

RESOLUTION 14-152

A RESOLUTION TO APPROVE 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 3

WHEREAS, Developer Tenn. Contractors, Inc. has a recorded Final Plat for The Reserve at Port Royal Phase 3 in Maury County Plat Book P17, Page 141; 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

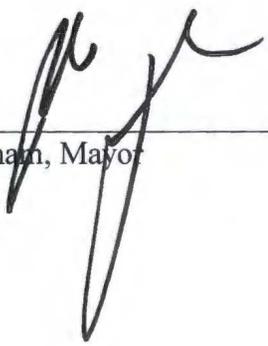
WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

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 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

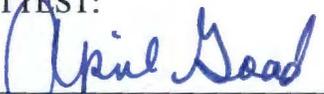
NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of-Way and Public Improvement's within The Reserve at Port Royal Phase 3 as shown on the recorded plat is hereby approved.

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



Rick Graham, Mayor

ATTEST:



April Good, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

**RESOLUTION 14-46 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 3**

WHEREAS, Developer Tenn. Contractors, Inc. has a recorded Final Plat for The Reserve at Port Royal Phase 3 in Maury County Plat Book P17, Page 141; 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

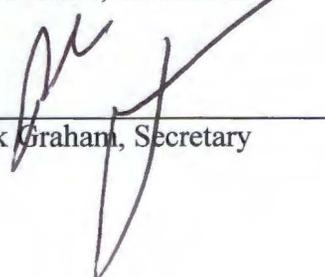
WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill; and

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 The Reserve at Port Royal Phase 3 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 8th 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 The Reserve at Port Royal dated 5-25-06 and prepared by Anderson, Pelk, Epps and Phase 3

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 15th 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. CENTRAL STARS INC

7-17 20 14
Date

[Signature]
Developer Signature



(CORPORATE SEAL)

ATTEST: [Signature]

