

RESOLUTION 14-91

A RESOLUTION TO APPROVE THE ACCEPTANCE AND DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR BENEVENTO EAST SECTION 1

WHEREAS, Community First Bank & Trust has a recorded Final Plat for Benevento East Section 1 in Williamson County Plat Book P54, Page 112; and

WHEREAS, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill by Ole South Properties Inc. Purchased from Community First Bank & Trust; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

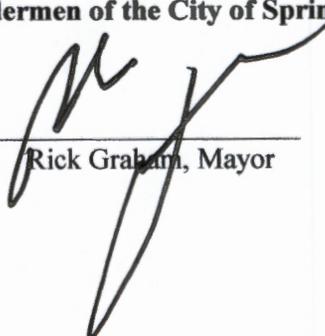
WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

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 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 Improvement's be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Spring Hill that dedication and acceptance of Road Rights-of Way and Public Improvement's within Benevento East Section 1 as shown on the recorded plat is hereby approved.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on this 18th day of August, 2014.



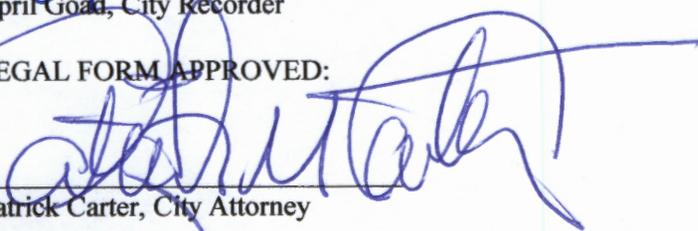
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



REQUEST: **Approval of Resolution 14-91**
DEPARTMENT: **Building Codes**
SUBMITTED BY: **Chris Brooks, Codes Director**
DATE: **July 21, 2014**
RE: **Offer of Dedications for Roads and Right of Ways**

OVERVIEW:

- Requesting approval of Resolution 14-91 for the Offer of Dedication of Roads and Right of Ways.

HIGHLIGHTS:

- Complying with Spring Hill Subdivision Regulations

ADDITIONAL INFORMATION:

- In packets you will find the signed Certificate of Satisfaction for each Development with inspection reports and the Offer of Dedication signed by Developer and final plat for each development.

Key Notes : NA

**RESOLUTION 14-23 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD
RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING
PLAT FOR BENEVENTO EAST SECTION 1**

WHEREAS, Community First Bank & Trust has a recorded Final Plat for Benevento East Section 1 in Williamson County Plat Book P54, Page 112; and

WHEREAS, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill by Ole South Properties Inc. Purchased from Community First Bank & Trust; 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

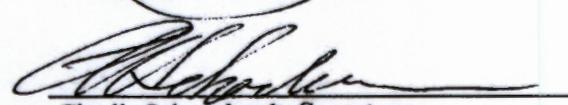
WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of Way and Public Improvement's within Benevento East Section 1 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 28th day of July, 2014



Jonathan Schwartz, Chairman



Charlie Schoenbrodt, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

June 6, 2014

Old South Properties

Benevento East

Phase 1

Development Name: Old South Properties

Phase or Section of Construction: Benevento Phase 1

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs

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.

Jackie Glenn
City of Spring Hill Utility Inspector (signature)

JACKIE GLENN

Printed name:

Approved By:

Jeff Foster 66-11
Jeff Foster, Director of Public Works

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

City of Spring Hill

Public Works Department

Subdivision: BENEVETO EAST _____ Phase: 1

Preconstruction Meeting Date: 10/04/06

Developer: STACY SANTORO Contractor: GARY ALLEN

Procedure	Date	Results	Inspector	Comments
SEWER				
State Approved Plans Received	38953	YES	JACKIE GLENN	
Lines Installed		OK		
Backfill Material		YES		Gravel or Compacted Dirt
Compaction Results		YES		
Air Test	39175	OK	JIM VRDOLJAK	
Vacuum Test M.H.s	39274	ok	LARRY BOBO	
Mark Service Lines	39274	OK	JACKIE GLENN	
AS BUILT Drawings				

