96**

**TO BE ENTITLED: "A RESOLUTION DECLARING A PORTION OF RIGHT-OF-WAY ON HUFFINES RIDGE DRIVE AS SURPLUS PROPERTY"**

**WHEREAS**, the Board of Mayor and Aldermen (BOMA) determined that a portion of right-of-way on Huffines Ridge Drive as shown on Exhibit A is no longer necessary, suitable and desirable for the public welfare; and

**WHEREAS**, the City now desires to declare the right-of-way as depicted in Exhibit A as surplus property and desires to sell or dispose of the property to the adjoining property owners of Map 062, Parcel Nos. 19.05, 19.01, 18.01 and 19.02; and

**WHEREAS**, in general the surplus property as depicted in Exhibit A shall be disposed of equally to the property owners adjacent to both sides of the City right-of-way as shown in Exhibit A; and

**WHEREAS**, the City will realize additional tax benefits from this property being returned to the tax roll with such transfer of ownership of the property; and

**WHEREAS**, City staff has determined the value to be under \$25,000.00 because the property depicted in Exhibit A creates non-buildable lots; and

**WHEREAS**, Municipal Code, Title 5, Chapter 8; §. 5-802, allows the BOMA to sell or dispose of right-of-way by negotiated contract or by other means that will adequately protect the public interest when the value does not exceed \$25,000.00.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the right-of-way as shown in attached Exhibit A is hereby declared surplus property.

**BE IT FURTHER RESOLVED** by the Board of Mayor and Aldermen that the right-of-way so declared as surplus shall be disposed equally to the property owners of Map 062, Parcel Nos. 19.05, 19.01, 18.01 and 19.02 as negotiated by the City Engineer and approved by the City Administrator with the following conditions:

- 1) Require a Public Utility and Drainage Easement on the property being vacated as determined by the City Engineer.
- 2) Require the property owners to complete a survey of the surplus right-of-way and pay all closing cost associated with the transfer of the property. Said survey shall include the location of all utilities and drainage facilities within or along the subject right-of-way.
- 3) The right-of-way to be abandoned on Huffines Ridge Road shall have a Temporary Access Easement and remain open to the public until Huffines Ridge Drive is connected to Carothers Parkway and opened to the public as conceptually shown in Exhibit A unless otherwise determined by the City Engineer. The property owners who acquire the abandoned right-of-way shall assume all maintenance and liability of Huffines Ridge Road immediately following the transfer of the abandoned right-of-way.

**IT IS SO RESOLVED AND DONE** on this \_\_\_\_ day of \_\_\_\_\_ 2015.

**ATTEST:**

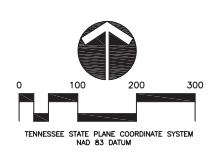
**CITY OF FRANKLIN, TENNESSE**

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

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

**Approved as to Form**

**By:** \_\_\_\_\_  
**Shauna Billingsley, City Attorney**



**FRANKLIN SUMMIT SITE CALCULATIONS**

DEVELOPMENT	ZONED	TOTAL AC	% OF SITE	LSR REQ. (AC)	LSR PROVIDED (AC)	LSA REQ. (AC)	LSA PROVIDED (AC)	REPLACEMENT TREE REQ. (AC)	EX. TREE CANOPY PRESERVATION (AC)	EX. TREE CANOPY PRESERVATION MAINTAINED (AC)	FORMAL OPEN SPACE REQUIRED (AC)	FORMAL OPEN SPACE PROVIDED (AC)	CANOPY REQUIRED (AC)	UNDERSTORY REQUIRED (AC)	SHRUBS REQUIRED (EA)	FOS CANOPY REQUIRED (AC)	FOS UNDERSTORY REQUIRED (AC)	FOS SHRUB REQUIRED (EA)	
<b>TOTAL SITE</b>	GC	30.15	100.00%	0.3	0.33	5.06	3.30	1,760	18.00	2.26	2.41	1.91	3.31	2,138.89	542.54	2,681.54	356	3,258	79.5
LOT 1	GC	8.71	28.89%	0.3	0.00	2.61	0.00	589.21	0.00	0	0	0.51	0.51	714.22	182.91	836	30.6	4.59	26
LOT 2	GC	8.81	29.22%	0.3	0.00	2.64	0.00	598.97	0.00	0	0	0.51	0.51	722.42	188.01	846	30.6	4.59	26
LOT 3	GC	6.14	20.40%	0.3	0.00	1.86	0.00	417.58	0.00	0	0	0.36	0.36	508.94	129.57	597	21.6	3.44	18
LOT 4	GC	2.15	7.13%	0.3	0.00	0.69	0.00	145.44	0.00	0	0	0.33	0.33	376.30	48.15	290	7.8	1.17	7
LOT 5	GC	4.31	14.30%	0.3	0.91	1.29	3.02	N/A	0.00	3.28	3.41	**	0	**	**	**	**	**	**
<b>TOTAL SITE REMAINING</b>	N/A	0.00	N/A	N/A	0.17	N/A	5.13	0	N/A	0.00	-0.36	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

