

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

OWNER: KBSIII 1550 W McEwen Dr LLC  
TAX MAP: 062  
PARCEL: 022.10  
PROJECT: McEwen Place  
Tract:509.05/1  
Plat Book: 50  
Page 110

Pick Up

AGREEMENT FOR DEDICATION OF EASEMENT  
COF Contract No. 2019-0070

That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), in cash in hand, paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, KBSIII 1550 W McEwen Dr LLC 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 Traffic Signal Equipment 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: 7621 PG: 845-848  
19016702

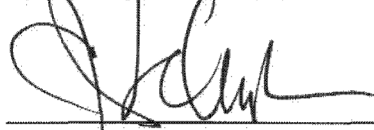
(Signatures on page 2)

4 PGS:AL-EASEMENT	
592949	
<b>05/10/2019 - 01:36 PM</b>	
BATCH	592949
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

KBS III 1550 W McEwen Dr. LLC

By KBS Capital Advisors



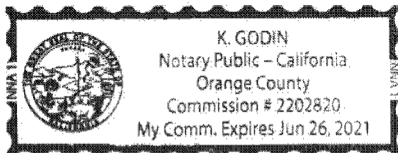
Charles J. Schreiber, Jr.

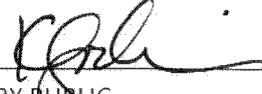
Chief Executive Officer


STATE OF California  
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Charles J. Schreiber, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the Chief Executive Officer 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 3rd day of April, 2019



  
NOTARY PUBLIC  
My Commission Expires: 6/26/21


CITY OF FRANKLIN:  
  
Eric S. Stuckey  
City Administrator

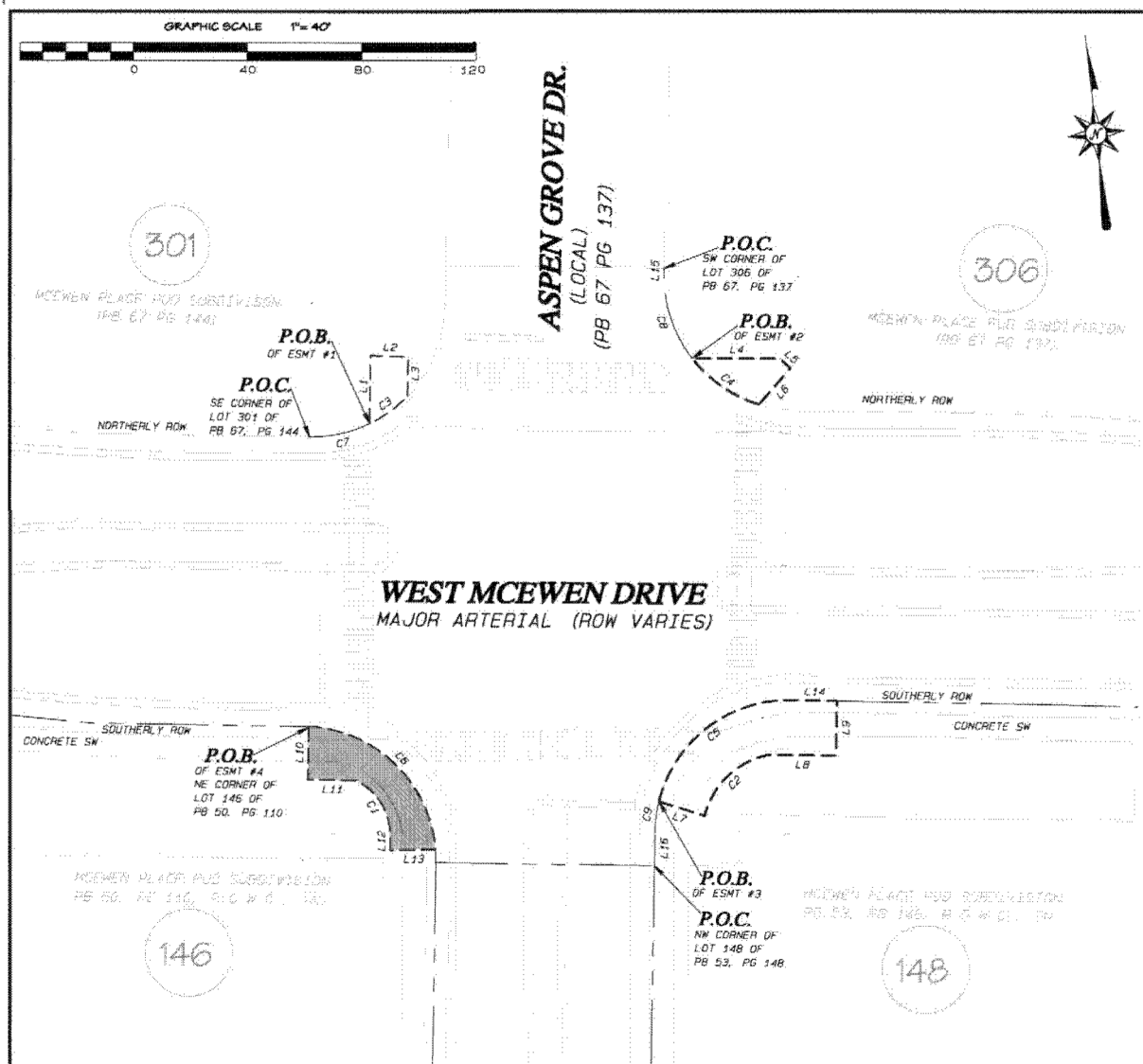
State of Tennessee  
County of Williamson

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 acknowledged 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 10th day of May, 2019.



