

This instrument was prepared by:
City of Franklin, Tennessee
P.O. Box 305
Franklin, TN 37065

AGREEMENT FOR DEDICATION OF EASEMENT

COF Contract No. 2018-0144

<u>Owner</u>	<u>County</u>	<u>Deed Book</u>	<u>Page</u>
First United Methodist Church of Franklin, Inc.	Williamson	4179	969

<u>Project</u>	<u>Tax Map</u>	<u>Parcel</u>	<u>Tract</u>
Spencer Creek Sewer	63	22	N/A

KNOW ALL MEN BY THESE PRESENTS, that the undersigned,

First United Methodist Church of Franklin

("Grantor") has bargained and sold, and by these presents does transfer and convey unto the CITY OF FRANKLIN, TN ("Grantee") the land and/or land rights, more particularly described as follows:

The following described property located in the City of Franklin, Tennessee
8th Civil District of Williamson County, Tennessee, to wit:

PERMANENT PUBLIC UTILITY AND DRAINAGE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS

Permanent Easement "A"

Being a 30-foot-wide easement crossing the subject parcel, the center line of the proposed sewer and easement being described as follows:

Beginning at a point in the southerly property line and being located in a southwesterly direction 50.2 feet, more or less, from a corner in the south boundary of the subject parcel of record in Book 4179, Page 969, Registers Office for Williamson County, Tennessee.

Thence, leaving said property line N 57°16' W, 209.7', more or less, to a point in south line of a 30' Permanent Sewer Easement of record in Deed Book 546 Page 950, Registers office for Williamson County, TN. Said point being N 70° 11' W, 222.3 feet,

more or less, from the previously described corner in the south boundary of the subject parcel.

The above described easement contains an area of 6,301 square feet, more or less as shown on the attached "Exhibit A" (Sheet 1 of 2) to which reference is hereby made for more detailed information.

It is the intent of the above described permanent easement to follow the center of the sewer line.

Permanent Easement "B"

Being a 30-foot-wide easement crossing the subject parcel, the center line of the proposed sewer and easement being described as follows:

Beginning at a point in the northeast line of an existing 40' Permanent Sewer Easement of record in Deed Book 2011, Page 850, Registers Office for Williamson County, Tennessee. Said point being N 75°17' W, a distance of 125.9', more or less, from a corner in the east boundary line of the subject parcel and the southwest corner of Adkerson Creekside Farm LP of record in Deed Book 4071, Page 194, Registers Office for Williamson County, Tennessee.

Thence, leaving said existing 40' Permanent Sewer Easement N 77°00'E, 103.1', more or less, to a point being N 21°09' E, 59.2', more or less, from the previously described corner in the east boundary of the subject parcel.

The above described easement contains an area of 3,093 square feet, more or less as shown on the attached "Exhibit A" (Sheet 2 of 2) to which reference is hereby made for more detailed information.

It is the intent of the above described permanent easement to follow the center of the sewer line.

By this instrument the Grantor hereby conveys an easement for construction, operation, maintenance, repair, replacement and inspection of infrastructure and improvements within the limits of the permanent easement.

CONSTRUCTION EASEMENT

Temporary Construction Easement

Easement "A"

Being a 20-foot-wide easement lying northeast of and adjacent to the above described "Permanent Easement A" and containing an area of 3,667 square feet, more or less as shown on the attached "Exhibit A" (Sheet 1 of 2) to which reference is hereby made for more detailed information.

Easement "B"

Being a 20-foot-wide easement lying southwest of and adjacent to the above described "Permanent Easement A" and containing an area of 4,837 square feet, more or less as shown on the attached "Exhibit A" (Sheet 1 of 2) to which reference is hereby made for more detailed information.

Easement "C"

Being a 20-foot-wide easement lying north of and adjacent to the above described "Permanent Easement B" and containing an area of 2,722 square feet, more or less as

shown on the attached "Exhibit A" (Sheet 2 of 2) to which reference is hereby made for more detailed information.