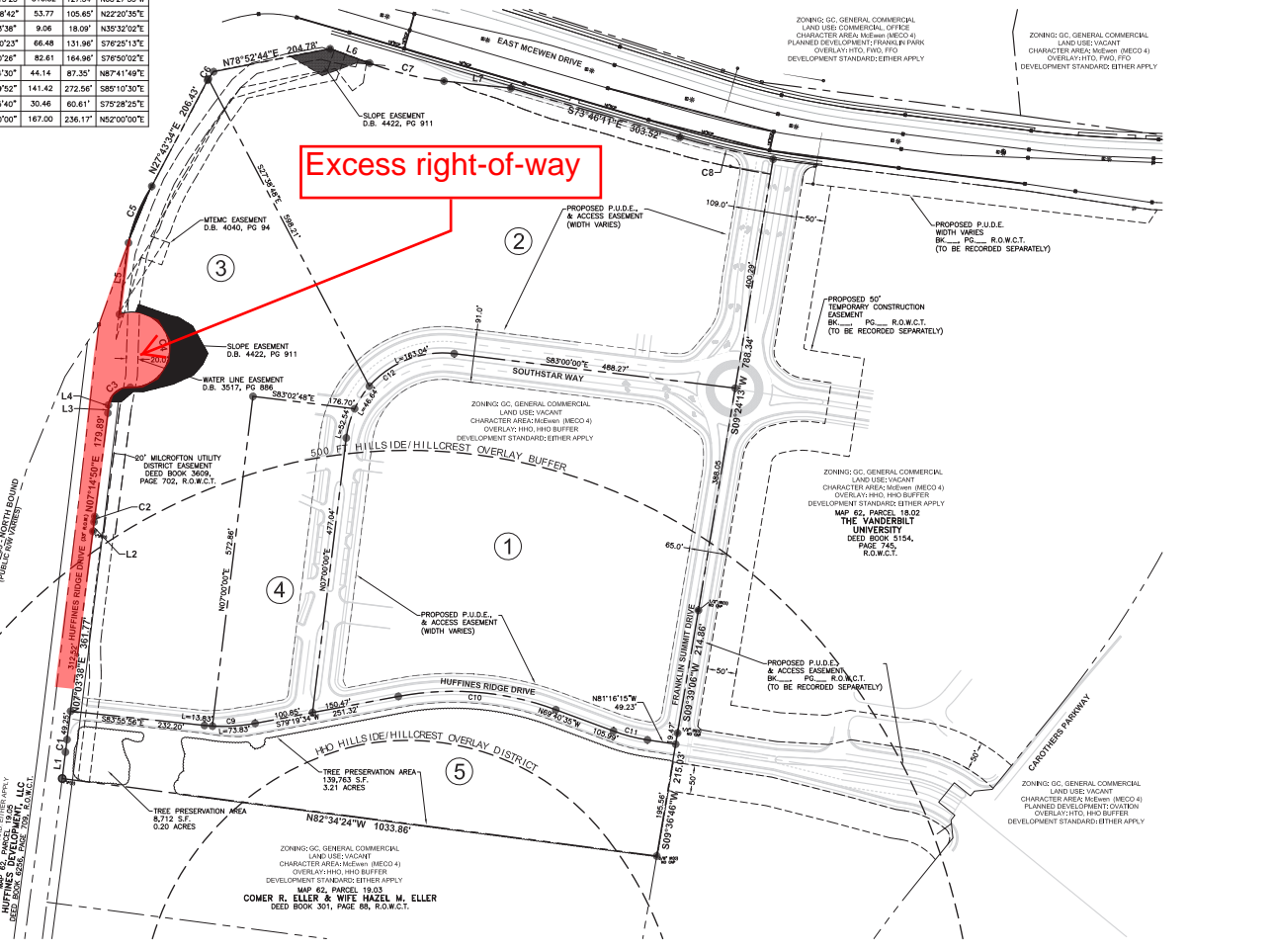
\* TREE CALC REQUIREMENTS DO NOT APPLY TO TREE PRESERVATION AREA, UNLESS TREE CALIPERS WITHIN THE TREE PRESERVATION AREA ARE BEING UTILIZED TO MEET OVERALL CALIPER REQUIREMENTS. THIS WOULD REQUIRE A TREE SURVEY. GENERALLY SPEAKING, A TREE SURVEY PROVIDES BENEFICIAL IN REDUCING THE OVERALL CALIPER REQUIREMENT FOR THE SITE.  
\*\* TOTAL OPEN SPACE REQUIREMENTS FOR LOT 5 ARE BEING ACCOUNTED FOR AS A PERCENTAGE WITHIN LOTS 1-4

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	2016.50'	21.84'	0°37'14"	10.92	21.84'	N07°03'38"E
C2	2016.50'	9.34'	0°15'55"	4.67	9.34'	N07°14'50"E
C3	35.00'	83.59'	87°43'20"	33.64	48.50'	N50°58'50"W
C4	65.00'	230.55'	203°13'25"	316.32	127.34'	N08°27'53"W
C5	283.50'	106.27'	21°28'42"	53.77	105.65'	N22°20'32"E
C6	143.50'	18.10'	7°13'38"	9.06	18.09'	N35°32'02"E
C7	541.16'	132.29'	14°02'23"	66.48	131.96'	S76°25'13"E
C8	1491.39'	165.04'	6°20'26"	82.61	164.96'	S76°50'02"E
C9	300.00'	87.66'	16°44'30"	44.14	87.35'	N87°41'40"E
C10	510.00'	275.92'	30°59'52"	141.42	272.56'	S89°10'30"E
C11	300.00'	60.71'	11°35'40"	30.46	60.61'	S79°28'25"E
C12	167.00'	262.32'	90°00'00"	167.00	236.17'	N52°00'00"E

