

Prepared by and Return to:  
City of Franklin, Tennessee  
Engineering Department  
P.O. Box 305  
Franklin, TN 37065

Property Owner: State of Tennessee  
Map: 79  
Parcel: 40.12

Pick Up

**PUBLIC UTILITY AND DRAINAGE EASEMENT ABANDONMENT AGREEMENT**  
**COF 2018-0105**

This instrument made and entered into on this 6<sup>th</sup> day of December, 2018, by the City of Franklin, Williamson County, Tennessee, ("City").

**PARTIAL RELEASE OF EASEMENT**

**WHEREAS**, the State of Tennessee owns a certain parcel of real property located in Williamson County, Tennessee, being Map 079 Parcel 40.09, the deed for which is of record as Book 5475, Page 294, Register's Office for Williamson County, Tennessee (the "Property"); and

**WHEREAS**, a Public Utility & Drainage Easement for the benefit of the City runs across the Property, as shown on the plat of record in Plat Book P55, Page 28, Register's Office for Williamson County, Tennessee (the "Easement"); and

**WHEREAS**, currently there are no City drainage or City utilities located in the area encumbered by the Easement on the Property and the City of Franklin 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** at the proposed right-of-way of Knoll Top Lane 49.58 feet from the northeast quadrant of the intersection of existing right-of-way line of Liberty Pike, and Knoll Top Lane also being the existing southwest corner of and said State of Tennessee Property;

**THENCE**, with said Public Utility and Drainage Easement the following calls:

S 73° 54' 27" E, 13.68 feet,  
S 33° 23' 29" E, 17.35 feet,  
S 73° 45' 16" E, 258.92 feet,

Along a curve to the left, having a central angle of 23° 02' 54", a radius of 384.70 feet, a tangent of 78.44 feet, and a chord of S 81° 59' 02" E, 153.71 feet for an arc length of 154.76 feet,

S 01° 21' 33" W, 14.35 feet to the proposed northerly right-of-way of said Liberty Pike;

**THENCE**, with said proposed Liberty Pike the following calls:

Along a curve to the right, having a central angle of 14° 37' 26", a radius of 500.12 feet, a tangent of 64.17 feet, and a chord of N 81° 19' 44" W, 127.30 feet for an arc length of 127.65 feet,

**RECORDING STAMP  
ON BACK PAGE**

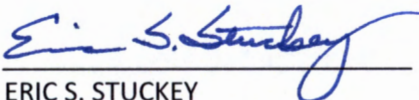
N 74° 00' 54" W, 290.63 feet,

Along a curve to the right, having a central angle of 81° 26' 47", a radius of 25.00 feet, a tangent of 21.52 feet, and a chord of N 33° 17' 27" W, 32.62 feet for an arc length of 35.54 feet to the POINT OF BEGINNING;

The above described Public Utility and Drainage Easement adornment contains 4,366 square feet or 0.10 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 hereby abandons, vacates and waives and disclaims all rights and interests of the City as to the portion of the Easement on the Property. The result of this action by the City and this instrument is that the Property is no longer encumbered by the Easement.

City of Franklin:

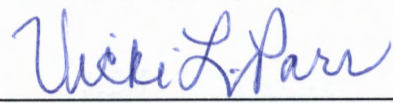
BY:   
ERIC S. STUCKEY  
CITY ADMINISTRATOR

