

**RESOLUTION 14-70**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR CHERRY GROVE ADDITION PHASE 4 SECTION 1**

**WHEREAS**, Developer Donnie Cameron has a recorded Final Plat for Cherry Grove Addition Phase 4 Section 1 in Williamson County Plat Book P52, Page 137; 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 and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

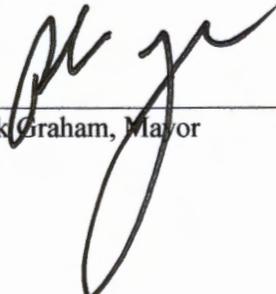
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

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

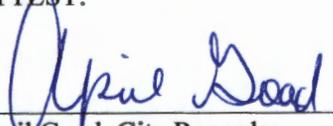
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the road rights-of-way be accepted and the same become a part of the public street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of road rights-of way within Cherry Grove Addition Phase 4 Section 1 as shown on the recorded plat is hereby approved.

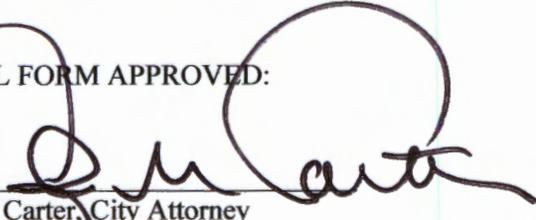
Passed and adopted this 16<sup>th</sup> day of June, 2014.

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

ATTEST:

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

LEGAL FORM APPROVED:

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

**RESOLUTION 14-29 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  
CHERRY GROVE ADDITION PHASE 4 SECTION 1**

**WHEREAS**, Cherry Grove Addition, Developer Donnie Cameron has a recorded Final Plat for Cherry Grove Addition Phase 4 Section 1 in Williamson County Plat Book P52, Page 137; 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 and a Maintenance Surety 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, the design intent has been achieved; and

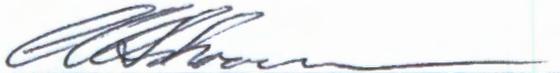
**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**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 Cherry Grove Addition Phase 4 Section 1 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 9<sup>th</sup> day of June, 2014

  
\_\_\_\_\_  
Jonathan Schwartz, Chairman

  
\_\_\_\_\_  
Charlie Schoenbrodt, Secretary

FIRST STATE BANK



**IRREVOCABLE LETTER OF CREDIT**

**DATE: May 2, 1014**

**LETTER OF CREDIT NO.: 671291**

**TO: City of Spring Hill  
199 Town Center Parkway  
Spring Hill, TN 37174**

Gentlemen:

We hereby authorize you, the Beneficiary, to draw on First State Bank, Union City, Tennessee, Irrevocable Letter of Credit #671291 for the account of: Don R. Cameron, III, available by your drafts at sight up to the aggregate amount of Seventeen Thousand One Hundred Dollars (\$17,100.00) if accompanied by the following statements and attachments:

**Beneficiary's sworn affidavit from an official representative of City of Spring Hill stating that an event of default exists in the completion of the water, sewer, storm water and final topping for Cherry Grove Subdivision, Section 4, Phase 1, Spring Hill, TN and the City of Spring Hill is entitled to the funds under the terms of the Letter of Credit. Attach invoices, bills of lading or other documentation representing the total unpaid sums due and owing to Beneficiary.**

Drafts drawn under this Letter of Credit must bear on its face the clause: "Drawn under First State Bank Irrevocable Letter of Credit No.: 671291." This original Letter of Credit must accompany the drafts and attachments presented to us for payment.

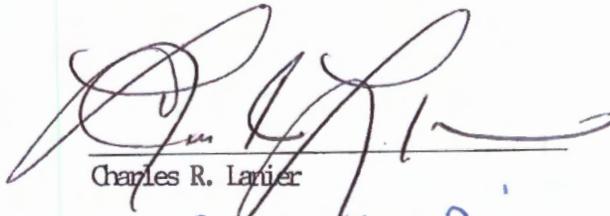
This Letter of Credit is effective immediately and shall automatically expire on May 2, 2015 and will not be renewed unless extended in writing by First State Bank, Union City, Tennessee. Upon expiration, this Letter of Credit must be surrendered to us at our offices located at 115 West Washington Avenue, Union City, Tennessee 38281-0527. We confirm this Letter of Credit and undertake that all bona fide holders of all drafts and/or documents presented under and in compliance with the terms of this Letter of Credit will be duly honored upon presentation to us.

