

This Instrument Was Prepared By:

City of Franklin, Tennessee
P.O. Box 305
Franklin, TN 37065

OWNER: NR McEwen Property Owner
LLC
TAX MAP: 062
PARCEL: 22.23
PROJECT: McEwen Northside

Pick Up

AGREEMENT FOR DEDICATION OF EASEMENT
COF Contract No. 2019-0068

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, NR McEwen Property Owner 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: 841-844
19016701

4 PGS:AL-EASEMENT	
592949	
05/10/2019 - 01:36 PM	
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

(Signatures on Page 2)

WITNESS my/our hand(s), this 1st day of March, 2019.

[Signature]
(Signature)

JOFF FURMAN
(Printed Name)

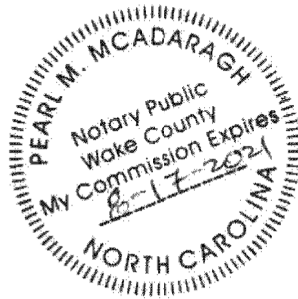
(Signature)

(Printed Name)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named Jess Furman, 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 VP 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 1st day of MARCH, 2019.



Pearl M. McAdaragh
NOTARY PUBLIC Pearl M. McAdaragh
My Commission Expires: 8-17-2021

CITY OF FRANKLIN:

