

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

OWNER: Sturbridge Pointe Subdivision,  
SECTION THREE  
TAX MAP: 078L  
PARCEL: 03200  
PROJECT:  
DEED BOOK: 10  
PAGE: 54

Pick Up

AGREEMENT FOR DEDICATION OF SANITARY SEWER EASEMENT  
COF Contract No. 2019-0174

That for and in consideration of the sum of Zero and 00/100 Dollars (\$0.00 ), in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Sturbridge Pointe Subdivision, Section Three** 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 Sanitary Sewer 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.

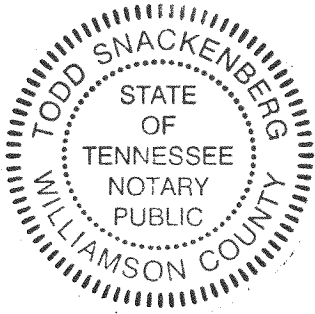
BK: 7649 PG: 571-574  
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(Signatures on Page 2)



4 PGS:AL-EASEMENT	
598997	
06/12/2019 - 12:39 PM	
BATCH	598997
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  
**SHERRY ANDERSON**  
REGISTER OF DEEDS



WITNESS my/our hand(s), this 29 day of May, 2019.

Hank Hymel  
(Signature)

Hank Hymel  
(Printed Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(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 \_\_\_\_\_, 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 29<sup>th</sup> day of May, 2019.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 1/23/23

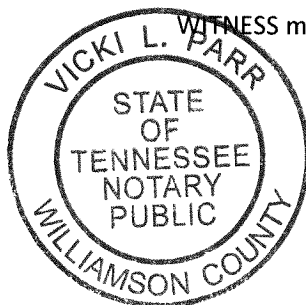
CITY OF FRANKLIN:

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 11 day of June, 2019.

Vicki L. Parr  
NOTARY PUBLIC

My Commission Expires: 2/23/20



307 Hickerson Drive  
Murfreesboro, TN 37129  
tel 615.663.7678  
www.cia-engineers.com

***New 20-ft Sewer Easement  
Tax Map 078L, Group G, Parcel 032.00***

Being the following described 20-ft sewer easement, situated within the City of Franklin of Williamson County, Tennessee, and crossing that property, which is identified as Open Space on The Plan of Sturbridge Pointe Subdivision, Section Three of record in Plat Book 10, Page 54, and the easement being more particularly described as follows:

COMMENCING at a pipe found in the northeast line of the Open Space, being the southwest corner of Lot 57, runs thence with the northeast line of the Open Space and the southwest line of Lot 57, South 52 degrees 33 minutes 54 seconds East, 66.26 feet to the POINT OF BEGINNING; thence continuing with the northeast line of the Open Space and the southwest line of Lot 57 South 52 degrees 33 minutes 54 seconds East, 74.89 feet; thence leaving the property line and running with the new easement line South 39 degrees 04 minutes 24 seconds East, 232.59 feet to the existing sewer easement line, of record on The Plan of Sturbridge Pointe Subdivision, Section Three; thence with the existing sewer easement as follows:

South 05 degrees 14 minutes 47 seconds East, 31.94 feet;

South 17 degrees 18 minutes 13 seconds East, 5.98 feet; thence leaving the existing sewer easement with the new easement line as follows:

North 39 degrees 04 minutes 24 seconds West, 334.40 feet;

North 00 degrees 09 minutes 25 seconds East, 4.00 feet to the Point of Beginning and containing 0.13 Acres, more or less, as described by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of Civil Infrastructure Associates, LLC, 307 Hickerson Dr, Murfreesboro, TN 37129 on May 20, 2019. Easement is approximately centered on the existing sanitary sewer line. Bearings are based on Tennessee State Plane Coordinate System, NAD 1983.

Ryan W. Beasley, RLS  
TN Registration No. 2821

CIA Project: 2019-22

