

**RESOLUTION 18-156**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR THE ARBORS AT AUTUMN RIDGE PHASE 7**

**WHEREAS**, Developer Autumn Ridge Development, Inc. has a recorded Final Plat for The Arbors at Autumn Ridge Phase 7 in Williamson County Plat Book P62, Page 48; 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 August 13, 2018, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for The Arbors at Autumn Ridge Phase 7 be accepted; and

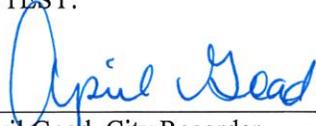
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill.

**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 The Arbors at Autumn Ridge Phase 7 as shown on the recorded plat is hereby approved.

Passed and adopted this 17<sup>th</sup> day of September, 2018.

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

ATTEST:

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

LEGAL FORM APPROVED:

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

**RESOLUTION 18-68 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 ARBORS AT AUTUMN RIDGE PHASE 7**

**WHEREAS**, Autumn Ridge Development Co. has a recorded Final Plat for The Arbors at Autumn Ridge Phase 7 in Williamson County Plat Book P62, Page 48; 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 The Arbors at Autumn Ridge Phase 7 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13<sup>th</sup> day of August, 2018.

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

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

**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

**AGREEMENT** made this 15 day of May 2015, 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 The Arbors at Autumn Ridge PH 7, a Sole Proprietor, having its office and place of business at 1503 Columbia Ave Franklin TN 37061 hereinafter designated as the "developer".

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled The Arbors at Autumn Ridge dated 5-1-15 and prepared by Anderson Delk Epps and PH 7

**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.

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 15 day of May 2015, 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 / Dev of Arbors Subd 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.

LJH  
INDIVIDUAL



LESA J. HAY  
STATE OF TENNESSEE  
NOTARY PUBLIC  
WILLIAMSON COUNTY

- 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:

The Arbors at Autumn

5- 15 \_\_\_\_\_ 2015  
Date

Rick Graham, III  
Developer Signature



(CORPORATE SEAL)

ATTEST: April Good

FOR THE CITY OF SPRING HILL:

BY: \_\_\_\_\_  
Signature

Rick Graham  
Printed Name

September 17, 2018



## CERTIFICATE OF SATISFACTORY COMPLETION

Date: 7/16/18

Donnie Cameron (Autumn Ridge Development)

The Arbors at Autumn Ridge

Phase 7

Development Name: The Arbors at Autumn Ridge

Phase or Section of Construction: Phase 7

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.

  
City of Spring Hill Utility Inspector (signature)

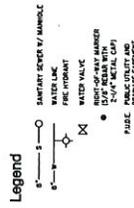
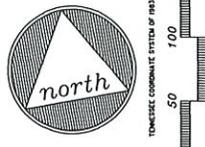
Chris Crumley  
Printed name:

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

  
Rachel Evans, EIT, Associate City 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



P62/48a

04/14/2015 - 08:37 AM  
16034654  
BATCH NUMBER  
PLAT BOOK: P62  
PAGE: 48  
SHEET: 29  
TOTAL: 29  
DATE: 04/14/2015  
JADIE WADE

I/AS1

Sheet 1 of 2  
Phase Seven  
The Arbors  
at Autumn Ridge

FINAL SUBDIVISION PLAT	CITY OF SPRING HILL PLANNING COMMISSION
TOTAL ACRES 10.298	TOTAL LOTS 29
ACRES ROADWAY 2.03	ACRES OPEN SPACE 3.890
OWNER AUTUMN RIDGE DEVELOPMENT CO. ZONING PUD 1R-21	SURVEYOR ADRIAN BALK & ASSOC. DATE 8-5-15
SCALE: 1" = 50'	

CERTIFICATE OF APPROVAL FOR RECORDING  
I hereby certify that the subdivision plat shown hereon complies with the provisions of the Subdivision Regulations for the City of Spring Hill, Tennessee, and that the same are correct and true to the original survey on file in the Office of the Williamson County Register.  
Date: 8-13-15  
Secretary, City of Spring Hill Planning Commission

