

This Instrument Was Prepared By:
City of Franklin, Tennessee
P.O. Box 305
Franklin, TN 37065

OWNER: Henpeck Village Market
TAX MAP: 106
PARCEL: 26.00
PROJECT: Henpeck Lane Sanitary Sewer
Tract: 15

AGREEMENT FOR DEDICATION OF SANITARY SEWER EASEMENT
COF Contract No. 2017-0316

That for and in consideration of the sum of One Hundred Thirty-six Thousand Four Hundred Dollars (\$ 136,400.00), in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Henpeck Village Market, Inc.** 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 sanitary sewer infrastructure and improvements within the limits of the aforescribed permanent 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 Easements, then this conveyance includes the right of the City of Franklin, Tennessee, its servants and agents to construct sanitary sewer infrastructure within the limits of the aforescribed easement. Upon completion of the construction all Temporary Construction Easements shall be abandoned.

WITNESS my/our hand(s), this 7th day of September, 2018

Cathy Rau
(Signature)

Cathy Rau
(Printed Name)

(Signature)

(Printed Name)

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Cathy Hunter Rau, 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 Owner 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 7th day of September, 2018.

Sheila Grewing
NOTARY PUBLIC

My Commission Expires: 3-31-2020

CITY OF FRANKLIN:

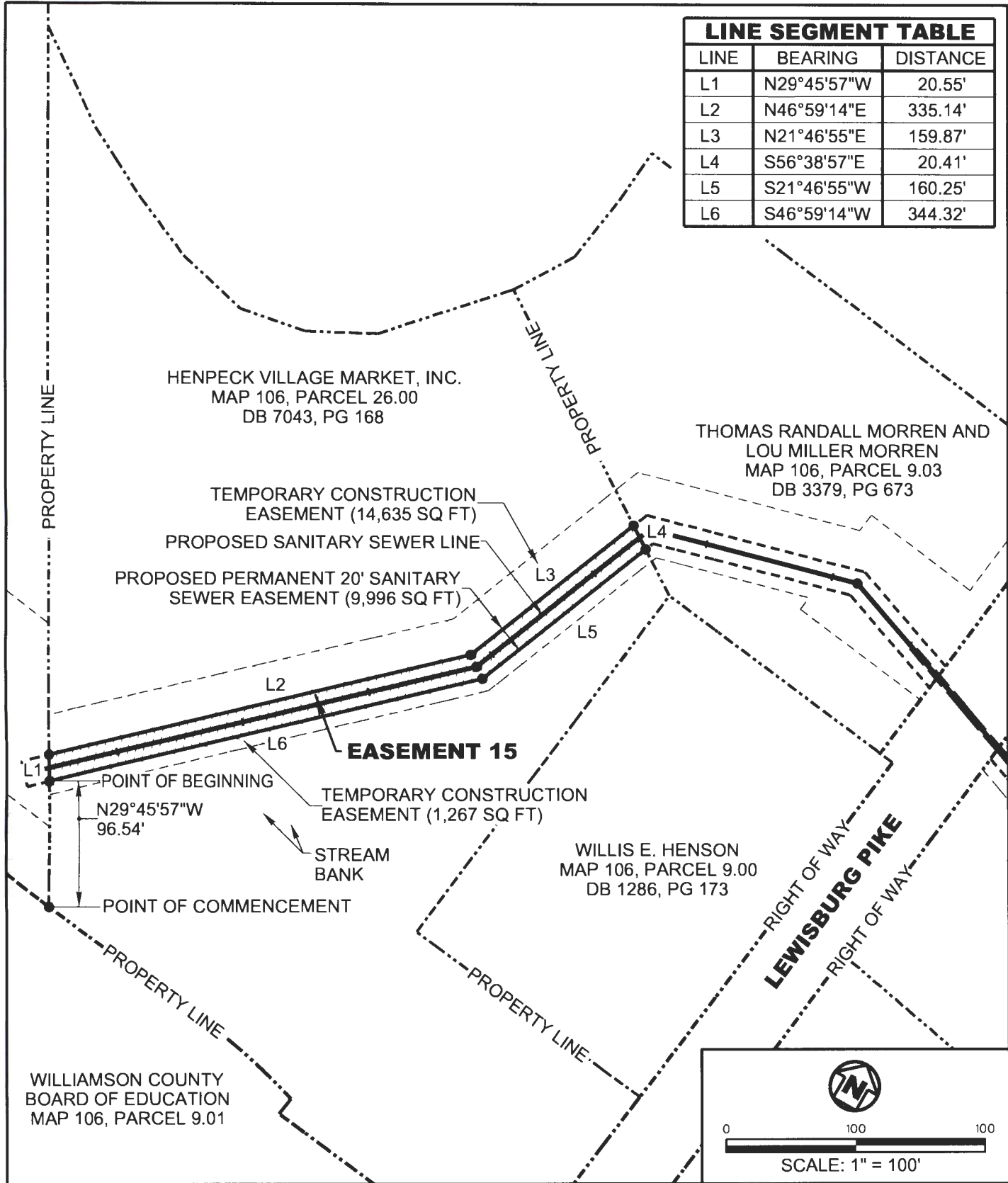
Eric S. Stuckey
City Administrator

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 acknowledge that he executed the within instrument for the purposes therein contained, and who further acknowledge 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 _____, 20____.

