

RESOLUTION 2019-104

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR AND CITY ATTORNEY TO FINALIZE
RIGHT-OF-WAY AND EASEMENT ACQUISITIONS FOR TRACTS 13, 25, 28, AND 29 FOR THE
FRANKLIN ROAD IMPROVEMENTS PROJECT**

WHEREAS, on October 25, 2016, the City of Franklin Board of Mayor and Aldermen ("BOMA") approved Resolution 2016-69 to adopt the project list for phase 1 of the FY 2017-2026 Capital Investment Program; and

WHEREAS, the approved project of Franklin Road Improvements was included for the estimated about of \$14,340,000; and

WHEREAS, City staff has negotiated agreements of sale for Tracts 13, 25, 28, and 29 as shown on Exhibit A; and

WHEREAS, the Board of Mayor and Aldermen approve the Agreements of Sale, as shown on Exhibit A, and authorize the City Administrator and City Attorney to finalize and execute all necessary deeds and easement documents on behalf of the Board of Mayor and Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS: Authority is granted to the City Administrator and City Attorney to finalize and execute all necessary deeds and easement documents, on behalf of the Board of Mayor and Aldermen, based on the negotiated amounts as shown in the Agreements of Sale (See Exhibit A).

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to form:

By: _____
Sauna R. Billingsley
City Attorney

**CITY OF FRANKLIN
AGREEMENT OF SALE**

**PROJECT: FRANKLIN ROAD IMPROVEMENTS
TRACT: 13**

This agreement entered into on this the August day of 10th 2018 between LEE A. ANDERSON hereinafter called Seller and the City of Franklin hereinafter called City shall continue for a period of 180 days under the terms and conditions listed below. This Agreement embodies all considerations agreed to between the Seller and the City.

- A. The Seller hereby agrees to convey to the City the Right of Ways and Easements shown in the attached exhibit upon the City tendering the purchase price of NINTY FIVE THOUSAND DOLLARS AND NO CENTS (\$95,000.00) said tract being further described as follows:

SEE ATTACHED EXHIBIT A

- B. The City agrees to pay for the expenses of title examination, preparation of instrument of conveyance and recording of deed. The City will reimburse the Seller for expenses incident to the transfer of the property to the City.


LEE A. ANDERSON

**Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court; City of Franklin project number ST16009
Tract No. 13**

09/10/19

Right-of-Way Take

Beginning at point in the westerly right-of-way line of Franklin Road at the southeast corner of Lee Ander Anderson, of record in deed book 478, page 920, Register's Office of Williamson County, Tennessee, said Anderson property being shown as Parcel 2, on Tax Map 063L, Group C, said point being located at Station 93+29.34, 30.00 feet left of the proposed centerline of Franklin Road as established by CT Consultants, Inc. for the Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court project, City of Franklin project number ST16009;

Thence with the southerly line of Anderson, North 62°22'21" West 4.51 feet to Station 93+29.01, 34.50 feet left of said centerline; thence with a new line across said Anderson, North 31°51'26" East 75.00 feet to the northerly line of Anderson at Station 94+04.01, 34.50 feet left of said centerline; thence with the northerly line of Anderson, South 62°22'21" East 4.51 feet to the westerly right-of-way line of Franklin Road at Station 94+04.34, 30.00 feet left of said centerline; thence with the westerly right-of-way line of Franklin Road, South 31°51'26" West 75.00 feet to the point of beginning, containing 338 square feet or 0.008 acre, more or less.

The aforescribed Right-of-Way Take is necessary for roadway improvements.

Public Utility and Drainage Easement

Commencing from a point in the westerly right-of-way line of Franklin Road at the southeast corner of Lee Ander Anderson, of record in deed book 478, page 920, Register's Office of Williamson County, Tennessee, said Anderson property being shown as Parcel 2, on Tax Map 063L, Group C, said point being located at Station 93+29.34,

30.00 feet left of the proposed centerline of Franklin Road as established by CT Consultants, Inc. for the Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court project, City of Franklin project number ST16009;

Thence with the southerly line of Anderson, North 62°22'21" West 4.51 feet to Station 93+29.01, 34.50 feet left of said centerline and the Point of Beginning of the herein described; thence North 62°22'21" West 24.57 feet to Station 93+27.20, 59.00 feet left of said centerline; thence with a new line across said Anderson, North 31°51'26" East 47.33 feet to Station 93+74.53, 59.00 feet left of said centerline; thence North 13°08'34" West 4.95 feet to Station 93+78.03, 62.50 feet left of said centerline; thence North 31°51'26" East 23.91 feet to the northerly line of Anderson at Station 94+01.94, 62.50 feet left of said centerline; thence with the northerly line of Anderson, South 62°22'21" East 28.08 feet to Station 94+04.01, 34.50 feet left of said centerline; thence with a new line across said Anderson, South 31°51'26" West 75.00 feet to the point of beginning, containing 1,928 square feet or 0.044 acre, more or less.

The aforescribed Public Utilities and Drainage Easement is necessary for roadway improvements.