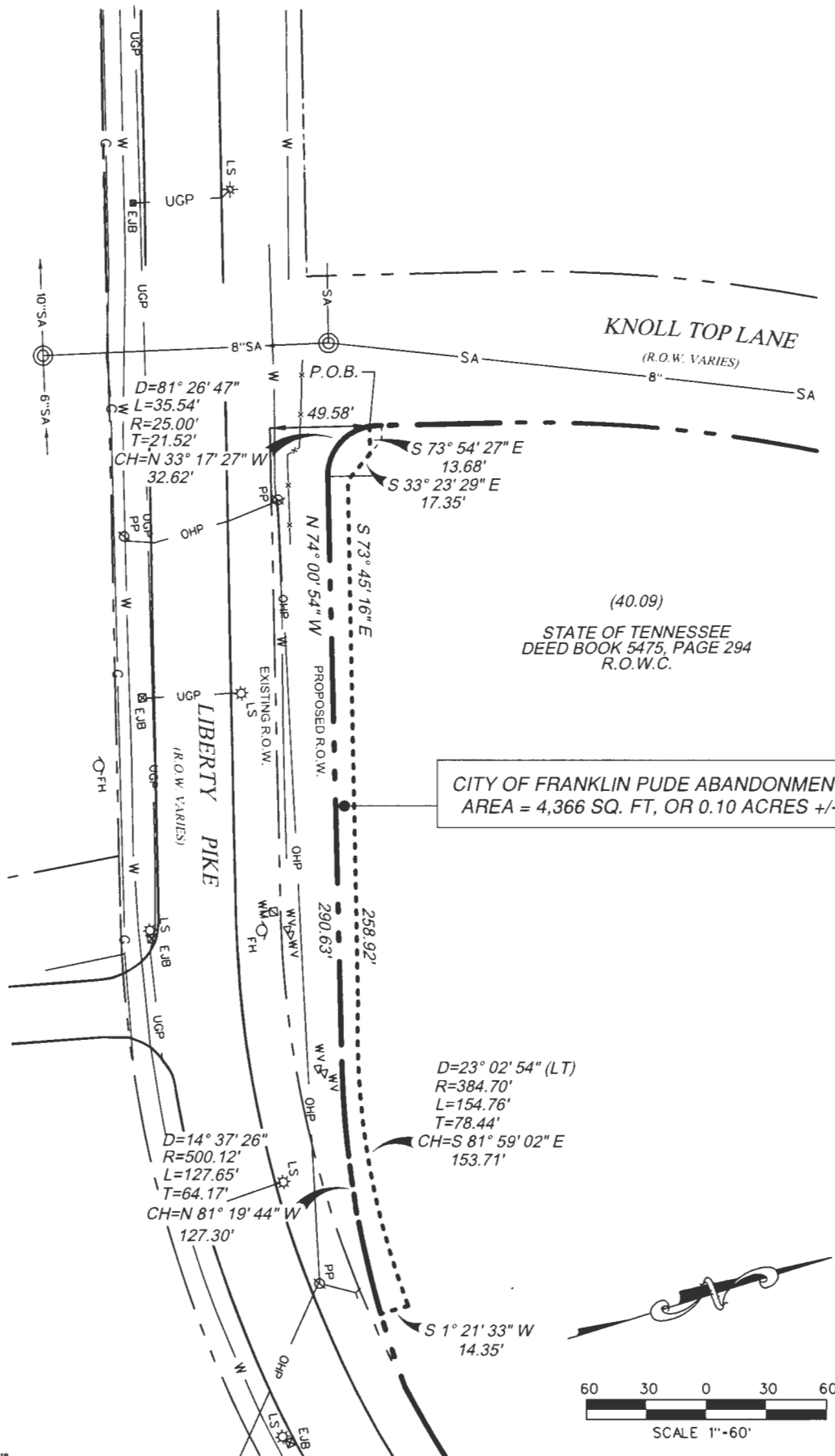
STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

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 acknowledges that he executed the within instrument for the purposes therein contained, and who further acknowledges that he is the City Administrator of the City of Franklin, Tennessee, being authorized by the City of Franklin, Tennessee, to execute this instrument on behalf of the City of Franklin, Tennessee.

WITNESS my hand and seal this 6 day of December, 2018.



  
NOTARY PUBLIC  
My Commission Expires: 2/23/20

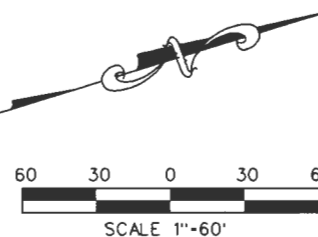


(40.09)  
STATE OF TENNESSEE  
DEED BOOK 5475, PAGE 294  
R.O.W.C.

CITY OF FRANKLIN PUDE ABANDONMENT  
AREA = 4,366 SQ. FT. OR 0.10 ACRES +/-

$D=23^{\circ}02'54''$  (LT)  
 $R=384.70'$   
 $L=154.76'$   
 $T=78.44'$   
 $CH=S 81^{\circ}59'02'' E$   
 $153.71'$

$D=14^{\circ}37'26''$   
 $R=500.12'$   
 $L=127.65'$   
 $T=64.17'$   
 $CH=N 81^{\circ}19'44'' W$   
 $127.30'$



5/16/2018  
F:\35461\3546116\04\_CAD\SURV\PHASE 9300\3546116\_EXHIBIT\_REV.dwg

**BARGE**  
SURVEY SOLUTIONS

615 Third Avenue South, Suite 700, Nashville, Tennessee 37210  
PHONE (615) 254-1500 FAX (615) 254-6072

EXHIBIT

CITY OF FRANKLIN PUDE ABANDONMENT

LIBERTY PIKE AND KNOLL TOP LANE  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DRAWN BY: BTT  
CHECKED BY: BTT

DRAWING NO: EXH-1

PROJECT NO: 3546116  
DATE: 05-16-18

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BK: 7525 PG: 936-938

18048909



3 PGS:AL-EASEMENT

573157

12/17/2018 - 03:38 PM

BATCH 573157

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

**SHERRY ANDERSON**

REGISTER OF DEEDS