NOTARY PUBLIC
My Commission Expires: _____



LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	N29°45'57"W	20.55'
L2	N46°59'14"E	335.14'
L3	N21°46'55"E	159.87'
L4	S56°38'57"E	20.41'
L5	S21°46'55"W	160.25'
L6	S46°59'14"W	344.32'

HENPECK VILLAGE MARKET, INC.
 MAP 106, PARCEL 26.00
 DB 7043, PG 168

THOMAS RANDALL MORREN AND
 LOU MILLER MORREN
 MAP 106, PARCEL 9.03
 DB 3379, PG 673

TEMPORARY CONSTRUCTION
 EASEMENT (14,635 SQ FT)
 PROPOSED SANITARY SEWER LINE

PROPOSED PERMANENT 20' SANITARY
 SEWER EASEMENT (9,996 SQ FT)

EASEMENT 15

POINT OF BEGINNING
 N29°45'57"W
 96.54'

TEMPORARY CONSTRUCTION
 EASEMENT (1,267 SQ FT)

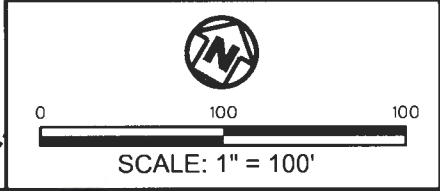
STREAM
 BANK

POINT OF COMMENCEMENT

WILLIS E. HENSON
 MAP 106, PARCEL 9.00
 DB 1286, PG 173

WILLIAMSON COUNTY
 BOARD OF EDUCATION
 MAP 106, PARCEL 9.01

RIGHT OF WAY
LEWISBURG PIKE
 RIGHT OF WAY



HETHCOAT ENGINEERS  **DAVIS PLANNERS**

278 FRANKLIN ROAD, SUITE 200 • 300 VESTAVIA PARKWAY, SUITE 2300
 BRENTWOOD, TN 37027 BIRMINGHAM, AL 35216

MAP SHOWING DEDICATION OF EASEMENT
 TO: CITY OF FRANKLIN
 FROM: HENPECK VILLAGE MARKET
 FOR: HENPECK LANE SEWER



EASEMENT NO. 15
 MAP NO. 106
 PARCEL NO. 26.00
 H&D PROJECT NO
 1082-05

EASEMENT 15

A 20' Permanent Sanitary Sewer Easement and accompanying Temporary Construction Easement granted to the City of Franklin by Henpeck Village Market, said easement lying entirely within Parcel 26.00 of Map 106 as recorded in Deed Book 7043, Page 168 of the Registers Office of Williamson County, Tennessee. Said easement is as depicted on the preceding page and described herein.

Commencing at the southwest corner of said parcel, said point being in the boundary between Henpeck Village Market on the north and Williamson County Board of Education on the south. Thence from the Point of Commencement and with the southwestern boundary of said parcel N29°45'57"W, 96.54' to the Point of Beginning of this easement.

Thence from the Point of Beginning and with the southwestern boundary of said parcel N29°45'57"W, 20.55' (L1) to a point.

Thence along two lines as follows:

N46°59'14"E, 335.14' (L2) to a point, and

N21°46'55"E, 159.87' (L3) to a point in the northeastern boundary of said parcel.

Thence with the northeastern boundary of said parcel S56°38'57"E, 20.41' (L4) to a point.

Thence leaving the northeastern boundary of said parcel along two lines as follows:

S21°46'55"W, 160.25' (L5) to a point, and

S46°59'14"W, 344.32' (L6) to the Point of Beginning and containing 9,996 square feet (0.23 acre) more or less.

The easement herein described is accompanied by a Temporary Construction Easement that is 30' in width (14,635 square feet) on the north side of the permanent easement and 10' in width (1,267 square feet) on the south side of the permanent easement. Said Temporary Construction Easements will be abandoned upon completion of construction of the sanitary sewer line.

Bearings and distances specified herein are based on existing deed references and information provided by others and have not been field verified.

The easements shown herein are not intended to represent full boundary surveys and were prepared under the authority of TCA 62-18-126.

These easements are not general property surveys as defined under rule 0820-03-07.