

**RESOLUTION 23-54**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR CHERRY GROVE ADDITION PHASE 8**

**WHEREAS**, developer Don R. Cameron, III has a recorded Final Plat for Cherry Grove Addition Phase 8 in Williamson County Plat Book P72, Page 147; 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 April 10, 2023, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Cherry Grove Addition Phase 8 and 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 Cherry Grove Addition Phase 8 as shown on the recorded plat is hereby approved.

Passed and adopted this 17<sup>th</sup> day of April, 2023.

  
Jim Hugaman, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Patrick Carter, City Attorney



**REQUEST:**            *Approval of Resolution 23-54*  
**SUBMITTED BY:**   Missy Stahl, CIP Manager  
**DATE:**                April 17, 2023  
**RE:**                    To accept the dedication of road rights-of-way and public  
                              improvements for Cherry Grove Addition Phase 8  
**ATTACHMENTS:**   Certificate of satisfaction, final plat

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**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 Cherry Grove Addition Phase 8.

**BACKGROUND:**

Planning Commission has recommended the acceptance of the roads and public improvements within Cherry Grove Addition Phase 8 by PC Resolution 23-32, approved on April 10, 2023. A certificate of satisfaction has been signed by City staff.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 23-54 to accept the dedication of road rights-of-way and public improvements for Cherry Grove Addition Phase 8.

FORM FOR OFFER OF  
IRREVOCABLE DEDICATION

AGREEMENT made this 27<sup>th</sup> day of March 2023, 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 37004 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Cherry Grove Add. Ph B dated 8/20/18 and prepared by Anderson, DeK. Epps + ASSOC. 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 17<sup>th</sup> day of April, 2023, 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:

Don R Cameron III

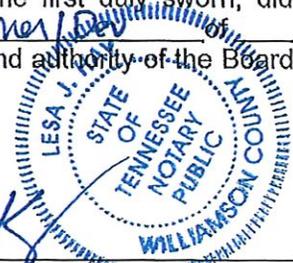
March 27 2023  
Date

Don R Cameron, III  
Developer Signature

STATE OF TENNESSEE

(COUNTY OF Williamson)

On this 27 day of March, 2023, before me personally appeared \_\_\_\_\_, to me known, who, being by me first duly sworn, did depose and say that he resides in Williamson; that he is the Owner/Dev Cherry Grove Pk 8; that he signed his name thereto by like order and authority of the Board of Directors of said corporation, and that.



[Signature]  
INDIVIDUAL 10-23-23

ATTEST: [Signature]

FOR THE CITY OF SPRING HILL:

April 17, 2023

BY: [Signature]  
Signature  
Jim Hayaman  
Printed Name

(CORPORATE SEAL)



## CERTIFICATE OF SATISFACTORY COMPLETION

Date: 3/22/23

Don R. Cameron, III

Cherry Grove Addition

Phase 8

Development Name: Cherry Grove Addition

Phase or Section of Construction: Phase 8

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

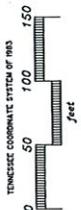
I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

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

Approved By:

Tyler Scrogins  
City of Spring Hill Public Works Director

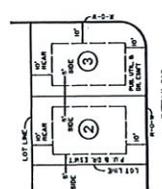
Tyler Scrogins  
Printed name



**BULK STANDARDS**

BULK ITEM	PHASE B/SECTION 1	PHASE C/SECTION 2
MINIMUM LOT AREA	5,000 S.F.	5,000 S.F.
MINIMUM FRONT YARD SETBACK	10 FT.	10 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.	5 FT.
TOTAL AREA	427 AC.	427 AC.

- Legend**
- - SANITARY EXTERIOR MANHOLE
  - - WATER LINE
  - - FIRE HYDRANT
  - ⊗ - GATE VALVE
  - - 12" DRAINAGE MANHOLE
  - - 18" DRAINAGE MANHOLE
  - - 24" DRAINAGE MANHOLE
  - - 30" DRAINAGE MANHOLE
  - - 36" DRAINAGE MANHOLE
  - - 42" DRAINAGE MANHOLE
  - - 48" DRAINAGE MANHOLE
  - - 54" DRAINAGE MANHOLE
  - - 60" DRAINAGE MANHOLE
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  - - 1200" DRAINAGE MANHOLE



