

RESOLUTION 15-74

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR BELSHIRE PHASE 1

WHEREAS, Harvey Development, LLC has a recorded Final Plat for Belshire Phase 1 in Williamson County Plat Book P45, Page 44; 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

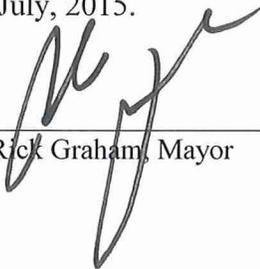
WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that thorough inspections of the road rights-of-way, the design intent has been achieved; and

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

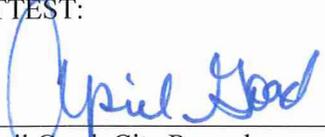
NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Belshire Phase 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 20th day of July, 2015.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

**RESOLUTION 15-21 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
BELSHIRE PHASE 1**

WHEREAS, Harvey Development, LLC has a recorded Final Plat for Belshire Phase 1 in Williamson County Plat Book P45, Page 44; 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 Belshire Phase 1 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 8th day of June, 2015



Paul Downing, Chairman



Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

May 19, 2015

Harvey Developing LLC

Belshire Ph 1

Phase 1

Development Name: Bucky Ingram

Phase or Section of Construction: Belshire Phase 1

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs
(Sewer needs some work at creek crossing.)

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.

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this ___ day of _____ 20___, 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 Harvey Development, a Tennessee limited liability company, having its office and place of business at 121 First Avenue South, Suite 210, Franklin, TN hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Belshire, Phase One dated 2-23-06 and prepared by Anderson, Delk, Epps & 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 ____ 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:

Harvey Development

May 11th 2015
Date

[Signature]
Developer Signature

(CORPORATE SEAL)

ATTEST: Alpine Seal

FOR THE CITY OF SPRING HILL:

July 20, 2015

BY: [Signature]
Signature
Rick Graham
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

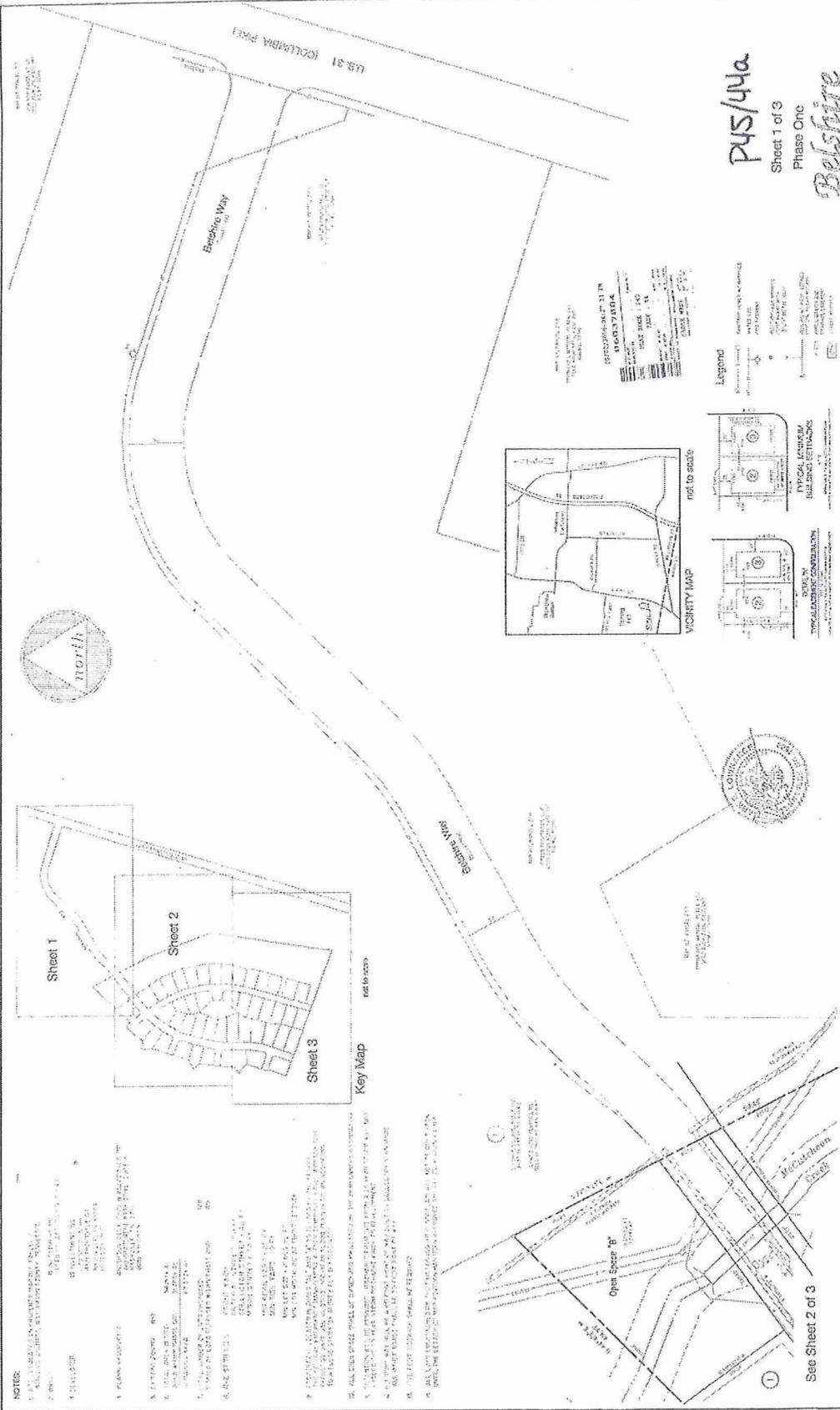
STATE OF TENNESSEE

(COUNTY OF Williamson) SS: _____

On this 11 day of May 2015, before me personally appeared Henry Preston Ingram Jr., to me known, who, being by me first duly sworn, did depose and say that he resides in Williamson; that he is the Developer of Belshire PH1 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.