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N07°03'38"E	45.88'
L2	N07°14'50"E	16.40'
L3	N04°53'10"E	10.86'
L4	N07°27'00"E	2.91'
L5	N07°15'28"E	124.13'
L6	S70°03'53"E	72.40'
L7	S83°57'34"E	116.23'



**Excess right-of-way**

**SITE DATA:**

**PROPERTY INFORMATION:**  
 CITY DISTRICT: 08  
 STREET ADDRESS: SOUTHEAST CORNER OF I-65 AND MCEWEN DR.  
 TAX MAP: 082  
 PARCEL: 18.01,19.01,19.02  
 LOT SIZE: 30.15 AC (1,313,156 S.F.)

**ZONING INFORMATION:**  
 EXISTING ZONING CLASSIFICATION: GC, GENERAL COMMERCIAL DISTRICT  
 PROPOSED ZONING CLASSIFICATION: GC, GENERAL COMMERCIAL DISTRICT  
 EXISTING ZONING OVERLAY: HHO, HHO BUFFER  
 PROPOSED ZONING OVERLAY: HEIGHT OVERLAY DISTRICT  
 CHARACTER AREA: M-4  
 DEVELOPMENT STANDARDS: BOTH ARE APPLICABLE  
 PROPOSED DEVELOPMENT STANDARDS: BOTH ARE APPLICABLE  
 EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: OFFICE/COMMERCIAL  
 TOTAL PROPOSED DENSITY: 70

**DRAINAGE BASIN:**  
 TRIBUTARY OF SOUTH PRONG SPENCER CREEK

**OWNER/DEVELOPER:**  
 SS MCEWEN 65 LLC  
 SOUTHWEST LLC  
 501 CORPORATE CENTRE DRIVE  
 SUITE 315  
 FRANKLIN, TN 37067  
 (615) 472-8916  
 atthompson@ragansmith.com

**PROJECT LANDSCAPE ARCHITECT:**  
 ALAN THOMPSON, R.L.A.  
 RAGAN-SMITH & ASSOCIATES, INC.  
 315 CORPORATE CENTRE DRIVE  
 NASHVILLE, TN 37206  
 (615) 244-8841  
 atthompson@ragansmith.com

**SURVEY INFORMATION:**  
 BOUNDARY INFORMATION TAKEN FROM A SURVEY PERFORMED BY RAGAN SMITH ASSOCIATES DATED 08/30/2013 AND 10/31/212 AND BY KEVIN A EDMONSON ON 05/07/2007.

**MINERAL RIGHTS NOTE:**  
 ACCORDING TO A COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 129839, WITH A REVISED DATE OF AUGUST 24, 2012 AT 1:20 P.M. AND A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-806412-INS, WITH AN EFFECTIVE DATE OF MAY 22, 2013 AT 7:30 A.M. THE COMPANIES MAKE NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF MINERAL RIGHTS.