  
NOTARY PUBLIC  
My Commission Expires: 8-27-19



LINE	ARC	CHORD BEARING	RADIUS	CENTRAL ANGLE	CHORD
C1	23.01'	S27°11'54"E	20.50	64°18'59"	21.82'
C2	32.12'	N52°17'35"E	28.63	64°17'39"	30.46'
C3	16.42'	S60°29'22"W	46.50	20°14'00"	16.34'
C4	28.61'	N49°12'26"W	46.50	35°15'07"	28.16'
C5	62.44'	S58°48'00"W	46.50	76°56'19"	57.85'
C6	67.00'	N39°40'14"W	46.50	82°39'14"	61.35'
C7	21.64'	N83°56'28"E	46.50	26°40'11"	21.45'
C8	31.53'	S12°09'13"E	46.50	38°51'20"	30.93'
C9	10.60'	N19°48'03"E	46.50	13°03'35"	10.58'

THIS SURVEY IS NOT A GENERAL  
PROPERTY SURVEY AS DEFINED  
UNDER RULE 0820-3-07.



ROGER HARRAH LS 2039

LINE	BEARING	DISTANCE
L1	N07°07'53"E	23.60'
L2	S81°53'53"E	13.11'
L3	S07°07'53"W	13.63'
L4	S83°30'44"E	30.45'
L5	S42°46'06"E	4.91'
L6	S47°13'54"W	16.71'
L7	S66°10'47"E	16.68'
L8	S83°17'06"E	23.75'
L9	N07°16'12"E	18.99'
L10	S07°08'34"W	18.35'
L11	S82°52'07"E	16.63'
L12	S04°57'35"W	6.22'
L13	S85°02'25"E	15.57'
L14	N82°43'48"W	15.99'
L15	S07°16'27"W	2.00'
L16	N07°16'12"E	12.00'

#### LEGEND:

- (FDIR) FOUND IRON ROD
- SET IRON ROD AND CAP
- (M) MEASURED/FIELD
- (P) PLAT/RECORD
- (C) CALCULATED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

#### NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON SPC-83 AND ARE GPS DERIVED.
- NO TITLE COMMITMENT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
- ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

**Harrah**  
ASSOCIATES  
SURVEYORS & PLANNERS  
204 AUTUMN SPRINGS CT.  
SUITE B15  
FRANKLIN, TN 37067  
PHONE: (615) 778-0863  
FAX: (615) 778-0865  
E-MAIL: rogerh@harragroup.com

I hereby certify that this is a  
Category 1 survey with the  
ratio of precision of the  
unadjusted survey being  
greater than 1 in 10,000.  
This survey was prepared in  
compliance with the current  
standards of practice adopted  
by the Tennessee State Board  
of Examiners for Land Surveyors.

Roger H. Harrah LS #2039

SKETCH OF PROPOSED ELECTRIC EASEMENTS  
AT  
NORTHSIDE MCEWEN DEVELOPMENT  
CITY OF FRANKLIN  
WILLIAMSON COUNTY, TENNESSEE  
FOR  
KIMLEY-HORN

DATE OF DRAWING: 10-18-18  
MANAGER: RHM CAD: ITH  
PROJECT NUMBER: T263-006  
FIELD BOOK NUMBER:  
LAST FIELD WORK: 10-18-18  
CREW CHIEF(S): ITH  
COMPUTER FILE: T263006\_ESMTS  
SCALE: 1"= 40' SHEET 1 OF 1

**LEGAL DESCRIPTION  
FOR ELECTRIC EASEMENT NO. 4  
SITUATED IN LOT 146 AT MCEWEN PLACE PUD SUBDIVISION  
CITY OF FRANKLIN, TENNESSEE**

A STRIP OF LAND FOR EASEMENT PURPOSES LOCATED IN THE 9<sup>TH</sup> CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BEING SITUATED IN LOT 146 OF MCEWEN PLACE PUD SUBDIVISION (PB 50, PG 110), AS RECORDED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN RIGHT-OF-WAY OF WEST MCEWEN DRIVE AT A NORTHEASTERLY CORNER OF LOT 146 OF SAID MCEWEN PLACE PUD SUBDIVISION

THENCE, LEAVING SAID RIGHT-OF-WAY AND THE NORTHERLY LINE OF SAID LOT 146 WITH THE FOLLOWING 6 CALLS:

S7 08'34"W 18.35 FEET TO A POINT;

THENCE, S82 52'07"E 16.63 FEET TO A POINT;

THENCE, CONTINUE 23.01 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.50 FEET, AND A CHORD BEARING AND DISTANCE OF S27 11'54"E 21.82 FEET TO A POINT;

THENCE, CONTINUE S4 57'35"W 6.22 FEET TO A POINT;

THENCE, CONTINUE S85 02'25"E 15.57 FEET TO A POINT ON THE SAID R.O.W. AND THE NORTHERLY LINE OF SAID LOT 146

THENCE, 67.00 FEET ALONG A CURVE TO THE LEFT, FOLLOWING THE SOUTHERN RIGHT-OF-WAY OF WEST MCEWEN DRIVE HAVING A RADIUS OF 46.50 FEET, AND A CHORD BEARING AND DISTANCE OF N39 40'14"W 61.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 809 SQUARE FEET, MORE OR LESS.

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).

PREPARED BY:

HARRAH AND ASSOCIATES

ROGER H. HARRAH, RLS 2039