

RESOLUTION 25-48

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR WADES GROVE PHASE 15B

WHEREAS, developer John Maher Builders, Inc. has a recorded Final Plat for Wades Grove Phase 15B in Williamson County Plat Book P66, Page 110; and

WHEREAS, said Plat shows 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, Paragraph 6.3 of the Subdivision Regulations to submit an “as-built” survey of the public improvements including water, sewer and drainage; and

WHEREAS, on February 10, 2025, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Wades Grove Phase 15B be accepted; and

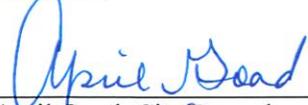
WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill.

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 Wades Grove Phase 15B as shown on the recorded plat is hereby approved.

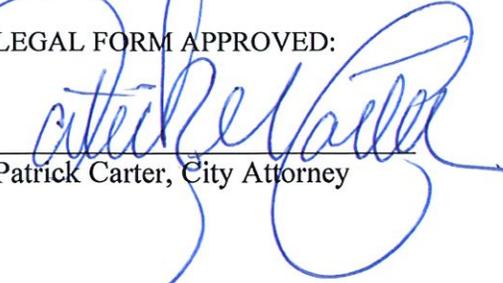
Passed and adopted this 18th day of February, 2025.


Jim Hagaman, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney



REQUEST: **Approval of Resolution 25-48**

SUBMITTED BY: **Missy Stahl, CIP Director**

DATE: **February 18, 2025**

RE: **To accept the dedication of road rights-of-way and public improvements for Wades Grove Phase 15B**

ATTACHMENTS: **Certificate of satisfaction, final plat**

PURPOSE:

The purpose of this memo is to provide information regarding a resolution to accept the dedication of road rights-of-way and public improvements for Wades Grove Phase 15B.

BACKGROUND:

Planning Commission has recommended the acceptance of the roads and public improvements within Wades Grove Phase 15B by PC Resolution 25-19, approved on February 10, 2025. A certificate of satisfaction has been signed by City staff.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 25-48 to accept the dedication of road rights-of-way and public improvements for Wades Grove Phase 15B.



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 11/15/24

John Maher Builders, Inc.

Wades Grove

Phase 15B

Development Name: Wades Grove

Phase or Section of Construction: 15B

Public Improvements: Signage, Sidewalks, Street Signs, Street Lights, and Final Topping to all streets within 1 ½ inches of hot mix asphalt

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

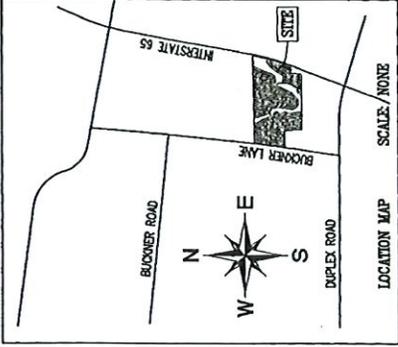
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Approved By:
City of Spring Hill Public Works Director



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



CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown herein has been prepared in accordance with the provisions of the Tennessee Subdivision Act, Chapter 126, Tennessee Code Annotated, and that it has been approved for recording in the Office of the County Register.

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM
 I hereby certify that the water and sewer system outlined or indicated on the plat herein has been approved in accordance with the provisions of the Tennessee Subdivision Act, Chapter 126, Tennessee Code Annotated, and that it has been approved for recording in the Office of the County Register.

CERTIFICATE OF SURVEY ACCURACY
 I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "B" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than that required by the statute.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I (we are) the owner (s) of the property shown and described herein as evidenced in Book 18153 Page 881, County Register's Office and that I (we) hereby dedicate to the public use of the State of Tennessee the easements shown on this plat for public utility, utility, and other facilities hereon shown.

WADE'S GROVE

TOTAL ACRES = 5.35 ac
 ACRES OPEN SPACE = 0.00 ac
 ACRES NEW ROADS = 0.06 ac

CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION
STATE OF TENNESSEE, WILLIAMSON COUNTY

OWNER/DEVELOPER: Wade's Grove, Inc.
 3000 Hwy 30, Spring Hill, TN 37174
 P.O. Box 381727
 Franklin, TN 37068-1727
 Ph: 615-588-3580

CITY REGISTER: [Signature]
 DATE: 04-03-2017
 SCALE: 1" = 80'
 PROPERTY MAP 188, PARCEL 25; DEED BY 65-3002, PG. 555



SURVEILLANCE

1. TYPE FOOT WALK (F) CONCRETE SURVEILLANCE SHALL BE INSTALLED ON EACH SIDEWALK.
2. TYPE SURVEILLANCE SHALL BE LOCATED 3.0' BACK OF CURB ON THE 50' R/W CORNER.