**STATEMENT OF IMPACTS:**

- WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER FOR THE SITE. DOMESTIC, FIRE AND IRRIGATION DEMAND CAN BE MET WITHIN THE DEVELOPMENT WITH PROPOSED EXTENSIONS OF WATER PER THE UTILITY DISTRICTS REQUIREMENTS. THIS WILL INCLUDE AN EXTENSION OF A 12" WATER LINE FROM MCEWEN THROUGH THE PROPOSED DEVELOPMENT TOWARD CAROTHERS PARKWAY.
- SEWER FACILITIES: THE CITY OF FRANKLIN WILL BE THE SERVICE PROVIDER FOR THE PINNACLE COMMONS DEVELOPMENT AT THE INTERSECTION OF CAROTHERS AND MCEWEN TO THE NORTHERN END OF MCEWEN. A TRI-PARTY AGREEMENT WILL THEN PROVIDE THE SEWER CROSSING OF MCEWEN WITH SERVICE EXTENSION TO THE DEVELOPMENT.
- REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO REUSE WATER LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO PROVIDE AN EXTENSION.
- STREET NETWORK: EAST MCEWEN DRIVE, LOCATED TO THE NORTH OF THE PROPERTY, IS CLASSIFIED AS A MAJOR ARTERIAL ROAD ON THE CURRENT MAJOR THROUGHFARE PLAN. FURTHER EAST MCEWEN DRIVE WAS STUDIED AS PART OF THE INTEGRATED GROWTH PLAN IN MARCH OF 2013. HUFFINES RIDGE, LOCATED TO THE WEST OF THE PROPERTY, IS CLASSIFIED AS A LOCAL ROADWAY.
- DRAINAGE FACILITIES: ON-SITE STORM WATER QUANTITY AND QUALITY WILL BE DESIGNED PER THE STORMWATER ORDINANCE IN EFFECT AT THE TIME OF DEVELOPMENT. PORTIONS OF THE SITE DRAIN WEST TOWARD HUFFINES RIDGE AND EAST TOWARD THE INTERSECTION OF CAROTHERS AND EAST MCEWEN.
- POLICE, FIRE & RECREATIONAL FACILITIES: THE SITE IS LOCATED AS FOLLOWS FROM POLICE, FIRE AND RECREATIONAL FACILITIES:  
 POLICE: THE SITE IS LOCATED 5 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS.  
 FIRE: THE SITE IS APPROXIMATELY 1.1 MILES FROM FIRE STATION 6 LOCATED AT 1091 COOL SPRINGS BOULEVARD.  
 RECREATION: THE SITE IS LOCATED 1.1 MILES FROM LIBERTY PARK AND ITS ASSOCIATED 900 PARK AND 4.8 MILES FROM PINKERTON PARK.
- PROJECTED STUDENT POPULATION: DUE TO THE NATURE OF THE PROPOSED OFFICE AND RETAIL DEVELOPMENT, THE STUDENT POPULATION WILL NOT BE AFFECTED.
- REFUSE STORAGE: A CENTRALIZED TRASH COLLECTION, RECYCLING AND STORAGE FACILITY WILL BE DESIGNED ON EACH PARCEL PROPOSED WITHIN THE DEVELOPMENT AND A PRIVATE PICK-UP SERVICE WILL BE UTILIZED.
- RESTRICTIVE COVENANTS/EASEMENTS: THERE ARE CURRENTLY NO RESTRICTIVE COVENANTS FOR THIS PROPERTY. BASED ON AN AS-IS SURVEY OF THE PROPERTY, VARIOUS EASEMENTS EXIST AROUND THE PERIMETER OF THE SITE.

**STORMWATER NARRATIVE**  
 UPON SITE DEVELOPMENT OF EACH PARCEL A STORMWATER MANAGEMENT PLAN WILL BE CREATED AND SUBMITTED FOR APPROVAL IN COMPLIANCE WITH THE CITY OF FRANKLIN STORMWATER ORDINANCE.

**PARKING**  
 ALL SURFACE AND GARAGE PARKING IS TO BE MUTUALLY SHARED FOR THE BENEFIT OF THE ENTIRE DEVELOPMENT. THIS SHARED PARKING TO BE FURTHER DEFINED IN FUTURE OWNERS ASSOCIATION DOCUMENTS.

**AREA SUMMARY**

LOT	BEARING	DISTANCE
1	S79°44' S.F.	8.71 AC.
2	S83°57' S.F.	8.81 AC.
3	S88°27' S.F.	8.17 AC.
4	S83°59' S.F.	8.15 AC.
5	S187°41' S.F.	4.31 AC.

**RAGAN-SMITH**  
 LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS  
 1000 W. BENTLEY AVENUE, SUITE 100  
 NASHVILLE, TN 37203  
 (615) 244-8841  
 www.ragansmith.com