**P72/147**

**PLAT BOOK P72**

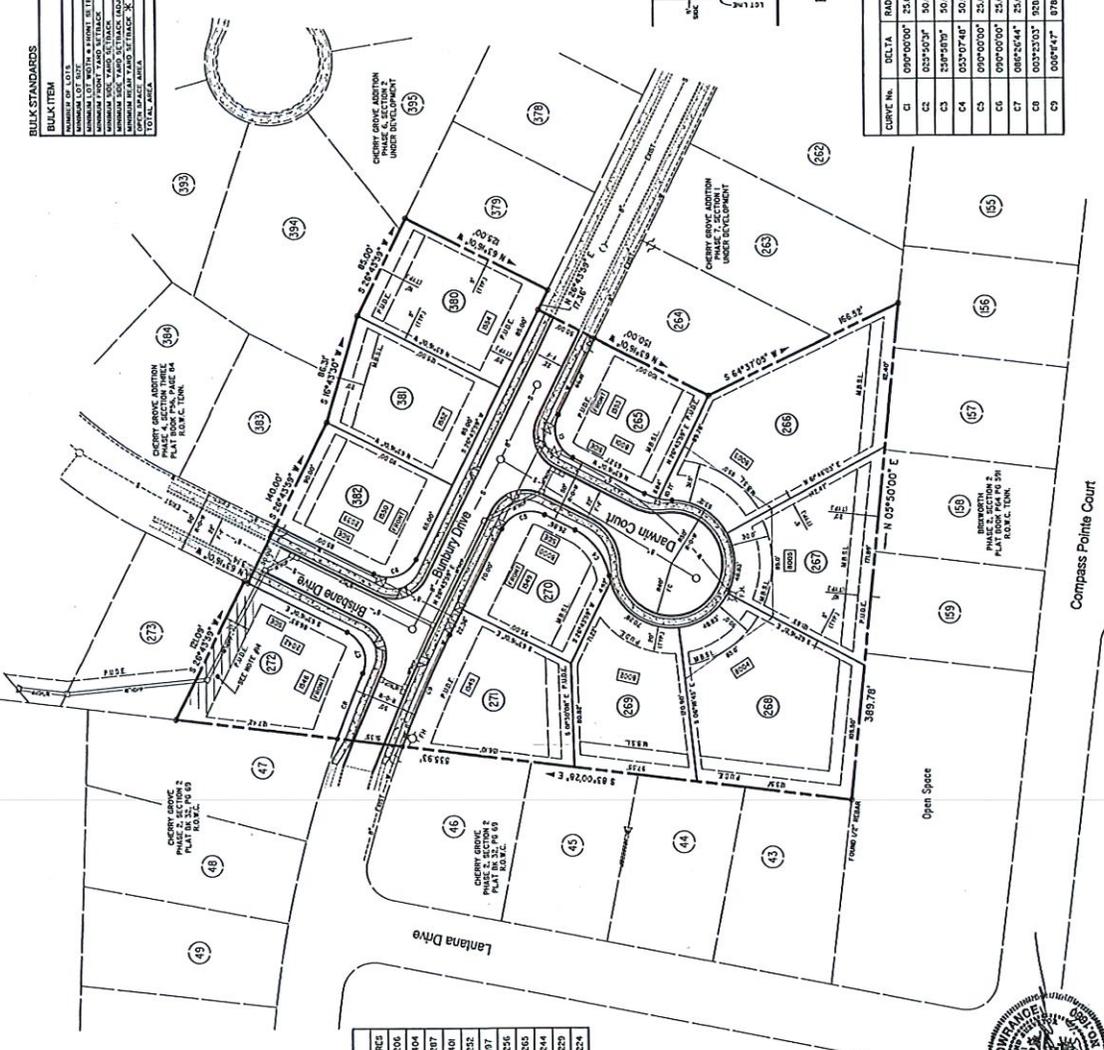
**DATE: 11/13/20**

**OWNER: DON & CAROLINE**

**SURVEYOR: SHIRLEY ANDERSON**

**Curve Table**

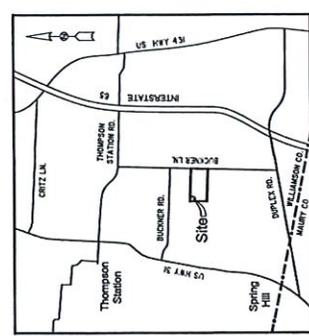
CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG.	CHORD END.
C1	09°00'00"	25.00'	39.27'	23.00'	32.36'	0+00.00'	0+39.27'
C2	02°59'59"	30.00'	22.35'	14.47'	22.36'	0+39.27'	0+61.62'
C3	02°59'59"	30.00'	22.60'	17.71'	24.02'	0+61.62'	0+84.22'
C4	02°59'59"	30.00'	46.35'	22.00'	44.72'	0+84.22'	0+130.94'
C5	09°00'00"	25.00'	39.27'	23.00'	32.36'	0+130.94'	0+170.20'
C6	09°00'00"	25.00'	39.27'	23.00'	32.36'	0+170.20'	0+210.56'
C7	09°00'00"	25.00'	37.72'	23.00'	34.24'	0+210.56'	0+250.80'
C8	09°00'00"	25.00'	44.84'	27.43'	54.83'	0+250.80'	0+305.63'
C9	09°00'00"	25.00'	47.25'	27.43'	54.83'	0+305.63'	0+360.46'



LOT NO.	SQ. FT.	LARGE
245	8,378	0.206
255	12,599	0.314
267	12,482	0.312
268	17,460	0.431
269	10,987	0.272
270	8,581	0.212
271	8,144	0.205
272	8,540	0.212
380	10,025	0.249
381	9,987	0.248
382	9,765	0.242