Proposed Temporary Construction Easement

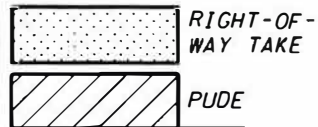
Commencing from a point in the westerly right-of-way line of Franklin Road at the southeast corner of Lee Ander Anderson, of record in deed book 478, page 920, Register's Office of Williamson County, Tennessee, said Anderson property being shown as Parcel 2, on Tax Map 063L, Group C, said point being located at Station 93+29.34, 30.00 feet left of the proposed centerline of Franklin Road as established by CT Consultants, Inc. for the Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court project, City of Franklin project number ST16009;

Thence with the southerly line of Anderson, North 62°22'21" West 29.08 feet to Station 93+27.20, 59.00 feet left of said centerline and the Point of Beginning of the

herein described; thence across Anderson, North $15^{\circ}14'48''$ East 7.48 feet to Station 93+34.37, 61.14 feet left of said centerline; thence North $24^{\circ}25'41''$ East 47.00 feet to Station 93+80.97, 67.22 feet left of said centerline; thence North $31^{\circ}51'26''$ East 20.62 feet to the northerly line of Anderson at Station 94+01.59, 67.22 feet left of said centerline; thence with the northerly line of Anderson, South $62^{\circ}22'21''$ East 4.73 feet to Station 94+01.94, 62.50 feet left of said centerline; thence South $31^{\circ}51'26''$ West 23.91 feet to Station 93+78.03, 62.50 feet left of said centerline; thence South $13^{\circ}08'34''$ East 4.95 feet to Station 93+74.53, 59.00 feet left of said centerline; thence South $31^{\circ}51'26''$ West 47.33 feet to the point of beginning, containing 331 square feet or 0.008 acre, more or less.

The aforescribed Proposed Temporary Construction Easement is necessary for roadway improvements.

LEGEND



PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT

ERS AND
in R. BLESSINGS
FFE - 663.84
EFE - 665.54

MAIN NEW
AT&T
Asphalt

POINT OF
BEGINNING
PTCE

Old Sign
EO Pole

POINT OF
BEGINNING
PUDE

POINT OF BEGINNING
R.O.W. TAKE
POINT OF COMMENCEMENT
PUDE & PTCE

NOTE: EXISTING CONDITIONS, UTILITIES, RIGHT-OF-WAY, PROPERTY LINES, ETC. AS SHOWN HEREON ARE ACCORDING TO A 2008 SURVEY PREPARED BY ELKINS SURVEYING CO. OF MURFREESBORO, TN. PROPOSED EASEMENTS AND/OR RIGHT-OF-WAY TAKES SHOWN HEREON ARE BASED UPON SAID SURVEY AND WERE PROVIDED BY CT CONSULTANTS, INC.

HFR JOB NO. 2018026
FRANKLIN ROAD CORRIDOR IMPROVEMENTS, HARPETH RIVER BRIDGE TO HARPETH INDUSTRIAL COURT PROJECT, CITY OF FRANKLIN PROJECT NUMBER ST16009

RIGHT-OF-WAY TAKE
PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)

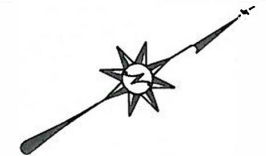
TRACT NO. 13
OWNER: LEE ANDER ANDERSON
DB 478, PG 920

MAP 063L, GRP. C, PAR. 2
ADDRESS:
227 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064

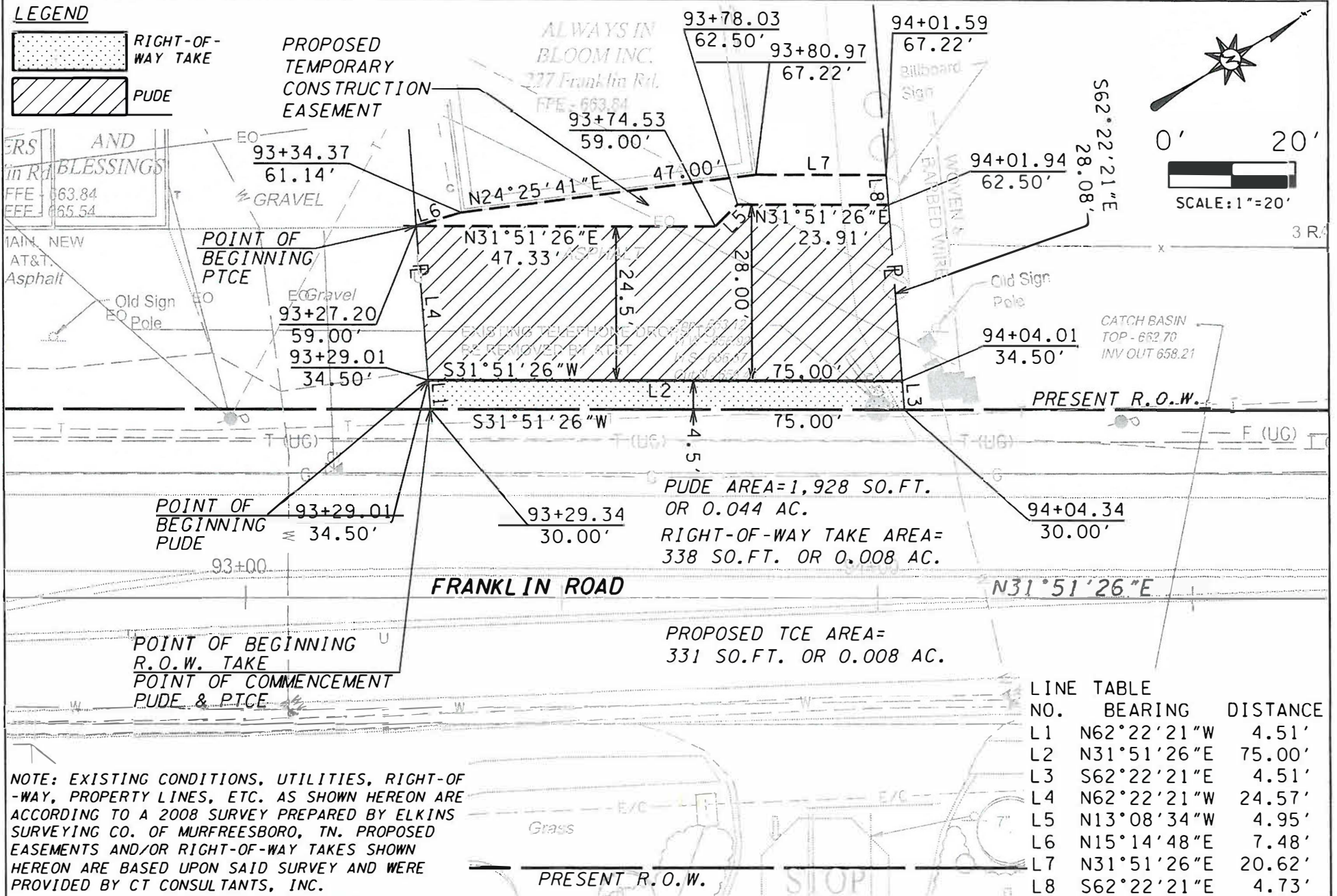
HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027

