

**RESOLUTION 18-209**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR MORNING POINT OF SPRING HILL**

**WHEREAS**, Developer Spring Hill Medical Investors, LLC has a recorded Final Plat for Morning Point of Spring Hill in Maury County Plat Book P21, Page 351; 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

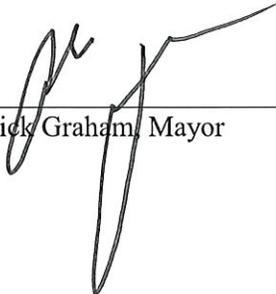
**WHEREAS**, the developer is required under Section VI, Paragraph 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, on October 8, 2018, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Morning Point of Spring Hill 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 Morning Point of Spring Hill as shown on the recorded plat is hereby approved.

Passed and adopted this 19<sup>th</sup> day of November, 2018.

  
Rick Graham, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Patrick Carter, City Attorney

**SUBJECT:** Acceptance of Road ROW & Public Improvements for Morning Point of Spring Hill

**DATE:** October 18, 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 the dedication of road rights-of-way and public improvements for Morning Point of Spring Hill, as recommended by the Planning Commission.

**Background:**

The Planning Commission recommends accepting the road rights-of-way and public improvements for Morning Point of Spring Hill, per PC Resolution 18-103 passed by the Planning Commission on October 8, 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.



## CERTIFICATE OF SATISFACTORY COMPLETION

Date: 9/13/18

Spring Hill Medical Investors, LLC

Morning Pointe of Spring Hill

Development Name: Morning Pointe of Spring Hill

Phase or Section of Construction: N/A

Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, street lights, 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:  
Thomas S. Wolf  
Thomas S. Wolf, P.E., City Engineer

Rachel Evans  
Rachel Evans, EIT, Associate City Engineer

**RESOLUTION 18-103 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  
MORNING POINTE OF SPRING HILL**

**WHEREAS**, Spring Hill Medical Investors, LLC has a recorded Final Plat for Morning Pointe of Spring Hill in Maury County Plat Book P21, Page 351; 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 Morning Pointe of Spring Hill as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 8<sup>th</sup> day of October, 2018.

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

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

**PARCEL BOUNDARY DATA**

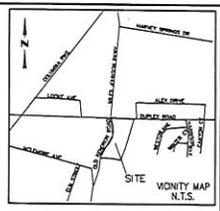
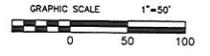
NORTH OF MAP  
 DETECTED SANITARY SEWER  
 DETECTED UNDERGROUND ELECTRIC  
 DETECTED WATER MAIN  
 DETECTED WATER MAIN  
 DETECTED GAS MAIN  
 DETECTED WATER MAIN  
 DETECTED GAS MAIN  
 DETECTED TELEPHONE CABLE  
 DETECTED SANITARY SEWER MAINLINE

DETECTED SANITARY SEWER  
 DETECTED UNDERGROUND ELECTRIC  
 DETECTED WATER MAIN  
 DETECTED WATER MAIN  
 DETECTED GAS MAIN  
 DETECTED WATER MAIN  
 DETECTED GAS MAIN  
 DETECTED TELEPHONE CABLE  
 DETECTED SANITARY SEWER MAINLINE

**PROJECT NAME:** MORNING POINTE OF SPRING HILL  
**PARCEL ADDRESS:** MIDDLE JONKON ROAD  
**CITY:** SPRING HILL  
**STATE:** TENNESSEE  
**COUNTY:** MAURY  
**TAX MAP AND PARCEL NUMBER:** MAP 28, PARCELS 5.07 & 5.08  
**OWNER:** MIDDLE JONKON ROAD  
**DEEDING USE:** RESIDENTIAL  
**DEEDING LAND USE POLICY:** R-1  
**PROJECT ACREAGE:** 8.31 ACRES (87,800 SQ FT)  
**BLADING SETBACKS:** FRONT: 15' MINIMUM  
 REAR: 20' MINIMUM  
 SIDE: 5'

**BOUNDARY CURVE TABLE**

CURVE	ARC	RADIUS	CHORD	CHORD BEARING
C1	322.82	537.50	318.05	S22°35'34"W
C2	198.29	411.15	197.34	S85°27'25"E
C3	112.71	237.00	112.60	S89°18'28"E
C4	10.54	737.00	10.54	S89°26'09"E
C5	9.27	6.00	6.55	N45°10'25"E
C6	108.17	247.91	107.31	N13°07'04"W



