

**RESOLUTION 15-73**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF  
ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE  
EXISTING PLAT FOR  
MEADOWBROOK PHASE 2 SECTION 3**

**WHEREAS**, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 2 Section 3 in Maury County Plat Book P18, Page 271; 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

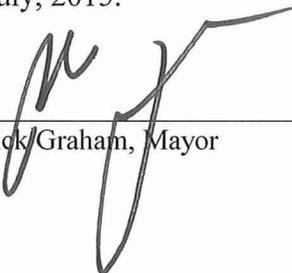
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that thorough inspections of the road rights-of-way, the design intent has been achieved; and

**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 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 Meadowbrook Phase 2 Section 3 as shown on the recorded plat is hereby approved.

Passed and adopted this 20<sup>th</sup> day of July, 2015.

  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney

**RESOLUTION 15-17 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD  
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING  
PLAT FOR  
MEADOWBROOK PHASE 2 SECTION 3**

**WHEREAS**, Developer Cornerstone Land Company recorded Final Plats for Meadowbrook Phase 2 Section 3 in Maury County Plat Book P18, Page 271; 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 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 Meadowbrook Phase 2 Section 3 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 8<sup>th</sup> day of June, 2015

  
\_\_\_\_\_  
Paul Downing, Chairman

  
\_\_\_\_\_  
Dara Sanders, Secretary



## CERTIFICATE OF SATISFACTORY COMPLETION

July 23, 2014

Old South Properties

Meadow Brook

Phase 2 Section 1-2-3

Development Name: Old South Properties

Phase or Section of Construction: Meadow Brook Phase 2 1 section 2 section 3 section

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

(Need to replace drainage pipe 2308 Longhunter Chase Dr.)

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.

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

Approved By:

Jeff Foster  
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

**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

**AGREEMENT** made this 15<sup>th</sup> day of July 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 Cornesston Land Company, a Partnership, having its office and place of business at 201 E. Main St. Suite 300 hereinafter designated as the "developer". Murfreesboro, TN 37130

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Meadow Brook Ph. 2 dated 9/27/08 and prepared by O'Leary & Assoc. and

**WHEREAS**, said plat designates certain public improvements consisting of roads  
water lines, sewer lines, storm drain 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 20<sup>th</sup> day of July, 2015, 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:

Cornerstone Land Company

  
\_\_\_\_\_  
Developer Signature

7/15/14 \_\_\_\_\_ 20  
Date

(CORPORATE SEAL)

ATTEST: April Good

July 20, 20 15

FOR THE CITY OF SPRING HILL:

BY:   
\_\_\_\_\_  
Signature

Rick Graham  
\_\_\_\_\_  
Printed Name

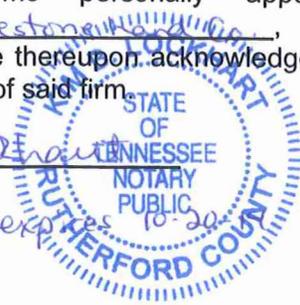
**ACKNOWLEDGEMENT:  
COPARTNERSHIP**

**STATE OF TENNESSEE**

(COUNTY OF Rutherford) SS: \_\_\_\_\_

On this 15<sup>th</sup> day July of 2014, before me personally appeared John F. Floyd, to me known to be one of the firm Cornestone, 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. Loch  
~~CORPORATE~~  
my commission expires 10-20-20

