

OWNER 1: ANGELA RINEHART

OWNER 2:

TAX MAP: 27J GROUP B

PARCEL: 6.00

This Instrument Was Prepared By:

City of Franklin, Tennessee

P.O. Box 305

Franklin, TN 37065

AGREEMENT FOR DEDICATION OF EASEMENT

Bobby Drive Water Line Improvements

COF Contract 2016-0198

Pick Up

For and in consideration of Five Thousand Five Hundred and 00/100 Dollars, in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, ANGELA RINEHART 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 infrastructure and improvements within the limits of the aforescribed permanent Water Main 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 Easement and/or Temporary Slope Easement, then 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 all Temporary Slope and Temporary Construction Easements shall be abandoned.

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.

WITNESS my/our hand(s), this 25 day of October, 2017

Angela Rinehart
(Signature)

Angela Rinehart
(Printed Name)

BK: 7231 PG: 38-41

17047246

4 PGS:AL-EASEMENT	
517408	
11/16/2017 - 10:04 AM	
BATCH	517408
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

(Signature)

(Printed Name)

STATE OF Tennessee

COUNTY OF Davidson

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

WITNESS my hand and seal this 25th day of Oct, 2017.



Patti Rocha
NOTARY PUBLIC
My Commission Expires: 3-8-21

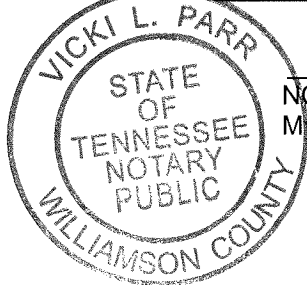
CITY OF FRANKLIN:

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 acknowledge that he or she executed the within instrument for the purposes therein contained, and who further acknowledge that he or she 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 3 day of November, 2017.



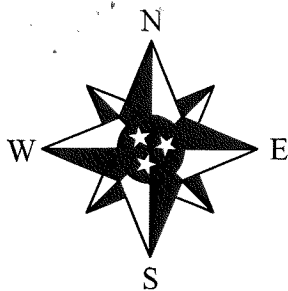
Vicki Parr
NOTARY PUBLIC
My Commission Expires: 2-23-20

