

OWNER 1: Jeffrey Lux
OWNER 2: Katie Lux
TAX MAP: 079P
PARCEL: 004
TRACT:

Pick Up

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

AGREEMENT FOR DEDICATION OF EASEMENT
Watson Branch Culvert Rehabilitation
COF Contract 2018-0041

For and in consideration of Six thousand three hundred fifty five dollars and sixty cents (\$6355.60) Dollars, in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Jeffrey and Katie Lux 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 Public Utility and Drainage 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 26th day of April, 2018.

Jeffrey Lux
(Signature)

JEFFREY Lux
(Printed Name)

Katie Lux
(Signature)

Katie F Lux
(Printed Name)

BK: 7359 PG: 610-613
18017602

4 PGS:AL-EASEMENT
540865
05/10/2018 - 03:59 PM
BATCH 540865
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

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Jeffrey and Katie Lux, 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 26th day of April, 2018.



Benjamin Worley
NOTARY PUBLIC
My Commission Expires: May 23, 2018

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 8 day of May, 2018.



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

PREPARED BY:
CIVIL INFRASTRUCTURE ASSOCIATES, LLC
307 HICKERSON DRIVE
MURFREESBORO, TN 37129

PUBLIC UTILITY AND DRAINAGE EASEMENT

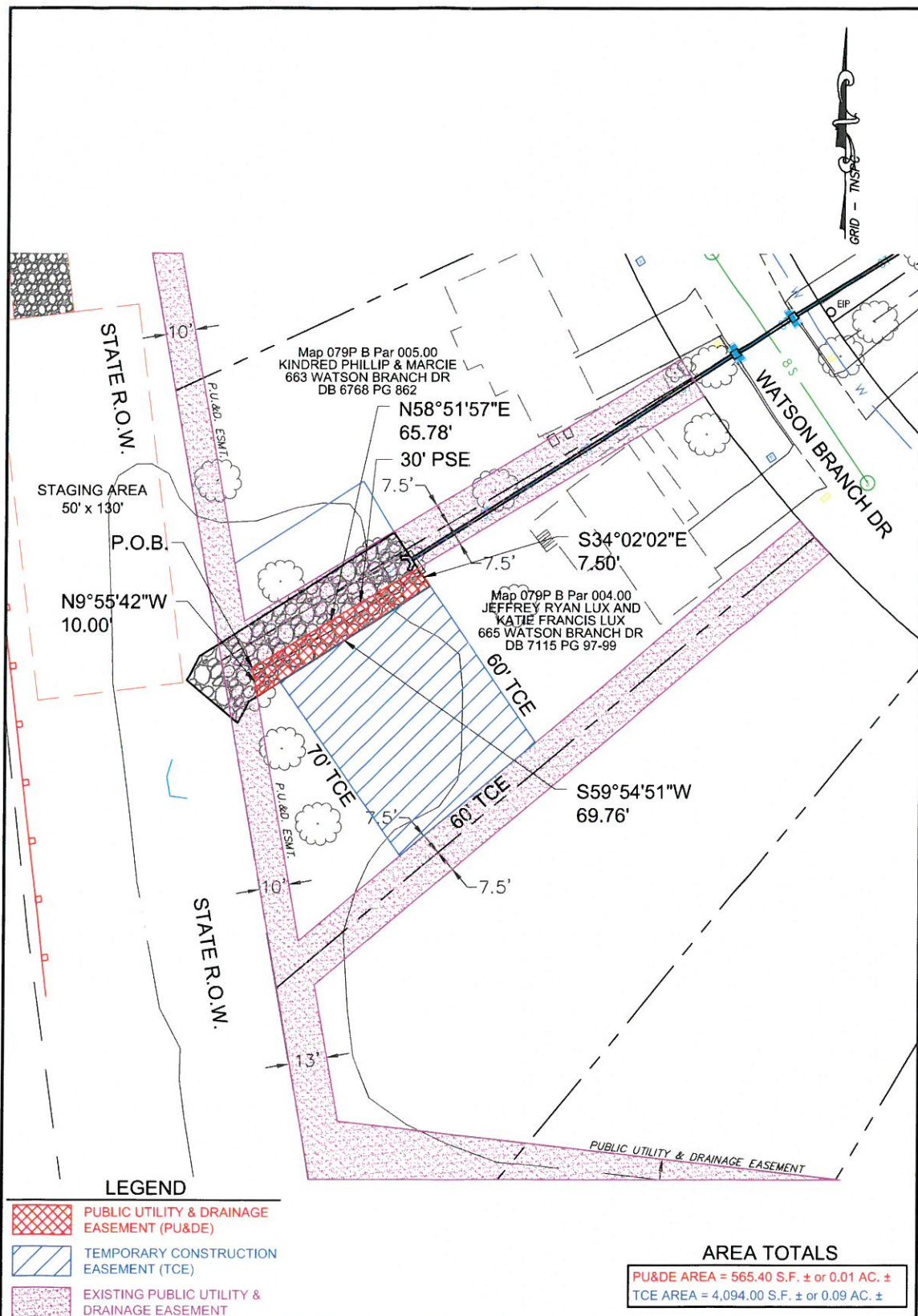
A twenty (20) foot wide Public Utility and Drainage Easement (PU&DE) across a tract of land lying and being in 9th Civil District of Williamson County, Tennessee, said tract being Parcel 004 on Tax Map 079P, and the property of Jeffrey Ryan Lux and Katie Francis Lux, as recorded in Deed Book 7115, Page 97-99; said easement being more particularly described as follows:

Beginning at a point in the northwest corner of the Stuart property along the existing Public Utility and Drainage Easement, approximately 187 feet west of the northeast front property corner of said property referenced above; thence, continuing along the existing PU&DE N58°51'57"E, a distance of 65.78 feet to a point located on the existing PU&DE; thence, continuing along the PU&DE S34°02'02"E, a distance of 7.50 feet to a point; thence, continuing along the PU&DE S59°54'51"W, a distance of 69.76 feet to a point located on the existing PU&DE; thence, continuing along the PU&DE N9°55'42"W, a distance of 10.00 feet to the POINT OF BEGINNING, and containing 565.40 square feet or 0.01 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT

A variable width temporary construction easement (TCE) lying south of and adjacent to the above described Public Utility and Drainage Easement (PU&DE) along its entire length, said easement to be abandoned upon completion of construction, containing 4,094.00 square feet or 0.09 acres, more or less. The property shall be protected and restored to a condition similar or equal to that existing prior to construction.

A sketch of said easements is attached hereto for reference.



FOR THE CITY OF FRANKLIN - WATSON BRANCH - CULVERT REPLACEMENT

OWNER: JEFFREY RYAN LUX AND KATIE FRANCIS LUX		
MAP: 079P	PARCEL: 004.00	ADDRESS: 665 WATSON BRANCH DRIVE
PROP. ACQ. THIS TRACT: PU&DE and TCE		
DATE: October 24, 2017	REV. DATE: —	
SCALE: 1" = 40'	CIA PROJECT NO.: 2016-29	



**CIVIL
INFRASTRUCTURE
ASSOCIATES**

307 HICKERSON DRIVE
MURFREESBORO, TENNESSEE 37129
PHONE: 615-663-7678
WWW.CIA-ENGINEERS.COM