This Irrevocable Letter of Credit is transferable and shall be effected by the presentation to us of this Letter of Credit for endorsement of the transfer.

This Letter of Credit shall be subject to the Uniform Customs and Practice for Documentary Credits, 2007 Revision, International Chamber of Commerce Publication No. 600 (the "UCP600"). This Letter of Credit shall be deemed to be issued under the laws of the State of Tennessee and shall, as to matters not governed by the UCP, be governed by, construed, interpreted and enforced in accordance with the internal substantive and procedural laws of the State of Tennessee, without giving effect to any conflicts or choice of laws principles which otherwise might be applicable.

Communications with respect to this Letter of Credit shall be in writing and addressed to us at 115 West Washington Avenue, Union City, Tennessee 38281-0527 specifically referring to Irrevocable Letter of Credit #671291.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles R. Larrier', written over a horizontal line.

Charles R. Larrier

Title: Regional Bank President

City of Spring Hill  
199 Town Center Parkway  
P.O. Box 789  
Spring Hill, TN 37174  
Phone: 931.486.2252 ext. 214  
Fax: 931.486.3596



For additional information, send inquiries to:  
Chris Brooks (cbrooks@springhilltn.org)

APPLICATION FOR SURETY

PROJECT NAME: CHERRY GROVE Addition PHASE: 4 SECTION: 1  
# OF LOTS APPROVED: 18 # OF LOTS REMAINING: 0

SURETY TYPE:  MAINTENANCE  PERFORMANCE  RESTORATION

POSTED WITH:  LETTER OF CREDIT  PERFORMANCE BOND  CASH

SURETY AMOUNT: \$ \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y/N

PURPOSE OF SURETY: To Release

NAME OF FINANCIAL INSTITUTION: <u>1st State Bank</u>	SURETY #: <u>67191</u>
CONTACT PERSON: <u>Jenn Marie Dyer</u>	EMAIL: <u>Jdyer@1st-state.net</u>
ADDRESS: <u>1203 Murfreesboro Rd Ste 549</u>	CITY, STATE, ZIP: <u>Franklin TN 37064</u>
PHONE NUMBER: <u>615-472-2704</u>	FAX NUMBER: <u>615-595-1985</u>

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: <u>Don R. Cameron</u>	
ADDRESS: <u>1503 Columbia Ave</u>	CITY, STATE, ZIP: <u>Franklin TN 37064</u>
PHONE NUMBER: <u>615-791-0093</u>	FAX NUMBER: <u>615-791-0995</u>
EMAIL: <u>haylesa@msn.com</u>	