**FRANKLIN SUMMIT**  
 FOR **SOUTHSTAR LLC**  
 9TH CIVIL DISTRICT, EAST MCEWEN DRIVE, FRANKLIN, TENNESSEE

**REVISIONS**

DATE	NO.	DESCRIPTION
NOVEMBER 9, 2015	0193	

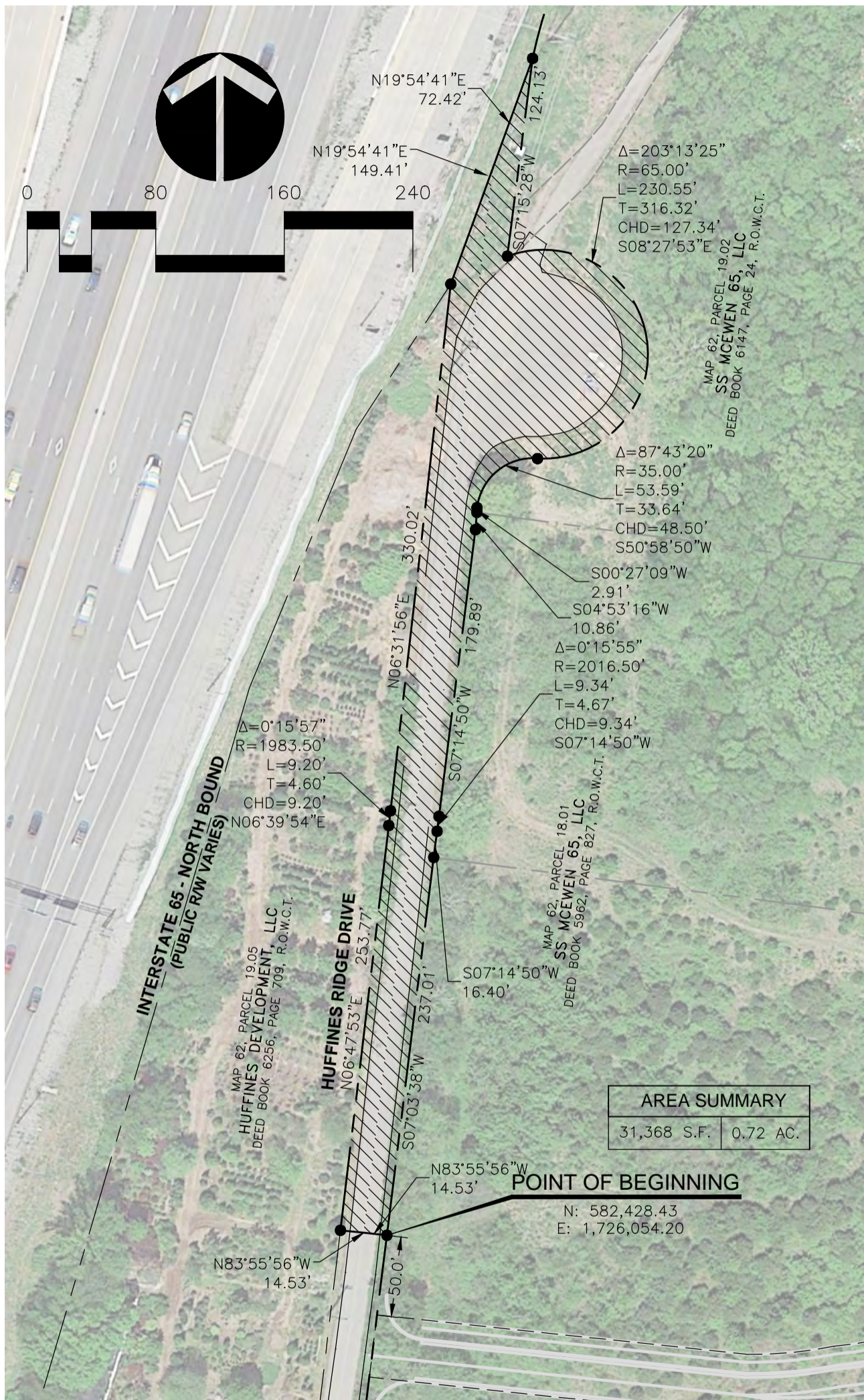
ISSUED BY: WK GREER  
 12049  
 APPROVED: DBC  
 DRAWN: BRB  
 SCALE: 1" = 100'

**PROPOSED IMPROVEMENTS**

**S1.0**

**Conceptual Plan** Know what's below. Call before you dig.

TOTAL AREA = 1,313,156 SQUARE FEET OR 30.15 ACRES ±  
 TOTAL LENGTH OF PROJECT BOUNDARIES = 4,634.31 FEET ±



**INTERSTATE 65 - NORTH BOUND**  
(PUBLIC R/W VARIES)

MAP 62, PARCEL 19.05  
**HUFFINES DEVELOPMENT, LLC**  
DEED BOOK 6256, PAGE 709, R.O.W.C.T.

**HUFFINES RIDGE DRIVE**

MAP 62, PARCEL 18.01  
**SS MCEWEN 65, LLC**  
DEED BOOK 5962, PAGE 827, R.O.W.C.T.

AREA SUMMARY	
31,368 S.F.	0.72 AC.

**POINT OF BEGINNING**

N: 582,428.43  
E: 1,726,054.20

DATE	OCTOBER 5, 2015
DESIGNED:	DBC
DRAWN:	BKB
SCALE:	1"=80'
JOB NO.	WK. ORDER
12049	0193

# HUFFINES RIDGE DR. R/W ABANDONMENT

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

**RAGAN • SMITH**

LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE 315 WOODLAND STREET  
P.O. BOX 69078  
NASHVILLE, TN 37206  
(615) 244-8591

