



HISTORIC
FRANKLIN
TENNESSEE

ITEM #25
BOMA
05/24/2011

MEMORANDUM

May 10, 2011

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *Ei*
Lisa Clayton, Parks Director
Kristen L. Corn, Staff Attorney
David Parker, City Engineer/CIP Executive
Catherine Powers, Planning Director

SUBJECT: Certificate of Correction for Survey of City Property at Eastern Flank Battlefield Park

Purpose

The purpose of this memorandum is to present to the Board of Mayor and Aldermen (BOMA) for consideration a Certificate of Correction for a Survey done on City property at the Eastern Flank Battlefield Park.

Background

In February 2011, the Board of Zoning Appeals (BZA) received a request for a variance for Lot 4 of The Links subdivision, adjacent to Eastern Flank Battlefield Park. During staff's preparation of the packet for this agenda item, it was discovered that there was a discrepancy between the City's GIS parcel data and a boundary survey submitted as part of the BZA application. Between the two surveys, there existed a slight boundary overlap between Lot 4 of The Links subdivision and the City of Franklin property at the Park.

As a result of this discrepancy, the surveyor for Lot 4 of the Links subdivision contacted the surveyor that performed the City's survey for the Eastern Flank Battlefield Park and after further review, submitted the attached Certificate of Correction. This will correct the discrepancy and remove the property boundary overlap and will result in a decrease of approximately fifty (50) square feet on the City's property as shown on the recorded plat.

Financial Impact

There is no fiscal impact for this item.

Recommendation

Acceptance of the Certificate of Correction as presented is recommended.

This Instrument Prepared by:
Ragan-Smith-Associates, Inc.
315 Woodland Street, P.O. Box 60070
Nashville, Tennessee 37206

SURVEYOR'S CERTIFICATE OF CORRECTION
THE CITY OF FRANKLIN, TENNESSEE PROPERTY
AS OF RECORD IN DEED BOOK 3787, PAGE 867
REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE

WHEREAS, On October 10, 2003 Ragan Smith Associates surveyed property that was conveyed to The City of Franklin, Tennessee by Special Warranty Deed of Record in Book 3787, Page 867, R.O.W.C., Tennessee;

WHEREAS, since that time additional field evidence has been discovered changing the bearings and distances along two property lines described in that Deed of conveyance.

WHEREAS, Under Exhibit A, Tract 1 of the Deed, the description two calls stated "North 88 degrees 31 minutes 44 seconds East with the easterly right-of-way of said Carnton Lane for 11.97 feet and then with the southerly line The Links Subdivision Revision One of record in Plat Book 25 Page 77, R.O.W.C., Tennessee for 139.34 feet in all 151.32 feet to an iron rod (new); thence,

With the easterly line of said Links Subdivision, North 01 degrees 28 minutes 49 seconds West, 499.84 feet to an iron pipe (old), said iron pipe (old) being the northeast corner of Lot 1 of the Links Subdivision Revision Two of record in Plat Book 28, Page 89, R.O.W.C., Tennessee and the southeast corner of River Club Estates Section One of record in Plat Book 5, Page 104, R.O.W.C., Tennessee; thence,"

NOW, THEREFORE, by this instrument, Under Exhibit A, Tract 1 of the Deed, the description shall hereby state "North 88 degrees 32 minutes 22 seconds East with the easterly right-of-way of said Carnton Lane passing an iron rod (old) with cap stamped "763" at 13.37 feet and then with the southerly line The Links Subdivision Revision One of record in Plat Book 25 Page 77, R.O.W.C., Tennessee for 139.00 feet in all 152.37 feet to an iron rod (old) with cap stamped "RLS 763"; thence,

With the easterly line of said Links Subdivision, North 01 degrees 36 minutes 01 seconds West, 499.87 feet to an iron pin (old), said iron pin (old) being the northeast corner of Lot 1 of the Links Subdivision Revision Two of record in Plat Book 28, Page 89, R.O.W.C., Tennessee and the southeast corner of River Club Estates Section One of record in Plat Book 5, Page 104, R.O.W.C., Tennessee; thence,"

All other matters on said Plat shall remain the same.

IN WITNESS WHEREOF, the party hereto has hereunto set his signature this the ____ day of _____, 2011.

RAGAN-SMITH-ASSOCIATES, INC.

By _____
Jackie L. Dillehay, RLS
Tenn. No. 1417

Date _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, as Notary Public of the State and County aforesaid, personally appeared Jackie L. Dillehay, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be a Licensed Surveyor in the State of Tennessee, and being an agent in the company of Ragan-Smith-Associates, Inc., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and seal at office in _____ this ____ day of _____, 2011.

Notary Public

My Commission Expires: _____