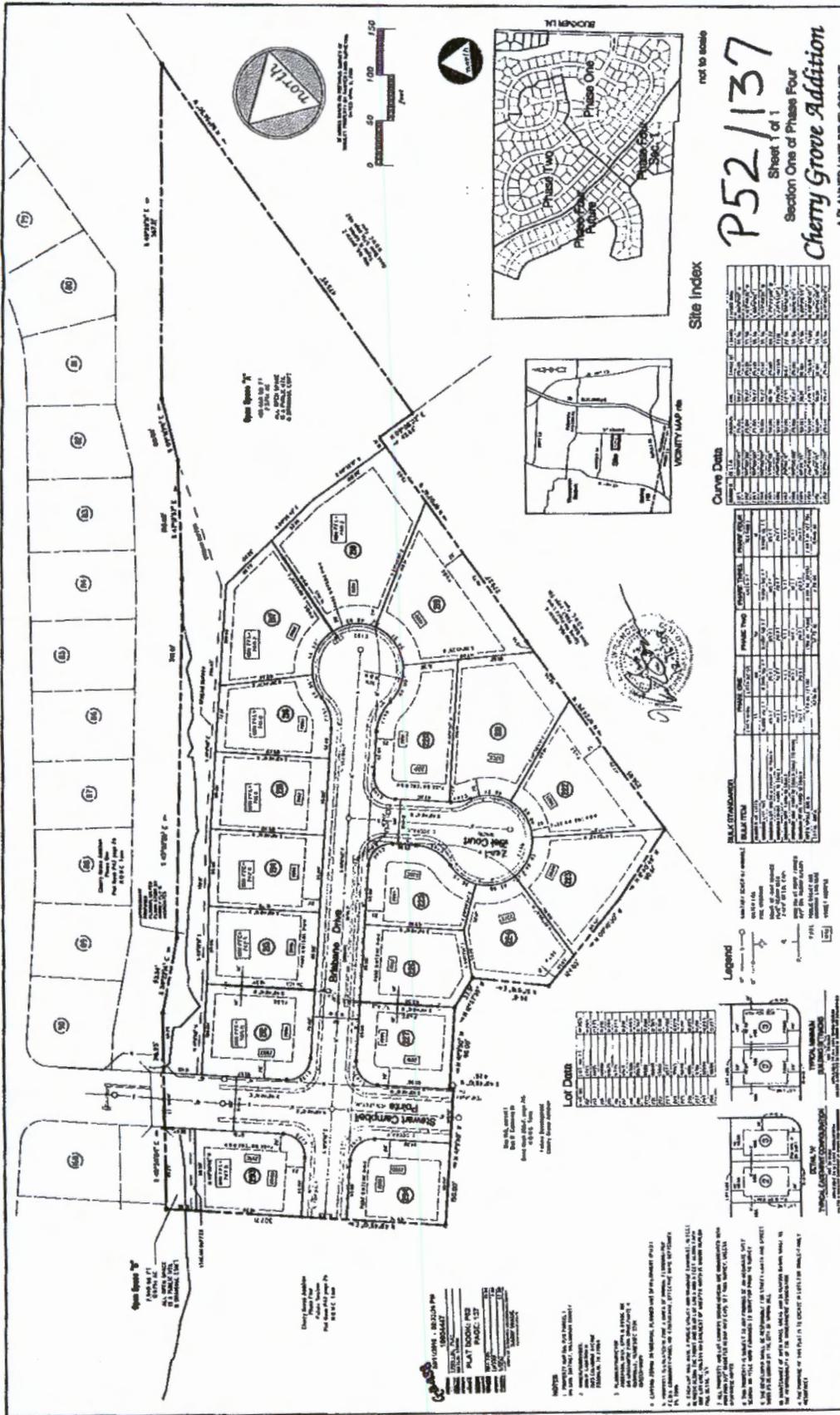
ACTION REQUEST

I (WE) REQUEST THAT THE FOLLOWING ACTION BE TAKEN:

- ESTABLISH NEW SURETY
- REQUEST FINAL INSPECTION AND RELEASE OF SURETY
- REQUEST REDUCTION OF SURETY AMOUNT
- REQUEST EXTENSION OF SURETY FOR (1) YEAR  
(PLEASE PROVIDE PROOF OF DIFFICULTY BELOW)

EXPLANATION FOR PROOF OF DIFFICULTY: To Release

Don R. Cameron, III 3/21/2014  
Applicant Signature / Date



**FINAL SUBDIVISION PLAN**  
**CITY OF SPRING HILL PLANNING COMMISSION**  
 TOTAL ACRES: 10.17  
 TOTAL LOTS: 20  
 ADJACENT ROADS: ...  
 ZONING: RESIDENTIAL ...  
 DATE: ...

**Section One of Phase Four**  
**Cherry Grove Addition**  
 A PLANNED UNIT DEVELOPMENT

**P52/137**  
 Sheet 1 of 1

**Site Index**

**Curve Data**

Curve No.	Stationing	Radius (ft)	Chord (ft)	Chord Bearing	Area (sq ft)
1	1+00.00 to 1+100.00	100.00	100.00	90°	7853.98
2	1+100.00 to 1+150.00	150.00	150.00	90°	17671.46
3	1+150.00 to 1+200.00	200.00	200.00	90°	31415.93
4	1+200.00 to 1+250.00	250.00	250.00	90°	47123.85
5	1+250.00 to 1+300.00	300.00	300.00	90°	70685.83
6	1+300.00 to 1+350.00	350.00	350.00	90°	102113.75
7	1+350.00 to 1+400.00	400.00	400.00	90°	140541.67
8	1+400.00 to 1+450.00	450.00	450.00	90°	186969.59
9	1+450.00 to 1+500.00	500.00	500.00	90°	241397.51
10	1+500.00 to 1+550.00	550.00	550.00	90°	303825.43
11	1+550.00 to 1+600.00	600.00	600.00	90°	374253.35
12	1+600.00 to 1+650.00	650.00	650.00	90°	452681.27
13	1+650.00 to 1+700.00	700.00	700.00	90°	539109.19
14	1+700.00 to 1+750.00	750.00	750.00	90°	633537.11
15	1+750.00 to 1+800.00	800.00	800.00	90°	735965.03
16	1+800.00 to 1+850.00	850.00	850.00	90°	846392.95
17	1+850.00 to 1+900.00	900.00	900.00	90°	964820.87
18	1+900.00 to 1+950.00	950.00	950.00	90°	1091248.79
19	1+950.00 to 2+000.00	1000.00	1000.00	90°	1225676.71

