

**RESOLUTION 18-62**

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

**WHEREAS**, Developer Beazer Homes Corp. has a recorded Final Plat for Willowvale Section 3 in Williamson County Plat Book P60, Pages 32 and 54; 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

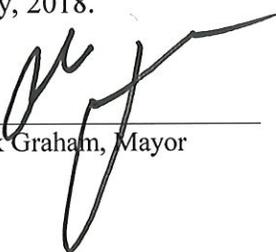
**WHEREAS**, the developer is required under Section VI, Paragraph 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, on April 9, 2018, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Willowvale Section 3 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 Willowvale Section 3 as shown on the recorded plat is hereby approved.

Passed and adopted this 21<sup>st</sup> day of May, 2018.

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

ATTEST:

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

LEGAL FORM APPROVED:

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

**RESOLUTION 18-23 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  
WILLOWVALE SECTION 3**

**WHEREAS**, Beazer Homes Corp. has a recorded Final Plat for Willowvale Section 3 in Williamson County Plat Book P60, Pages 32 and 54; 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.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Willowvale Section 3 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 9<sup>th</sup> day of April, 2018.

  
\_\_\_\_\_  
Paul Downing, Chairman

  
\_\_\_\_\_  
Steve Foote, Secretary



## CERTIFICATE OF SATISFACTORY COMPLETION

Date: 3/5/2018

Beazer Homes Corp

Willowvale

Section 3

Development Name: Willowvale

Phase or Section of Construction: Section 3

Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, final topping

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.

Jeff Foster  
City of Spring Hill Utility Inspector (signature)

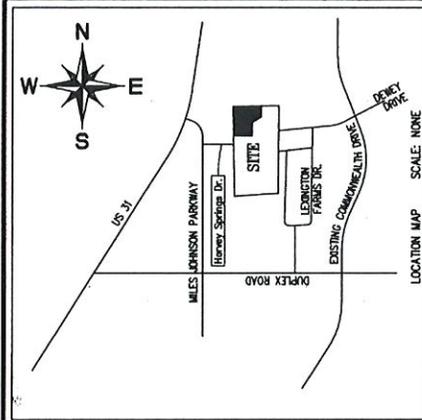
Jeff Foster  
Printed name:

Approved By:  
Philip Stuckert  
Philip Stuckert, P.E., Infrastructure Director

Rachel Evans  
Rachel Evans, EIT, City Associate Engineer

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

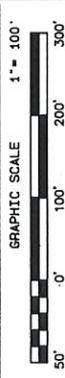


07/30/2014 - 11:36 AM  
 14027838  
 PLAT BOOK: P60  
 PAGE: 32  
 REC FEE: 16.00  
 DTP FEE: 2.00  
 TOTAL: 17.00  
 STATE OF TENNESSEE  
 COUNTY OF WILLIAMSON  
 REGISTERED PLAT  
 SADDIE WADE  
 REGISTERED PLAT

# Final Plat Of Willowvale @ HARVEY SPRING'S SECTION 3 Phase One (1)

MINIMUM LOT SIZE = 12,000 sq. ft.  
 CURRENT ZONING: R-2 (PUD)

CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION WILLIAMSON COUNTY - STATE OF TENNESSEE	
TOTAL ACRES = 2.23 ac.	TOTAL LOTS = 6
MILES NEW ROADS = 0.064	ACRES NEW ROADS = 0.368
OWNER: Beazer Homes Corp. CIVIL INSTRUCT: 11th	
OWNER/DEVELOPER: CIVIL ENGINEER Beazer Homes Corp. Standard & Assoc., Inc. 1018 Elm Hill Pike 410 McLamore Ave. Nashville, TN 37210 Spring Hill, TN 37174 Ph: 615-244-9600 Ph: 615-486-2441	
DATE: 5/30/2014	SCALE: 1" = 100'
PROPERTY MAP 167, PARCEL 12.04;	DEED BK 5762, PG 779



**LISTING & STREET SIGN NOTE:** Subdivision Scales: These will be used to erect Street Signs and Street Signs in Section Three in accordance with the City of Spring Hill Subdivision Regulations.

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES:**  
 SUBDIVISION AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATIONS DEPARTMENT COMMUNICATIONS DIVISION  
 DATE: 7-30-14

**CERTIFICATE OF APPROVAL FOR RECORDING:**  
 I hereby certify that the subdivision plat shown herein has been found to comply with the City of Spring Hill Subdivision Regulations in the manner of the recording commission, and that the plat has been approved for recording by the City of Spring Hill. This plat has been approved for recording by the City of Spring Hill. This plat has been approved for recording by the City of Spring Hill.

Date: 7/31/14  
 Secretary of Planning Commission

**CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM:**  
 I hereby certify that the Water and Sewer system shown on this plat is in accordance with the City of Spring Hill Subdivision Regulations and that the plat has been approved for recording by the City of Spring Hill. This plat has been approved for recording by the City of Spring Hill.

Date: 7-29-14  
 Authorized Agency Agent

**CERTIFICATE OF SURVEY ACCURACY:**  
 I hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown on this plat in accordance with the City of Spring Hill Subdivision Regulations and that the plat has been approved for recording by the City of Spring Hill. This plat has been approved for recording by the City of Spring Hill.