615.370.8500 615.370.8530 hfrdesign.com



0' 20'
SCALE: 1"=20'



PUDE AREA=1,928 SO.FT.
OR 0.044 AC.
RIGHT-OF-WAY TAKE AREA=
338 SO.FT. OR 0.008 AC.

PROPOSED TCE AREA=
331 SO.FT. OR 0.008 AC.

LINE NO.	BEARING	DISTANCE
L1	N62°22'21"W	4.51'
L2	N31°51'26"E	75.00'
L3	S62°22'21"E	4.51'
L4	N62°22'21"W	24.57'
L5	N13°08'34"W	4.95'
L6	N15°14'48"E	7.48'
L7	N31°51'26"E	20.62'
L8	S62°22'21"E	4.73'

**CITY OF FRANKLIN
AGREEMENT OF SALE**

**PROJECT: FRANKLIN ROAD IMPROVEMENTS
TRACT: 25**

This agreement entered into on this the 30 day of July 2019 between RONALD L. SHUFF hereinafter called Seller and the City of Franklin hereinafter called City shall continue for a period of 180 days under the terms and conditions listed below. This Agreement embodies all considerations agreed to between the Seller and the City.

- A. The Seller hereby agrees to convey to the City the Permanent Utility and Drainage Easement, temporary construction easement and Middle Tennessee Electric Easement shown in the attached exhibit upon the City tendering the purchase price of SEVENTY-TWO THOUSAND EIGHT HUNDRED TWO DOLLARS AND NO CENTS (\$72,802.00) said tract being further described as follows:

SEE ATTACHED EXHIBIT A

- B. The City agrees to pay for the expenses of title examination, preparation of instrument of conveyance and recording of deed. The City will reimburse the Seller for expenses incident to the transfer of the property to the City.