**OWNER/DEVELOPER, PO PARCEL 5.03**  
 MIDDLE D BARRETT, TRS  
 2300 HALEY ROAD  
 FRANKLIN, TN 37064  
 (615) 980-0475  
 MIDDLEDT@COMCAST.COM  
 MIDDLE PRESTON

**OWNER/DEVELOPER, PO PARCEL 5.04**  
 DAWN MICHELLE BARRETT  
 2300 HALEY ROAD  
 FRANKLIN, TN 37064  
 (615) 980-0475  
 MIDDLEDT@COMCAST.COM  
 MIDDLE PRESTON

**OWNER/DEVELOPER, LOT 1, PARCEL 5.07**  
 SPRING HILL MEDICAL INVESTORS, LLC  
 P.O. BOX 811, 6500 ARBURY WAY  
 OLTON, TN 37050  
 (615) 238-5330  
 FRANKLIN@LLC.COM  
 J. FRANKLIN FARROW

**OWNER/DEVELOPER, LOT 2, PARCEL 5.08**  
 SPRING HILL ALZHEIMER'S INVESTORS, LLC  
 P.O. BOX 811, 6500 ARBURY WAY  
 OLTON, TN 37050  
 (615) 238-5330  
 FRANKLIN@LLC.COM  
 J. FRANKLIN FARROW

**ENGINEER:** HALEY-HORN & ASSOCIATES  
 214 OCEANIC DRIVE  
 NASHVILLE, TN 37204  
 (615) 844-2701  
 SHETTER@HALEY-HORN.COM  
 BRET OREGAN, P.E.

**SURVEOR:** ARNOLD & SONS  
 4151 OLD HILLSBORO ROAD  
 FRANKLIN, TN 37064  
 (615) 599-7467  
 ARNOLD@ARNOLDSURV.COM  
 MARK CARROLL, RLS



**STATEMENT 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 herein, that this title is in Class 1 and that the ratio of precision of the is greater than or equal to 1:10,000.

1-30-2018  
 M. Cantrell, PLS  
 Date

**MAURY COUNTY 911 CERTIFICATION APPROVAL**

This is to certify that this plat has been reviewed and the development names, street names and addressing are in compliance with Maury County 911 requirements.

2/13/18  
 M. Cantrell, PLS  
 Date

**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, with the exception of such variances, if any, as are made in the minutes of the Planning Commission, and that it has been approved for recording in the City of Spring Hill.

2/13/18  
 M. Cantrell, PLS  
 Date

**CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM**

I hereby certify that the Water & Sewer system outlined or indicated on the preliminary plat subdivision plat entitled Morning Pointe of Spring Hill has been installed in accordance with local and state water and sewerage requirements, or sufficient bond or other surety has been filed to guarantee such installation.

2-13-18  
 M. Cantrell, PLS  
 Date

**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 installed in accordance with local and state water and sewerage requirements, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

2-13-18  
 M. Cantrell, PLS  
 Date

02/16/2018 - 01:59 PM  
 18002269

1250-PLAT  
 NANCY BATHUR 1918  
 PLAT BOOK: P21  
 PAGE: 351

SEC FEE 13.00  
 SP FEE 3.00  
 TOTAL 16.00

Mark Cantrell, PLS  
 State of Tennessee  
 No. 171  
 Expiration 1-30-2018

**PO MAP 28 PARCEL 5.03**  
 MIDDLE D BARRETT, TRS  
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book R1925, Page 1482, Maury County Register's Office, and that I (we) intend this plan of subdivision with my (our), free consent establish the minimum building restriction lines, and that others irrevocable dedication for all public ways, utilities and other facilities have been filed.

2-6-2018  
 M. Cantrell, PLS  
 Date

**PO MAP 28 PARCEL 5.04**  
 DAWN MICHELLE BARRETT  
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book R1960, Page 296, Maury County Register's Office, and that I (we) intend this plan of subdivision with my (our), free consent establish the minimum building restriction lines, and that others irrevocable dedication for all public ways, utilities and other facilities have been filed.