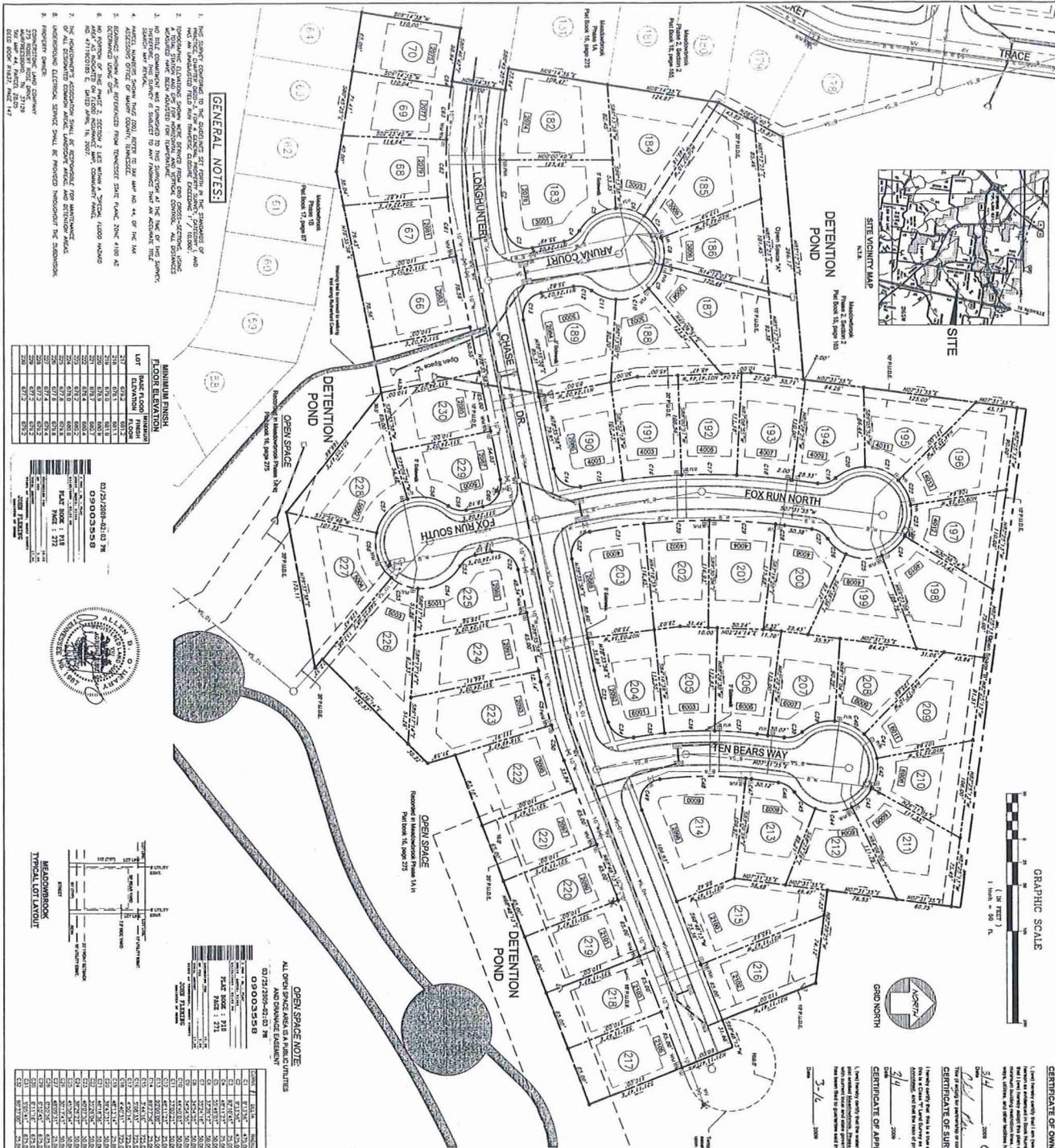


**STATE OF TENNESSEE**

(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



- GENERAL NOTES:**
1. THIS PLAT IS SUBMITTED TO THE OFFICE OF THE REGISTER OF DEEDS AND RECORDS FOR RECORDATION AND TO BE RECORDED WITH THE DEEDS AND RECORDS OFFICE. THIS PLAT IS NOT TO BE CONSIDERED VALID UNLESS IT IS RECORDED WITH THE DEEDS AND RECORDS OFFICE.
  2. THE REGISTER OF DEEDS AND RECORDS OFFICE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DEEDS AND RECORDS OFFICE.
  3. THE REGISTER OF DEEDS AND RECORDS OFFICE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DEEDS AND RECORDS OFFICE.
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  9. THE REGISTER OF DEEDS AND RECORDS OFFICE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DEEDS AND RECORDS OFFICE.
  10. THE REGISTER OF DEEDS AND RECORDS OFFICE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DEEDS AND RECORDS OFFICE.

