

**RESOLUTION 14-90**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF  
ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE  
EXISTING PLAT FOR  
AUTUMN RIDGE PHASE 3 SECTION 2**

**WHEREAS**, Developer Donnie Cameron has a recorded Final Plat for Autumn Ridge Phase 3 Section 2 in Williamson County Plat Book P52, Page 96; 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

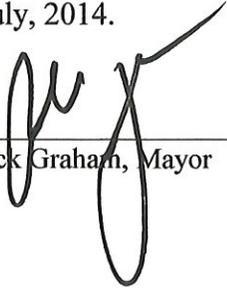
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

**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

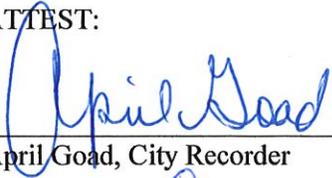
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the road rights-of-way be accepted and the same become a part of the public street system of the City of Spring Hill; and

**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 Autumn Ridge Phase 3 Section 2 as shown on the recorded plat is hereby approved.

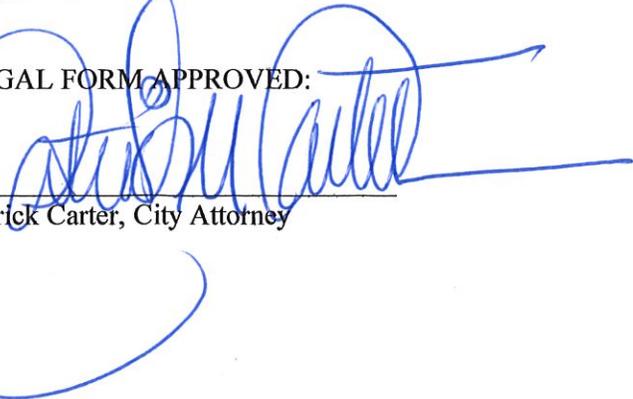
Passed and adopted this 21<sup>th</sup> day of July, 2014.

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

ATTEST:

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

LEGAL FORM APPROVED:

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



**REQUEST:**        *Approval of Resolution 14-90*  
**DEPARTMENT:**    Building Codes  
**SUBMITTED BY:**   Chris Brooks, Codes Director  
**DATE:**            July 21, 2014  
**RE:**                Offer of Dedications for Roads and Right of Ways

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**OVERVIEW:**

- Requesting approval of Resolution 14-90 for the Offer of Dedication of Roads and Right of Ways.

**HIGHLIGHTS:**

- Complying with Spring Hill Subdivision Regulations

**ADDITIONAL INFORMATION:**

- In packets you will find the signed Certificate of Satisfaction for each Development with inspection reports and the Offer of Dedication signed by Developer and final plat for each development.

**Key Notes :** NA

**RESOLUTION 14-35 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  
AUTUMN RIDGE PHASE 3 SECTION 2**

**WHEREAS**, Developer Donnie Cameron has a recorded Final Plat for Autumn Ridge Phase 3 Section 2 in Williamson County Plat Book P52, Page 96; 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 Autumn Ridge Phase 3 Section 2 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 14<sup>th</sup> day of July, 2014

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

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



## CERTIFICATE OF SATISFACTORY COMPLETION

June 6, 2014

Donnie Cameron

Autumn Ridge

Phase 3 Section2

Development Name: Donnie Cameron

Phase or Section of Construction: Autumn Ridge Phase 3 Section 2

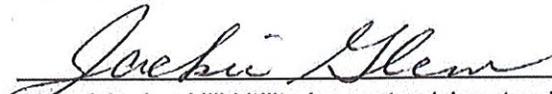
Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs

(There is a section of sidewalk and curbing that need to be repaired per walk thru.)

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

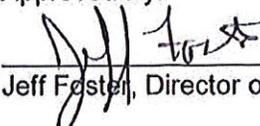
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

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:

 6-6-14  
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

**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

**AGREEMENT** made this 16 day of JUNE 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 Autumn Ridge Dev PH3 Sec 2, 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 Autumn Ridge PH3 Sec 2 dated 10-29-09 and prepared by Anderson, DEIK, EPS and

**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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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:

Autumn Ridge Development

6-16- \_\_\_\_\_ 2014  
Date

Don R. Cummins III  
Developer Signature

(CORPORATE SEAL)

ATTEST: April Reed

July 21 \_\_\_\_\_ 2014

FOR THE CITY OF SPRING HILL:

BY: [Signature]  
Signature

Don R. Cummins III  
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**

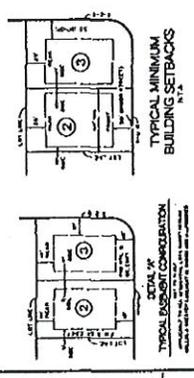
(COUNTY OF Williamson) SS: \_\_\_\_\_

On this 16 day of JUNE 2014, before me personally appeared Don R Cameron 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/Developer of Autumn Ridge 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.