SURVEYOR' S DESCRIPTION
DEDICATION OF EASEMENT
FOR
PERMANENT WATER MAIN
ANGELA RINEHART PROPERTY

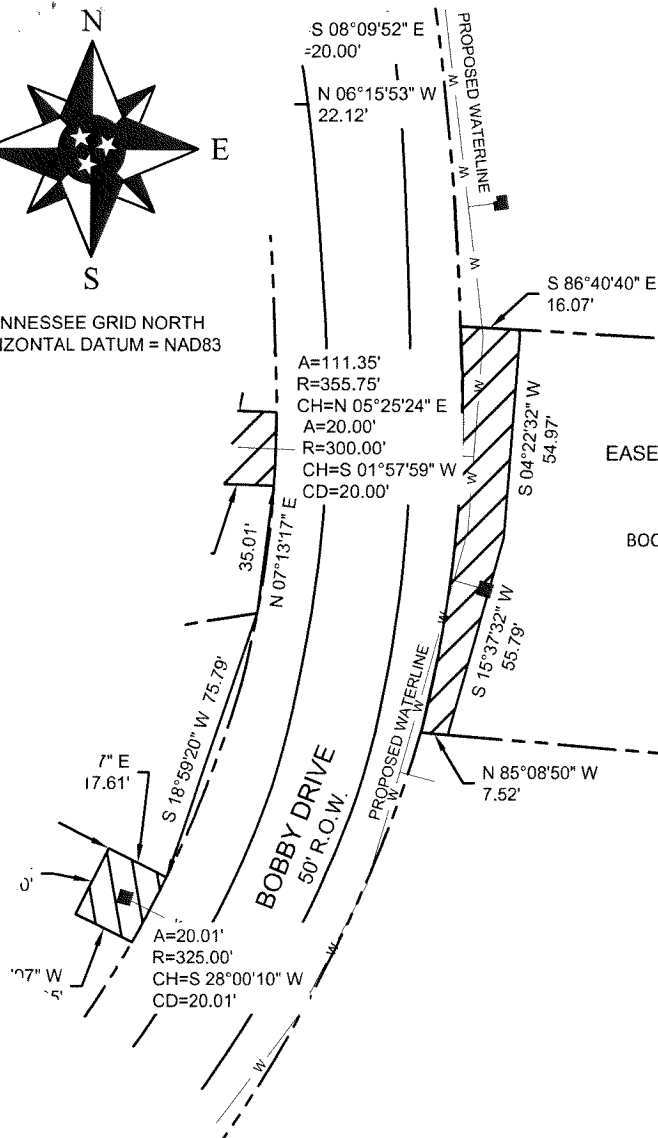
BEING A PERMANENT WATER MAIN EASEMENT LOCATED IN 7TH CIVIL DISTRICT OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, LYING GENERALLY ALONG THE SOUTHERN PORTION OF BOBBY DRIVE AND ACROSS A PORTION OF LAND OWNED BY ANGELA RINEHART AS RECORDED IN DEED BOOK 5845, PAGE 380 – R.O.W.C., TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL AND ON THE EASTERN RIGHT-OF-WAY OF BOBBY DRIVE;
THENCE, SOUTH 86 DEGREES 40 MINUTES 40 SECONDS EAST, 16.07 FEET;
THENCE, SOUTH 04 DEGREES 22 MINUTES 32 SECONDS WEST, 54.97 FEET;
THENCE, SOUTH 15 DEGREES 37 MINUTES 32 SECONDS WEST 55.79 FEET;
THENCE, NORTH 85 DEGREES 08 MINUTES 50 SECONDS WEST 7.52 FEET TO THE EASTERN RIGHT-OF-WAY OF BOBBY DRIVE;
THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 355.75 FEET, AN ARC LENGTH OF 111.35 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES 25 MINUTES 24 SECONDS EAST, 110.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,312 SQUARE FEET OR 0.03 ACRES, MORE OR LESS AND BEING PREPARED BY:
OHM-ADVISORS 209 10TH AVENUE SOUTH SUITE 116 NASHVILLE, TENNESSEE 37203.



TENNESSEE GRID NORTH
HORIZONTAL DATUM = NAD83



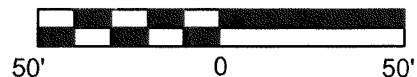
CARL & BETTYE YANCEY
BOOK 806, PG. 288, R.O.W.C.T.
MAP/GROUP 027J B
PARCEL 00700
305 BOBBY DRIVE

EASEMENT AREA= 1,312 SQ.FT. ±
0.03 ACRE ±

ANGELA RINEHART
BOOK 5845, PG. 380, R.O.W.C.T.
MAP/GROUP 027J B
PARCEL 00600
303 BOBBY DRIVE

REJA FERDOWSI
BOOK 5954, PG. 527, R.O.W.C.T.
MAP/GROUP 027J B
PARCEL 00500
301 BOBBY DRIVE

GRAPHIC SCALE 1"= 50'



GENERAL NOTES:

1. A BOUNDARY SURVEY WAS NOT PERFORMED. THIS EXHIBIT WAS DONE UNDER THE AUTHORITY OF T.C.A. 62-18-126.
2. ALL DEEDS AND/OR PARCEL INFORMATION SHOWN REFER TO WILLIAMSON COUNTY, TENNESSEE.

SHEET 1 OF 1

EXHIBIT "A" SHOWING DEDICATION OF EASEMENT FOR PERMANENT WATER MAIN

FROM: ANGELA RINEHART

TO: THE CITY OF FRANKLIN

MAP: 27 GROUP: B PARCEL: 6.00

DATE: MARCH 24, 2017

DEED: BOOK 5845, PG. 380, R.O.W.C.T.

SCALE: 1" = 50'

PLAT: PLAT BOOK 2, PG. 59, R.O.W.C.T.

COF CONTRACT#:



OHM ADVISORS

209 10th AVENUE SOUTH
SUITE 116
NASHVILLE, TN 37203
615-649-5264