Easement "D"

Being a 20' foot wide easement lying south of and adjacent to an existing 30 foot wide Sewer Easement of record in Book 546, Page 950 R.O.W.C. and the above described "Permanent Easement B" and containing an area of 10,905 square feet, more or less, excluding any areas contained within a Permanent Sewer Easement of record in Book 546, Page 946, a 30 foot wide Permanent Sewer Line Easement of record in Book 546, Page 950, and a 40 foot wide Permanent Sewer Easement of record in Book 2011, Page 850, all of record in R.O.W.C., as shown on the attached "Exhibit A" (Sheet 1 & 2 of 2) to which reference is hereby made for more detailed information.

Said Temporary Construction Easements shall terminate after completion of construction.

Being part of the same property conveyed to First United Methodist Church of Franklin by deed of record in Book 4179, page 969, in the Registers Office for Williamson County, Tennessee.

The above descriptions were prepared by Civic Engineering, Inc., Todd M. Fowlkes, TN R.L.S. #2125. Exhibit "A" dated 5-30-2017.

By this easement the Grantor hereby conveys an easement for the construction of a working area and erosion control outside the proposed right of way line. The title to the above described land remains vested in the Grantor, and is used by the Grantee or its designee, the City of Franklin, its contractors or assigns. This easement shall terminate after completion of construction.

Being the same property conveyed to First United Methodist Church of Franklin, Inc., by Warranty Deed from Dunklin C. Bowman, Jr., dated February 9th, 2009, and filed of record in Deed Book 4179, Page 969, Register's Office for Williamson County, Tennessee.

This conveyance is made in consideration of Fifteen Thousand, Seven Hundred Thirty and No/100 Dollars (\$15,730.00), cash in hand paid, the receipt of which is hereby acknowledged, and said consideration includes payment for the property conveyed herein, and any other additions/features specifically noted herein or more particularly shown by words, figures, signs and symbols on attached **Exhibit A**, which is made a part hereof. The above consideration also includes payment for or the elimination of all actual or incidental damages to the remainder otherwise compensable under the Tennessee laws of eminent domain.

As further consideration for this conveyance, Grantee hereby covenants:

- a) that upon completion of the improvements and any subsequent maintenance or construction activities it will restore all affected portion(s) of Grantor's property to a condition which is equal to or better than the condition which existed prior to the commencement of such work, at Grantee's sole cost and expense. This covenant to restore affected areas specifically includes, but is not limited to, restoration and/or repair of any of Grantor's dry stack stone fences located on Grantor's property if they are disturbed or damaged by the actions of Grantee; and

b) During the construction project, Grantee shall not fully block ingress/egress to the site from Franklin Road. Grantee shall ensure that at least one lane of the said ingress/egress shall remain open throughout the time of the construction project.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title, and interest thereto belonging, except as may be specified otherwise herein, to the Grantee. Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a right to convey it and the same is unencumbered.

And Grantor does further covenant and bind itself and its representatives, to warrant and forever defend the title to said land to the Grantee against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature pages to follow)

Witness our hand this 26th day of November, 2019.

Chris Pamplin
(Signature)

Chris Pamplin
(Printed Name)

FFUMC
(Signature)

Trustees - Chair
(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 Chris Pamplin, 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 Trustee - Chair of FFUMC 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 official seal at office this 26 day of November, 2019.



Angela D. Jackson
NOTARY PUBLIC
My Commission Expires: 10/17/2021

CITY OF FRANKLIN:

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 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 2nd day of December, 2019.