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES  
Street Names approved  
I hereby certify that the addresses and street names shown hereon are in accordance with the provisions of the Subdivision Regulations for the City of Spring Hill, Tennessee, and that the same are correct and true to the original survey on file in the Office of the Williamson County Register.  
Date: 8-13-15  
Approving Agent

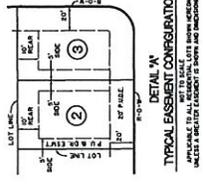
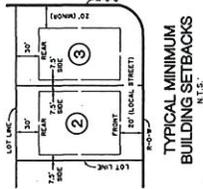
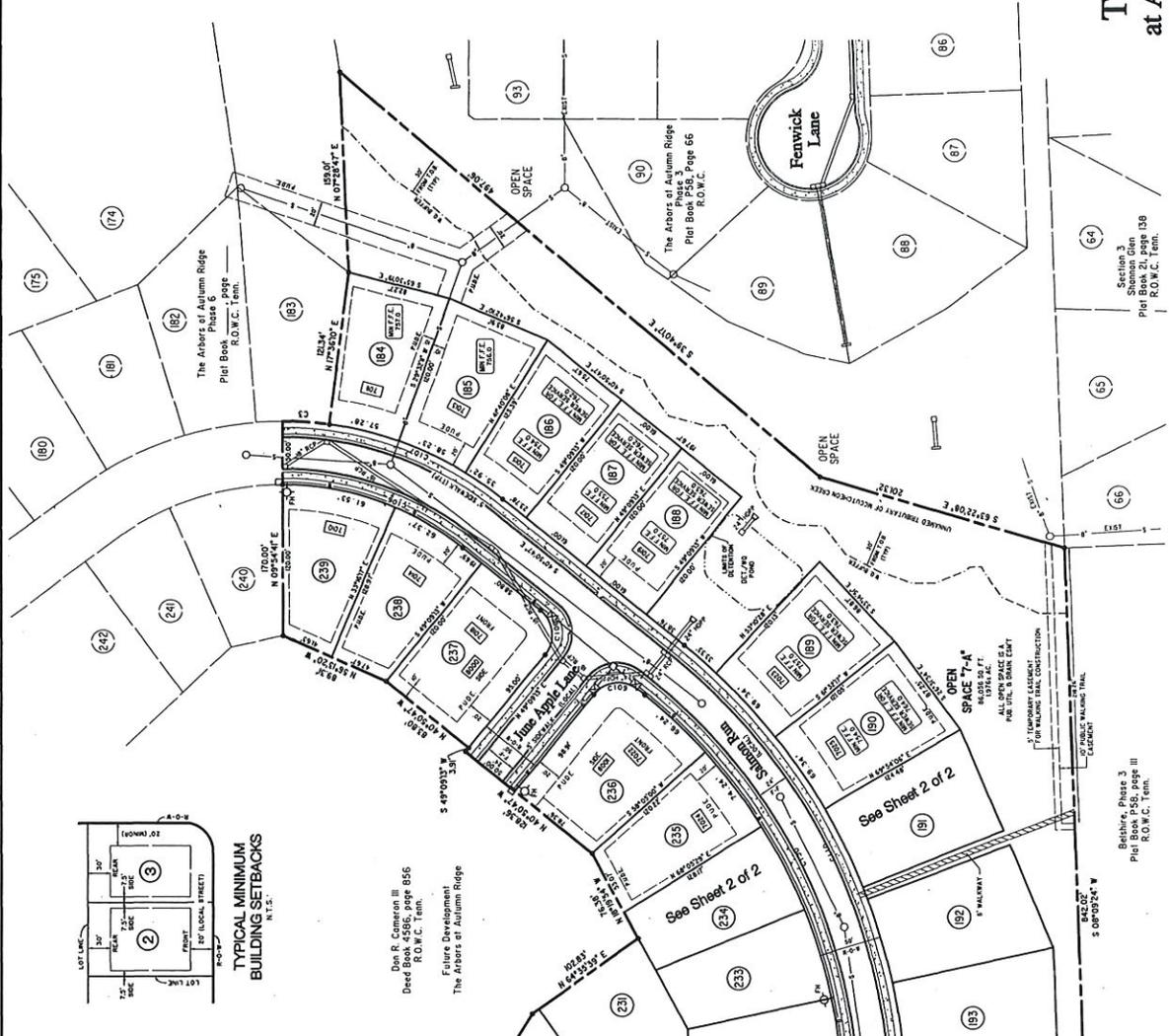
CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING  
I hereby certify that the public ways or bond posting shown hereon are in accordance with the provisions of the Subdivision Regulations for the City of Spring Hill, Tennessee, and that the same are correct and true to the original survey on file in the Office of the Williamson County Register.  
Date: 8-13-15  
Approving Agent