December 15, 20 14

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature

[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

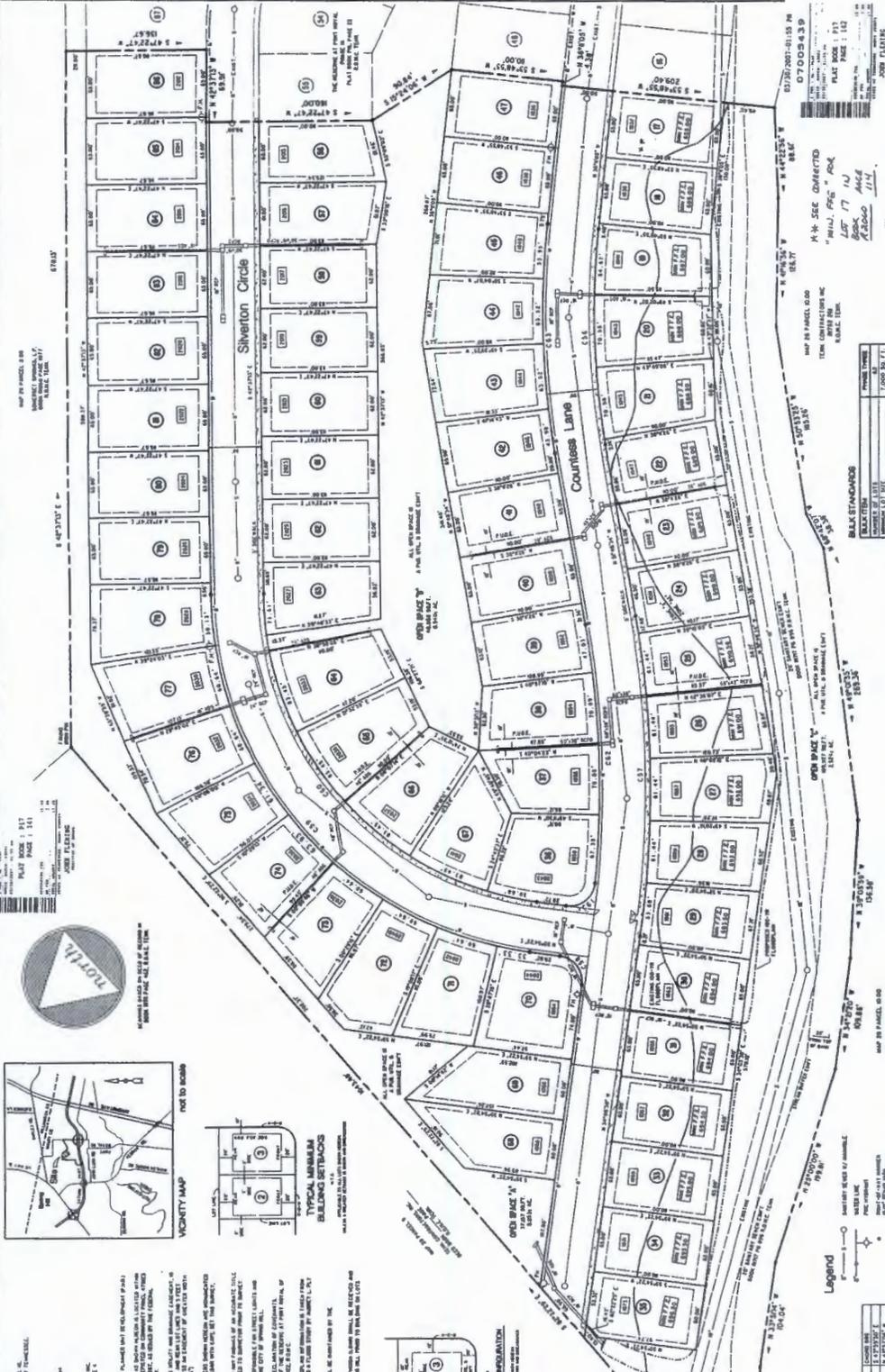
STATE OF TENNESSEE

(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.

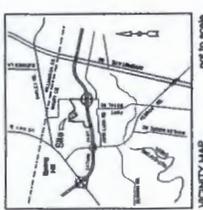
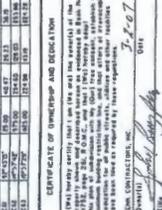
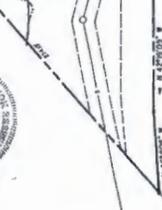
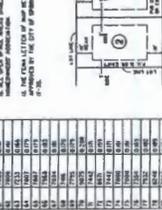
Marcy L Eibel





LIST DATA

LOT	AREA	PERCENTAGE
1	0.10	0.10
2	0.10	0.10
3	0.10	0.10
4	0.10	0.10
5	0.10	0.10
6	0.10	0.10
7	0.10	0.10
8	0.10	0.10
9	0.10	0.10
10	0.10	0.10
11	0.10	0.10
12	0.10	0.10
13	0.10	0.10
14	0.10	0.10
15	0.10	0.10
16	0.10	0.10
17	0.10	0.10
18	0.10	0.10
19	0.10	0.10
20	0.10	0.10
21	0.10	0.10
22	0.10	0.10
23	0.10	0.10
24	0.10	0.10
25	0.10	0.10
26	0.10	0.10
27	0.10	0.10
28	0.10	0.10
29	0.10	0.10
30	0.10	0.10
31	0.10	0.10
32	0.10	0.10
33	0.10	0.10
34	0.10	0.10
35	0.10	0.10
36	0.10	0.10
37	0.10	0.10
38	0.10	0.10
39	0.10	0.10
40	0.10	0.10
41	0.10	0.10
42	0.10	0.10
43	0.10	0.10
44	0.10	0.10
45	0.10	0.10
46	0.10	0.10
47	0.10	0.10
48	0.10	0.10
49	0.10	0.10
50	0.10	0.10
51	0.10	0.10
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62	0.10	0.10
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75	0.10	0.10
76	0.10	0.10
77	0.10	0.10
78	0.10	0.10
79	0.10	0.10
80	0.10	0.10
81	0.10	0.10
82	0.10	0.10
83	0.10	0.10
84	0.10	0.10
85	0.10	0.10
86	0.10	0.10
87	0.10	0.10
88	0.10	0.10
89	0.10	0.10
90	0.10	0.10
91	0.10	0.10
92	0.10	0.10
93	0.10	0.10
94	0.10	0.10
95	0.10	0.10
96	0.10	0.10
97	0.10	0.10
98	0.10	0.10
99	0.10	0.10
100	0.10	0.10



NOTES

1. THIS SUBDIVISION PLAT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS PLAT.
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10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS PLAT.

