

RESOLUTION 22-87

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

WHEREAS, developer CKP Development has a recorded Final Plat for Harvest Point Phase 8B Section 1 in Maury County Plat Book P22, Page 107; 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 May 9, 2022, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Harvest Point Phase 8B Section 1 be accepted; and

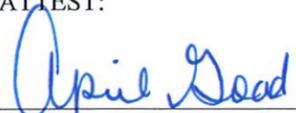
WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill.

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 Harvest Point Phase 8B Section 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 16th day of May, 2022.


Jim Hagaman, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney



REQUEST: Approval of Resolution 22-87
SUBMITTED BY: Missy Stahl, CIP Manager
DATE: May 16, 2022
RE: To accept the dedication of road rights-of-way and public improvements for Harvest Point Phase 8B Section 1
ATTACHMENTS: Certificate of satisfaction, 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 Harvest Point Phase 8B Section 1.

BACKGROUND:

Planning Commission has recommended the acceptance of the roads and public improvements within Harvest Point Phase 8B Section 1 by PC Resolution 22-44, approved on May 9, 2022. A certificate of satisfaction has been signed by City staff.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 22-87 to accept the dedication of road rights-of-way and public improvements for Harvest Point Phase 8B Section 1.



CERTIFICATE OF SATISFACTORY COMPLETION

Date: _____

CKP Development, LLC

Harvest Point

Phase 8B Sec 1

Development Name: Harvest Point

Phase or Section of Construction: Phase 8B Sec 1

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)

Printed name

Approved By:

City of Spring Hill Public Works Director

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 29th day of APRIL, 2022, 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 LENNAR HOMES OF TENNESSEE, a DELAWARE LLC, having its office and place of business at 381 MAULORY STATION, STE. 200 hereinafter designated as the "developer". FRANKLIN, TN 37067

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled HARVEST POINT 8B dated 12/18/19 and prepared by S+M+E 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.
- 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 16th day of May, 2022, 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:

Lennar Homes of Tennessee, LLC

April 29 2022
Date

[Signature]
Developer Signature

STATE OF TENNESSEE

(COUNTY OF Maury)

On this 29 day of April 2022 before me personally appeared Kevin Sturgeon, to me known, who, being by me first duly sworn, did depose and say that he resides in Tennessee; that he is the Authorized Agent of Lennar Homes that he signed his name thereto by like order and authority of the Board of Directors of said corporation, and that.



[Signature]
INDIVIDUAL

Expires 8/22/23

ATTEST: [Signature]

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature

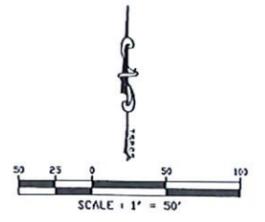
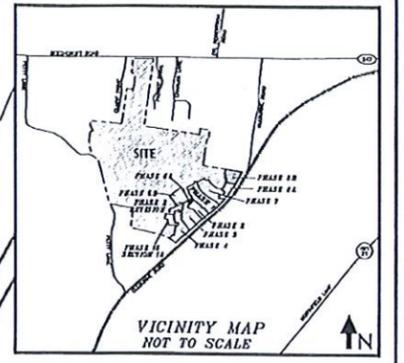
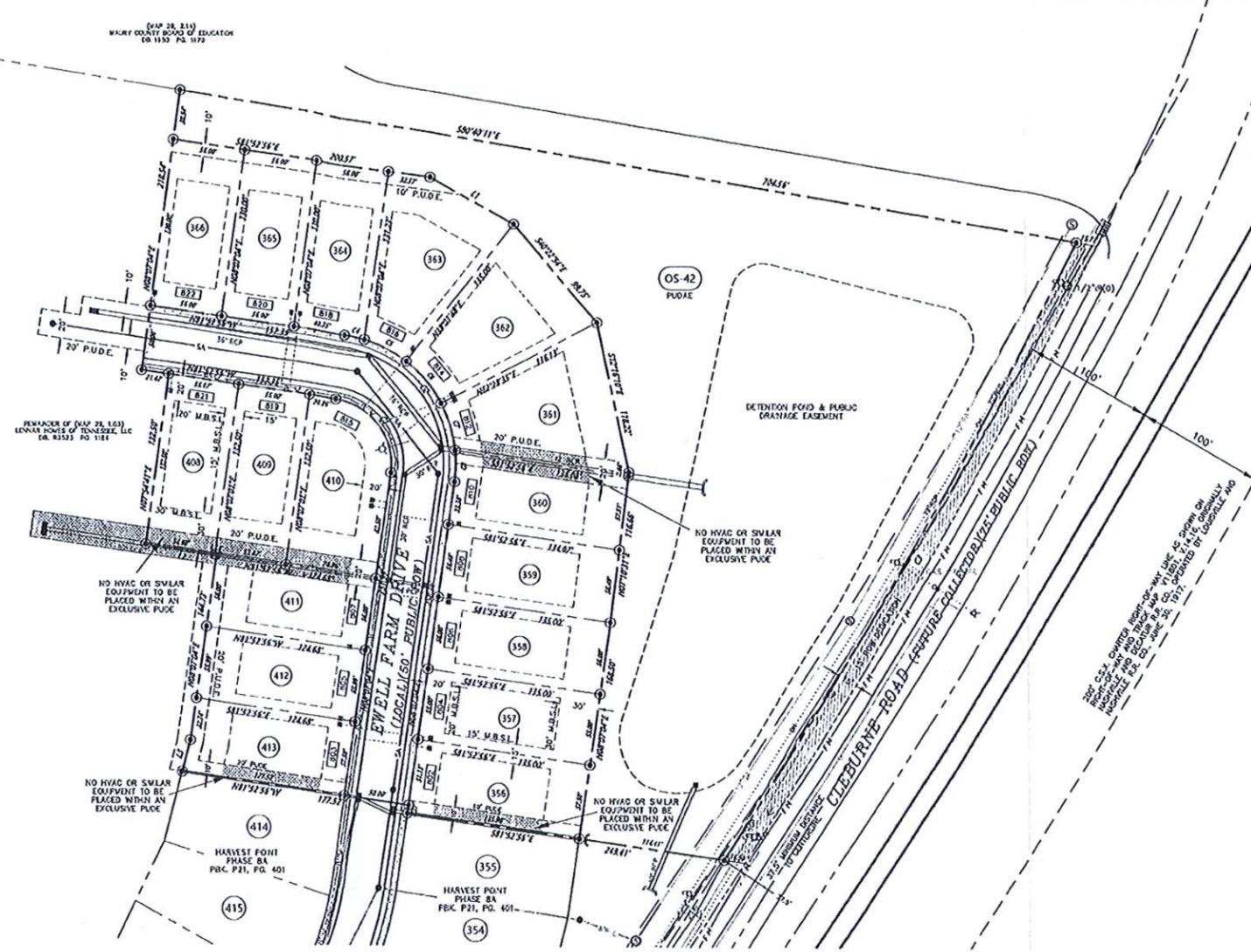
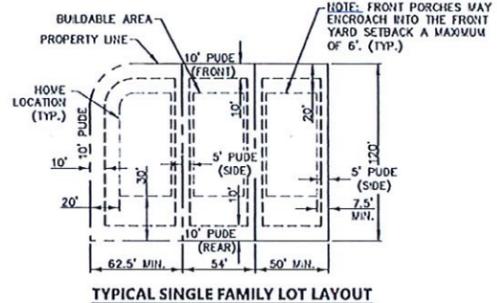
May 16 2022