CERTIFICATE OF SURVEY ACCURACY  
I hereby certify that the survey shown hereon is in accordance with the provisions of the Subdivision Regulations for the City of Spring Hill, Tennessee, and that the same are correct and true to the original survey on file in the Office of the Williamson County Register.  
Date: 8-13-15  
Registered Land Surveyor

CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES  
I hereby certify that the public utilities shown hereon are in accordance with the provisions of the Subdivision Regulations for the City of Spring Hill, Tennessee, and that the same are correct and true to the original survey on file in the Office of the Williamson County Register.  
Date: 8-13-15  
Approving Agent

CERTIFICATE OF APPROVAL OF WATER SYSTEM  
I hereby certify that the water system shown hereon is in accordance with the provisions of the Subdivision Regulations for the City of Spring Hill, Tennessee, and that the same are correct and true to the original survey on file in the Office of the Williamson County Register.  
Date: 8-13-15  
Approving Agent

CERTIFICATE OF OWNERSHIP AND DEDICATION  
I hereby certify that the common areas shown hereon are in accordance with the provisions of the Subdivision Regulations for the City of Spring Hill, Tennessee, and that the same are correct and true to the original survey on file in the Office of the Williamson County Register.  
Date: 8-13-15  
Approving Agent

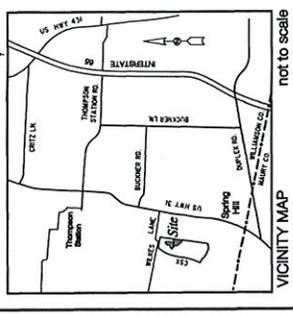


Lot Data

LOT NO.	TO 1/2"	AC.
231	170.00	0.98
232	170.00	0.98
233	170.00	0.98
234	170.00	0.98
235	170.00	0.98
236	170.00	0.98
237	170.00	0.98
238	170.00	0.98
239	170.00	0.98
240	170.00	0.98
241	170.00	0.98
242	170.00	0.98
243	170.00	0.98
244	170.00	0.98
245	170.00	0.98
246	170.00	0.98
247	170.00	0.98
248	170.00	0.98
249	170.00	0.98

Curve Data

STATION	CHORD BEG.	CHORD END	CHORD BEG.	CHORD END
0+00	170.00	170.00	170.00	170.00
0+50	170.00	170.00	170.00	170.00
1+00	170.00	170.00	170.00	170.00
1+50	170.00	170.00	170.00	170.00
2+00	170.00	170.00	170.00	170.00
2+50	170.00	170.00	170.00	170.00
3+00	170.00	170.00	170.00	170.00
3+50	170.00	170.00	170.00	170.00
4+00	170.00	170.00	170.00	170.00
4+50	170.00	170.00	170.00	170.00
5+00	170.00	170.00	170.00	170.00
5+50	170.00	170.00	170.00	170.00
6+00	170.00	170.00	170.00	170.00
6+50	170.00	170.00	170.00	170.00
7+00	170.00	170.00	170.00	170.00
7+50	170.00	170.00	170.00	170.00
8+00	170.00	170.00	170.00	170.00
8+50	170.00	170.00	170.00	170.00
9+00	170.00	170.00	170.00	170.00
9+50	170.00	170.00	170.00	170.00
10+00	170.00	170.00	170.00	170.00