LEGEND

- 1. CENTERLINE OF ROAD
- 2. RIGHT-OF-WAY LINE
- 3. PROPERTY LINE
- 4. EASEMENT
- 5. UTILITY LINE
- 6. CURB
- 7. GUTTER
- 8. DRIVEWAY
- 9. SIDEWALK
- 10. FENCE
- 11. TREE
- 12. ROCK
- 13. SAND
- 14. GRAVEL
- 15. ASPHALT
- 16. CONCRETE
- 17. BRICK
- 18. STONE
- 19. WOOD
- 20. METAL
- 21. GLASS
- 22. CERAMIC
- 23. MARBLE
- 24. GRANITE
- 25. SLATE
- 26. SCHIST
- 27. GNEISS
- 28. QUARTZITE
- 29. SLICELAND
- 30. SOAPSTONE
- 31. SOAPSTONE
- 32. SOAPSTONE
- 33. SOAPSTONE
- 34. SOAPSTONE
- 35. SOAPSTONE
- 36. SOAPSTONE
- 37. SOAPSTONE
- 38. SOAPSTONE
- 39. SOAPSTONE
- 40. SOAPSTONE

CURVE DATA

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	CHORD CURVATURE
1+00	N 89° 57' 00" W	100.00	100.00	0.01
1+10	N 89° 57' 00" W	100.00	100.00	0.01
1+20	N 89° 57' 00" W	100.00	100.00	0.01
1+30	N 89° 57' 00" W	100.00	100.00	0.01
1+40	N 89° 57' 00" W	100.00	100.00	0.01
1+50	N 89° 57' 00" W	100.00	100.00	0.01
1+60	N 89° 57' 00" W	100.00	100.00	0.01
1+70	N 89° 57' 00" W	100.00	100.00	0.01
1+80	N 89° 57' 00" W	100.00	100.00	0.01
1+90	N 89° 57' 00" W	100.00	100.00	0.01
2+00	N 89° 57' 00" W	100.00	100.00	0.01
2+10	N 89° 57' 00" W	100.00	100.00	0.01
2+20	N 89° 57' 00" W	100.00	100.00	0.01
2+30	N 89° 57' 00" W	100.00	100.00	0.01
2+40	N 89° 57' 00" W	100.00	100.00	0.01
2+50	N 89° 57' 00" W	100.00	100.00	0.01
2+60	N 89° 57' 00" W	100.00	100.00	0.01
2+70	N 89° 57' 00" W	100.00	100.00	0.01
2+80	N 89° 57' 00" W	100.00	100.00	0.01
2+90	N 89° 57' 00" W	100.00	100.00	0.01
3+00	N 89° 57' 00" W	100.00	100.00	0.01
3+10	N 89° 57' 00" W	100.00	100.00	0.01
3+20	N 89° 57' 00" W	100.00	100.00	0.01
3+30	N 89° 57' 00" W	100.00	100.00	0.01
3+40	N 89° 57' 00" W	100.00	100.00	0.01
3+50	N 89° 57' 00" W	100.00	100.00	0.01
3+60	N 89° 57' 00" W	100.00	100.00	0.01
3+70	N 89° 57' 00" W	100.00	100.00	0.01
3+80	N 89° 57' 00" W	100.00	100.00	0.01
3+90	N 89° 57' 00" W	100.00	100.00	0.01
4+00	N 89° 57' 00" W	100.00	100.00	0.01
4+10	N 89° 57' 00" W	100.00	100.00	0.01
4+20	N 89° 57' 00" W	100.00	100.00	0.01
4+30	N 89° 57' 00" W	100.00	100.00	0.01
4+40	N 89° 57' 00" W	100.00	100.00	0.01
4+50	N 89° 57' 00" W	100.00	100.00	0.01
4+60	N 89° 57' 00" W	100.00	100.00	0.01
4+70	N 89° 57' 00" W	100.00	100.00	0.01
4+80	N 89° 57' 00" W	100.00	100.00	0.01
4+90	N 89° 57' 00" W	100.00	100.00	0.01
5+00	N 89° 57' 00" W	100.00	100.00	0.01
5+10	N 89° 57' 00" W	100.00	100.00	0.01
5+20	N 89° 57' 00" W	100.00	100.00	0.01
5+30	N 89° 57' 00" W	100.00	100.00	0.01
5+40	N 89° 57' 00" W	100.00	100.00	0.01
5+50	N 89° 57' 00" W	100.00	100.00	0.01
5+60	N 89° 57' 00" W	100.00	100.00	0.01
5+70	N 89° 57' 00" W	100.00	100.00	0.01
5+80	N 89° 57' 00" W	100.00	100.00	0.01
5+90	N 89° 57' 00" W	100.00	100.00	0.01
6+00	N 89° 57' 00" W	100.00	100.00	0.01
6+10	N 89° 57' 00" W	100.00	100.00	0.01
6+20	N 89° 57' 00" W	100.00	100.00	0.01
6+30	N 89° 57' 00" W	100.00	100.00	0.01
6+40	N 89° 57' 00" W	100.00	100.00	0.01
6+50	N 89° 57' 00" W	100.00	100.00	0.01
6+60	N 89° 57' 00" W	100.00	100.00	0.01
6+70	N 89° 57' 00" W	100.00	100.00	0.01
6+80	N 89° 57' 00" W	100.00	100.00	0.01
6+90	N 89° 57' 00" W	100.00	100.00	0.01
7+00	N 89° 57' 00" W	100.00	100.00	0.01
7+10	N 89° 57' 00" W	100.00	100.00	0.01
7+20	N 89° 57' 00" W	100.00	100.00	0.01
7+30	N 89° 57' 00" W	100.00	100.00	0.01
7+40	N 89° 57' 00" W	100.00	100.00	0.01
7+50	N 89° 57' 00" W	100.00	100.00	0.01
7+60	N 89° 57' 00" W	100.00	100.00	0.01
7+70	N 89° 57' 00" W	100.00	100.00	0.01
7+80	N 89° 57' 00" W	100.00	100.00	0.01
7+90	N 89° 57' 00" W	100.00	100.00	0.01
8+00	N 89° 57' 00" W	100.00	100.00	0.01
8+10	N 89° 57' 00" W	100.00	100.00	0.01
8+20	N 89° 57' 00" W	100.00	100.00	0.01
8+30	N 89° 57' 00" W	100.00	100.00	0.01
8+40	N 89° 57' 00" W	100.00	100.00	0.01
8+50	N 89° 57' 00" W	100.00	100.00	0.01
8+60	N 89° 57' 00" W	100.00	100.00	0.01
8+70	N 89° 57' 00" W	100.00	100.00	0.01
8+80	N 89° 57' 00" W	100.00	100.00	0.01
8+90	N 89° 57' 00" W	100.00	100.00	0.01
9+00	N 89° 57' 00" W	100.00	100.00	0.01
9+10	N 89° 57' 00" W	100.00	100.00	0.01
9+20	N 89° 57' 00" W	100.00	100.00	0.01
9+30	N 89° 57' 00" W	100.00	100.00	0.01
9+40	N 89° 57' 00" W	100.00	100.00	0.01
9+50	N 89° 57' 00" W	100.00	100.00	0.01
9+60	N 89° 57' 00" W	100.00	100.00	0.01
9+70	N 89° 57' 00" W	100.00	100.00	0.01
9+80	N 89° 57' 00" W	100.00	100.00	0.01
9+90	N 89° 57' 00" W	100.00	100.00	0.01
10+00	N 89° 57' 00" W	100.00	100.00	0.01