RONALD L. SHUFF

**Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court; City of Franklin project number ST16009
Tract No. 25**

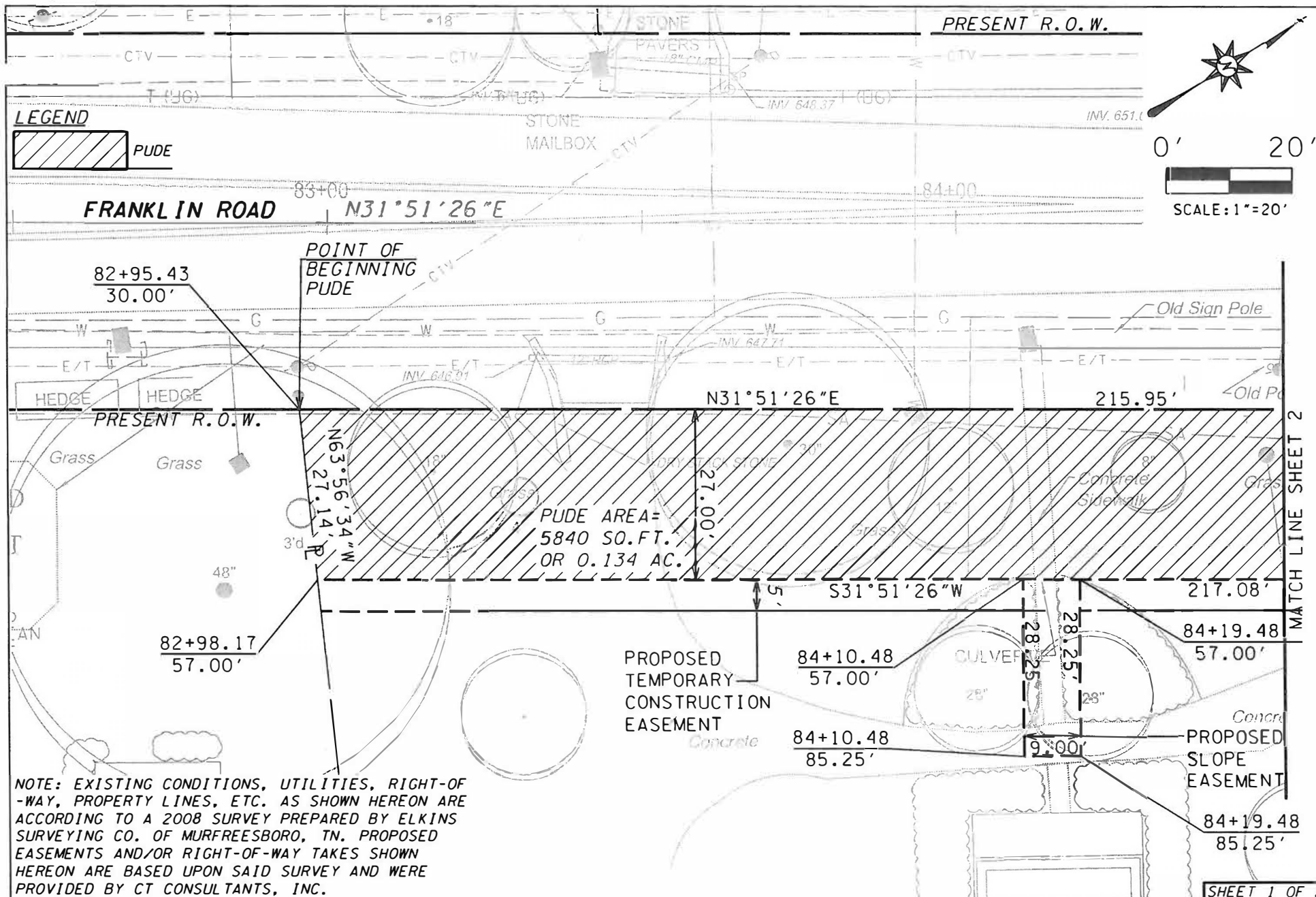
05/18/18

Public Utility and Drainage Easement

Beginning in the easterly right-of-way line of Franklin Road at the southwest corner of Ronald L. Shuff, as evidenced by deed of record in book 4904, page 19, Register's Office of Williamson County, Tennessee, said Shuff property being shown as Parcel 17 on Tax Map 063M, Group A, said point being located at Station 82+95.43, 30.00 feet right of the proposed centerline of Franklin Road as established by CT Consultants, Inc. for the Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court project, City of Franklin project number ST16009;

Thence with the easterly right-of-way line of Franklin Road, North 31°51'26" East 215.95 feet to the northwest corner of Shuff at Station 85+11.38, 30.00 feet right of said centerline; thence with the north line of Shuff, South 66°19'08" East 27.28 feet to Station 85+15.26, 57.00 feet right of said centerline; thence with a new line across Shuff, South 31°51'26" West 217.08 feet to the south line of Shuff at Station 82+98.17, 57.00 feet right of said centerline; thence with the south line of Shuff, North 63°56'34" West 27.14 feet to the point of beginning, containing 5,840 square feet or 0.134 acre, more or less.

The aforescribed Public Utilities and Drainage Easement is necessary for roadway improvements.



HFR JOB NO.
2018026.53

FRANKLIN ROAD CORRIDOR
IMPROVEMENTS, HARPETH
RIVER BRIDGE TO HARPETH
INDUSTRIAL COURT PROJECT
CITY OF FRANKLIN PROJECT
NUMBER ST16009

PUBLIC UTILITY
AND DRAINAGE
EASEMENT (PUDE)

TRACT NO. 25
OWNER: RONALD
L. SHUFF
DB 4904, PG 19

MAP 063M, GRP. A, PAR. 17
ADDRESS:
214 FRANKLIN RD.
FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE 37064