not to scale

CERTIFICATE OF COMMON AREAS DEDICATION  
Autumn Ridge Development Co., a recording plat has designated certain areas of the subdivision shown hereon as common areas for the use and enjoyment of the owners of the lots within the subdivision. The above designated areas are not intended for use by the general public, but are dedicated to the use of the owners of the lots within the subdivision.  
I, the undersigned, being duly qualified and sworn, a part of the plat hereon shown, do hereby certify that the common areas shown hereon are in accordance with the provisions of the Subdivision Regulations for the City of Spring Hill, Tennessee, and that the same are correct and true to the original survey on file in the Office of the Williamson County Register.  
Date: 8-13-15  
Don R. Cameron II

- NOTES:
- THE PURPOSE OF THIS PLAT IS TO CREATE 29 SINGLE FAMILY LOTS.
  - SITE IS LOCATED ON PROPERTY MAP 87, P70 PARCEL 100.
  - 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
  - DEED REFERENCE: DEED BOOK 4586, PAGE 656 R.O.W.C.
  - OWNER/DEVELOPER: AUTUMN RIDGE DEVELOPMENT CO. 10000 W. STATE ST. FRANKLIN, TN 37068 CONTACT: DON R. CAMERON II DWS SCS ODP PROJECT
  - PLANNED/SURVEYOR: ADRIAN BALK & ASSOCIATES, INC. 1000 W. MAIN ST. SUITE 4 MARSHVILLE, TN 37253 (615) 331-0809
  - EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (PUD)
  - TOTAL AREA IN SITE: 10.298 AC.
  - AREA WITHIN PHASE ONE: 0.00 AC.
  - AREA WITHIN PHASE TWO: 0.00 AC.
  - AREA WITHIN PHASE THREE: 0.44 AC.
  - AREA WITHIN PHASE FOUR: 0.00 AC.
  - AREA WITHIN PHASE FIVE: 0.00 AC.
  - AREA WITHIN PHASE SIX: 0.00 AC.
  - AREA WITHIN PHASE SEVEN: 0.00 AC.
  - REMAINING AREA: 74.03 AC.
  - TOTAL NUMBER OF LOTS PROPOSED: 433
  - NUMBER OF LOTS PROPOSED WITHIN PHASE ONE: 29
  - NUMBER OF LOTS PROPOSED WITHIN PHASE TWO: 29
  - NUMBER OF LOTS PROPOSED WITHIN PHASE THREE: 29
  - NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR: 29
  - NUMBER OF LOTS PROPOSED WITHIN PHASE FIVE: 29
  - NUMBER OF LOTS PROPOSED WITHIN PHASE SIX: 29
  - NUMBER OF LOTS PROPOSED WITHIN PHASE SEVEN: 29
  - SETBACK REQUIREMENTS - PUD ZONING DISTRICT: MIN. FRONT YARD: 20 FEET MIN. REAR YARD: 10 FEET MIN. SIDE YARD: 10 FEET MIN. DIST. BETWEEN BLDGS: 15 FEET
  - THE PROPERTY IS LOCATED WITHIN ZONE "R" AS DEPICTED ON FEMA COMMUNITY PANEL 470276 D070G, EFFECTIVE DATE APRIL 16, 2007.
  - AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
  - DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
  - ALL DETENTION BASINS SHALL BE MAINTAINED BY THE ARBORS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.

Don R. Cameron II  
Date: 8-13-15  
Approving Agent