PHASE 3

The Reserve at Port Royal

FINAL SUBDIVISION PLAT

CITY OF SPRING HILL PLANNING COMMISSION

TOTAL ACRES 2.84 TOTAL LOTS 100

ACRES ROADWAY 2.55 ACRES OPEN SPACE 0.37

OWNER: THE RESERVE AT PORT ROYAL, LLC

DATE: 3-13-08

SCALE: 1" = 50'

CERTIFICATE OF APPROVAL FOR RECORDS

I hereby certify that the subdivision plat shown on this map is a true and correct copy of the original plat on file in the Office of the Surveyor.

DATE: 3-13-08

Surveyor: [Signature]

CERTIFICATE OF APPROVAL OF ADJACENT PROPERTY OWNERS

I hereby certify that the subdivision plat shown on this map is a true and correct copy of the original plat on file in the Office of the Surveyor.

DATE: 3-13-08

Adjacent Property Owners: [Signatures]

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the subdivision plat shown on this map is a true and correct copy of the original plat on file in the Office of the Surveyor.

DATE: 3-13-08

Surveyor: [Signature]

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OF ROAD POSTING

I hereby certify that the subdivision plat shown on this map is a true and correct copy of the original plat on file in the Office of the Surveyor.

DATE: 3-13-08

Public Ways: [Signatures]

CERTIFICATE OF APPROVAL OF ADJACENT PROPERTY OWNERS

I hereby certify that the subdivision plat shown on this map is a true and correct copy of the original plat on file in the Office of the Surveyor.

DATE: 3-13-08

Adjacent Property Owners: [Signatures]

CERTIFICATE OF APPROVAL OF ADJACENT PROPERTY OWNERS

I hereby certify that the subdivision plat shown on this map is a true and correct copy of the original plat on file in the Office of the Surveyor.

DATE: 3-13-08

Adjacent Property Owners: [Signatures]

CERTIFICATE OF APPROVAL OF ADJACENT PROPERTY OWNERS

I hereby certify that the subdivision plat shown on this map is a true and correct copy of the original plat on file in the Office of the Surveyor.

DATE: 3-13-08

Adjacent Property Owners: [Signatures]

MAP NO. 07009-039

MAP NO. 07009-039