CHATTANOOGA 1410 COWART STREET  
SUITE 200  
CHATTANOOGA, TN 37406  
(423) 499-9400

www.ragan-smith.com

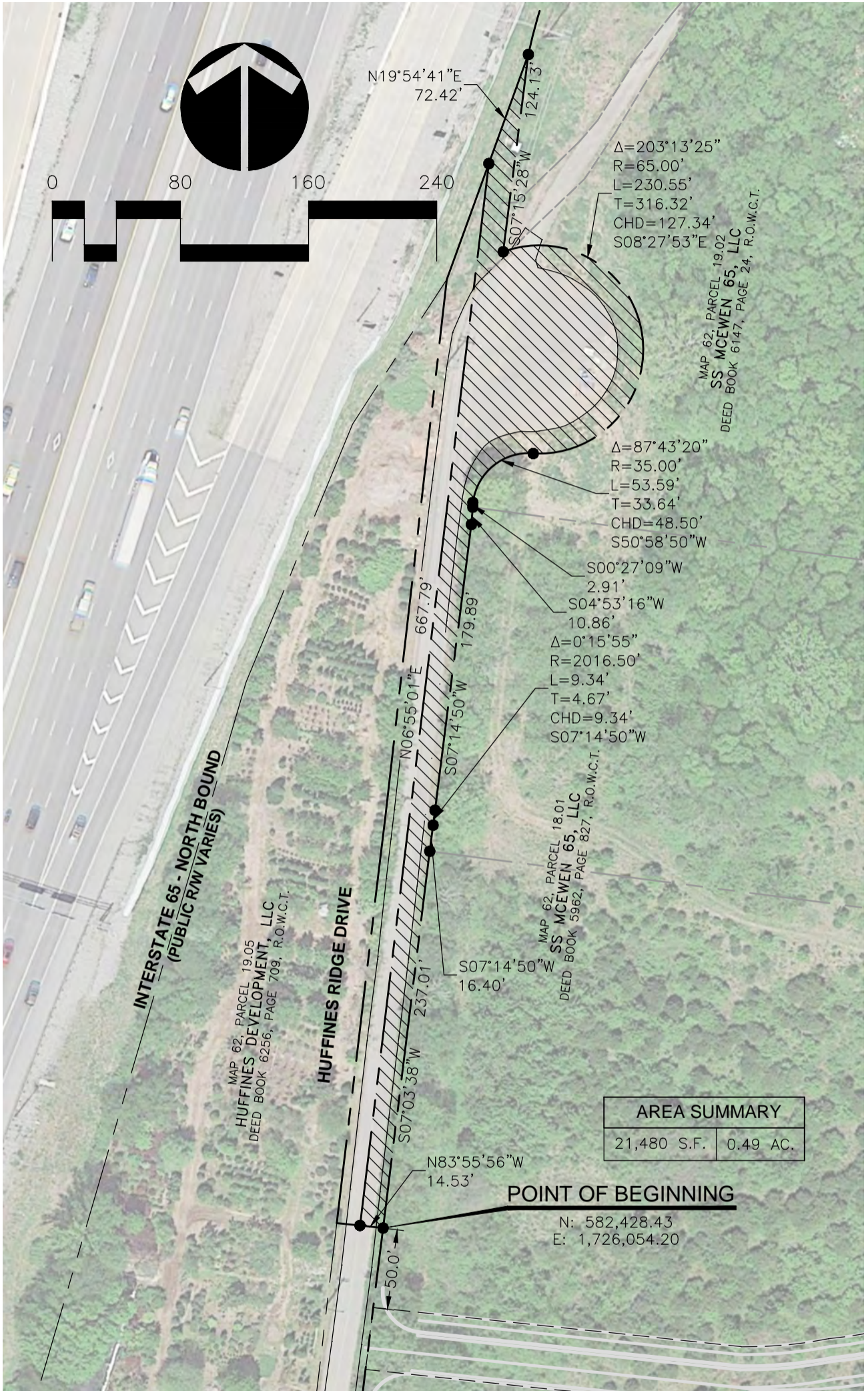
\\fsa-data\projects\12049-97131-Survey\Exhibit\9713 RIGHT-OF-WAY ABANDONMENT.dwg

**RIGHT OF WAY ABANDONMENT  
OF  
HUFFINES RIDGE DRIVE**

BEING A RIGHT OF WAY ABANDONMENT IN THE 8<sup>TH</sup> CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BEING A PORTION HUFFINES RIDGE DRIVE. BEING BOUNDED ON THE SOUTH BY THE REMAINING RIGHT-OF-WAY (R/W) OF HUFFINES RIDGE DRIVE (PUBLIC R/W VARIES), ON THE NORTH BY THE R/W OF INTERSTATE 65 (PUBLIC R/W VARIES), ON THE WEST BY THE HUFFINES DEVELOPMENT, LLC PROPERTY OF RECORD IN DEED BOOK 6256, PAGE 709 (R.O.W.C.T.) AND ON THE EAST BY THE SS MCEWEN 65, LLC PROPERTY OF RECORD IN DEED BOOK 5962, PAGE 827 AND DEED BOOK 6147, PAGE 24 (R.O.W.C.T.) SAID R/W ABANDONMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY (R/W) OF HUFFINES RIDGE DRIVE BEING ON THE WESTERLY LINE OF THE SAID SS MCEWEN PROPERTY BEING THE SOUTHEAST CORNER OF THE ABANDONMENT HEREIN DESCRIBED HAVING A NORTHING OF 582,428.43 AND AN EASTING OF 1,726,054.20; THENCE LEAVING THE SAID MCEWEN PROPERTY NORTH 83 DEGREES 55 MINUTES 56 SECONDS WEST, 29.06 FEET TO A IN THE EASTERLY LINE OF THE SAID HUFFINES DEVELOPMENT PROPERTY; THENCE WITH THE HUFFINES DEVELOPMENT LINE NORTH 06 DEGREES 47 MINUTES 53 SECONDS EAST, 253.77 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1983.50 FEET, AN ARC LENGTH OF 9.20 FEET, A CENTRAL ANGLE OF 00 DEGREES 15 MINUTES 57 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 39 MINUTES 54 SECONDS EAST, 9.20 FEET TO A POINT; THENCE NORTH 06 DEGREES 31 MINUTES 56 SECONDS EAST, 330.02 FEET TO A POINT IN THE EASTERLY R/W OF THE SAID INTERSTATE 65; THENCE NORTH 19 DEGREES 54 MINUTES 41 SECONDS EAST, 149.41 FEET TO A POINT IN THE WESTERLY LINE OF THE SAID SS MCEWEN PROPERTY; THENCE LEAVING THE INTERSTATE WITH THE SAID MCEWEN PROPERTY SOUTH 07 DEGREES 15 MINUTES 28 SECONDS WEST, 124.13 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 230.55 FEET, A CENTRAL ANGLE OF 203 DEGREES 13 MINUTES 25 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 08 DEGREES 27 MINUTES 53 SECONDS EAST, 127.34 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 53.59 FEET, A CENTRAL ANGLE OF 87 DEGREES 43 MINUTES 20 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES 58 MINUTES 50 SECONDS WEST, 48.50 FEET TO A POINT; THENCE SOUTH 00 DEGREES 27 MINUTES 09 SECONDS WEST, 2.91 FEET TO A POINT; THENCE SOUTH 04 DEGREES 53 MINUTES 16 SECONDS WEST, 10.86 FEET TO A POINT; THENCE SOUTH 07 DEGREES 14 MINUTES 50 SECONDS WEST, 179.89 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 2016.50 FEET, AN ARC LENGTH OF 9.34 FEET, A CENTRAL ANGLE OF 00 DEGREES 15 MINUTES 55 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 14 MINUTES 50 SECONDS WEST, 9.34 FEET TO A POINT; THENCE SOUTH 07 DEGREES 14 MINUTES 50 SECONDS WEST 16.40 FEET TO A POINT; THENCE SOUTH 07 DEGREES 03 MINUTES 38 SECONDS WEST, 237.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 31,368 SQUARE FEET OR 0.72 ACRES, MORE OR LESS.