**Lot Data**

Lot No.	Area (sq ft)	Front Footage (ft)	Depth (ft)	Width (ft)
1	10,000	100	100	100
2	15,000	150	100	150
3	20,000	200	100	200
4	25,000	250	100	250
5	30,000	300	100	300
6	35,000	350	100	350
7	40,000	400	100	400
8	45,000	450	100	450
9	50,000	500	100	500
10	55,000	550	100	550
11	60,000	600	100	600
12	65,000	650	100	650
13	70,000	700	100	700
14	75,000	750	100	750
15	80,000	800	100	800
16	85,000	850	100	850
17	90,000	900	100	900
18	95,000	950	100	950
19	100,000	1000	100	1000

**Legend**

- Proposed Lot
- Proposed Street
- Proposed Right-of-Way
- Proposed Easement
- Proposed Utility
- Proposed Structure
- Proposed Fencing
- Proposed Landscaping
- Proposed Signage
- Proposed Other

**Notes**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES.
3. ALL UTILITIES ARE TO BE DEEPENED AND RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE CITY OF SPRING HILL.
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9. ALL UTILITIES ARE TO BE DEEPENED AND RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE CITY OF SPRING HILL.
10. ALL UTILITIES ARE TO BE DEEPENED AND RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE CITY OF SPRING HILL.

**Signatures and Stamps:**

- City of Spring Hill Planning Commission
- Professional Engineer
- Professional Surveyor



## CERTIFICATE OF SATISFACTORY COMPLETION

March 25, 2014

Donnie Cameron

Cherry Grove Addition

Phase 4 Sec 1

Development Name: Donnie Cameron

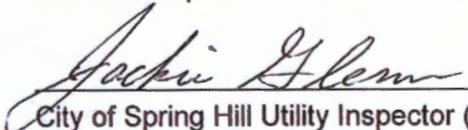
Phase or Section of Construction: Cherry Grove Addition Phase 4 Section 1

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

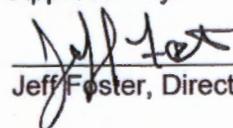
Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

  
City of Spring Hill Utility Inspector (signature)

JACKIE GLENN

Printed name:

Approved By:

 4-23-14  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY

P.O. BOX 789

SPRING HILL, TN 37174

PHONE (931)486-2252

NASHVILLE LINE (615)248-6307

WILLIAMSON CO. (615)599-2614

FAX (931)486-0516

**City of Spring Hill**  
Public Works Department

<b>Subdivision:</b> CHERRY GROVE ADD. PHASE 4SEC.1				
<b>DEVELOPER DONNIE CAMERON</b>		<b>Contractor ALAN STEELE</b>		
<b>PRECON MEETING MAY 23,2007</b>		<b>Inspector JACKIE GLENN</b>		
<b>Procedure</b>	<b>Date</b>	<b>Results</b>		<b>Comments</b>
<b>SEWER</b>				
State Approved Plans Received #NPDES wpc 07-0423				
Lines Installed	2/11/2009	ok	jackie	
Backfill Material				Gravel or Compacted Dirt
Compaction Results		psi		
Air Test	9/1/2009	ok	jackie	
Mandrel Test	9/1/2009	ok	jackie	
Vacuum Test M.H.s	9/1/2009	ok	jackie	
Mark Service Lines				
AS BUILT Drawings	12/8/2009	ok	jackie	water asbuilts w/disc given to
<b>WATER</b>				
State Approved Plans Received # WS 07-402				
Lines Installed	2/11/2009	ok	jackie	
Pressure Test	9/2/2009	ok	jackie	pass
Bacteriological Test	11/16/2009	ok	jackie	
Wire Continuity	9/3/2009	ok	bernie	pass
Locate Valve Boxes		ok	jackie	
Stake Meter Boxes		ok	jackie	
Fire Hydrant Grade	12/8/2009	ok	jackie	
<b>STREETS</b>				
Proof Roll Subgrade	10/9/2009	see comments	Wayne patterson	Wet spots going to use tailing
Proof Roll Base Stome	11/2/099	ok	jackie	little bit soft on the sides
Check M.H. Castings	11//4/09	ok	jackie	
Binder Installed	11/4/2009	ok	jackie	
Curb Installed	11/6/2009	ok	jackie	
Sidewalk Frame Inspected				Each Lot and common areas.
Sidewalks Installed				Each Lot and common areas.
Traffic & Street Signs				