Brittany Travis Reid
INDIVIDUAL





NOTES:

1. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.
2. SEE SHEET 2 FOR DIMENSIONS OF THE ENTIRE TRACT.
3. SEE SHEET 3 FOR DIMENSIONS OF THE ENTIRE TRACT.
4. SEE SHEET 4 FOR DIMENSIONS OF THE ENTIRE TRACT.
5. SEE SHEET 5 FOR DIMENSIONS OF THE ENTIRE TRACT.
6. SEE SHEET 6 FOR DIMENSIONS OF THE ENTIRE TRACT.
7. SEE SHEET 7 FOR DIMENSIONS OF THE ENTIRE TRACT.
8. SEE SHEET 8 FOR DIMENSIONS OF THE ENTIRE TRACT.
9. SEE SHEET 9 FOR DIMENSIONS OF THE ENTIRE TRACT.
10. SEE SHEET 10 FOR DIMENSIONS OF THE ENTIRE TRACT.

Key Map

not to scale

VICINITY MAP

not to scale

P45/44a
 Sheet 1 of 3
 Phase One
Belsfire

Legend

- Proposed Street
- Proposed Right-of-Way
- Proposed Building Footprint
- Proposed Building Setback
- Proposed Building Footprint
- Proposed Building Setback
- Proposed Building Footprint
- Proposed Building Setback

<p>APPROVED FOR THE CITY OF PARRIS HILL PLANNING COMMISSION</p> <p>DATE: 07/15/2014</p> <p>BY: [Signature]</p>	<p>APPROVED FOR THE CITY OF PARRIS HILL PLANNING COMMISSION</p> <p>DATE: 07/15/2014</p> <p>BY: [Signature]</p>	<p>APPROVED FOR THE CITY OF PARRIS HILL PLANNING COMMISSION</p> <p>DATE: 07/15/2014</p> <p>BY: [Signature]</p>	<p>APPROVED FOR THE CITY OF PARRIS HILL PLANNING COMMISSION</p> <p>DATE: 07/15/2014</p> <p>BY: [Signature]</p>	<p>APPROVED FOR THE CITY OF PARRIS HILL PLANNING COMMISSION</p> <p>DATE: 07/15/2014</p> <p>BY: [Signature]</p>	<p>APPROVED FOR THE CITY OF PARRIS HILL PLANNING COMMISSION</p> <p>DATE: 07/15/2014</p> <p>BY: [Signature]</p>
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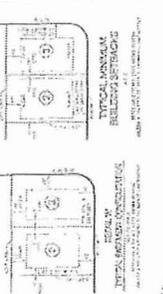


NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SPRING HILL ZONING ORDINANCE.
2. ALL UTILITIES SHALL BE DEPTH TO THE CENTERLINE OF THE STREET.
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10. ALL UTILITIES SHALL BE DEPTH TO THE CENTERLINE OF THE STREET.

Legend

- Proposed Street Right-of-Way



PROJECT INFORMATION

PROJECT NO. P151416

SHEET NO. 2 OF 3

PHASE ONE

Belsfire

CITY OF SPRING HILL, FLORIDA

Curve Data

Stationing	Curve Length	Radius	Delta	Chord	Offset
1+00.00	100.00	1000.00	36.00	100.00	10.00
2+00.00	100.00	1000.00	36.00	100.00	10.00
3+00.00	100.00	1000.00	36.00	100.00	10.00
4+00.00	100.00	1000.00	36.00	100.00	10.00
5+00.00	100.00	1000.00	36.00	100.00	10.00
6+00.00	100.00	1000.00	36.00	100.00	10.00
7+00.00	100.00	1000.00	36.00	100.00	10.00
8+00.00	100.00	1000.00	36.00	100.00	10.00
9+00.00	100.00	1000.00	36.00	100.00	10.00
10+00.00	100.00	1000.00	36.00	100.00	10.00

Lot Areas Data

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
51	1000	1000	1000
52	1000	1000	1000
53	1000	1000	1000
54	1000	1000	1000
55	1000	1000	1000
56	1000	1000	1000
57	1000	1000	1000
58	1000	1000	1000
59	1000	1000	1000
60	1000	1000	1000
61	1000	1000	1000
62	1000	1000	1000
63	1000	1000	1000
64	1000	1000	1000
65	1000	1000	1000
66	1000	1000	1000
67	1000	1000	1000
68	1000	1000	1000

<p>APPROVED FOR CONSTRUCTION</p> <p>DATE: 7-7-08</p> <p>BY: [Signature]</p>			
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