AREA SUMMARY	
21,480 S.F.	0.49 AC.

**POINT OF BEGINNING**

N: 582,428.43  
E: 1,726,054.20

DATE	OCTOBER 5, 2015
DESIGNED:	DBC
DRAWN:	BKB
SCALE:	1"=80'
JOB NO.	WK. ORDER
12049	0193

**HUFFINES RIDGE DR.  
R/W ABANDONMENT**

FOR

**SOUTHSTAR**

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

**RAGAN • SMITH**

LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE 315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37206 (615) 244-8591	CHATTANOOGA 1410 COWART STREET SUITE 200 CHATTANOOGA, TN 37408 (423) 490-8400
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www.ragansmith.com

I:\rsa-data\projects\12049-97131-Survey\Exhibit\9713 RIGHT-OF-WAY ABANDONMENT.dwg

**RIGHT OF WAY ABANDONMENT  
FOR  
SOUTHSTAR**

BEING A RIGHT OF WAY ABANDONMENT IN THE 8<sup>TH</sup> CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BEING A PORTION HUFFINES RIDGE DRIVE. BEING BOUNDED ON THE WEST AND SOUTH BY THE REMAINING RIGHT-OF-WAY (R/W) OF HUFFINES RIDGE DRIVE (PUBLIC R/W VARIES), ON THE NORTH BY THE R/W OF INTERSTATE 65 (PUBLIC R/W VARIES), AND ON THE EAST BY THE SS MCEWEN 65, LLC PROPERTY OF RECORD IN DEED BOOK 5962, PAGE 827 AND DEED BOOK 6147, PAGE 24 (R.O.W.C.T.) SAID R/W ABANDONMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 21,480 SQUARE FEET OR 0.49 ACRES, MORE OR LESS.



MAP 62, PARCEL 19.02  
 SS MCEWEN 65, LLC  
 DEED BOOK 6147, PAGE 24, R.O.W.C.T.

MAP 62, PARCEL 18.01  
 SS MCEWEN 65, LLC  
 DEED BOOK 5962, PAGE 827, R.O.W.C.T.

MAP 62, PARCEL 19.05  
 HUFFINES DEVELOPMENT, LLC  
 DEED BOOK 6256, PAGE 709, R.O.W.C.T.

AREA SUMMARY	
9,888 S.F.	0.23 AC.

**POINT OF BEGINNING**

N: 582,431.50  
 E: 1,726,025.31

N83°55'56"W  
 14.53'

**HUFFINES RIDGE DRIVE**  
 N06°47'53"E 253.77'

S06°55'01"W 667.79'

N06°31'56"E 330.02'

N19°54'41"E 76.99'

DATE	OCTOBER 5, 2015
DESIGNED:	DBC
DRAWN:	BKB
SCALE:	1"=80'
JOB NO.	WK. ORDER
12049	0193

**HUFFINES RIDGE DR.**  
**R/W ABANDONMENT**  
 FOR  
**HUFFINES DEVELOPEMENT**  
 8TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

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 CHATTANOOGA 1410 COWART STREET SUITE 200 CHATTANOOGA, TN 37408 (423) 490-6400  
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I:\Rea-data\projects\12049-97131-Survey\Exhibit\9713 RIGHT-OF-WAY ABANDONMENT.dwg

