

**RESOLUTION 14-153**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR THE RESERVE AT PORT ROYAL PHASE 2C**

**WHEREAS**, Developer Tenn. Contractors, Inc. has a recorded Final Plat for The Reserve at Port Royal Phase 2C in Maury County Plat Book P18, Page 69; and

**WHEREAS**, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance have been submitted pursuant to the Subdivision Regulations; and

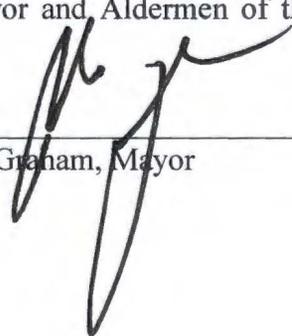
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way and Public Improvement's the design intent has been achieved; and

**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

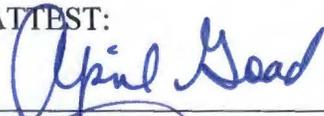
**WHEREAS**, the Planning Commission recommended that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill on December 8, 2014; and

**NOW, THEREFORE BE IT RESOLVED**, by the City of Spring Hill Board of Mayor and Aldermen, that dedication and acceptance of Road Rights-of Way and Public Improvement's within The Reserve at Port Royal Phase 2C as shown on the recorded plat is hereby approved.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 15<sup>th</sup> day of December, 2014.

  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney

**RESOLUTION 14-70 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD  
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING  
PLAT FOR  
THE RESERVE AT PORT ROYAL PHASE 2C**

**WHEREAS**, Developer Tenn. Contractors, Inc. has a recorded Final Plat for The Reserve at Port Royal Phase 2C in Maury County Plat Book P18, Page 69; and

**WHEREAS**, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance have been submitted pursuant to the Subdivision Regulations; and

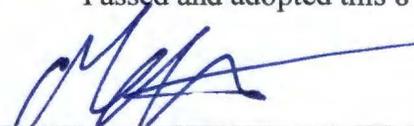
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way and Public Improvement's the design intent has been achieved; and

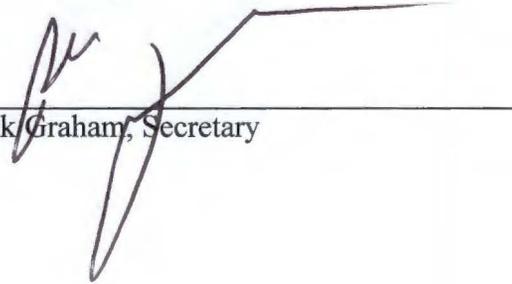
**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of Way and Public Improvement's within The Reserve at Port Royal Phase 2C as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 8<sup>th</sup> day of December, 2014

  
\_\_\_\_\_  
Matt Fitterer, Chairman

  
\_\_\_\_\_  
Rick Graham, Secretary

**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

**AGREEMENT** made this 17 day of July, 2014, by and between the City of Spring Hill a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and Tenn Contractors, Inc., a S Corporation, having its office and place of business at P.O. Box 314 Franklin, TN 37065 hereinafter designated as the "developer".

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Reserve at Port Royal dated 5-25-06 and prepared by Anderson, DeK, E PPs and Phase 2-C Assoc.

**WHEREAS**, said plat designates certain public improvements consisting of Roads, Right of Way, water lines, sewer lines, storm drain and sidewalks to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

**WHEREAS**, the Developer, simultaneously herewith, shall post a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required;

**WHEREAS**, the Developer is desirous of offering for dedication the said improvements and land to the City more particularly described in Schedule Plat attached hereto;

**WHEREAS**, the Developer has delivered Documents or Deeds of conveyance to the city for the said land and improvements as described herein;

**NOW, THEREFORE**, in consideration of the sum of one dollar (\$1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually **AGREED** as follows:

- A. The Developer herewith delivers to the City Documents or Deeds of conveyance for the premises described in Schedule Plat attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.
- B. The Developer agrees that said formal offer of Dedication is irrevocable and can be accepted by the City at any time.
- C. The Developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance surety and the requirements of the Spring Hill Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the City a check for all necessary fees and taxes to record the Documents heretofore delivered.