22' PVD REQUIREMENTS

Minimum Lot Size = 7,000 sq ft
 Minimum Side Subroad (Adjacent Lot) = 5' foot
 Minimum Spacing Between Structures = 15' foot
 Minimum Subroad From Street R/W = 20' foot
 Minimum Rear Yard = 20' foot

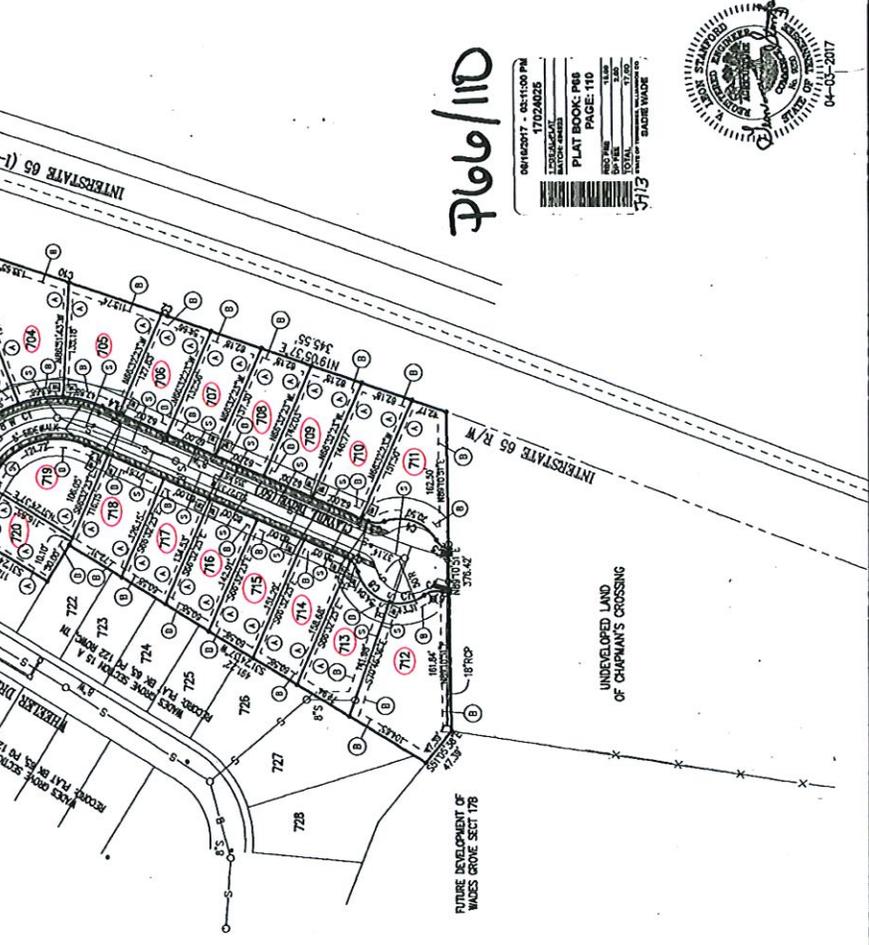
CERTIFICATE OF APPROVAL OF SUBMISSION NAMES AND STREET NAMES APPROVED BY THE SUBDIVISION AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATION WILLIAMSON COUNTY EMERGENCY COMMUNICATION.

[Signature] DATE: 4/17/17

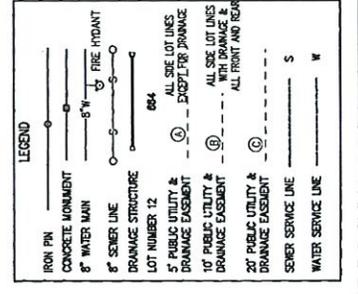
General Note: Association of Wade's Grove Subdivision shall be permissible for the Maintenance of Open Space and Aesthetics & Detention in Wacons Grove Subdivision Sections 15-8 as shown on this Plat. Landscaping shall be installed on the top and slopes. A security fence shall be installed along the top perimeter of Detention Pond.