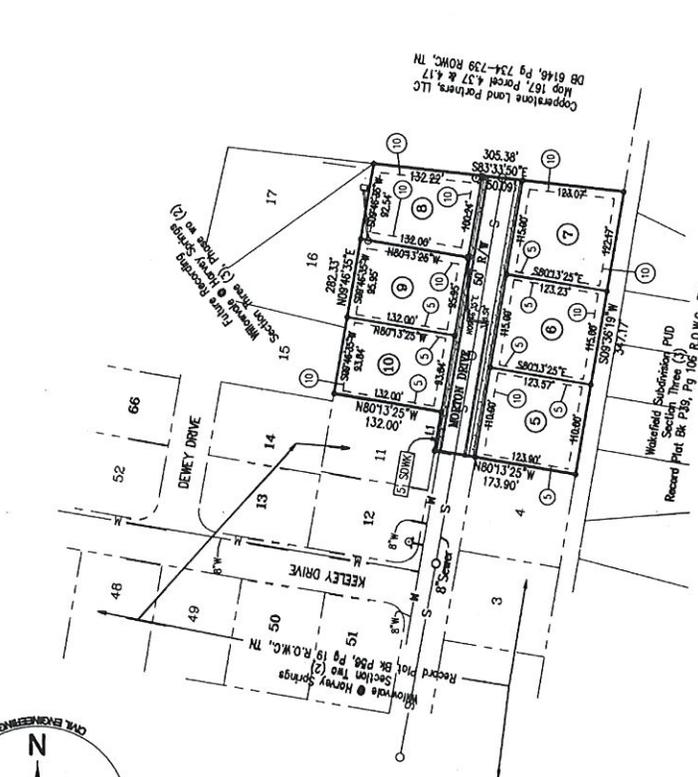
Date: 5/20/2014  
 Registered Land Surveyor: 652  
 Number:

**FLOOD NOTE:** This parcel is NOT included within areas designated on a special flood hazard map on the latest National Flood Insurance Program map. The parcel is not in a special flood hazard area. The Community Flood Hazard Map 471, 05/20/03, 3431, revised 05/10/2007.

**CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING:**  
 I hereby certify: (1) that all designated public ways on this final subdivision plat have been included in an acceptable manner in the Williamson County Code Annotations; and (2) that a performance bond or other warranty has been provided with the planning commission to guarantee completion of all required improvements in case of default.

Date: 7-29-14  
 Chris Bonds

**GENERAL NOTES:**  
 1. The bearings are based on magnetic north per deed of record.  
 2. All distances are based on field survey using EDM/RTS.  
 3. This plat is subject to and is currently provided utility service as follows:  
 a. Electric: Ocala Electric Power & Light  
 b. Gas: City of Spring Hill, Tennessee  
 c. Sewer & Water: City of Spring Hill, Tennessee  
 d. One Acre  
 4. The Open Space, including all division areas, shall be established by the Homeowner Assoc. created for the purpose of maintaining all common grounds etc.  
 5. This plat does not have any government imposed flood plain areas per the latest FEMA maps available to me as of this date.  
 6. Increases in setback will be controlled by utility easement setbacks which will be located in the Open Space in the vicinity of the setbacks.  
 7. Local Districts within the development:  
 a. Shall have 57' R/W with 24' of setback with extended conc. curbs.  
 b. Shall have a 5' concrete sidewalk constructed on each side.  
 8. Building Lots shall be as follows:  
 a. Minimum of 12,000 sq. ft.  
 b. Minimum Front Setback from street R/W = 30' feet.  
 c. Minimum Side Setback from Lot Line = 10' feet.  
 d. Minimum Rear Setback from Lot Line = 10' feet.  
 e. Shall not have front loading Garages.  
 f. Have a paved driveway.  
 9. The Purpose of this plat is to create 6 lots.



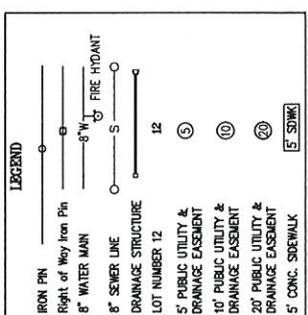
DB 6146, Pg 734-739 ROWC, TN  
 Copperstone Land Partners, LLC  
 Map 167, Parcel 4.37 & 4.17

Wikefield Subdivision PUD  
 Section Three (3)  
 Record Plat BK 539, Pg 106 ROWC, TN



LOT	AREA (SF)	Acres	Address
5	53611	0.31	2058 MORTON DRIVE
6	54191	0.33	2060 MORTON DRIVE
7	54592	0.33	2062 MORTON DRIVE
8	52724	0.29	2063 MORTON DRIVE
9	52655	0.29	2061 MORTON DRIVE
10	52386	0.28	2059 MORTON DRIVE
TOTAL		80, 163 SF	= 1.83 ACRES

LINE	BEARING	DISTANCE
L1	S89°46'35" W	47.05



**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

**AGREEMENT** made this 20 day of MAY 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 BEAZER HOMES, a OWNER/DEVELOPER, having its office and place of business at 1018 ELM HILL PIKE, NASHVILLE, TN hereinafter designated as the "developer".

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Willowvale @ HARVEY SPRINGS dated 3/20/2006 and prepared by STANFORD & ASSOC. and SECTIONS 1, 2, AND 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 \_\_\_\_ 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:

BEAZER HOMES

MAY 20 2014  
Date

Kevin T. Stewart  
Developer Signature

(CORPORATE SEAL)

ATTEST: April Good

May 21 20 18

FOR THE CITY OF SPRING HILL:

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 20 day of MAY 2014, before me personally appeared KEVIN T. ATKWOOD, to me known, who, being by me first duly sworn, did depose and say that he resides in Williamson County; that he is the LAND DEV MGR of BEAZER HOMES 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.



Janice M Blackwell  
INDIVIDUAL