**City of Spring Hill**  
Public Works Department

Street Lights				
Topping Installed				
<b>DRAINAGE</b>				
		<b>PASS</b>		
Erosion Control Established	5/23/2007	ok	jackie	
Drainage Pipe Installed	2/11/2009	ok	jackie	
Drainage Structures Installed	2/11/2009	ok	jackie	
Swales Stabilized	2/11/2009	ok	jackie	
<b>Performance to Maintenance Walk Through Date:</b>				
<b>City Acceptance (Final) Walk Through Date:</b>				
<b>NOTES</b>				
<b>Sewer lin from pump sta in cherry grove out and gravity sewer line in place Oct 1,2008</b>				
10-3-08 cutting road to subgrade in sec 1 which is on left after crossing bridge				
10/14/08 check on blaster				
10/21/08 1;20 blast 28 holes				
10/22/08 1;45 blast 29 holes				
10/23/08 2;00 blast 49 holes				
10/27/08 10;55 blast 6 holes end of blasting				
12/18/08 Wet and cold weather has prevented contractor from finishing detention pond an				
1/13/09 started stripping dirt in preparation of sewer installation				
1/26/09 installing sewer				
2/5/09 compacting ditch ....psi dirt tester				
2/11/09 completed sewer installation and services installed				
2/19/09 Services installed for sewer completed				
2/27/09 Pond has been established and erroision control in place..Seeded and strawed				
2/27/2009 20% of drainage installed				
3/5/09 Just about finished with drainage				
3/23/09 Terry came back and blasted rock in culdesak and for future sewer and for water l				
3/24/09 weather is not looking promising for water line start across bridge and creek				
4/22/09 made water line crossing over bridge to intersection ... Elton Ragsdale was prese				
4/28/09 80% of water line installed				
6/1/09 all of water installed and tied in				
7/1/09 all storm sewer completed				
7/20/09 8 in sewer main extended to end of sec. for continuation of future				
8/20/09 awaiting gas instalation				
9/1/09 sewer testing of sewer and filling of water line				
9/1/09 gas has not been installed , testing was done as a result of alan steeles death.....				

# City of Spring Hill

## Public Works Department

9/10/09 gas has been installed

9/9/09 Tested chlorine in line HOT

10/1/09 Working on Road preparing for gravel

10/20/09 I was not available for the proof roll of subgrade .. Wayne Patterson checked it a

10/23/09 Base stone down 2 MH,s and some catch basins needs raising before binder

11/2/09 Binder installed Proof roll basestone

11/6/09 Curbing installed

11/9/09 backfilling curb

12/8/09 seeding and strawing has been done and grass is appearing also hydrant in cul de

12/9/09 signs have been installed awaiting developers request for a walk thru

1/25/10 9:00 am walk thru has been set up for today.

**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

**AGREEMENT** made this 25 day of February 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 CHERRY GROVE Add. PH4 Sec I, a Sole Proprietor having its office and place of business at 1503 Columbia Ave Franklin TN 37064 hereinafter designated as the "developer".

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled CHERRY GROVE Add. PH4 Sec I dated 2-11-2010 and prepared by Anderson, DEIK, Epps and

**WHEREAS**, said plat designates certain public improvements consisting of Roads, R.O.W, water, storm drain & 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 \_\_\_\_\_ attached hereto;

**WHEREAS**, the Developer has delivered Documents 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 of conveyance for the premises described in Schedule \_\_\_ 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.

CHERRY GROVE Add. PH4 Sec I

E. The City by action of the Board of Mayor and Aldermen on the 25 day of February, 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:

Don R. CAMERON, III

February 25 2014  
Date

Don R. Cameron, III  
Developer Signature

(CORPORATE SEAL)

ATTEST: \_\_\_\_\_

FOR THE CITY OF SPRING HILL:

BY: \_\_\_\_\_  
Signature

\_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Printed Name

ACKNOWLEDGEMENT:  
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF Williamson) 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: \_\_\_\_\_

On this 25 day of February 2014, before me personally appeared Don RCAMERON III, to me known, who, being by me first duly sworn, did depose and say that he resides in Williamson Co; that he is the Owner / Dev of CHERRY GROVE, Add 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.

hjk

INDIVIDUAL