WATER				
State Approved Plans Received #WS 05-09	YES			
Lines Installed		yes		
Pressure Test	39204	pass	jackie	clorine 5.5
Bacteriological Test	39329	PASS	jackie	
WIRE CONTINUITY	39199	PASS	BERNIE	
Locate Valve Boxes	39199	OK	jackie	
Stake Meter Boxes	39199	OK	jackie	
Fire Hydrant Grade	39199	OK	jackie	

STREETS				
Proof Roll Subgrade	39210	OK	JACKIE	ONE SOFT SPOT
Proof Roll Base Stone	39308	PASS	JACKIE	HARD BASE
Check M.H. Castings				
Binder Installed				
Curb Installed	39231	OK	JACKIE	CURB AND GUTTER
Sidewalk Frame Inspected				Each Lot and common areas.
Sidewalks Installed				Each Lot and common areas.
Traffic & Street Signs	39388	OK	JACKIE	
Street Lights	39388	OK	JACKIE	
Topping Installed				

DRAINAGE				
Erosion Control Established	38995	OK	JACKIE	
Drainage Pipe Installed		OK		
Drainage Structures Installed		OK		
Swales Stabilized				

Performance to Maintenance Wa: 39388 ok JACKIE
City Acceptance (Final) Walk Through Date:

NOTES:

MADE CHANGES FOR WATER CONNECTION (MAIN) FROM PIPKIN HILLS TIE IN TO BUCKNER LN TIE IN BETWEEN LOTS LOTS 21&20 AT ENTRANCE ON DUPLEX MOVE HYD AT LOT 121 AND MOVE IT ON LOT 1 NEAR ENTRANCE. SOLUTION

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 10 day of June 2014, 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 Ole South Properties, a Sub S Corporation having its office and place of business at 201 E. Main St. Suite 300 Murfreesboro, hereinafter designated as the "developer". TN 37130

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Benevento East dated 1/3/07 and prepared by Stan Ford & Assoc. 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 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.

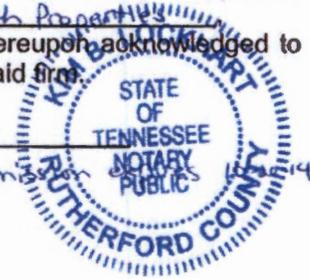
ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF Rutherford) SS: _____

On this 6th day of June of 2014, before me personally appeared Jason Beavers, to me known to be one of the firm Ole South Properties 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.

Kim B. Lockhart
CORPORATE my commission expires _____
Kim B. Lockhart
Notary Public



STATE OF TENNESSEE

(COUNTY OF _____) SS: _____

On this _____ day of _____, 20____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and say that he resides in _____; that he is the _____ of _____ 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.

INDIVIDUAL

CURVE	DATA	BEARING	ARC	START POINT	CHORD BEARING	CHORD
C1	379°27'	75.00'	134.42'	43.84'	162°20'11"	122.84'
C2	107°49'18"	25.00'	38.43'	25.34'	164°27'49"	25.81'
C3	107°49'18"	25.00'	38.43'	24.41'	162°19'21"	25.70'
C4	175°14'	25.00'	3.65'	2.67'	162°19'21"	2.60'
C5	149°22'	25.00'	8.27'	3.17'	162°21'21"	8.27'
C6	49°22'	25.00'	21.67'	11.18'	162°24'21"	20.81'
C7	49°22'	25.00'	21.67'	11.17'	162°16'21"	20.81'
C8	42°17'17"	25.00'	38.48'	16.21'	162°14'18"	20.87'
C9	42°17'17"	25.00'	38.48'	16.21'	162°14'18"	20.87'
C10	371°47'	25.00'	38.48'	27.21'	162°22'21"	43.94'
C11	371°47'	25.00'	38.48'	27.21'	162°22'21"	43.94'
C12	107°49'18"	25.00'	38.43'	18.84'	162°21'21"	25.81'
C13	107°49'18"	25.00'	38.43'	18.84'	162°21'21"	25.81'
C14	107°49'18"	25.00'	38.43'	24.41'	162°19'21"	25.70'
C15	107°49'18"	25.00'	38.43'	24.41'	162°19'21"	25.70'
C16	107°49'18"	25.00'	38.43'	25.34'	162°17'21"	25.81'
C17	107°49'18"	25.00'	38.43'	25.34'	162°17'21"	25.81'
C18	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C19	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C20	107°49'18"	25.00'	38.43'	11.18'	162°24'21"	20.81'
C21	107°49'18"	25.00'	38.43'	11.18'	162°24'21"	20.81'
C22	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C23	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C24	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C25	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C26	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C27	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C28	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C29	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C30	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C31	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C32	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C33	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C34	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C35	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C36	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C37	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C38	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C39	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C40	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C41	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C42	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C43	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C44	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C45	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C46	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C47	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C48	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C49	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'
C50	107°49'18"	25.00'	38.43'	11.17'	162°24'21"	20.81'