**MINIMAL FINISH FLOOR ELEVATION**

LOT	MINIMAL FINISH FLOOR ELEVATION
181	0.00
182	0.00
183	0.00
184	0.00
185	0.00
186	0.00
187	0.00
188	0.00
189	0.00
190	0.00
191	0.00
192	0.00
193	0.00
194	0.00
195	0.00
196	0.00
197	0.00
198	0.00
199	0.00
200	0.00
201	0.00
202	0.00
203	0.00
204	0.00
205	0.00
206	0.00
207	0.00
208	0.00
209	0.00
210	0.00
211	0.00
212	0.00
213	0.00
214	0.00
215	0.00
216	0.00
217	0.00
218	0.00
219	0.00
220	0.00
221	0.00
222	0.00
223	0.00
224	0.00
225	0.00
226	0.00
227	0.00
228	0.00
229	0.00
230	0.00
231	0.00
232	0.00
233	0.00
234	0.00
235	0.00
236	0.00
237	0.00
238	0.00
239	0.00

03/21/2009-03:10 PM  
 090003558  
 PLAN BOOK: 2711  
 PAGE: 1711  
 DATE: 3/11/09  
 JOB NUMBER: 090003558  
 JOB TITLE: MEADOWBROOK



**OPEN SPACE NOTE:**  
 ALL OPEN SPACE AREAS ARE PUBLIC UTILITIES AND SERVICE EASEMENTS.  
 03/21/2009-03:10 PM  
 090003558

**DEVELOPMENT SUMMARY**

HOUSE: 2, SCHOOLS: 0  
 TOTAL AREA: 566,790 SQ. FT. = 12.98 ACRES  
 Density: 43.66 Units per Acre

CLUSTER	LOT	AREA	TYPE	STATUS
1	181	1,000	RES	OK
1	182	1,000	RES	OK
1	183	1,000	RES	OK
1	184	1,000	RES	OK
1	185	1,000	RES	OK
1	186	1,000	RES	OK
1	187	1,000	RES	OK
1	188	1,000	RES	OK
1	189	1,000	RES	OK
1	190	1,000	RES	OK
1	191	1,000	RES	OK
1	192	1,000	RES	OK
1	193	1,000	RES	OK
1	194	1,000	RES	OK
1	195	1,000	RES	OK
1	196	1,000	RES	OK
1	197	1,000	RES	OK
1	198	1,000	RES	OK
1	199	1,000	RES	OK
1	200	1,000	RES	OK
1	201	1,000	RES	OK
1	202	1,000	RES	OK
1	203	1,000	RES	OK
1	204	1,000	RES	OK
1	205	1,000	RES	OK
1	206	1,000	RES	OK
1	207	1,000	RES	OK
1	208	1,000	RES	OK
1	209	1,000	RES	OK
1	210	1,000	RES	OK
1	211	1,000	RES	OK
1	212	1,000	RES	OK
1	213	1,000	RES	OK
1	214	1,000	RES	OK
1	215	1,000	RES	OK
1	216	1,000	RES	OK
1	217	1,000	RES	OK
1	218	1,000	RES	OK
1	219	1,000	RES	OK
1	220	1,000	RES	OK
1	221	1,000	RES	OK
1	222	1,000	RES	OK
1	223	1,000	RES	OK
1	224	1,000	RES	OK
1	225	1,000	RES	OK
1	226	1,000	RES	OK
1	227	1,000	RES	OK
1	228	1,000	RES	OK
1	229	1,000	RES	OK
1	230	1,000	RES	OK
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1	233	1,000	RES	OK
1	234	1,000	RES	OK
1	235	1,000	RES	OK
1	236	1,000	RES	OK
1	237	1,000	RES	OK
1	238	1,000	RES	OK
1	239	1,000	RES	OK

**AMENITIES NOTE:**  
 100% OF THE AMENITIES SHALL BE INSTALLED BY THE END OF PHASE 2 ARE COMPLETED.  
 Purpose: The purpose of this plat is to create 54 individual single family home sites.  
 LOT TABLE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, the undersigned, being the owner of the above described land, do hereby certify that the same is as shown on the attached plat, and that the same is being dedicated to the public use and enjoyment of the community of Meadowbrook, Tennessee, and that the same is being dedicated to the public use and enjoyment of the community of Meadowbrook, Tennessee, and that the same is being dedicated to the public use and enjoyment of the community of Meadowbrook, Tennessee.

3/11/09

**CERTIFICATE OF APPROVAL FOR RECORDING**

I, the undersigned, being the owner of the above described land, do hereby certify that the same is as shown on the attached plat, and that the same is being dedicated to the public use and enjoyment of the community of Meadowbrook, Tennessee, and that the same is being dedicated to the public use and enjoyment of the community of Meadowbrook, Tennessee.

3/11/09