

## MEMORANDUM

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March 5, 2010

TO: Board of Mayor and Aldermen

FROM: Eric J. Gardner, P.E., Director of Engineering  
Eric S. Stuckey, City Administrator *ES*  
David Parker, P.E., CIP Project Executive

SUBJECT: Dedication of Sanitary Sewer Pump Station Property by Southern Land Company, LLC

### **Purpose**

The purpose of this memo is to recommend acceptance of the dedication of the property for the sanitary sewer pump station for Westhaven by Southern Land Company, LLC.

### **Background**

As part of the Westhaven Subdivision, Southern Land constructed a sanitary sewer pump station that serves a large portion of the west side of Franklin. The pump station has been completed for some time now and is fully operational. Southern Land would like to dedicate the property over to the City at this time. The property is known as Tax Map 64, Parcel 20.01 and is located at 870 Old Charlotte Pike.

### **Financial Impact**

Minimal financial impact is anticipated. This dedication has been expected in our system planning.

### **Recommendation**

Staff recommends approval of the dedication of property for the sanitary sewer pump station for Westhaven.



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ED BY:

City of Franklin
109 3rd Avenue South
Franklin, TN 37064

QUITCLAIM DEED

Address New Owner(s)

Send Tax Bill To

Map Parcel #

City of Franklin
109 3rd Avenue South
Franklin, TN 37064

SAME

Map 064, Parcel 02001

STATE OF TENNESSEE

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)ss:

COUNTY OF WILLIAMSON

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The actual consideration or value whichever is greater for this transfer is \$1.00.

Affiant: \_\_\_\_\_

Notary Public: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

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KNOW ALL MEN BY THESE PRESENTS, that SOUTHERN LAND COMPANY, LLC, ("Grantor") in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto the CITY OF FRANKLIN, TENNESSEE, ("Grantee") the right, title and interest in and to the following described real estate located at 870 Old Charlotte Pike East

ounty, Tennessee. The property hereby deeded to the

Grantee is more particularly described as follows and as depicted in the attached **Exhibit**

**A:**

COMMENCING at a P-K Nail (control point) found in the western edge of the pavement of Old Charlotte Pike East (formerly Short Lane), said nail being North 07 degrees 32 minutes 08 seconds East 611.41 feet from a second control point along the western edge of said pike and running thence North 26 degrees 47 minutes 22 seconds East 124.83 feet to a new 5/8" iron rebar set near the intersection of the southwesterly right-of-way margin of Old Charlotte Pike East (50 foot right-of-way) and the easterly right-of-way margin of Old Charlotte Pike East (formerly Short Lane) (50 foot right-of-way), said point an assumed corner of Short Properties, a Tennessee General Partnership, (Deed Book 1137 Page 603, R.O.W.C.) and said rebar being the POINT OF BEGINNING: thence along said southwesterly right-of-way margin of Old Charlotte Pike East, South 39 degrees 47 minutes 29 seconds East, 392.48 feet to a 5/8" iron rebar set in the southwesterly right-of-way margin of Old Charlotte Pike East: thence with a common line of short Properties and the southern line of Southern Land Company, LLC. South 76 degrees 37 minutes 04 seconds West, 307.62 feet to a 5/8" iron rebar set in the easterly right-of-way margin of Old Charlotte Pike East (formerly Short Lane): thence along said easterly right-of-way margin north 07 degrees 21 minutes 01 seconds East, 375.86 feet to a 5/8" iron rebar set, the POINT OF BEGINNING, containing 1.24 acres (54,068 SF) and being all of that certain parcel of land conveyed by deed to Southern Land Company, LLC. Recorded in Deed Book 2533 Page 885, R.O.W.C.

**ANY** gas, water, sewer line or other easements located within the above-described property are expressly reserved.

**TO HAVE AND TO HOLD**, the granted premises, with all the rights, easements and appurtenances thereto belonging, to said Grantee, its successors and assigns, to its own use and behoof forever.



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Unlimited Pages and Signatures

OF, we have set our hands on this the \_\_\_\_ day of

\_\_\_\_\_ 2010.

**GRANTORS:**

**SOUTHERN LAND COMPANY, LLC:**

\_\_\_\_\_  
**BRIAN SEWELL, VICE PRESIDENT**

**STATE OF TENNESSEE**

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**COUNTY OF WILLIAMSON**

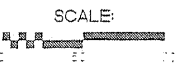
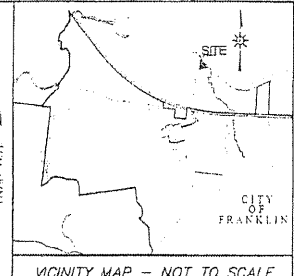
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Personally appeared before me, **Brian Sewell**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, after being first duly sworn, acknowledged to be the Vice President, respectively, and that as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