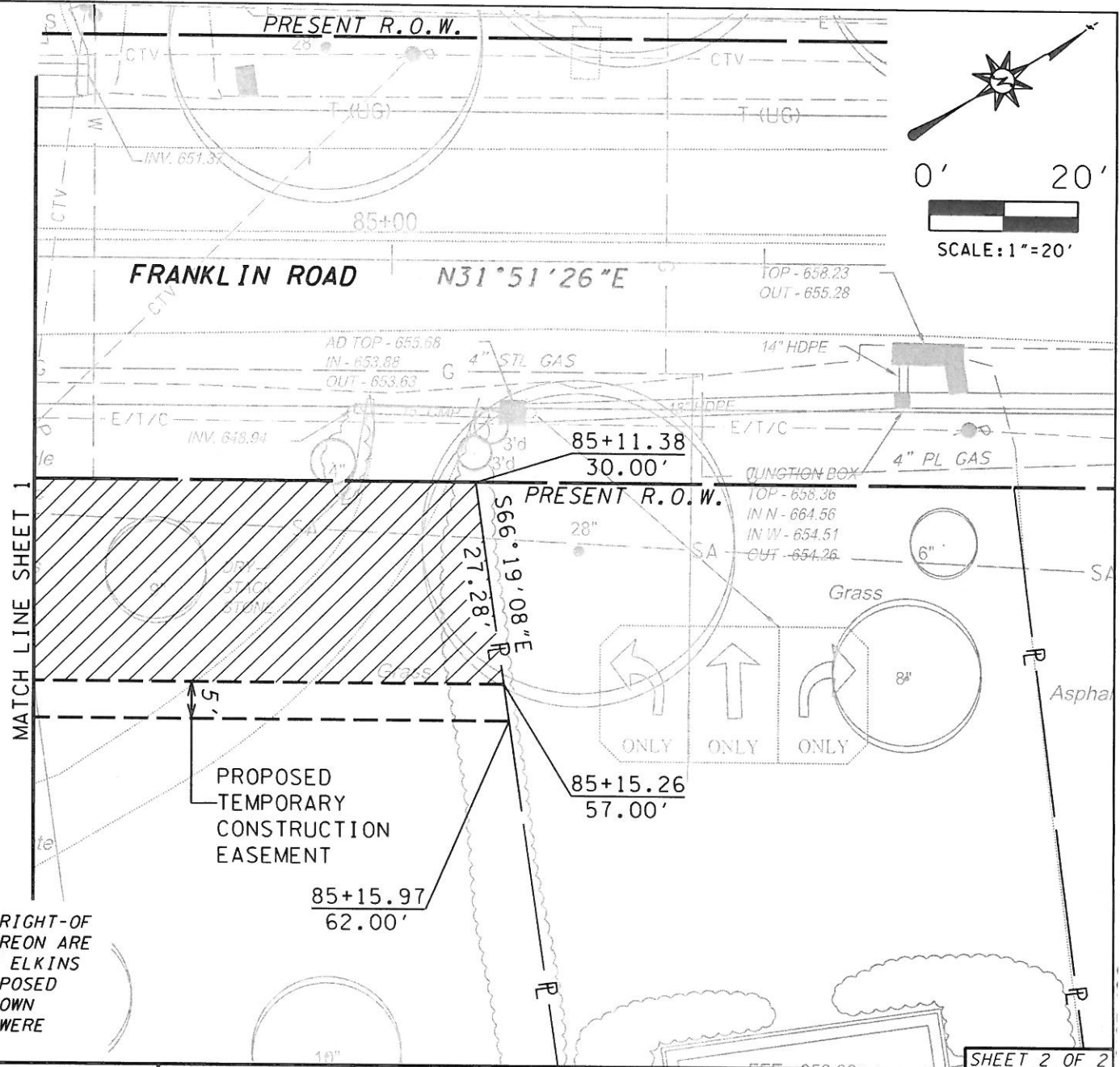
HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027

615.370.8500 **615.370.8530** **hfrdesign.com**



LEGEND



NOTE: EXISTING CONDITIONS, UTILITIES, RIGHT-OF-WAY, PROPERTY LINES, ETC. AS SHOWN HEREON ARE ACCORDING TO A 2008 SURVEY PREPARED BY ELKINS SURVEYING CO. OF MURFREESBORO, TN. PROPOSED EASEMENTS AND/OR RIGHT-OF-WAY TAKES SHOWN HEREON ARE BASED UPON SAID SURVEY AND WERE PROVIDED BY CT CONSULTANTS, INC.

HFR JOB NO.
2018026.53

DATE:
05-18-18

FRANKLIN ROAD CORRIDOR
IMPROVEMENTS, HARPE
RIVER BRIDGE TO HARPE
TH INDUSTRIAL COURT PROJECT
CITY OF FRANKLIN PROJECT
NUMBER ST16009

PUBLIC UTILITY
AND DRAINAGE
EASEMENT (PUDE)

TRACT NO. 25
OWNER: RONALD
L. SHUFF
DB 4904, PG 19

MAP 063M, GRP. A, PAR. 17
ADDRESS:
214 FRANKLIN RD.
FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE 37064

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027

615.370.8500 615.370.8530 hfrdesign.com



SHEET 2 OF 2

**CITY OF FRANKLIN
AGREEMENT OF SALE**

**PROJECT: FRANKLIN ROAD IMPROVEMENTS
TRACT: 28**

This agreement entered into on this the 16th day of SEPTEMBER 2019 between RICHARD L. AMMONS AND BRENDA S. AMMONS hereinafter called Seller and the City of Franklin hereinafter called City shall continue for a period of 180 days under the terms and conditions listed below. This Agreement embodies all considerations agreed to between the Seller and the City.

- A. The Seller hereby agrees to convey to the City the Permanent Utility and Drainage Easement and Slope Easement shown in the attached exhibit upon the City tendering the purchase price of SIXTY-SEVEN THOUSAND DOLLARS AND NO CENTS (\$67,000.00) said tract being further described as follows:

SEE ATTACHED EXHIBIT A

- B. The City agrees to pay for the expenses of title examination, preparation of instrument of conveyance and recording of deed. The City will reimburse the Seller for expenses incident to the transfer of the property to the City.