Tabitha Jo Langley
NOTARY PUBLIC
My Commission Expires: May 5, 2020



FIRST UNITED METHODIST
CHURCH OF FRANKLIN
MAP:63 PARCEL:22.00
D.B.4179 PG.969

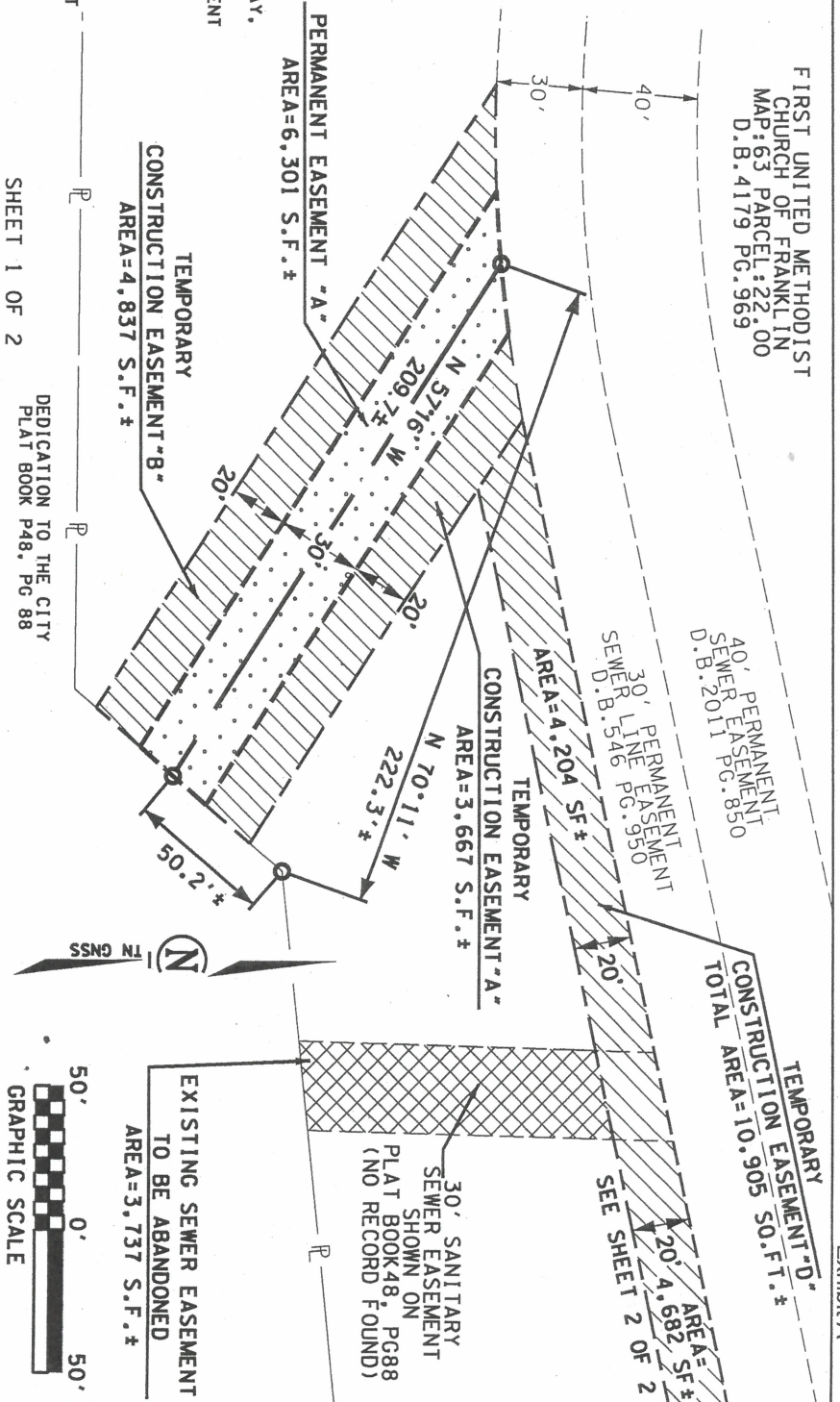
40' PERMANENT
SEWER EASEMENT
D.B.2011 PG.850

TEMPORARY
CONSTRUCTION EASEMENT "D"
TOTAL AREA=10,905 SQ.FT.*

30' PERMANENT
SEWER LINE EASEMENT
D.B.546 PG.950

AREA=4,692 SF*
SEE SHEET 2 OF 2

- NOTES:
1. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED BY CIVIC ENGINEERING FOR THE PURPOSE OF THIS EXHIBIT. THIS EXHIBIT WAS DONE UNDER THE AUTHORITY OF T.C.A. 62-18-126 AND THIS EXHIBIT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.
 2. WHERE APPLICABLE, EXISTING RIGHT-OF-WAY, EASEMENT, AND PROPERTY LINES SHALL BE ADJOINED AND FOLLOWED BASED ON A CURRENT BOUNDARY SURVEY.
 3. IT IS THE INTENT OF THE PERMANENT EASEMENT SHOWN TO FOLLOW THE CENTER OF THE SEWER LINE AS CONSTRUCTED.
 4. NEWLY CREATED EASEMENTS ARE TO BENEFIT THE CITY OF FRANKLIN, TENNESSEE.