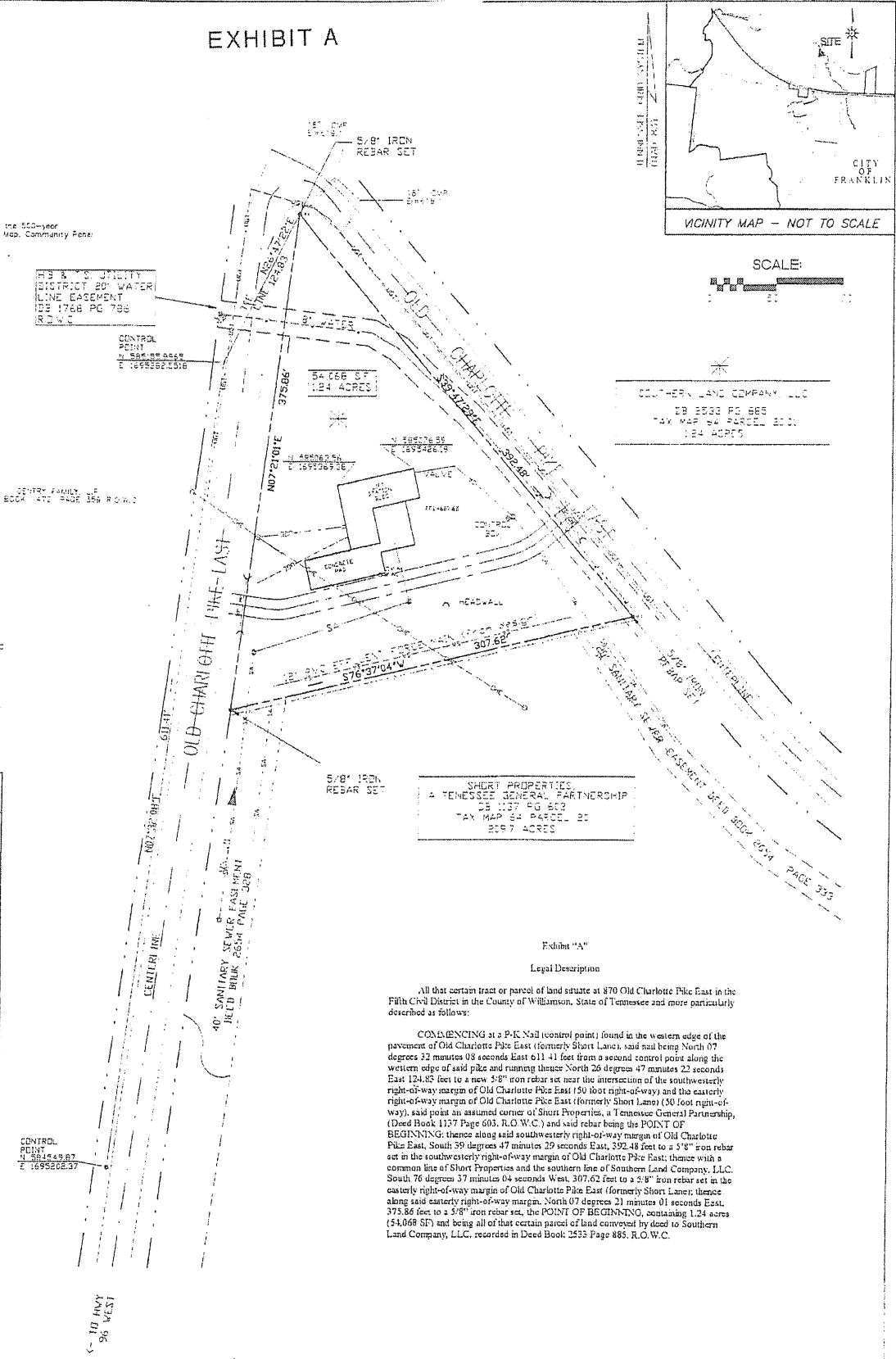
\_\_\_\_\_  
Notary Public  
My Commission expires:

# EXHIBIT A



- Notes:
- OWNER/SUBDIVIDER: WEST-AVEN PARTNERS, LLC  
OWNERS/PARTNERS: ATTY 54 INTEREST OR MORE  
WEST-AVEN PARTNERS, LLC FRANK WASTRUP/SHOJA  
501 CORPORATE CENTRE DRIVE 814 CHURCH STREET  
676 THE COMMON SUITE 300  
(615) 778-3150
  - RODES PART  
612 17TH AVE NORTH  
NASHVILLE, TN 37203  
(615) 259-4222
  - BRAC LIMITED PARTNERSHIP  
c/o BETE BERDINGO  
P.O. BOX 4839  
DUNBARVILLE, TN 37405  
(423) 266-985
  - MONICA SULEY  
417 WESTLAND LANDING DRIVE  
DUNBARVILLE, TN 37405  
(423) 266-1070
  - SPRINGLAKE, G.P.  
c/o BOB PAGE  
85 WINTERBROOK ROAD  
SUITE 304  
NASHVILLE, TN 37205  
(615) 352-9600
  - FRANK W. B. VARALLO  
RONS-REGENCY JEWELERS  
BRANDING VILLAGE  
DUNBARVILLE, TN 37411  
(423) 894-1188

2. DOWNG SE
3. Bearings are based on Tennessee Grid System (NAD 83).
4. The L&L Station site is shown to be 1/4 mile "X" outside the 500-year floodplain, as evidenced on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 470204 0375 C, January 16, 2003.
5. Site is located on Property Map 84, Parcel 200.