Eric S. Stuckey
Eric S. Stuckey
City Administrator

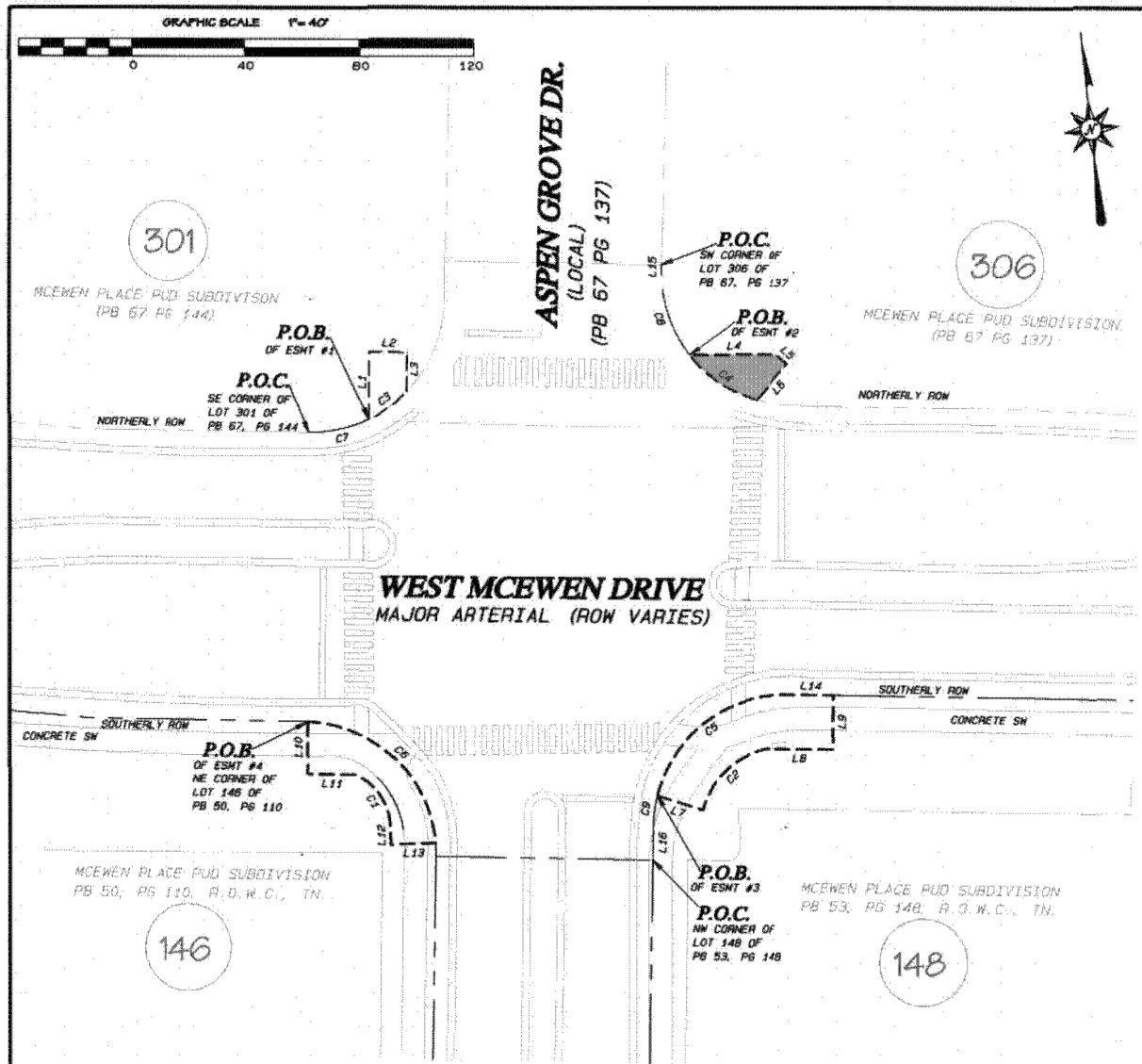
State of Tennessee
County of Williamson

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 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.



Sarah Elizabeth Roop
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°16'59"	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°33'14"	61.35'
C7	21.64'	N83°56'28"E	46.50'	26°46'11"	21.45'
C8	31.53'	S12°09'13"E	46.50'	38°51'20"	30.93'
C9	10.60'	N13°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:

- (FOIR) 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
504 AUTUMN SPRINGS CT
SUITE 415
FRANKLIN, TN 37027
PHONE: (615) 778-0863
FAX: (615) 778-0865
E-MAIL: roger@harrahgroup.com

I hereby certify that is a
category I survey with the
ratio of precision of the
undistorted survey being
greater than 1 in 10000.
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, RLS #2039

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

DATE OF DRAWING: 10-19-18
MANAGER: RHH 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. 2
SITUATED IN LOT 306 AT MCEWEN PLACE PUD SUBDIVISION
CITY OF FRANKLIN, TENNESSEE**

A STRIP OF LAND FOR EASEMENT PURPOSES LOCATED IN THE 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BEING SITUATED IN LOT 306 OF MCEWEN PLACE PUD SUBDIVISION (PB 67, PG 144), AS RECORDED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERN RIGHT-OF-WAY OF WEST MCEWEN DRIVE AT A SOUTHWESTERLY CORNER OF SAID LOT 306 ; THENCE WITH SAID LOT 306 AND SAID ROW OF WEST MCEWEN DRIVE, S7 16'27"W 2.00 FEET TO A POINT; THENCE CONTINUE 31.53 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 46.50 FEET, AND A CHORD BEARING AND DISTANCE OF S12 09'13"E 30.93 FEET TO THE POINT OF BEGINNING;

THENCE, LEAVING SAID R.O.W. LINE AND BOUNDARY LINE OF SAID LOT 306 THE FOLLOWING 4 COURSES:

S83 30'44"E 30.45 FEET TO A POINT; THENCE,

S42 46'06"E 4.91 FEET TO A POINT; THENCE,

S47 13'54"W 16.71 FEET TO A POINT ON SAID R.O.W OF WEST MCEWEN DRIVE AND SAID LOT 306;

THENCE, CONTINUE WITH SAID COMMON LINE 28.61 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 46.50 FEET, AND A CHORD BEARING AND DISTANCE OF N49 12'26"E 28.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 324 SQUARE FEET, MORE OR LESS.

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

PREPARED BY:

HARRAH AND ASSOCIATES

ROGER H. HARRAH, RLS 2039