- NOTES:**
1. SITE IS LOCATED ON PROPERTY MAP NO. 146, PARCEL L, 1/4 SEC. 10, T10N, R10E, DISTRICT 1, WILLSON COUNTY, TENNESSEE.
  2. OWNER: DON & CAROLINE ANDERSON, FRANKLIN, TN 37064
  3. DEVELOPER: CAROLINE ANDERSON, FRANKLIN, TN 37064
  4. PLANNED/SURVEYOR: ANDERSON, DON & CAROLINE, INC., 1407 1/2 N. MAIN ST., FRANKLIN, TN 37064
  5. CREATING ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD)
  6. TOTAL AREA IN SEC: 447.84 AC.
  7. AREA WITHIN PHASE B: 428.84 AC.
  8. AREA WITHIN PHASE C: 278.84 AC.
  9. AREA WITHIN PHASE D: 93.22 AC.
  10. AREA WITHIN PHASE E: 133.84 AC.
  11. AREA WITHIN PHASE F: 73.84 AC.
  12. AREA WITHIN PHASE G: 133.84 AC.
  13. AREA WITHIN PHASE H: 133.84 AC.
  14. AREA WITHIN PHASE I: 133.84 AC.
  15. AREA WITHIN PHASE J: 133.84 AC.
  16. AREA WITHIN PHASE K: 133.84 AC.
  17. AREA WITHIN PHASE L: 133.84 AC.
  18. AREA WITHIN PHASE M: 133.84 AC.
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  21. AREA WITHIN PHASE P: 133.84 AC.
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  23. AREA WITHIN PHASE R: 133.84 AC.
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  78. AREA WITHIN PHASE BU: 133.84 AC.
  79. AREA WITHIN PHASE BV: 133.84 AC.
  80. AREA WITHIN PHASE BV: 133.84 AC.

7. PROPERTY IS LOCATED IN ZONE 2, AREA OF UNINCORPORATED AS SHOWN ON MAP NO. 146, PARCEL L, 1/4 SEC. 10, T10N, R10E, DISTRICT 1, WILLSON COUNTY, TENNESSEE, EFFECTIVE DATE SEPTEMBER 19, 2004.
8. THIS PLAN IS SUBMITTED FOR THE FOLLOWING REASONS: TO OBTAIN A PLAT APPROVAL.
9. ALL UTILITIES SHALL BE UNDERGROUND.
10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
11. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
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**Phase Eight**

**Cherry Grove Addition**

**FINAL SUBDIVISION PLAT**

**CITY OF SPRING HILL PLANNING COMMISSION**

**TOTAL ACRES: 3.69**

**TOTAL LOTS: 11**

**ACRES ROADWAY: 0.87**

**ACRES OPEN SPACE: 0**

**OWNER: DON & CAROLINE**

**ZONING: RESIDENTIAL PUD**

**SURVEYOR: ANDERSON, DON & CAROLINE**

**DATE: 11/13/20**

**SCALE: 1" = 50'**

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision shown hereon is in accordance with the provisions of the Subdivision Map Act of the State of Tennessee, and that the same has been approved by the Planning Commission of the City of Spring Hill, Tennessee, and that the same is in compliance with the provisions of the Subdivision Map Act of the State of Tennessee, and that the same is in compliance with the provisions of the Subdivision Map Act of the State of Tennessee.

**CERTIFICATE OF APPROVAL OF THE APPROVAL OF PUBLIC WORKS OR BOND POSTING**

I hereby certify that the subdivision shown hereon is in accordance with the provisions of the Subdivision Map Act of the State of Tennessee, and that the same has been approved by the Planning Commission of the City of Spring Hill, Tennessee, and that the same is in compliance with the provisions of the Subdivision Map Act of the State of Tennessee, and that the same is in compliance with the provisions of the Subdivision Map Act of the State of Tennessee.

**CERTIFICATE OF SURVEY ACCURACY**

I (we) hereby certify that to the best of my (our) knowledge and belief, and to the best of my (our) knowledge and belief, the information furnished in this plat is true and correct, and that the same is in compliance with the provisions of the Subdivision Map Act of the State of Tennessee, and that the same is in compliance with the provisions of the Subdivision Map Act of the State of Tennessee.

**CERTIFICATE OF APPROVAL OF APPROVAL OF WATER SYSTEM**

I hereby certify that the same standards outlined or indicated on the Final Subdivision Plat entitled PHASE 8, CHERRY GROVE ADDITION, have been met, and that the same is in compliance with the provisions of the Subdivision Map Act of the State of Tennessee, and that the same is in compliance with the provisions of the Subdivision Map Act of the State of Tennessee.

**CERTIFICATE OF OWNERSHIP AND REDIGATION**

I hereby certify that the same standards outlined or indicated on the Final Subdivision Plat entitled PHASE 8, CHERRY GROVE ADDITION, have been met, and that the same is in compliance with the provisions of the Subdivision Map Act of the State of Tennessee, and that the same is in compliance with the provisions of the Subdivision Map Act of the State of Tennessee.