1. All street lights and street signs in Sections 15-8 shall be required to be installed in accordance with the City of Spring Hill Subdivision Regulations.
2. Flood hazard areas on the plat are not included within areas designated as a special flood hazard area on the latest National Flood Insurance Program maps available as of 09/29/2016. Per Community Flood Number 476100000R dated 09/29/2016.
3. Stenciled maps of intersection must be ADA compliant.
4. The purpose of this plat is to create 20 Single Family Residential Lots.
5. Street Signs must meet any State requirements.
6. No opening or cutting of trees located within the Stream Buffer.

LOT AREA BY ADDRESS, AC	ADDRESS
701	7500 0.17 1003 CLAYKILL DR.
702	9325 0.21 1005 CLAYKILL DR.
703	13633 0.31 1007 CLAYKILL DR.
704	13919 0.32 1009 CLAYKILL DR.
705	11759 0.27 1011 CLAYKILL DR.
706	8072 0.19 1013 CLAYKILL DR.
707	8366 0.19 1015 CLAYKILL DR.
708	8659 0.20 1017 CLAYKILL DR.
709	8953 0.21 1019 CLAYKILL DR.
710	9246 0.21 1021 CLAYKILL DR.
711	10527 0.24 1023 CLAYKILL DR.
712	16554 0.38 1025 CLAYKILL DR.
713	9467 0.22 1027 CLAYKILL DR.
714	9326 0.21 1029 CLAYKILL DR.
715	8826 0.20 1031 CLAYKILL DR.
716	8323 0.19 1033 CLAYKILL DR.
717	7820 0.18 1035 CLAYKILL DR.
718	8676 0.20 1037 CLAYKILL DR.
719	9661 0.22 1039 CLAYKILL DR.
720	7088 0.16 1041 CLAYKILL DR.
Total Lot Area = 195.731 sf = 4.49 ac	



LINE	DELTA	RUN	TANGENT	ARC	CURVED BEARING	CHORD
C1	802.029'	110.00'	83.71'	59.25'	S172.33.51E	144.47'
C2	1026.16'	118.16'	118.16'	90.00'	S109.28.51E	181.85'
C3	802.029'	110.00'	83.71'	59.25'	S172.33.51E	144.47'
C4	807.074'	50.00'	42.54'	70.50'	N187.00.07E	64.66'
C5	42.53.35'	25.00'	9.82'	18.77'	N82.26.31E	18.29'
C6	51.34.15'	25.00'	12.06'	22.26'	S102.14.4E	21.79'
C7	49.57.05'	50.00'	23.17'	43.31'	S119.59.4E	41.97'
C8	61.35.48'	50.00'	30.00'	54.04'	S44.28.57W	51.82'
C9	51.34.15'	25.00'	12.06'	22.26'	S102.14.4E	21.79'
C10	11.04.24'	11.04.24'	11.04.24'	11.04.24'	S88.25.21E	25.82'
L1						
L2						
L3						
L4						
L5						
L6						



7/6/17

04/03/2017 - 05:11:00 PM
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 PLAT BOOKS: P18
 PAGE: 110
 3713

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 18th day of February 2025, 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 John Maher Builders, a Inc., having its office and place of business at 1109 Old Kedron Road hereinafter designated as the "developer".
Spring Hill, TN 37174

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Wades Grove ph. 15B dated 4/3/17 and prepared by Stanford + Assoc. Inc. 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 18 day of February, 2025, 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:

John Maher Builders

Oct. 31 2024
Date

[Signature]
Developer Signature

STATE OF TENNESSEE

(COUNTY OF Maury)

On this 31st day of October 2024, before me personally appeared John Maher, to me known, who, being by me first duly sworn, did depose and say that he resides in Tennessee; that he is the CEO of John Maher Builders that he signed his name thereto by like order and authority of the Board of Directors of said corporation, and that.

[Signature]
INDIVIDUAL

ATTEST: [Signature]

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature

February 18 2025

Jim Haganan, Mayor
Printed Name

(CORPORATE SEAL)