Jim Hagaman, Mayor
Printed Name

(CORPORATE SEAL)



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CREATE 17 BUILDABLE LOTS, OPEN SPACE LOT AND DEDICATE RIGHT-OF-WAY. THESE 17 LOTS REPRESENT A PORTION OF WHAT WAS APPROVED ON THE PRELIMINARY PLAT FOR HARVEST POINT PHASE 8B. THE REMAINING 18 LOTS WILL BE BY SEPARATE FINAL PLAT.
 - ZONING: R-2 PUD
 - MINIMUM YARDS (R-2 PUD)
FRONT YARD: 20'
SIDE YARD: 5' MINIMUM AND MAINTAIN A MINIMUM 15' BETWEEN HOUSES
REAR YARD: 20'
 - THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 471103026E, DATED APRIL 16, 2007.
 - THIS PROPERTY CAN BE FOUND ON WADSWORTH COUNTY TAX MAP 23 AND IS KNOWN AS PARCEL 001.01.
 - OWNER/DEVELOPER: LENNAR HOMES OF TENNESSEE, LLC
ADDRESS: 381 WADSWORTH STATION RD, SUITE 200
FRANKLIN, TN 37067
PHONE: (615) 485-4328
CONTACT: KEVIN STUMMEL
EMAIL: kevin.stummel@lennar.com
 - SURVEYOR: S&W
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE: (615) 345-4444
CONTACT: ROBERT W. SEARSON
EMAIL: rsearson@swsurvey.com
 - SURVEY FIELD DATA COLLECTED ON 04/01/2019
 - THE HOMEOWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OWNING/MAINTAINING ALL OPEN SPACE, LANDSCAPE MEDIAN, PAVED LANDSCAPE PATTERNS/PARKING, DRAINAGE SWALES, DRAINAGE EASEMENTS, COMMON SPACES, DETENTION/RETENTION AREAS AND PRIVATE ROADS.
 - EACH PLATTED LOT SHALL BE PROVIDED WITH A WATER AND SEWER SERVICE TO THE LOT.
 - ALL OPEN SPACE, COMMON AREA, DETENTION AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL AREAS DESIGNATED AS OPEN SPACE IS TO BE A PUBLIC UTILITY & DRAINAGE EASEMENT, P.U.D.E.
 - THESE LOTS SHALL UTILIZE CENTRALIZED WWT DELIVERY.