2-6-2018  
 M. Cantrell, PLS  
 Date

**LOT 1, MAP 28 PARCEL 5.07**  
 SPRING HILL MEDICAL INVESTORS, LLC  
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

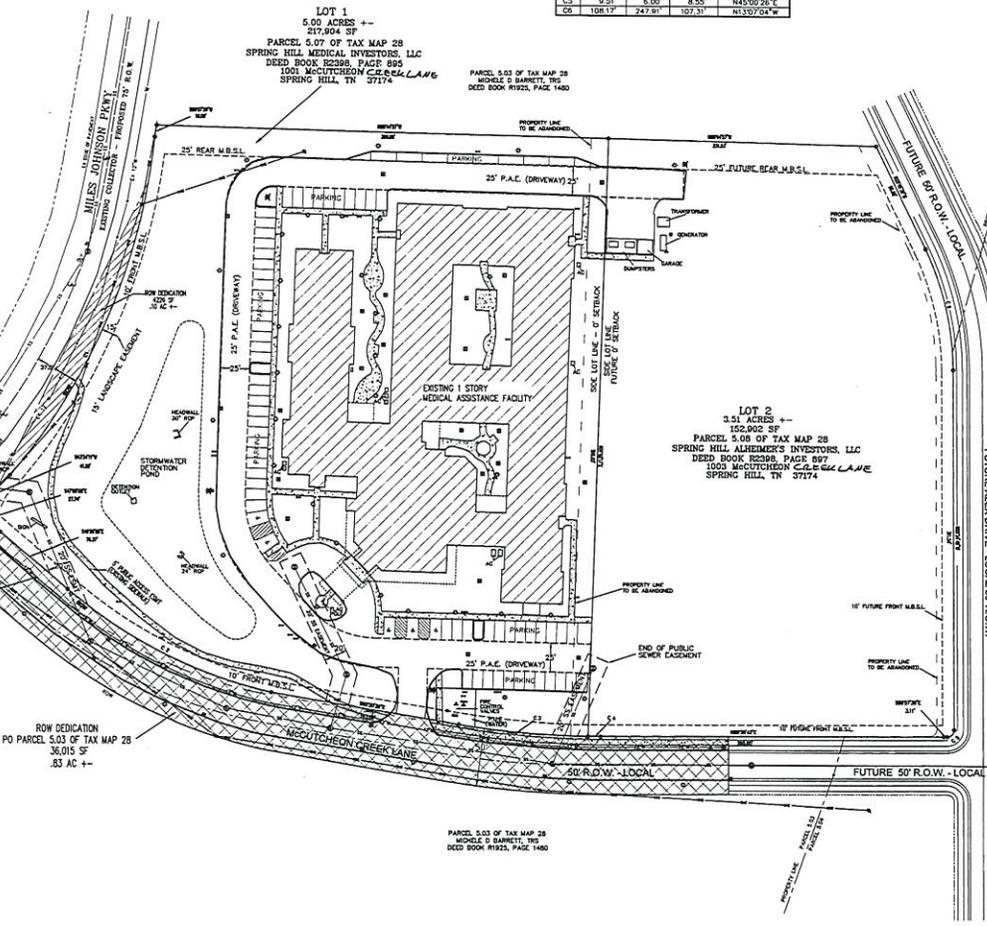
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book R2389, Page 895, Maury County Register's Office, and that I (we) intend this plan of subdivision with my (our), free consent establish the minimum building restriction lines, and that others irrevocable dedication for all public ways, utilities and other facilities have been filed.

2-6-2018  
 M. Cantrell, PLS  
 Date

**LOT 2, MAP 28 PARCEL 5.08**  
 SPRING HILL ALZHEIMER'S INVESTORS, LLC  
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book R2389, Page 897, Maury County Register's Office, and that I (we) intend this plan of subdivision with my (our), free consent establish the minimum building restriction lines, and that others irrevocable dedication for all public ways, utilities and other facilities have been filed.

