

RESOLUTION 21-03

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR AUTUMN RIDGE PHASE 8 SECTION 1

WHEREAS, developer Don R. Cameron III has a recorded Final Plat for Autumn Ridge Phase 8 Section 1 in Williamson County Plat Book P67, Page 150; 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

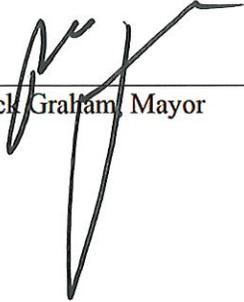
WHEREAS, the developer is required to submit an “as-built” survey of the public improvements including water, sewer and drainage; and

WHEREAS, on December 14, 2020, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Autumn Ridge Phase 8 Section 1 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.

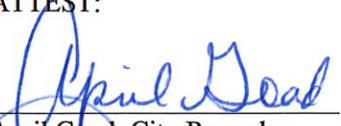
NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way and Public Improvements within Autumn Ridge Phase 8 Section 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 19th day of January, 2021.



Rick Galfam, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 21-03*
SUBMITTED BY: Tom Wolf, City Engineer
DATE: December 28, 2020
RE: Acceptance of Road ROW & Public Improvements for Autumn Ridge Phase 8 Section 1
ATTACHMENTS: Resolution 21-03, 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 Autumn Ridge Phase 8 Section 1 as recommended by the Planning Commission.

BACKGROUND:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Autumn Ridge Phase 8 Section 1, per PC Resolution 20-140 passed by the Planning Commission on December 14, 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: 11/17/20

Donnie Cameron

Autumn Ridge

Phase 8 Section 1

Development Name: Autumn Ridge

Phase or Section of Construction: Phase 8 Section 1

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

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

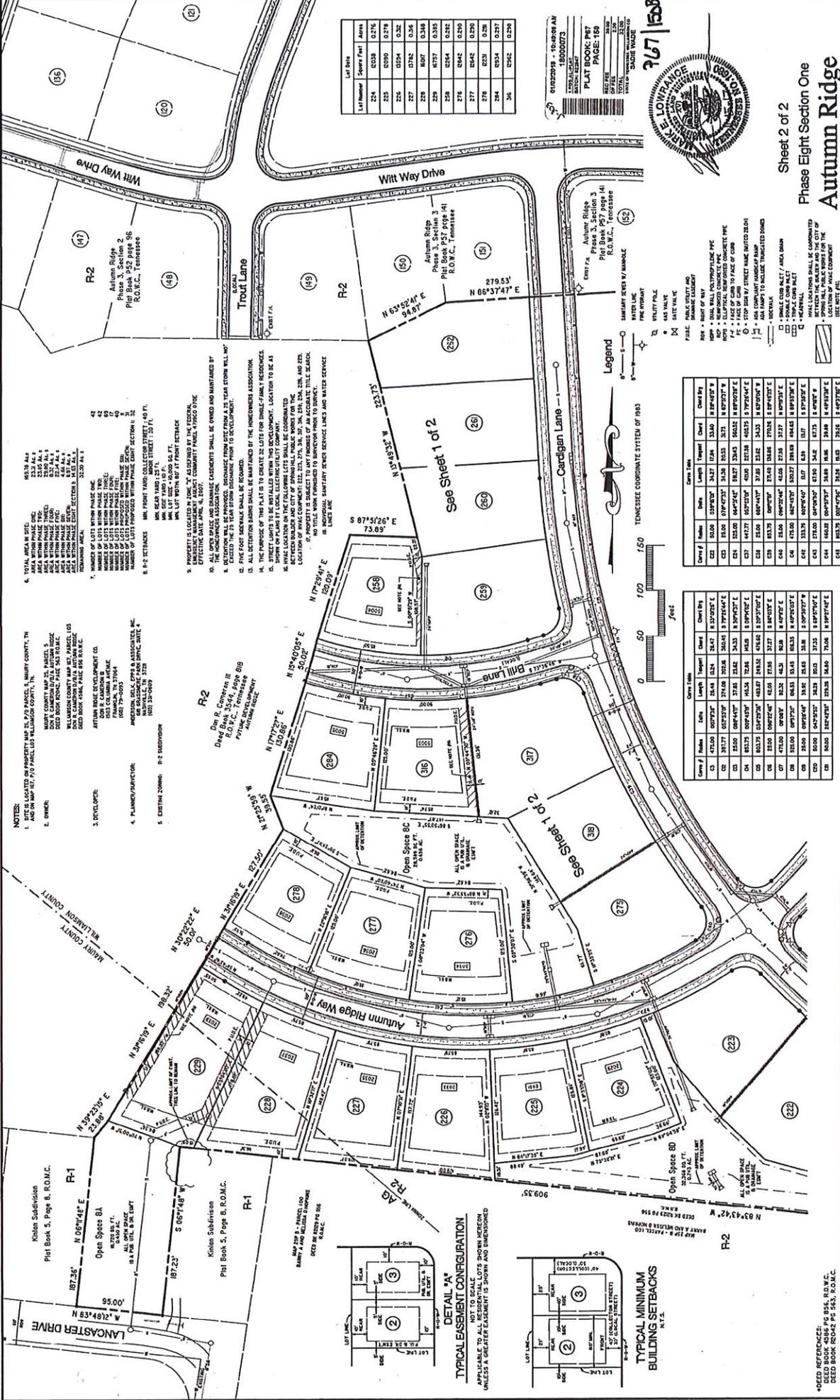
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Michael W St
City of Spring Hill Utility Inspector (signature)

Michael W Stephens
Printed name:

Approved By:
Sarah Katherine Totty
Engineering Dept.