- D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.
- E. The City by action of the Board of Mayor and Aldermen on the 15<sup>th</sup> day of December, 2014, accepted the infrastructure as presented in the offer of dedication and directed the governmental representative to sign the offer of dedication on behalf of the City

Developer Company Name:

TENN. CONTRACTORS INC.

7-17 20 14  
Date

[Signature]  
Developer Signature



**(CORPORATE SEAL)**

ATTEST: [Signature]

FOR THE CITY OF SPRING HILL:

BY: [Signature]  
Signature

December 15, 20 14

[Signature]  
Printed Name

**ACKNOWLEDGEMENT:  
COPARTNERSHIP**

**STATE OF TENNESSEE**

(COUNTY OF \_\_\_\_\_) SS: \_\_\_\_\_

On this \_\_\_ day \_\_\_\_\_ of 20\_\_\_, before me personally appeared \_\_\_\_\_, to me known to be one of the firm \_\_\_\_\_, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

\_\_\_\_\_  
CORPORATE

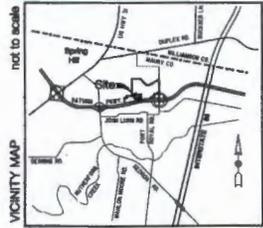
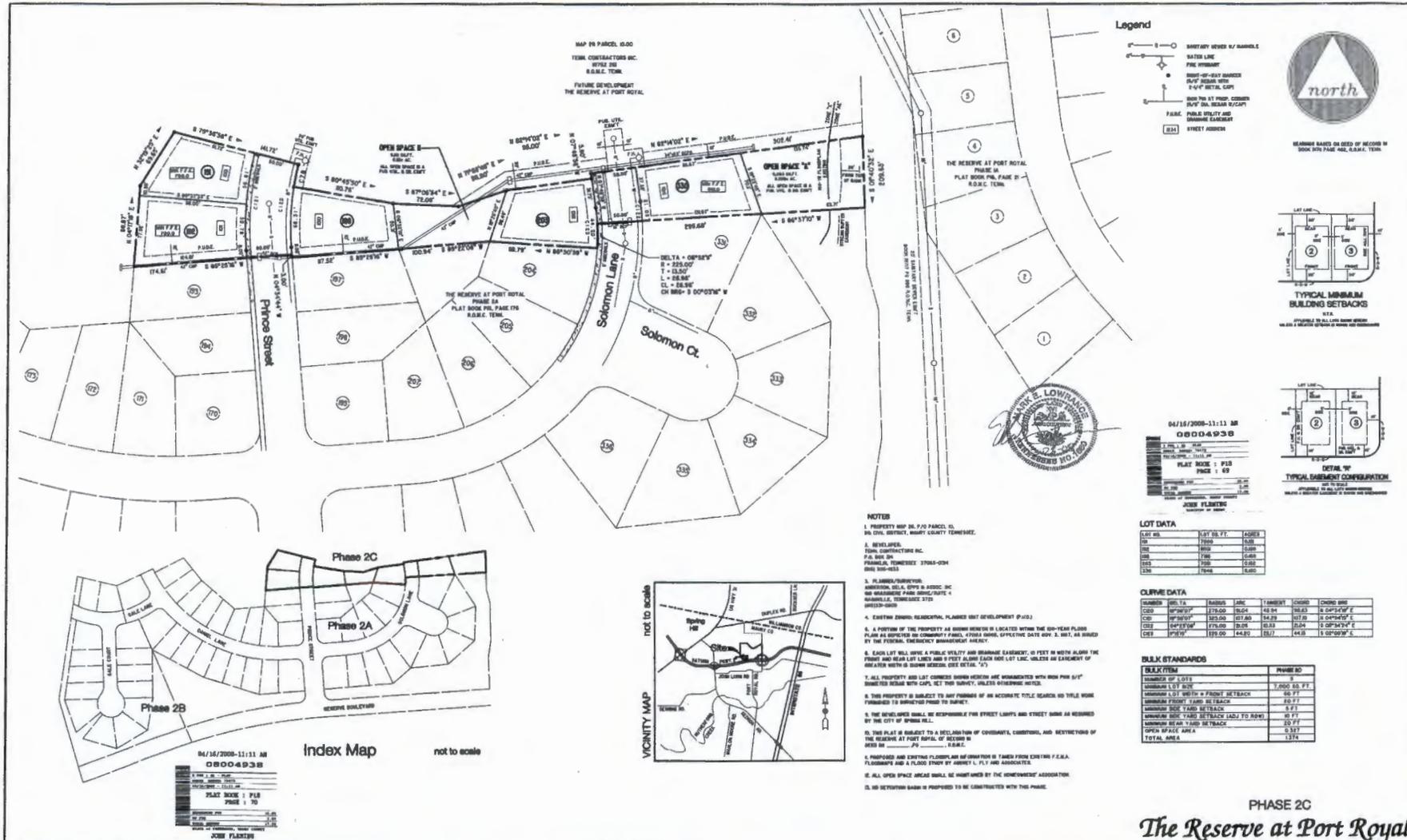
**STATE OF TENNESSEE**