2-6-2018  
 M. Cantrell, PLS  
 Date



- THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES, REVISE THE RIGHT OF WAY AT MCUTCHEON LANE, ABANDON A PORTION OF THE PUBLIC SANITARY SEWER EXISTENCE, AND ELIMINATE LOT 3.
- BEARINGS ARE BASED ON RECORD OF DEED.
- THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS OF RECORD. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE SEARCH.
- ALL DEED BOOK REFERENCES PERTAIN TO REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
- SUBJECT PROPERTY IS LOCATED IN THE 3RD CIVIL DISTRICT, MAURY COUNTY, TENNESSEE.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND SITE LOCATED MARKINGS MADE BY TENNESSEE ONE CALL, HEREFORE, ISSUANCE UPON THIS SIZE, AND LOCATION OF UTILITIES SHOULD BE DONE WITH THESE CIRCUMSTANCES CONSIDERED. UTILITY DETAILS SHOULD BE OBTAINED FROM PROPER AUTHORITIES BEFORE ANY RELATIVE DECISION IS MADE.
- NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
- UTILITY SERVICE:
  - A. WATER: CITY OF SPRING HILL
  - B. GAS: UNITED STATES GAS CO.
  - C. ELECTRICAL: COLUMBIA POWER
  - D. TELEPHONE: BELL SOUTH
  - E. PUBLIC ROAD ACCESS: OLD KEDRON ROAD & DUPLEX ROAD
  - F. SEWER: CITY OF SPRING HILL
 ALL SEWER LINES AND ALL WATER LINES ARE PROVIDED A 20' EASEMENT.
- THE BUSINESS IS RESPONSIBLE FOR ALL OPEN SPACES, DRAINAGE EASEMENTS, AND DETENTION AREA.
- THE OWNER OF LOT 1 IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DETENTION AREA IN ACCORDANCE WITH THE CITY OF SPRING HILL'S REGULATIONS. WHILE THE BUSINESS MAY CARRY OUT THE MAINTENANCE ACTIVITIES, THE OWNER IS ULTIMATELY RESPONSIBLE.
- THE RECORDING OF THIS PLAT VOID, VACATES, AND SUPERSEDES LOT 1 AND LOT 2, MORNING POINTE OF SPRING HILL, AS RECORDED IN PLAT BOOK 21, PAGE 94 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

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

FINAL PLAT		
LOTS 1 & 2		
MORNING POINTE OF SPRING HILL		
TOTAL ACRES = 8.41 +- (361,758 SQ FT)	MAP 28, PARCELS 5.07 & 5.08	
	MAP 28, PO PARCELS 5.03 & 5.04	
3RD CIVIL DISTRICT MAURY COUNTY, TENNESSEE		
PO PARCEL 5.03	OWNER: MIDDLE D BARRETT, TRS	DEED BOOK, PAGE 1482
PO PARCEL 5.04	OWNER: DAWN MICHELLE BARRETT	DEED BOOK, PAGE 296
PARCEL 5.07	OWNER: SPRING HILL MEDICAL INVESTORS, LLC	DEED BOOK, PAGE 895
PARCEL 5.08	OWNER: SPRING HILL ALZHEIMER'S INVESTORS, LLC	DEED BOOK, PAGE 897
SCALE: 1:50	CLOSURE: 1/10,000	SHEET 1 OF 1
PREPARED BY: ARNOLD & SONS, 4151 OLD HILLSBORO ROAD, FRANKLIN, TN 37064		
DATE: 02/16/2018, REVISION: 02/23/2018		

**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

**AGREEMENT** made this 16<sup>th</sup> day of November 2018, 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 Spring Hill Medical Investors, a Tennessee limited liability Co., having its office and place of business at 6020 Arbury Way, Ooltewah, TN hereinafter designated as the "developer".

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled \_\_\_\_\_ dated \_\_\_\_\_ and prepared by \_\_\_\_\_ 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.

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 Hamilton) SS: \_\_\_\_\_

On this 16<sup>th</sup> day of November 2018, before me personally appeared J. Franklin Farrow, to me known, who, being by me first duly sworn, did depose and say that he resides in Tennessee; that he is the Secretary of Spring Hill Medical Investors 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.



Peggy A. Turner  
INDIVIDUAL

- 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:

Spring Hill Medical Investors LLC

November 16 2018  
Date

[Signature] - Secretary  
Developer Signature



(CORPORATE SEAL)

ATTEST: April Good

November 19, 2018

FOR THE CITY OF SPRING HILL:

BY: [Signature]  
Signature

Rick Graham, Mayor  
Printed Name