

**RESOLUTION 18-178**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR MEADOWBROOK PHASE 4 SECTION 6**

**WHEREAS**, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 4 Section 6 in Maury County Plat Book P21, Page 139; 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

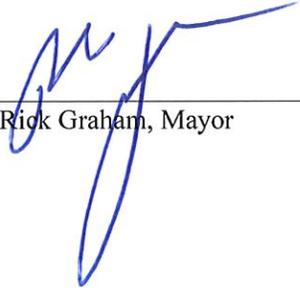
**WHEREAS**, the developer is required under Section VI, Paragraph 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, on September 10, 2018, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Meadowbrook Phase 4 Section 6 be accepted; and

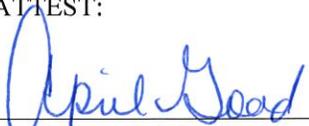
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill.

**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 Meadowbrook Phase 4 Section 6 as shown on the recorded plat is hereby approved.

Passed and adopted this 15<sup>th</sup> day of October, 2018.

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

ATTEST:

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

LEGAL FORM APPROVED:

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

**SUBJECT:** Acceptance of Road ROW & Public Improvements for Meadowbrook Phase 4 Section 6

**DATE:** September 12, 2018

**ATTENTION:** Board of Mayor and Aldermen

**STAFF:** Missy Stahl, Senior Project Manager



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**STAFF MEMORANDUM**

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for Meadowbrook Phase 4 Section 6, as recommended by the Planning Commission.

**Background:**

The Planning Commission recommends accepting the road rights-of-way and public improvements for Meadowbrook Phase 4 Section 6, per PC Resolution 18-96 passed by the Planning Commission on September 10, 2018. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase.

**Staff Recommendation:**

Staff recommends approval of the request.

**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

**AGREEMENT** made this 11<sup>th</sup> day of April 2016, 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 Cornerstone Land Co., a Sub S Corporation, having its office and place of business at 262 Robert Rose Dr. Suite 300 hereinafter designated as the "developer".  
Murfreesboro, TN 37129

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Madoubrax MUSEC dated 12/1/16 and prepared by Anderson, Belk & Secor and 8/12/16

*of Apps & 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:

Cornerstone Land Co.

4/11 20 16  
Date

[Signature]  
Developer Signature



(CORPORATE SEAL)

ATTEST: April Wood

October 15 20 18

FOR THE CITY OF SPRING HILL:

BY: [Signature]  
Signature

Rick Graham, Mayor  
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 Rutherford) SS: \_\_\_\_\_

On this 11<sup>th</sup> day of April 2016, before me personally appeared Jason Beavers, to me known, who, being by me first duly sworn, did depose and say that he resides in Murfreesboro; that he is the partner of Cornerstone Land Co. 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.

Kim B. Lockhart  
my commission expires 8-1-17  
KIM B. LOCKHART  
STATE  
INDIVIDUAL OF  
TENNESSEE  
NOTARY  
PUBLIC  
RUTHERFORD COUNTY



## CERTIFICATE OF SATISFACTORY COMPLETION

Date: 8/20/18

Cornerstone Land Company

Meadowbrook

Phase 4, Section 6

Development Name: Meadowbrook

Phase or Section of Construction: Phase 4, Section 6

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, EIT  
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

**RESOLUTION 18-96 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  
MEADOWBROOK PHASE 4 SECTION 6**

**WHEREAS**, Cornerstone Land Development has a recorded Final Plat for Meadowbrook Phase 4 Section 6 in Maury County Plat Book P21, Page 139; 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 Meadowbrook Phase 4 Section 6 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10<sup>th</sup> day of September, 2018.

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

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