RICHARD L. AMMONS


BRENDA S. AMMONS

**Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court; City of Franklin project number ST16009
Tract No. 28**

05/17/18

Right-of-Way Take

Beginning at the intersection of the easterly right-of-way line of Franklin Road with the northerly right-of-way line of Old Liberty Pike, same being the southwest corner of Richard L. Ammons and wife, Brenda S. Ammons, as evidenced by deed of record in book 509, page 381, Register's Office of Williamson County, Tennessee, said Ammons property being shown as Parcel 14 on Tax Map 063M, Group A, said point being located at Station 80+35.85, 30.00 feet right of the proposed centerline of Franklin Road as established by CT Consultants, Inc. for the Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court project, City of Franklin project number ST16009;

Thence with the easterly right-of-way line of Franklin Road, North 31°51'26" East 8.41 feet to Station 80+44.26, 30.00 feet right of said centerline; thence with a new line across said Ammons, South 18°54'50" East 9.52 feet to the northerly right-of-way line of Old Liberty Pike at Station 80+38.24, 37.38 feet right of said centerline; thence with the northerly right-of-way line of Old Liberty Pike, North 76°06'33" West 7.75 feet to the point of beginning, containing 31 square feet or 0.001 acre, more or less.

The aforescribed Right-of-Way Take is necessary for roadway improvements.

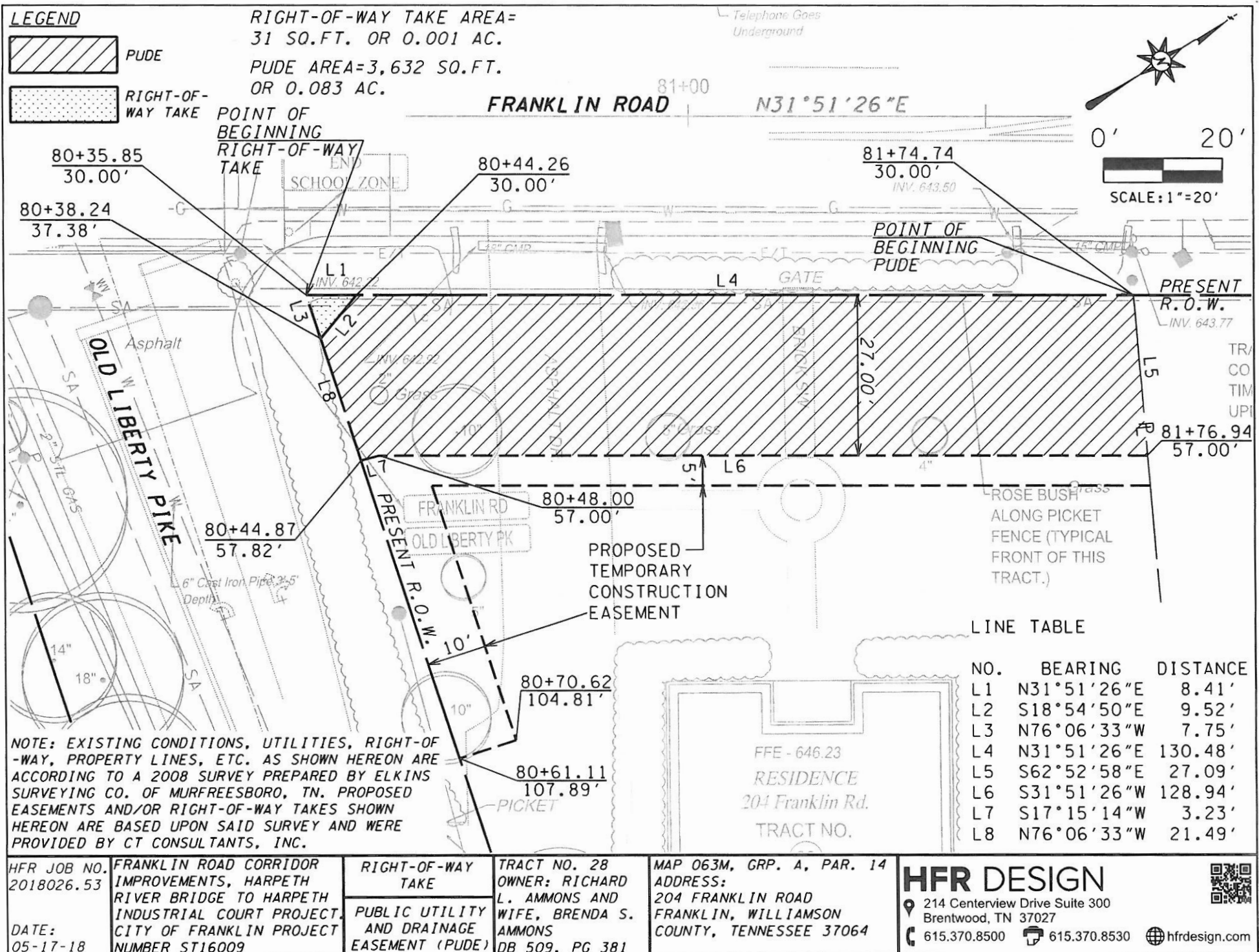
Public Utility and Drainage Easement

Beginning in the easterly right-of-way line of Franklin Road at the northwest corner of Richard L. Ammons and wife, Brenda S. Ammons as evidenced by deed of record in book 509, page 381, Register's Office of Williamson County, Tennessee, said Ammons being shown as Parcel 14 on Tax Map 063M, Group A, said point being located at

Station 81+74.74, 30.00 feet right of the proposed centerline of Franklin Road as established by CT Consultants, Inc. for the Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court project, City of Franklin project number ST16009;

