

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 2017-0353

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 Top, 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 in the northerly right-of-way of Liberty Pike at the common corner of said Carothers Crossing East Subdivision and Lot 2 in the Plan of The Standard at Cool Springs of record in Plat Book 62, Page 13, R.O.D.C.;

THENCE, with said Liberty Pike N 67° 48' 44" W, 138.02 feet to a point;

THENCE, with said Water Line Easement S 72° 07' 33" E, 137.68 feet to the westerly line of said Lot 2 in the Plan of The Standard at Cool Springs;

THENCE, with said Lot 2, S 18° 07' 34" W, 10.38 feet to the POINT OF BEGINNING;

Containing 715 Square Feet or 0.02 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.

BK: 7268 PG: 619-621

18000407

3 PGS:AL-EASEMENT	
523129	
01/03/2018 - 12:37 PM	
BATCH	523129
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS

Law Dept. approved 12.15.17

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

SS McEwen, LLC:

[Signature]
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.

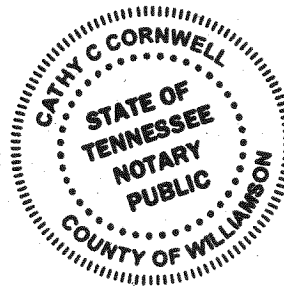
WITNESS my hand and seal this 15th day of December, 2017.

Cathy C. Cornwell
NOTARY PUBLIC

My Commission Expires: My Commission Expires
January 26, 2019

City of Franklin:

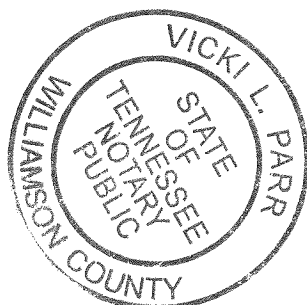
BY: [Signature]
ERIC S. STUCKEY
CITY ADMINISTRATOR



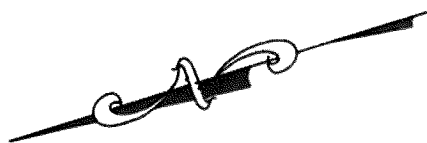
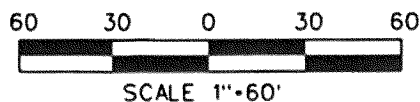
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

0352

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



[Signature]
NOTARY PUBLIC
My Commission Expires: 2/23/20

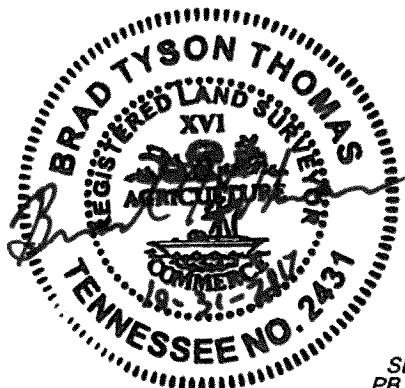


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(40.12)

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

CITY OF FRANKLIN PUDE ABANDONMENT AREA =
714.63SQ. FT. OR 0.02 ACRE+/-



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

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

PEDESTRIAN ACCESS EASEMENT
PB 65, PG 66 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'

S 73° 56' 18" E
87.46'

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'

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

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.

S 72° 07' 33" E 137.68'

S 18° 07' 34" W
10.38'

N 67° 48' 44" W
138.02'

130.16'