

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

OWNER: First Presbyterian Church at Franklin, Inc.
TAX MAP: 62
PARCEL: 40
PROJECT: Iron Horse
Tract: Lot 1

Pick Up

AGREEMENT FOR DEDICATION OF EASEMENT
Permanent Public Access Easement
COF Contract 2017-0144

That for and in consideration of the sum of One and No/100 Dollars (\$1.00), in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, First Presbyterian Church at Franklin, 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 infrastructure and improvements within the limits of the aforescribed permanent

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 26 day of June, 2017

Christopher A. Joiner
(Signature)
Christopher A. Joiner
(Printed Name)

(Signature)

(Printed Name)

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Christopher Joiner, 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 bargainor, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 26 day of June, 2017.



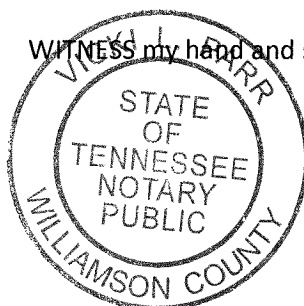
Keli Renee Frymire
NOTARY PUBLIC
My Commission Expires: 10/21/2020

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 28 day of June, 2017.

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

LEGENDS CLUB LANE
(60' PUBLIC ROW)

FRANKLIN ROAD
U.S. HWY 31
(PUBLIC ROW VARIES)

N33°40'20"E

PERMANENT PUBLIC ACCESS EASEMENT

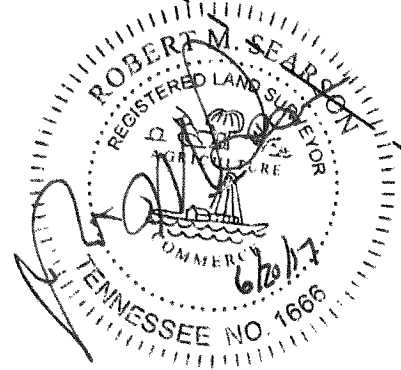
S33°40'20"W

POB

C1

170'

TANGENT SLOPE EASEMENT



MAP 62
(40)

FIRST PRESBYTERIAN CHURCH
AT FRANKLIN, INC.
LOT 1 ASPEN GROVE P.U.D. SUBD.
PBK. 13, PG. 51
BK. 802, PG. 903

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°01'33"E	59.36'

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	42.51'	50.00'	48°42'29"	22.63'	N58°01'34"E	41.24'

NOTES

1. THIS IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY AND WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.
2. THIS SURVEY IS NOT A GENERAL SURVEY AS DEFINED UNDER RULE 0820-3-07.



1935 21st Avenue South NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.lea-inc.com

PROJECT:

Iron Horse

Tax Map 62, Parcel 40
Franklin, Williamson Co., TN

TITLE:
Permanent Public
Access Easement

PROJ # 514716014

DATE: 05/18/2017
REV: 06/20/2017

DWG. NO.

C1.0

PERMANENT PUBLIC ACCESS EASEMENT DESCRIPTION

Being a permanent public access easement lying in the 8th District of Williamson County, Franklin, Tennessee. Easement running on, over and across a portion of Lot 1 of Aspen Grove PUD Subdivision as recorded in Plat Book 13, Page 51 Register's Office of Williamson County, Tennessee (ROWC). Bounded on the north and west by the eastern Right-of-Way (ROW) of Franklin Road, U.S. Highway 31, on the north and east by the southern ROW of Legends Club Lane, and on the east and south by the remainder of said Lot 1 of Aspen Grove PUD Subdivision. Tract being more particularly described as follows:

POINT OF BEGINNING lying on the southern radius return of the intersection of the eastern ROW of said Franklin Road and the southern ROW of said Legends Club Lane; thence with said radius return and ROW of said Legends Club Lane along a curve to the right having a length of 42.51 feet, a radius of 50.00 feet, a central angle of 48°42'29", and having a chord bearing and distance of North 58°01'34" East 41.24 feet to a point; thence leaving said ROW with a new line, South 33°40'20" West 321.83 feet to a point lying on the eastern ROW of said Franklin Road; thence with said ROW of Franklin Road, North 17°01'33" East 59.36 feet to a point; thence North 33°40'20" East 227.39 feet to the point of beginning.

Tract contains 4,793 square feet, or 0.11 acres.

Bearings based on Tennessee State Plane Coordinate System.

BK: 7112 PG: 786-789

17025937



4 PGS:AL-EASEMENT	
496371	
06/29/2017 - 10:26 AM	
BATCH	496371
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