Thence with the northerly line of Ammons, South 62°52'58" East 27.09 feet to Station 81+76.94, 57.00 feet right of said centerline; thence with a new line across said Ammons, South 31°51'26" West 128.94 feet to Station 80+48.00, 57.00 feet right of said centerline; thence South 17°15'14" West 3.23 feet to the said northerly right-of-way line of Old Liberty Pike at Station 80+44.87, 57.82 feet right of said centerline; thence with the northerly right-of-way line of Old Liberty Pike, North 76°06'33" West 21.49 feet to Station 80+38.24, 37.38 feet right of said centerline; thence with a new line across said Ammons, North 18°54'50" West 9.52 feet to Station 80+44.26, 30.00 feet right of said centerline; thence with the easterly right of way line of Franklin Road, North 31°51'26" East 130.48 feet to the point of beginning, containing 3,632 square feet or 0.083 acre, more or less.

The aforescribed Public Utilities and Drainage Easement is necessary for roadway improvements.



**CITY OF FRANKLIN
AGREEMENT OF SALE**


**PROJECT: FRANKLIN ROAD IMPROVEMENTS
TRACT: 29**

This agreement entered into on this the 18th day of September 2019 between LLOYD PIERCE CROCKETT AND ELIZABETH LEA CROCKETT hereinafter called Seller and the City of Franklin hereinafter called City shall continue for a period of 180 days under the terms and conditions listed below. This Agreement embodies all considerations agreed to between the Seller and the City.

- A. The Seller hereby agrees to convey to the City the Permanent Utility and Drainage Easement and Slope Easement shown in the attached exhibit upon the City tendering the purchase price of FIFTY THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$50,500.00) said tract being further described as follows:

SEE ATTACHED EXHIBIT A

- B. The City agrees to pay for the expenses of title examination, preparation of instrument of conveyance and recording of deed. The City will reimburse the Seller for expenses incident to the transfer of the property to the City.
- C. Seller is responsible for the removal, storage and replacement of the fencing along the Right of Way. Additional monies have been paid to pressure clean the property after the end of construction.


LLOYD PIERCE CROCKETT


ELIZABETH LEA CROCKETT

**Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court; City of Franklin project number ST16009
Tract No. 29**

05/15/18

Right-of-Way Take

Beginning at the intersection of the easterly right-of-way line of Franklin Road with the southerly right-of-way line of Old Liberty Pike, same being the northwest corner of Lloyd Pierce Crockett and Elizabeth Lea Crockett, Trustees, or their successor(s) in Trust, under the Elizabeth Crockett Revocable Living Trust, as evidenced by deed of record in book 3789, page 667, Register's Office of Williamson County, Tennessee, said Crockett property being shown on the plan entitled "Old Liberty Pike Subdivision, Revision 1 (Resubdivision of Lot 1)", of record in plat book P32, page 66, and being shown as Parcel 1 on Tax Map 063N, Group C, said point being located at Station 79+72.77, 30.00 feet right of the proposed centerline of Franklin Road as established by CT Consultants, Inc. for the Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court project, City of Franklin project number ST16009;

Thence with the southerly right-of-way line of Old Liberty Pike, South 76°06'33" East 10.54 feet to Station 79+76.03, 40.03 feet right of said centerline; thence with a new line across said Crockett, South 79°01'53" West 13.68 feet to the easterly right-of-way line of Franklin Road at Station 79+66.73, 30.00 feet right of said centerline; thence with the easterly right-of-way line of Franklin Road, North 31°51'26" East 6.04 feet to the point of beginning, containing 30 square feet or 0.001 acre, more or less.

The aforescribed Right-of-Way Take is necessary for roadway improvements.

Public Utility and Drainage Easement

Beginning in the easterly right-of-way line of Franklin Road at the southwest corner of Lloyd Pierce Crockett and Elizabeth Lea Crockett, Trustees, or their successor(s) in

Trust, under the Elizabeth Crockett Revocable Living Trust, as evidenced by deed of record in book 3789, page 667, Register's Office of Williamson County, Tennessee, said Crockett property being shown on the plan entitled "Old Liberty Pike Subdivision, Revision 1 (Resubdivision of Lot 1)", of record in plat book P32, page 66, and being shown as Parcel 1 on Tax Map 063N, Group C, said point being located at Station 78+78.46, 30.00 feet right of the proposed centerline of Franklin Road as established by CT Consultants, Inc. for the Franklin Road Corridor Improvements, Harpeth River Bridge to Harpeth Industrial Court project, City of Franklin project number ST16009;

Thence with the easterly right of way line of Franklin Road, North 31°51'26" East 88.27 feet to Station 79+66.73, 30.00 feet right of said centerline; thence with a new line across said Crockett, North 79°01'53" East 13.68 feet to the southerly right-of-way line of Old Liberty Pike at Station 79+76.03, 40.03 feet right of said centerline; thence with the southerly right-of-way line of Old Liberty Pike, South 76°06'33" East 32.00 feet to Station 79+85.90, 70.47 feet right of said centerline; thence with a new line across said Crockett, South 78°50'29" West 30.73 feet to Station 79+64.93, 48.00 feet right of said centerline; thence South 31°51'26" West 84.34 feet to the south line of said Crockett at Station 78+80.59, 48.00 feet right of said centerline; thence with the south line of Crockett, North 64°53'28" West 18.13 feet to the point of beginning, containing 1,854 square feet or 0.043 acre, more or less.

