

RESOLUTION 14-92

Removed
from
Agenda 7-21-2014

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF
ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE
EXISTING PLAT FOR
WADES GROVE SECTION 1**

WHEREAS, Developer John Maher Builders, Inc. has a recorded Final Plat for Wades Grove Section 1 in Williamson County Plat Book P41, Page 109; and

WHEREAS, said Plat show 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, 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 common open space in the center of Wades Crossing entrance known as lot 884 has been paved and the pavement shall be the maintenance responsibility of the City of Spring Hill.

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; and

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 Wades Grove Section 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 21th day of July, 2014.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

**RESOLUTION 14-36 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
WADE'S GROVE SECTION 1**

WHEREAS, Developer John Mayer Builders, Inc. has a recorded Final Plat for Wade's Grove Section 1 in Williamson County Plat Book P41, Page 109; and

WHEREAS, said Plat show 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 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 common open space in the center of Wades Crossing entrance known lot 884 will not be landscaped by Developer, but the City of Spring Hill will be responsible for this common open space (lot 884) for the top coat of 1 ½ asphalt only at the time of repaving.

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 Wade's Grove Section 1 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 14th day of July, 2014



Jonathan Schwartz, Chairman



Charlie Schoenbrodt, Secretary

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 10 day of JANUARY 20 13, 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 JOHN MAHER BUILDERS, INC., a PRIVATE CORPORATION having its office and place of business at 1109 OLD KEDRON RD, SPRING HILL, TN hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled WADES GROVE 1 dated 6/27/05 and prepared by LEON STANFORD and

WHEREAS, said plat designates certain public improvements consisting of Roads, R.O.W, sewer, water, storm drain & 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 A attached hereto;

WHEREAS, the Developer has delivered Documents 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 of conveyance for the premises described in Schedule A 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 19 day of February, 2013, 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:

JOHN MAHER BUILDERS, INC

JANUARY 10 2013
Date

John Maher Pres.
Developer Signature

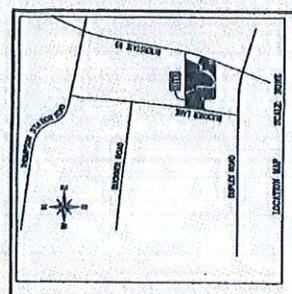
(CORPORATE SEAL)

ATTEST: April Deard
City Recorder

July 21, 2014

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature
Chris Graham
Printed Name



P41/109

WADE'S GROVE

CITY OF SAN FRANCISCO, CALIFORNIA
 COUNTY OF SAN FRANCISCO
 OFFICE OF THE CITY ENGINEER
 100 MARKET STREET, SAN FRANCISCO, CALIFORNIA 94102
 PHONE: 415-376-3100
 FAX: 415-376-3101

PROJECT INFORMATION:

PROJECT NAME: WADE'S GROVE
 PROJECT NUMBER: 100-100-0000
 PROJECT ADDRESS: 100-100-0000
 PROJECT OWNER: WADE'S GROVE
 PROJECT ARCHITECT: WADE'S GROVE
 PROJECT ENGINEER: WADE'S GROVE
 PROJECT DATE: 10/10/10

SCALE: 1" = 100'

NOTICE:

1. The City of San Francisco is hereby approving the final plat of subdivision for the project shown on the attached final plat of subdivision. This approval is based on the information provided by the applicant and the City Engineer's review of the same. The City Engineer does not warrant the accuracy of the information provided by the applicant or the City Engineer's review of the same. The City Engineer does not warrant the accuracy of the information provided by the applicant or the City Engineer's review of the same.