LEGEND

---	PROPERTY BOUNDARY
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER
---	PROPOSED 5/8\"/>
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---	PROPOSED 1194\"/>
---	PROPOSED 1200\"/>

CERTIFICATE OF THE APPROVAL OF SUBDIVISION NAME AND STREET NAME & ADDRESSES

Subdivision Name: Sanitary Sewer Easement

Street Name: Old Charlotte Pike

Address: 870 Old Charlotte Pike East

Date: 5-23-03

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, do hereby certify that the above described property is owned by me and that I have the right to dedicate the same to the public use of the City of Franklin, Tennessee.

Date: 5-23-03

CERTIFICATE OF ACCURACY

I, the undersigned, do hereby certify that the above described property is owned by me and that I have the right to dedicate the same to the public use of the City of Franklin, Tennessee.

Date: 5-23-03

CERTIFICATE OF THE APPROVAL OF UTILITY SYSTEMS

I, the undersigned, do hereby certify that the proposed utility systems shown on the attached plan are in accordance with the applicable codes and standards of the City of Franklin, Tennessee.

Date: 5-23-03

CERTIFICATE OF APPROVAL FOR RECORDING

I, the undersigned, do hereby certify that the above described property is owned by me and that I have the right to dedicate the same to the public use of the City of Franklin, Tennessee.

Date: 5-23-03

REGISTER'S OFFICE: Book 554439

WILLIAMSON COUNTY, TENNESSEE

Recorder: Paula J. Deery

Date: 5-23-03

SURVEYOR: ROBERT J. WALKER, SLS (TN-2243)

SOUTHERN LAND COMPANY

ENGINEERING & SURVEYING DIVISION

501 CORPORATE CENTRE DRIVE

FRANKLIN, TN 37067

PHONE: (615) 778-3150

*Southern Land Company*

ENGINEERING & CONSTRUCTION DIVISION

501 Corporate Centre Drive - Franklin, TN 37067

Office: (615) 778-3150 - Fax: (615) 778-2655 - E-mail: [slk@slk.com](mailto:slk@slk.com)

SHORT PROPERTIES & TENNESSEE GENERAL PARTNERSHIP

DEED BOOK 1137 PAGE 653

TAX MAP 84 PARCEL 80

2.97 ACRES

54,068 SF

1.24 ACRES

Legal Description

All that certain tract or parcel of land situate at 870 Old Charlotte Pike East in the Fifth Civil District in the County of Williamson, State of Tennessee and more particularly described as follows:

COMMENCING at a P.N. nail (control point) found in the western edge of the pavement of Old Charlotte Pike East (formerly Short Lane), said nail being North 07 degrees 32 minutes 08 seconds East 611.41 feet from a second control point along the western edge of said pike and running thence North 26 degrees 47 minutes 22 seconds East 124.85 feet to a new 3/8" iron rebar set near the intersection of the southwesterly right-of-way margin of Old Charlotte Pike East (50 foot right-of-way) and the easterly right-of-way margin of Old Charlotte Pike East (formerly Short Lane) (30 foot right-of-way), said point an assumed corner of Short Properties, a Tennessee General Partnership, (Deed Book 1137 Page 603, R.O.W.C.) and said rebar being the POINT OF BEGINNING; thence along said southwesterly right-of-way margin of Old Charlotte Pike East, South 39 degrees 47 minutes 29 seconds East, 392.48 feet to a 5/8" iron rebar set in the southwesterly right-of-way margin of Old Charlotte Pike East; thence with a common line of Short Properties and the southern line of Southern Land Company, LLC, South 76 degrees 37 minutes 04 seconds West, 307.62 feet to a 3/8" iron rebar set in the easterly right-of-way margin of Old Charlotte Pike East (formerly Short Lane); thence along said easterly right-of-way margin, North 07 degrees 21 minutes 01 seconds East, 373.86 feet to a 3/8" iron rebar set, the POINT OF BEGINNING, containing 1.24 acres (54,068 SF) and being all of that certain parcel of land conveyed by deed to Southern Land Company, LLC, recorded in Deed Book: 2553 Page 885, R.O.W.C.

FINAL PLAT

CITY OF FRANKLIN

SANITARY SEWER LIFT STATION

870 OLD CHARLOTTE PIKE

FRANKLIN, TENNESSEE

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

CIVIL DISTRICT: 5th CLOSURE ERROR: 1/20,000

SCALE: 1" = 30' DATE: 2 MAY 2003

P35/72