SARAH KATHERINE TOTTY
Printed Name



Lot No.	Area	Acres
224	0.2038	0.276
225	0.2038	0.276
226	0.2038	0.276
227	0.2038	0.276
228	0.2038	0.276
229	0.2038	0.276
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01/02/2019 - 10:40:00 AM
 18000073
 PLAY BOOK: P18
 PAGE: 189
 DATE: 01/02/2019
 SCALE: 1" = 50'



Sheet 2 of 2
 Phase Eight Section One
 Autumn Ridge

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, the undersigned, do hereby certify that the Water System shown on the attached plat is a public use and that the same is dedicated to the public use of the City of Spring Hill, Tennessee, and that the same is to be used for the purpose of providing water to the public use of the City of Spring Hill, Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee.

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I hereby certify that the Water System shown on the attached plat is a public use and that the same is dedicated to the public use of the City of Spring Hill, Tennessee, and that the same is to be used for the purpose of providing water to the public use of the City of Spring Hill, Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee.

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM
 I hereby certify that the Public Sewer System shown on the attached plat is a public use and that the same is dedicated to the public use of the City of Spring Hill, Tennessee, and that the same is to be used for the purpose of providing sewer service to the public use of the City of Spring Hill, Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee.

CERTIFICATE OF APPROVAL OF RECORDING
 I hereby certify that the subdivision plat shown on the attached plat is a public use and that the same is dedicated to the public use of the City of Spring Hill, Tennessee, and that the same is to be used for the purpose of providing water to the public use of the City of Spring Hill, Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee. The dedication is made in accordance with the provisions of the Tennessee Constitution and the laws of the State of Tennessee.

CITY OF SPRING HILL PLANNING COMMISSION
 TOTAL ACRES: 14.633
 TOTAL LOTS: 32
 ACRES ROADWAY: 0.337
 ACRES OPEN SPACE: 1.829
 OWNER: DON R. CAMERON & DANA A. THOMAS, R.O.M.C.
 SURVEYOR: ANDREW DICK, C.P.S. & ASSOC.
 DATE: 01-02-19
 SCALE: 1" = 50'

NOTES:
 1. ALL LOTS SHOWN ON THIS PLAT ARE TO BE PLACED IN WILLIAMSON COUNTY, TN.
 2. OWNER: DON R. CAMERON & DANA A. THOMAS, R.O.M.C.
 3. DEVELOPER: DON R. CAMERON & DANA A. THOMAS, R.O.M.C.
 4. PLANNING/SURVEYOR: ANDREW DICK, C.P.S. & ASSOC.
 5. EXISTING ZONING: R-2 SUBDIVISION

1. TOTAL AREA IN FEET: 14,633,000
 2. TOTAL AREA IN ACRES: 14.633
 3. AREA WITHIN PHASE ONE: 14,633,000
 4. AREA WITHIN PHASE TWO: 14,633,000
 5. AREA WITHIN PHASE THREE: 14,633,000
 6. AREA WITHIN PHASE FOUR: 14,633,000
 7. AREA WITHIN PHASE FIVE: 14,633,000
 8. AREA WITHIN PHASE SIX: 14,633,000
 9. AREA WITHIN PHASE SEVEN: 14,633,000
 10. AREA WITHIN PHASE EIGHT: 14,633,000

1. NUMBER OF LOTS WITHIN PHASE ONE: 32
 2. NUMBER OF LOTS WITHIN PHASE TWO: 32
 3. NUMBER OF LOTS WITHIN PHASE THREE: 32
 4. NUMBER OF LOTS WITHIN PHASE FOUR: 32
 5. NUMBER OF LOTS WITHIN PHASE FIVE: 32
 6. NUMBER OF LOTS WITHIN PHASE SIX: 32
 7. NUMBER OF LOTS WITHIN PHASE SEVEN: 32
 8. NUMBER OF LOTS WITHIN PHASE EIGHT: 32

1. PROPERTY IS LOCATED IN ZONE "R-2" AS SHOWN BY THE ZONING MAP OF WILLIAMSON COUNTY, TENNESSEE, EFFECTIVE DATE APRIL 8, 2007.
 2. ALL LOTS SHOWN ON THIS PLAT ARE TO BE PLACED IN WILLIAMSON COUNTY, TN.
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 10. ALL LOTS SHOWN ON THIS PLAT ARE TO BE PLACED IN WILLIAMSON COUNTY, TN.

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 19TH day of JANUARY 2021, 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 DON R. CAMERON III, a SOLE PROPRIETOR, having its office and place of business at 1503 COLUMBIA AVENUE, FRANKLIN, TN hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled AUTUMN RIDGE PHASE B dated 8/11/17 and prepared by ANDERSON, DELK, EPPS, & ASSOCIATES and SECTION 1

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 19TH day of JANUARY, 2021, 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:

Autumn Ridge Dev.

Don R. Cameron, III
Developer Signature



1-5 Date 2020

(CORPORATE SEAL)

ATTEST: April Good

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature
Rick Graham, Mayor
Printed Name

January 19, 2021

STATE OF TENNESSEE

(COUNTY OF Williamson)

On this 5 day of January 2020, before me personally appeared Don R Cameron, 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/Developer of Autumn Ridge 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]
LESA J. HAY
STATE OF TENNESSEE
NOTARY PUBLIC
INDIVIDUAL... COUNTY 10-23-23
WILLIAMSON CO