CERTIFICATE OF APPROVAL FOR RECORDING:

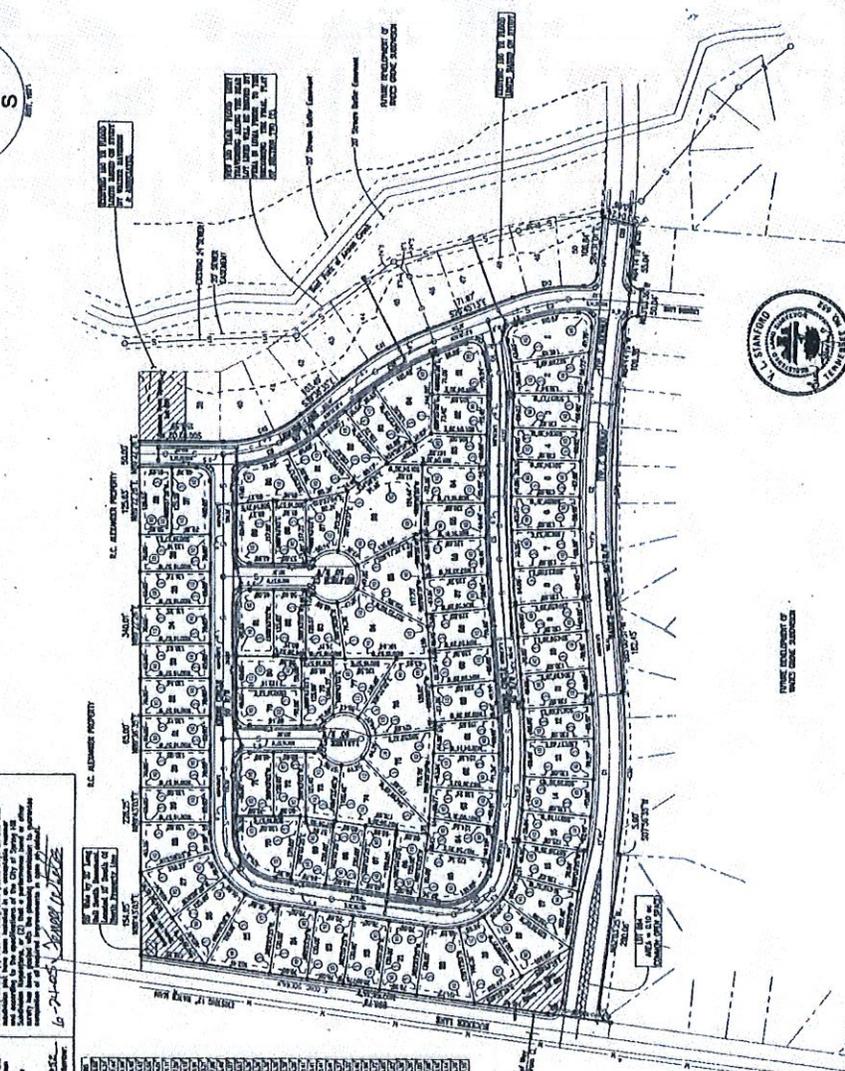
I, the City Engineer, do hereby certify that the final plat of subdivision shown on the attached final plat of subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 37A of the California Government Code, and the provisions of the Subdivision Map Act, Chapter 37A of the California Government Code, and the provisions of the Subdivision Map Act, Chapter 37A of the California Government Code.

CERTIFICATE OF APPROVAL OF PUBLIC WORKS OR ROAD WORK:

I, the City Engineer, do hereby certify that the final plat of subdivision shown on the attached final plat of subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 37A of the California Government Code, and the provisions of the Subdivision Map Act, Chapter 37A of the California Government Code, and the provisions of the Subdivision Map Act, Chapter 37A of the California Government Code.

CERTIFICATE OF DESIGN AND SECTION:

I, the City Engineer, do hereby certify that the final plat of subdivision shown on the attached final plat of subdivision is in accordance with the provisions of the Subdivision Map Act, Chapter 37A of the California Government Code, and the provisions of the Subdivision Map Act, Chapter 37A of the California Government Code, and the provisions of the Subdivision Map Act, Chapter 37A of the California Government Code.



NOTICE:

1. The City of San Francisco is hereby approving the final plat of subdivision for the project shown on the attached final plat of subdivision. This approval is based on the information provided by the applicant and the City Engineer's review of the same. The City Engineer does not warrant the accuracy of the information provided by the applicant or the City Engineer's review of the same. The City Engineer does not warrant the accuracy of the information provided by the applicant or the City Engineer's review of the same.

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