

RESOLUTION 25-240

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR WILLIAMS PARK PHASE 1

WHEREAS, developer John Maher Builders, Inc. has a recorded Final Plat for Williams Park Phase 1 in Maury County Plat Book P17, Page 6; 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 October 13, 2025, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Williams Park Phase 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 Williams Park Phase 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 20th day of October, 2025.


Matt Fitterer, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney

STAFF MEMORANDUM

TO: Board of Mayor and Aldermen
FROM: Missy Stahl | CIP Director
DATE: 10/20/2025
SUBJECT: Resolution 25-240 | To accept the dedication of road rights-of-way and public improvements for Williams Park Phase 1

RECOMMENDATION:

Staff recommends approval of Resolution 25-240 to accept the dedication of road rights-of-way and public improvements for Williams Park Phase 1.

BACKGROUND:

Planning Commission has recommended the acceptance of the roads and public improvements within Williams Park Phase 1 by PC Resolution 25-77, approved on October 13, 2025. A certificate of satisfaction has been signed by City staff.

SUPPORTING DOCUMENTS:

Certificate of Satisfaction and Final Plat



City of Spring Hill | CIP Department

199 Town Center Parkway
Spring Hill, Tennessee 37174
mstahl@springhilltn.org
931-451-0962



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 9/16/25

John Maher Builders

Williams Park

Phase 1

Development Name: Williams Park

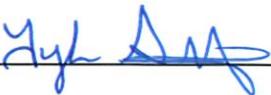
Phase or Section of Construction: Phase 1

Public Improvements: Final topping to all streets with 1 ½ inches of hot mix asphalt

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:
City of Spring Hill Public Works Director



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

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon as evidenced in Book _____ County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.
 Date: 11-16-06 Owner: Joe McRes.

CERTIFICATION OF APPROVAL OF WATER & SEWER SYSTEM
 I hereby certify that the Water and Sewer system outlined or indicated on the preliminary plat subdivision entitled Williams Park Subdivision Section One 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: 11-17-06 Name, Title, Agency or Authorized Approving Agent: Wynn Peterson, Secretary of Planning Commission

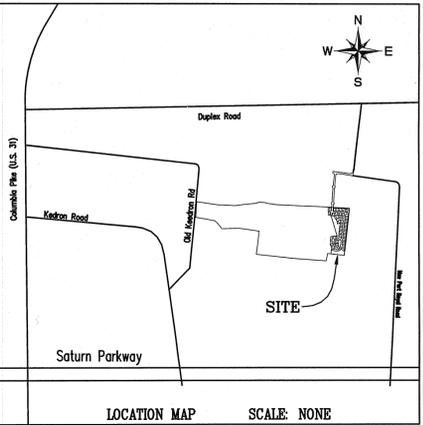
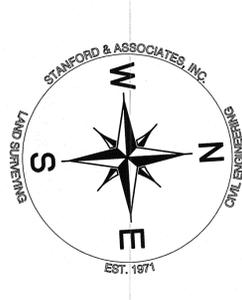
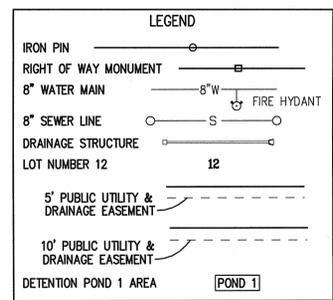
CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.
 Date: 11-17-06 Secretary of Planning Commission: Kenneth C. Wood

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 hereon; that this is a class "B" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.
 Date: 06/06/2006 Registered Land Surveyor: 652 Number: _____

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR 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 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: 11-17-06 _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES
 SUBDIVISION AND STREET NAMES APPROVED BY THE MAURY COUNTY EMERGENCY COMMUNICATION.
 DATE: 11/11/2006