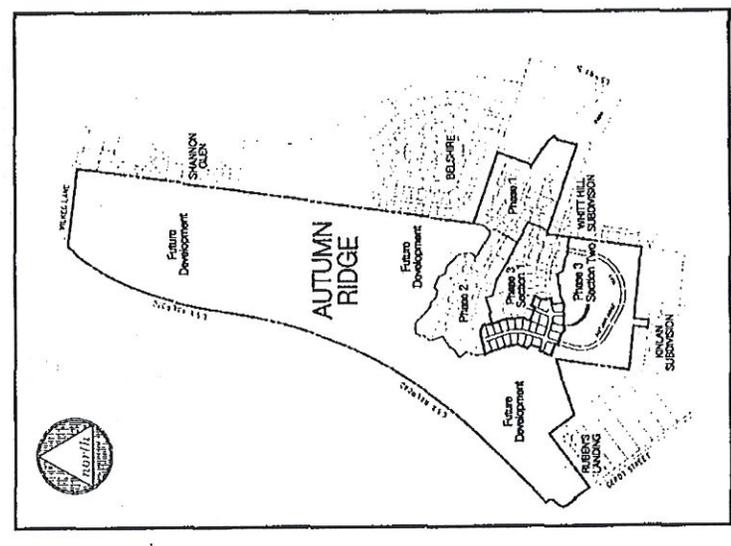
[Signature] Ex Dat 9-16-15  
INDIVIDUAL

- NOTES**
1. THIS PLAN IS THE PROPERTY OF THE CITY OF SPRING HILL, FLORIDA. IT IS TO BE KEPT ON FILE IN THE CITY ENGINEERING DEPARTMENT.
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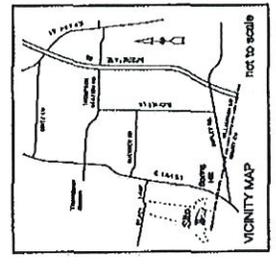


**Legend**

- Boundary lines of zoning
- Boundary lines of lot
- Boundary lines of block
- Boundary lines of subdivision
- Boundary lines of street
- Boundary lines of easement
- Boundary lines of right-of-way
- Boundary lines of utility
- Boundary lines of other



Site Index not to scale



DATE: 10/16/09  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: 1" = 50'

P52/96a

Sheet 1 of 2  
 Phase Three, Section Two  
 Autumn Ridge

<p><b>CITY OF SPRING HILL, FLORIDA</b>  <b>ENGINEERING DEPARTMENT</b>    DATE: 10/16/09    DRAWN BY: [Signature]    CHECKED BY: [Signature]</p>	<p><b>CERTIFICATE OF APPROVAL OF</b>  <b>CONFORMANCE WITH THE SUBDIVISION MAP ACT</b>    I hereby certify that the subdivision map shown on this plan complies with the provisions of the Subdivision Map Act, Chapter 218, Florida Statutes, and the rules and regulations of the Department of Community Affairs, Florida Department of Transportation, and the Department of Banking and Finance, Florida Department of Banking and Finance.</p> <p>DATE: 10/16/09    BY: [Signature]</p>	<p><b>CERTIFICATE OF APPROVAL OF</b>  <b>CONFORMANCE WITH THE SUBDIVISION MAP ACT</b>    I hereby certify that the subdivision map shown on this plan complies with the provisions of the Subdivision Map Act, Chapter 218, Florida Statutes, and the rules and regulations of the Department of Community Affairs, Florida Department of Transportation, and the Department of Banking and Finance, Florida Department of Banking and Finance.</p> <p>DATE: 10/16/09    BY: [Signature]</p>	<p><b>CERTIFICATE OF APPROVAL OF</b>  <b>CONFORMANCE WITH THE SUBDIVISION MAP ACT</b>    I hereby certify that the subdivision map shown on this plan complies with the provisions of the Subdivision Map Act, Chapter 218, Florida Statutes, and the rules and regulations of the Department of Community Affairs, Florida Department of Transportation, and the Department of Banking and Finance, Florida Department of Banking and Finance.</p> <p>DATE: 10/16/09    BY: [Signature]</p>	<p><b>CERTIFICATE OF APPROVAL OF</b>  <b>CONFORMANCE WITH THE SUBDIVISION MAP ACT</b>    I hereby certify that the subdivision map shown on this plan complies with the provisions of the Subdivision Map Act, Chapter 218, Florida Statutes, and the rules and regulations of the Department of Community Affairs, Florida Department of Transportation, and the Department of Banking and Finance, Florida Department of Banking and Finance.</p> <p>DATE: 10/16/09    BY: [Signature]</p>	<p><b>CERTIFICATE OF APPROVAL OF</b>  <b>CONFORMANCE WITH THE SUBDIVISION MAP ACT</b>    I hereby certify that the subdivision map shown on this plan complies with the provisions of the Subdivision Map Act, Chapter 218, Florida Statutes, and the rules and regulations of the Department of Community Affairs, Florida Department of Transportation, and the Department of Banking and Finance, Florida Department of Banking and Finance.</p> <p>DATE: 10/16/09    BY: [Signature]</p>	<p><b>CITY OF SPRING HILL, FLORIDA</b>  <b>ENGINEERING DEPARTMENT</b>    DATE: 10/16/09    DRAWN BY: [Signature]    CHECKED BY: [Signature]</p>
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