SHEET 1 OF 2

DEDICATION TO THE CITY
PLAT BOOK P48, PG 88

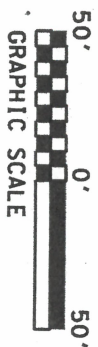
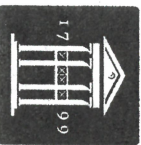


EXHIBIT "A"

SPENCER CREEK AT FRANKLIN ROAD
FIRST UNITED METHODIST
CHURCH OF FRANKLIN
BOOK 4179, PAGE 969

SCALE: 1"=50' DATE: 5-30-2017 MAP:63 PARCEL:22

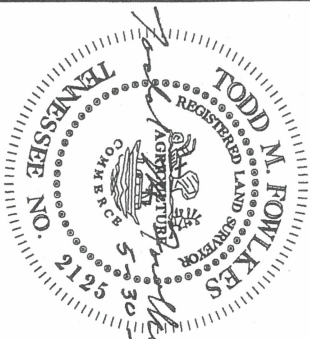
SANITARY SEWER
REHABILITATION PROJECT
FRANKLIN, TENNESSEE



HISTORIC
FRANKLIN
TENNESSEE



25 LANSLEY AVENUE
NASHVILLE, TENNESSEE 37203
(615) 425-2000



FIRST UNITED METHODIST
 CHURCH OF FRANKLIN
 MAP:63 PARCEL:22.00
 D.B.4179 PG.969

PERMANENT EASEMENT "B"
 AREA=3,093 S.F.*

TEMPORARY CONSTRUCTION EASEMENT "C"
 AREA=2,722 S.F.*

NO RECORDS FOUND
 FOR ROAD RIGHT-OF-WAY

ADKERSON CREEKSIDE
 FARM LP
 MAP:63 PARCEL:24.01
 D.B.4071 PG.194

TEMPORARY CONSTRUCTION EASEMENT "D"
 TOTAL AREA=10,905 SQ.FT.

40' PERMANENT SEWER EASEMENT
 D.B.2011 PG.850

TEMPORARY CONSTRUCTION EASEMENT "D"
 TOTAL AREA=10,905 SQ.FT.*

30' PERMANENT SEWER LINE EASEMENT
 D.B.546 PG.950

30' PERMANENT SEWER EASEMENT
 D.B.495 PG.225

NOTES:
 1. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED BY CIVIC ENGINEERING FOR THE PURPOSE OF THIS EXHIBIT. THIS EXHIBIT WAS DONE UNDER THE AUTHORITY OF T.C.A. 62-18-126 AND THIS EXHIBIT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

2. WHERE APPLICABLE, EXISTING RIGHT-OF-WAY, EASEMENT, AND PROPERTY LINES SHALL BE ADJOINED AND FOLLOWED BASED ON A CURRENT BOUNDARY SURVEY.

3. IT IS THE INTENT OF THE PERMANENT EASEMENT SHOWN TO FOLLOW THE CENTER OF THE SEWER LINE AS CONSTRUCTED.

4. NEWLY CREATED EASEMENTS ARE TO BENEFIT THE CITY OF FRANKLIN, TENNESSEE.

DEDICATED TO THE CITY
 P.B. 48 PG. 88

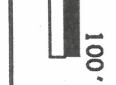
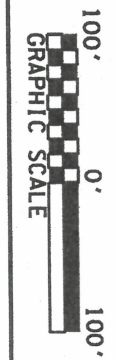


EXHIBIT "A"
 SPENCER CREEK AT FRANKLIN ROAD
 FIRST UNITED METHODIST
 CHURCH OF FRANKLIN
 BOOK 4179, PAGE 969

SCALE: 1"=100' DATE: 5-30-2017 MAP:63 PARCEL:22

SANITARY SEWER
 REHABILITATION PROJECT
 FRANKLIN, TENNESSEE



CIVIC
 EXPERIENCE TECHNOLOGY | PROGRESS
 25 LINDSLEY AVENUE
 MASHVILLE, TENNESSEE 3720
 (661) 425-2000