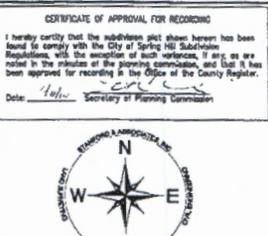
CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner (s) of the property shown and described herein as indicated in Book 4594 Pages 340-341, County Register Office, and that I (we) hereby accept this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that others of irrevocable dedication for all public ways, utilities, and other facilities have been filed.
 Date: 1/10/2007 Owner: *James W. Hopper & Associates*

CERTIFICATION OF APPROVAL OF WATER & SEWER SYSTEM
 I hereby certify that the Water and Sewer system outlined or indicated on the first plat subdivision plat entitled Benevento East Subdivision has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.
 Date: 1/10/2007 Name: *John Hopper* Authorized Approving Agent

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 portions, 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: 1/10/2007 Secretary of Planning Commission

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 this is a class "D" Land Survey as defined in Title 60, Chapter 16, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.
 Date: 08/14/2007 Registered Land Surveyor: *John Hopper* No. 602

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING
 I hereby certify that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the City of Spring Hill Subdivision Regulations, 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: 1/10/2007



LINE	BEARING	DISTANCE
L1	N06°40'03"W	12.17'
L2	S89°34'30"W	25.17'
L3	S25°24'18"W	28.15'
L4	S06°40'03"W	33.17'
L5	S06°40'03"W	19.26'

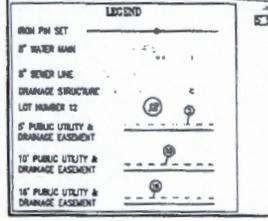


GENERAL NOTES
 1. The Open Space shall be maintained by the Homeowner Assoc. created for the purpose of maintaining all common open space and grounds including the detention areas shown on this plat.
 2. This site does not have any government imposed flood plain areas per the latest FEMA maps available to me as of this date.
 3. Building Lots shall be as follows:
 a. Minimum Lot Area = 10,000 sq. ft.
 b. Minimum lot width of building line = 80 feet
 c. Minimum Front Setback 50' R/W = 30 feet
 d. Minimum Front Setback 90' R/W = 40 feet
 e. Minimum Side Setback from Lot Line = 10 feet
 f. Minimum Rear Setback = 25 feet

P53/43
 04/18/2018 - 06:36:54 AM
 10013458
 PLAT BOOK: P53
 PAGE: 43
 DATE: 1/10/2007
 SCALE: 1" = 100'
 CLOSURE: 1/10,000
 PROPERTY MAP 198, PARCEL 12, DEED BK 452, PG 489

**BENEVENTO EAST
 FINAL PLAT SECT. 1**
 MINIMUM LOT SIZE = 10,000 sq. ft.
 CURRENT ZONING: R-2 (PUD)

**CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION
 WILLIAMSON COUNTY - STATE OF TENNESSEE**
 TOTAL ACRES = 15.36 ac. TOTAL LOTS = 43
 ACRES NEW ROAD = 1.81 ACRES NEW ROAD = 0.45
 OWNER: Seaton Custom Homes, Inc. CIVIL DISTRICT: 1112
 Community First Bank & Trust
 501 South James Campbell Blvd.
 Columbia, TN 38401
 Ph: 601-775-7000
 DATE: 1/10/2007 SCALE: 1" = 100' CLOSURE: 1/10,000
 PROPERTY MAP 198, PARCEL 12, DEED BK 452, PG 489



CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES
 SUBDIVISION AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
 DATE: 1/10/2007
 EMERGENCY COMMUNICATION: 911