(COUNTY OF Williamson) SS: Tennessee

On this 17 day of July, 2014, before me personally appeared John Ring, to me known, who, being by me first duly sworn, did depose and say that he resides in Tennessee; that he is the President of Tenn Contractors Inc the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

Marcy L Eibel





- NOTES**
- PROPERTY MAP IS P.10 PARCEL ID. SEE DISCREPANCY SHEET (SEPARATE).
  - DEVELOPER: FORM CONTRACTORS INC. P.O. BOX 888, FRANKLIN, TENNESSEE 37068-0888. (615) 595-1111
  - PLANNED/REVIEWED: AMERICAN TITLE & TRUST CO. 600 W. MAIN ST. #1000, MEMPHIS, TENNESSEE 38102. (901) 527-0000
  - EXISTING EXISTING PLANNED PLANNED UNIT DEVELOPMENT (P.U.D.)
  - A PORTION OF THE PROPERTY AS SHOWN HEREON IS LOCATED WITHIN THE 50-YEAR FLOOD PLAIN AS SHOWN ON COMBINED PANEL, FLOOD HAZARD EFFECTIVE DATE NOV. 3, 1993, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - EACH LOT WILL HAVE A PUBLIC UTILITY AND DRAINAGE EASEMENT; OR PEST IN BOTH ALONG THE FRONT AND REAR LOT LINES AND FRONT ALONG EACH SIDE LOT LINE, UNLESS AN EASEMENT OF GREATER WIDTH IS SHOWN HEREON (SEE DETAIL "A").
  - ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE CORNERED WITH IRON PIPE 6" I.D. BURNED ENDS WITH CAPS, SET TWO HUNDRED (200) FEET AWAY FROM ALL ADJACENT LOTS.
  - THIS PROPERTY IS SUBJECT TO ANY NUMBER OF AN ACCURATE TITLE SEARCH AND TITLE WORK FURNISHED TO DEVELOPER PRIOR TO SALE.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE CITY OF SPRING HILL.
  - THIS PLAT IS SUBJECT TO A DECLARATION OF CONVENANTS, CONDITIONS, AND RESTRICTIONS OF THE RESERVE AT PORT ROYAL, R.E.C. #.
  - PROPOSED AND EXISTING FLOORPLAN OF OPTION FOR IS TAKEN FROM EXISTING P.E.A. FLOORPLAN AND IS PLANNED TO BE ADDED TO THE PLAT AND SUBMITTED.
  - ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.
  - NO RETURNING BARRIERS IS PROPOSED TO BE CONSTRUCTED WITH THIS PHASE.