The aforescribed Public Utilities and Drainage Easement is necessary for roadway improvements.

LEGEND



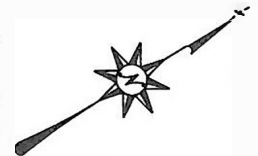
PUDE



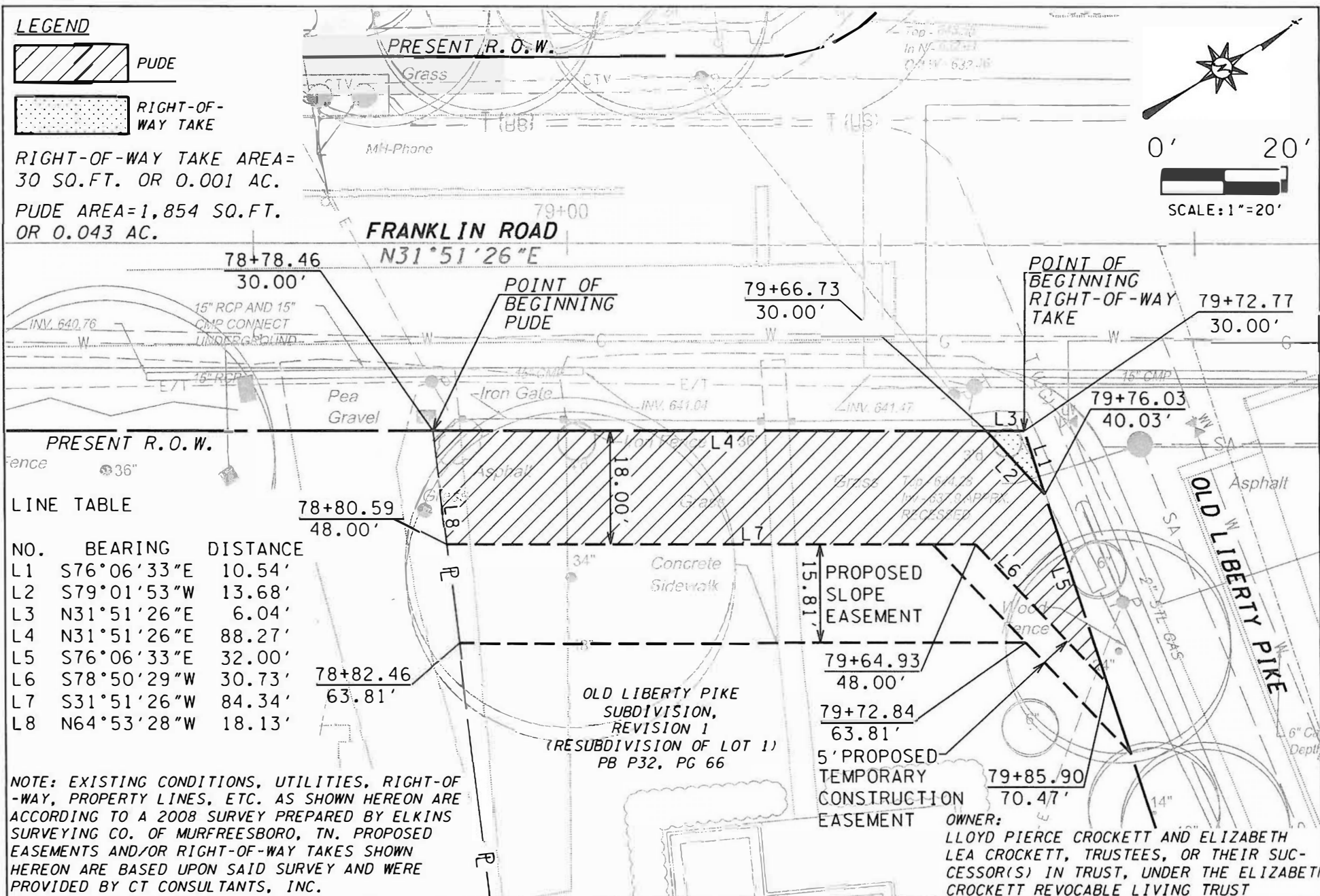
RIGHT-OF-WAY TAKE

RIGHT-OF-WAY TAKE AREA=
30 SQ.FT. OR 0.001 AC.

PUDE AREA=1,854 SQ.FT.
OR 0.043 AC.



0' 20'
SCALE: 1"=20'



<p>HFR JOB NO. 2018026.53</p> <p>DATE: 05-15-18</p>	<p>FRANKLIN ROAD CORRIDOR IMPROVEMENTS, HARPETH RIVER BRIDGE TO HARPETH INDUSTRIAL COURT PROJECT, CITY OF FRANKLIN PROJECT NUMBER ST16009</p>	<p>RIGHT-OF-WAY TAKE</p> <p>PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)</p>	<p>TRACT NO. 29</p> <p>DB 3789, PG 667</p>	<p>MAP 063N, GRP. C, PAR. 1</p> <p>ADDRESS: 166 FRANKLIN ROAD FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064</p>	<p>HFR DESIGN</p> <p>214 Centerview Drive Suite 300 Brentwood, TN 37027 615.370.8500 615.370.8530 hfrdesign.com</p>
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