

RESOLUTION 20-191

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR CARNATION PLACE

WHEREAS, developer Paul Varney Construction, LLC has a recorded Final Plat for Carnation Place in Maury County Plat Book P21, Page 220; 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

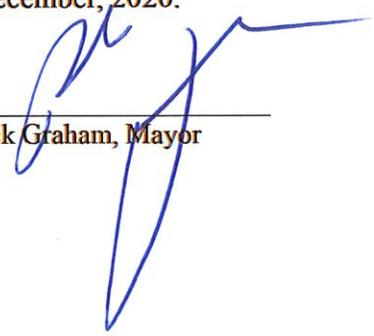
WHEREAS, the developer is required to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

WHEREAS, on November 9, 2020, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Carnation Place 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 and Public Improvements be accepted and the same become a part of the public systems of the City of Spring Hill.

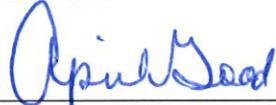
NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way and Public Improvements within Carnation Place as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of December, 2020.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 20-191*
SUBMITTED BY: Tom Wolf, City Engineer
DATE: November 30, 2020
RE: Acceptance of Road ROW & Public Improvements for
Carnation Place
ATTACHMENTS: Resolution 20-191, Certificate of Satisfactory Completion, 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 Carnation Place as recommended by the Planning Commission.

BACKGROUND:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Carnation Place, per PC Resolution 20-106 passed by the Planning Commission on November 9, 2020. 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: 10/19/20

Paul Varney Construction LLC

Carnation Place

Development Name: Carnation Place

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

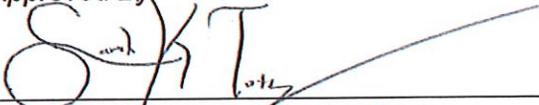
I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

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


City of Spring Hill Utility Inspector (signature)

Chris Crowley
Printed name

Approved By:


City of Spring Hill Engineering Dept.

SARAH KATHERINE TOTTY
Printed name

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

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 21ST day of DECEMBER 2020, 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 PAUL VARNEY CONSTRUCTION, a LIMITED LIABILITY COMPANY having its office and place of business at 124 KEDRON PARKWAY, SPRING HILL, TN 37174 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled CARNATION PLACE dated 5/10/2017 and prepared by SAWYER LAND SURVEYING, LLC 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 PLATS 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 PLATS 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 21ST day of DECEMBER, 2020, accepted the infrastructure as presented in the offer of

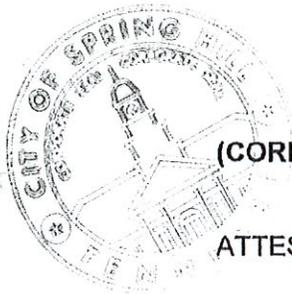
dedication and directed the governmental representative to sign the offer of dedication on behalf of the City

Developer Company Name:

PAUL VARNER CONST. LLC

[Signature]
Developer Signature

12/17 _____ 2020
Date



(CORPORATE SEAL)

ATTEST: [Signature]

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature

Rick Graham, Mayor
Printed Name

December 21, 2020

STATE OF TENNESSEE

(COUNTY OF Maury)

On this 17th day of December, 2020, before me personally appeared Paul Varney, to me known, who, being by me first duly sworn, did depose and say that he resides in Spring Hill; that he is the Owner of Paul Varney Construction; 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.



[Signature]
exp. 9/21/2021

[Signature]
INDIVIDUAL