AREA TABLE

LOT	SQ. FT.	ACRES
354	7783	0.18
355	7425	0.17
356	7560	0.17
357	7553	0.17
358	7705	0.18
359	10243	0.24
360	9345	0.21
361	9160	0.21
362	7266	0.17
363	7260	0.17
364	7353	0.17
365	7266	0.17
366	7266	0.17
367	7266	0.17
368	7266	0.17
369	7266	0.17
370	7266	0.17
ROW	28103	0.60
TOTAL	239023	5.47

LEGEND

LOT NUMBER	①	TELEPHONE RISER	•TT
STREET ADDRESS NUMBER	3018	TELEPHONE PILE/STAKE	•TP
IRON ROD (OLD)	⊙(H)	ELECTRIC RISER	•ER
IRON ROD (NEW)	⊙	UTILITY POLE	•UP
PROPERTY LINE	---	OUT HOSE	•OH
OVERHEAD POWER LINE	---O---	LIGHT POST	•LP
RAILROAD	---	SANITARY SEWER MANHOLE	•SM
PUBLIC UTILITY & DRAINAGE EASEMENT	---P.U.D.E.---	CURB PALET	•CP
FENCE	---F---	FIRE HYDRANT	•FH
WATER METER	•M	WATER METER	•WM
WATER VALVE	•V	WATER VALVE	•WV
WATER METER SETBACK LINE	---M.S.L.---	SON	•S
SANITARY SEWER LINE	---S.S.L.---	CONCRETE	•C
STORM SEWER LINE	---S.S.W.---	EXCLUSIVE P.U.D.E.	•EP
WATER LINE	---W.L.---	NO ENCROACHMENTS (E.G., HVAC SYSTEMS OR SIMILAR EQUIPMENT) SHALL BE ALLOWED	•NE

CURB LINE

STATION	LENGTH	WIDTH	AREA	PERCENT	TOTAL
C1	18.54	50.00	927.00	3.89	239023
C2	157.00	100.00	15700.00	6.57	239023
C3	559.00	60.00	33540.00	14.03	239023
C4	15.71	100.00	1571.00	0.66	239023
C5	25.00	100.00	2500.00	1.05	239023
C6	42.00	100.00	4200.00	1.76	239023
C7	37.85	100.00	3785.00	1.58	239023
C8	24.35	100.00	2435.00	1.02	239023

LINE TABLE

LINE NO.	START STATION	END STATION	LENGTH
L1	11.58100225	21.89	10.31
L2	11.58100225	21.89	10.31
L3	11.58100225	21.89	10.31

CERTIFICATE OF SURVEY ACCURACY
I (we) 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 is in a Class "A" Land Survey as defined in the 67, Chapter 18, Tennessee Code, and that the ratio of precision is greater than or equal to 1:10,000.

Robert W. Searson
Date: 11/13/19
Robert W. Searson, Tenn. License No. 1619

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING
I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the State Highway Department, 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.

Date: 12/12/19
Thomas J. [Signature]
City Engineer

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Harvest Point, Phase 8B, Section 1" has/have been installed in accordance with current local and state governmental requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: 12-2-19
[Signature]
Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown herein has been found to comply with the State Highway Department Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date: 12/18/19
[Signature]
Secretary, Planning Commission

MURRY COUNTY 911 CERTIFICATION OF APPROVAL
This is to certify that this plat has been reviewed and the development conforms, street names and addressing are in compliance with the Murry County 911 requirements.

Date: 11/30/19
Crystal Gudion
Authorized Signature

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled "Harvest Point, Phase 8B, Section 1" have been installed in accordance with current local and state governmental requirements or a sufficient bond or cash has been filed which will guarantee said installation.

Date: 12-12-19
[Signature]
Name, Title and Agency or Authorized Approving Agent

REGISTERS OFFICE (STATE OF TENNESSEE) MAIN
Received for record the _____ copy of _____
at _____, _____, Tennessee, this _____ day of _____, 2019, and recorded in Book _____ Page _____ of _____
Fee \$ _____

WITNESS MY HAND
Register of Deeds

12/18/2019 - 01:27 PM
19019925
JANE BATEL
JANE BATEL 22549
PLAT BOOK: P22
PAGE: 107

REC FEE: 11.00
DP FEE: 1.00
TOTAL: 12.00

JOHN FLEMMING
REGISTER OF DEEDS

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 Record Book 1925, Page 1184, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that all other facts to be noted on public ways, utilities, and other facilities have been filed.

Date: 11/20/19
[Signature]
Director of L&D

HARVEST POINT PHASE 8B, SECTION 1 FINAL PLAT

SPRINGS HILL, 2ND DISTRICT, MURRY COUNTY, TENNESSEE

TOTAL AREA: 239,023 SQ. FT. (6.87 AC.) TOTAL LOTS: 17

DATE: 08-05-19
REV: 08-20-19
REV: 11-13-19

1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 355-4111
ENGINEERING FIRM
LICENSE NUMBER: F-4114

SAVE PROJECT #20151207 SHEET 1 OF 1

L:\Projects\2015\20151207\Phase 8B_Final_Plat\17_01_revision.dwg - Sheet: 1 Nov 13, 2019 - 7:53am zidavis