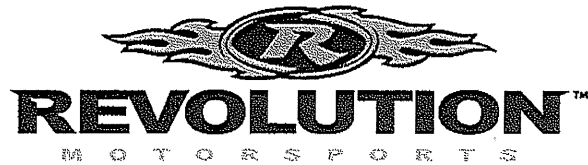


**RIGHT OF WAY ABANDONMENT  
FOR  
HUFFINES DEVELOPMENT, LLC**

BEING A RIGHT OF WAY ABANDONMENT IN THE 8<sup>TH</sup> CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BEING A PORTION HUFFINES RIDGE DRIVE. BEING BOUNDED ON THE EAST AND SOUTH BY THE REMAINING RIGHT-OF-WAY (R/W) OF HUFFINES RIDGE DRIVE (PUBLIC R/W VARIES), ON THE NORTH BY THE R/W OF INTERSTATE 65 (PUBLIC R/W VARIES), AND ON THE WEST BY THE HUFFINES DEVELOPMENT, LLC PROPERTY OF RECORD IN DEED BOOK 6256, PAGE 709 (R.O.W.C.T.) SAID R/W ABANDONMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY (R/W) OF HUFFINES RIDGE DRIVE BEING ON THE EASTERLY LINE OF THE SAID HUFFINES DEVELOPMENT PROPERTY BEING THE SOUTHWEST CORNER OF THE ABANDONMENT HEREIN DESCRIBED HAVING A NORTHING OF 582,431.50 AND AN EASTING OF 1,726,025.31; THENCE WITH THE HUFFINES RIDGE R/W NORTH 06 DEGREES 47 MINUTES 53 SECONDS EAST, 253.77 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1983.50 FEET, AN ARC LENGTH OF 9.20 FEET, A CENTRAL ANGLE OF 00 DEGREES 15 MINUTES 57 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 39 MINUTES 54 SECONDS EAST, 9.20 FEET TO A POINT; THENCE NORTH 06 DEGREES 31 MINUTES 56 SECONDS EAST, 330.02 FEET TO A POINT IN THE EASTERLY R/W OF THE SAID INTERSTATE 65; THENCE NORTH 19 DEGREES 54 MINUTES 41 SECONDS EAST, 76.99 FEET TO A POINT; THENCE LEAVING INTERSTATE 65 SOUTH 06 DEGREES 55 MINUTES 01 SECONDS WEST, 667.79 FEET TO A POINT; THENCE NORTH 83 DEGREES 55 MINUTES 56 SECONDS WEST, 14.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,888 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.



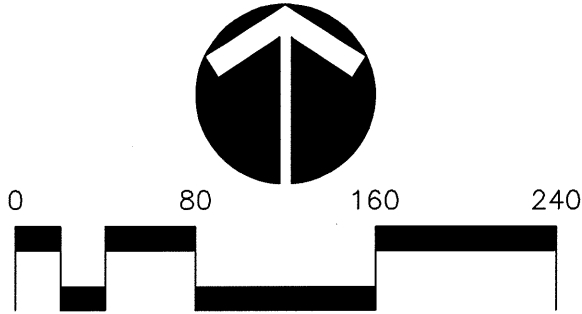
November 11, 2015

To Whom It May Concern:

"I am the owner of the property located at 1340 Huffines Ridge Drive on Map 62, Parcels 19.04 & 19.05 and support the Huffines Ridge Drive right of way abandonment as shown on the attached exhibit prepared by Ragan Smith and dated 10.05.15."

Sincerely,

Greg Cooke  
Huffines Development, LLC



MAP 62, PARCEL 19.02  
SS MCEWEN 65, LLC  
DEED BOOK 6147, PAGE 24, R.O.W.C.T.

MAP 62, PARCEL 18.01  
SS MCEWEN 65, LLC  
DEED BOOK 5962, PAGE 827, R.O.W.C.T.

INTERSTATE 65 - NORTH BOUND  
(PUBLIC R/W VARIES)

$\Delta = 0^{\circ}15'57''$   
 $R = 1983.50'$   
 $L = 9.20'$   
 $T = 4.60'$   
 $CHD = 9.20'$   
 $N06^{\circ}39'54''E$

MAP 62, PARCEL 19.05  
HUFFINES DEVELOPMENT, LLC  
DEED BOOK 6256, PAGE 709, R.O.W.C.T.

HUFFINES RIDGE DRIVE  
 $N06^{\circ}47'53''E$  253.77'

$N06^{\circ}31'56''E$  330.02'  
 $S06^{\circ}55'01''W$  667.79'

$N19^{\circ}54'41''E$  76.99'

POINT OF BEGINNING

N: 582,431.50  
E: 1,726,025.31

$N83^{\circ}55'56''W$  14.53'

50.0'

AREA SUMMARY

9,888 S.F. | 0.23 AC.

GN12049-971311-Survey/Exhibit 713 RIGHT-OF-WAY ABANDONMENT.dwg

DATE	OCTOBER 5, 2015
DESIGNED:	DBC
DRAWN:	BKB
SCALE:	1"=80'
JOB NO.	WK. ORDER
12049	0193

**HUFFINES RIDGE DR.  
R/W ABANDONMENT**

FOR

**HUFFINES DEVELOPEMENT**

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

**RAGAN • SMITH**

LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS

<p>NASHVILLE 215 WOODLAND STREET P.O. BOX 89070 NASHVILLE, TN 37208 (615) 244-4581</p>	<p>CHATTANOOGA 1415 COWART STREET SUITE 200 CHATTANOOGA, TN 37408 (423) 450-9400</p>
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