**LOT DATA**

LOT NO.	LOT AREA	OWNER
1	7900	5000
2	7900	5000
3	7900	5000
4	7900	5000
5	7900	5000
6	7900	5000
7	7900	5000
8	7900	5000
9	7900	5000
10	7900	5000
11	7900	5000
12	7900	5000

**CURVE DATA**

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEAR
CD1	107°00'00"	175.00	35.00	148.97	12.00	S 84°24'00" E
CD2	107°00'00"	175.00	35.00	148.97	12.00	S 84°24'00" E
CD3	107°00'00"	175.00	35.00	148.97	12.00	S 84°24'00" E
CD4	107°00'00"	175.00	35.00	148.97	12.00	S 84°24'00" E

**BULK STANDARDS**

BULK ITEM	MINIMUM	MAXIMUM
NUMBER OF LOTS	1,000	500
MINIMUM LOT SIZE	1,000	500
MINIMUM FRONT YARD SETBACK	50 FT	50 FT
MINIMUM SIDE YARD SETBACK	50 FT	50 FT
MINIMUM REAR YARD SETBACK	50 FT	50 FT
MINIMUM OPEN SPACE AREA	0.375	0.375
TOTAL AREA	1374	1374

**PHASE 2C**  
**The Reserve at Port Royal**

<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I (we) hereby certify that I (we and the owner(s) of this property shown and described herein as indicated in State Title Book 188, R.E.C. # 1, and that I (we) hereby adopt this plat of subdivision with my (our) true consent, violation the common building restriction line, and that all other applicable provisions for all public streets, sidewalks and other facilities have been filed as required by these regulations.</p> <p>FORM CONTRACTORS INC. 4-16-08 Date: 4-16-08</p> <p>Owner: [Signature] Title: [Signature]</p>	<p><b>CERTIFICATE OF APPROVAL OF WATER SYSTEM</b></p> <p>I hereby certify that the Water System(s) outlined and indicated on this Final Subdivision Plat is/are: PHASE 2C, THE RESERVE AT PORT ROYAL.</p> <p>See Detail B included in accordance with current Local and State Department regulations, or that a sufficient Bond or other security has been filed to guarantee said installation.</p> <p>Date: 4-16-08 [Signature] Name: [Signature] Agency or Authorized Approving Agent</p>	<p><b>CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM</b></p> <p>I hereby certify that the Sewer System(s) outlined and indicated on this Final Subdivision Plat is/are: PHASE 2C, THE RESERVE AT PORT ROYAL.</p> <p>See Detail B included in accordance with current Local and State Department regulations, or that a sufficient Bond or other security has been filed to guarantee said installation.</p> <p>Date: 4-16-08 [Signature] Name: [Signature] Agency or Authorized Approving Agent</p>	<p><b>CERTIFICATE OF SURVEY ACCURACY</b></p> <p>I (we) hereby certify that in the best of my (our) knowledge and belief this is a true and accurate survey of the property shown herein. That this is a Category "1" Land Survey as defined in Title Code Chapter 10, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1:10,000.</p> <p>4-16-08 [Signature] Registered Land Surveyor No. 3308-08 Date</p>	<p><b>CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING</b></p> <p>I hereby certify (1) that an accurate plat of this Final Subdivision Plat has been submitted in accordance with the Planning Commission to the City of Spring Hill, Tennessee, and (2) that a surety bond has been posted with the Planning Commission to cover a completion of all required improvements in case of default.</p> <p>4-16-08 [Signature] Date</p>	<p><b>CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES</b></p> <p>Several thousand (thousands) approved by Meary County SE.</p> <p>[Signature] Authorized Approving Agent Date</p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I hereby certify that this subdivision plat shown herein has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such portions, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Meary County.</p> <p>[Signature] Secretary, City of Spring Hill Planning Commission</p>
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**FINAL SUBDIVISION PLAT**  
**CITY OF SPRING HILL PLANNING COMMISSION**

TOTAL ACRES: 1374 TOTAL LOTS: 3  
ACRES ROADWAY: 0.000 ACRES OPEN SPACE: 0.375

OWNER: Form Contractors, Inc. ZONING: RESIDENTIAL P.U.D.  
SURVEYOR: AMERICAN TITLE, UTILITY & TRUST DATE: 3-25-08  
SCALE: 1" = 30'