

Prepared by and Return to:
City of Franklin, Tennessee
Engineering Department
P.O. Box 305
Franklin, TN 37065

Property Owner: SS McEwen, LLC
Map: 79
Parcel: 40.00

Pick Up

PUBLIC UTILITY AND DRAINAGE EASEMENT ABANDONMENT AGREEMENT
COF 2017-0352

This instrument made and entered into on this 19TH day of DECEMBER, 2017, by and between the City of Franklin, Williamson County, Tennessee, ("City") and SS McEwen, LLC.

PARTIAL RELEASE OF EASEMENT

WHEREAS, SS McEwen, LLC. owns a certain parcel of real property located in Williamson County, Tennessee, being Map 079 Parcel 40.00, the deed for which is of record as Book 6602, Page 813, Register's Office for Williamson County, Tennessee (the "Property"); and

WHEREAS, a Public Utility & Drainage Easement runs across the Property, as shown on the plat of record in Plat Book P64, Page 148, Register's Office for Williamson County, Tennessee (the "Easement"); and

WHEREAS, currently there are no city drainage or City utilities located in the PUDE and SS McEwen, LLC. now wishes to abandon a portion of the easement as described below by words, figures, signs and symbols, and on the attached Exhibit A, which is made a part hereof;

BEGINNING at the northeasterly quadrant of the intersection of Carothers Parkway and Liberty Pike at the southwest corner of Lot 1 of said Carothers Crossing East Subdivision;

THENCE, with said Carothers Parkway along a curve to the right, having a central angle of $34^{\circ}48'58''$, a radius of 40.00 feet, a tangent of 12.54 feet, and a chord of $N 67^{\circ}04'32'' W$, 23.93 feet for an arc length of 24.31 feet to a point;

THENCE, with said point the following calls:

S $84^{\circ}16'00''$ 174.72 feet,

With a curve to the right, having a central angle of $10^{\circ}19'42''$, a radius of 647.96 feet, a tangent of 58.56 feet, and a chord of $S 79^{\circ}06'09'' E$, 116.65 feet for an arc length of 116.80 feet,

S $73^{\circ}56'18'' E$, 87.46 feet to the northerly right-of-way of said Liberty Pike;

THENCE, with said Liberty Pike the following calls:

S $16^{\circ}03'45'' W$, 6.80 feet,
N $73^{\circ}56'15'' @$, 87.51 feet,

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ON BACK PAGE

With a curve to the left, having a central angle of 10°19'44", a radius of 640.91 feet, a tangent of 57.93 feet, and a chord of N 79°06'06" W, 115.38 feet for an arc length of 115.54 feet,

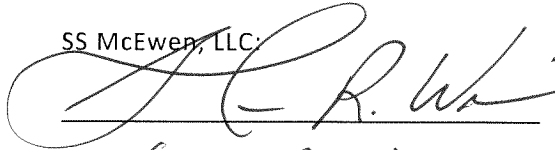
N 84°16'09" W, 78.19 feet,
N 84°29'01" W, 50.04 feet,
N 84°29'01" W, 5.58 feet,
N 84°29'01" W, 18.04 feet to the POINT OF BEGINNING;

The above described Public Utility and Drainage Easement abandonment contains 2,536 square feet or 0.06 Acres, more or less.

NOW, THEREFORE, IN CONSIDERATION of the promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and SS McEwen, LLC hereby partially abandon and vacate the Easement as shown in Exhibit A and disclaim and waive all rights and interests they have in the Easement.

WITNESS my/our hand(s), this 15TH day of DECEMBER, 2017.

SS McEwen, LLC:



GLENN R. Wilson

(Printed Name)

MANAGER

(Title)

STATE OF Tennessee

COUNTY OF Williamson

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

WITNESS my hand and seal this 15th day of December, 2017.

Cathy C. Cornwell
NOTARY PUBLIC

My Commission Expires: ~~_____~~ My Commission Expires
January 26, 2019



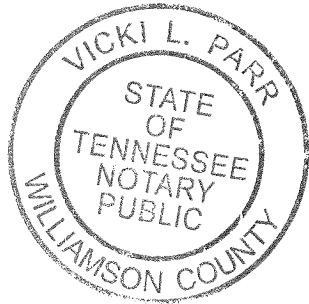
City of Franklin:

BY: *Eric S. Stuckey*
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 acknowledge that he or she executed the within instrument for the purposes therein contained, and who further acknowledge that he or she is City Administrator of the maker or a constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal this 19 day of December, 2017.



Vicki L. Parr
NOTARY PUBLIC
My Commission Expires: 2/23/20

30' P.U.D.E.
PLAT BOOK 55, PAGE 28 R.O.W.C.

PEDESTRIAN ACCESS EASEMENT
PB 65, PG 66 R.O.W.C.

25' LANDSCAPE BUFFER
PB 65, PG 66 R.O.W.C.

10' MVUD WATER LINE EASEMENT
(NO DEED REFERENCE)
PB. 56, PG. 2, R.O.W.C.

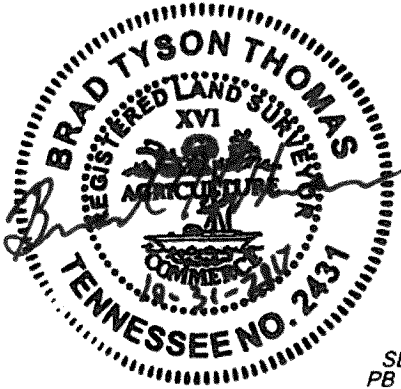


SCALE 1"=60'

2

(40.12)

THE STANDARD
AT COOL SPRINGS
PL BK 62, PG 13, R.O.W.C.



10' MILCROFTON UTILITY
WATER LINE EASEMENT
DB. 2355, PG. 425, R.O.W.C.

S 16° 03' 45" W
6.80'

PEDESTRIAN ACCESS EASEMENT
PB 65, PG 66 R.O.W.C.

20' SANITARY
SEWER EASEMENT
PB 65, PG 66, R.O.W.C.

15' WATER LINE
EASEMENT
PB 65, PG 66 R.O.W.C.

S 73° 56' 18" E
87.46'

30' SANITARY
SEWER EASEMENT

D=10° 19' 42" (RT)
R=647.96'

D=10° 19' 44" (LT)
R=640.91'
L=115.54'
T=57.93'
CH=N 79° 06' 06" W
115.38'

S 72° 07' 33" E 137.68'

S 18° 07' 34" W
10.38'

N 67° 48' 44" W
138.02'

LIBERTY PIKE
(R.O.W. VARIES)
(MINOR ARTERIAL)

130.16'

N 73° 56' 15" W
87.51'

FRANKLIN DIS

IRO