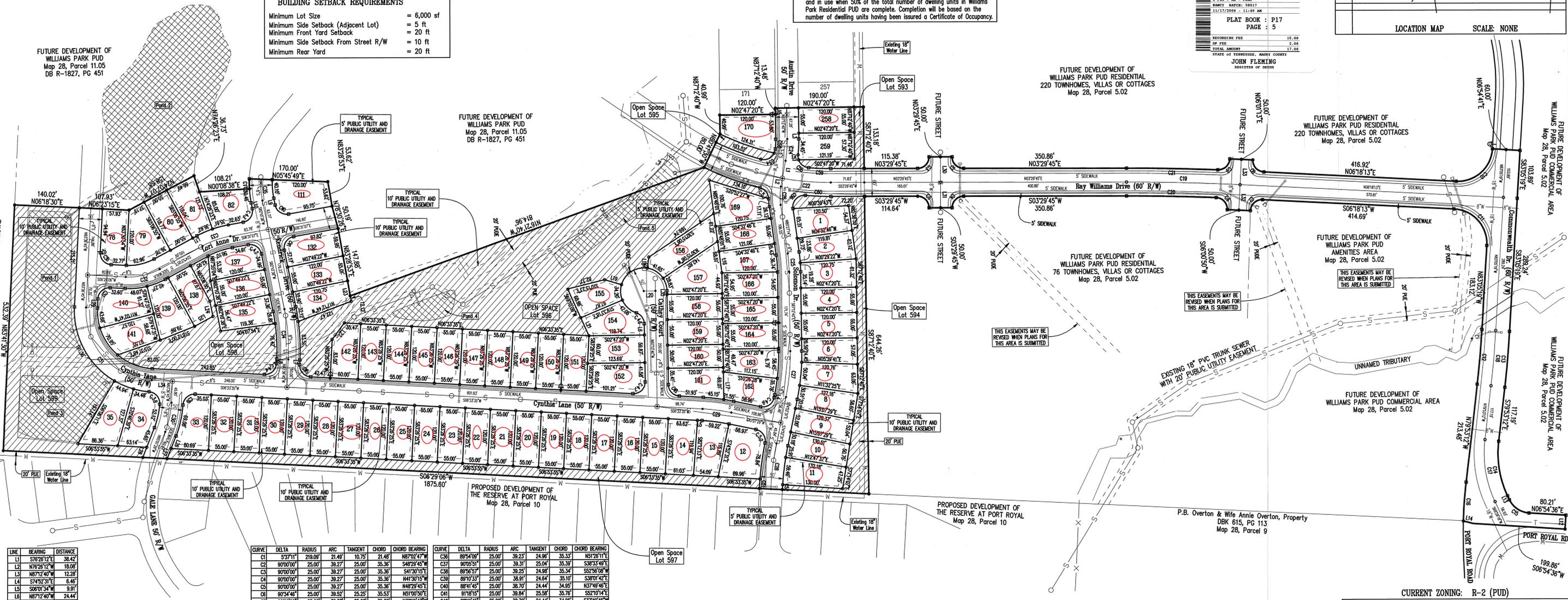
- NOTES:**
- The Homeowners' Association of Williams Park Subdivision shall be responsible for the Maintenance of Open Space and Amenities in Williams Park Subdivision Section 1 Including Detention Ponds on Lots 593-600 as shown on this Plat.
 - The Developer of Williams Park Subdivision Section 1 will be required to install Street Lights and Street Signs in Sections 1 in Accordance with the City of Spring Hill Subdivision Regulations.
 - FLOOD NOTE:** The Building Lots on this Plat are not included within areas designated as a special flood hazard area on the latest National Flood Insurance Program Maps available to me as of this date. Per Community Number 470 123 0105 B, revised 11/3/1989.
 - SIDEWALKS:** A FIVE FOOT WIDE (5') CONCRETE SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF RAY WILLIAMS DRIVE AND ALONG ONE SIDE OF ALL INTERNAL STREETS (50' R/W).
 - Open Space = 7.20 Acres = 28% of total site excluding Commonwealth Drive and Ray Williams Drive North of the boundary of open space lots 593 and 594.
 - All Open Space shown on Section One (1) shall be passive. A future Recreation & Amenities Area is planned for future development. The site is located at the southeast corner of Ray Williams Drive and Commonwealth Drive.
 - AMENITIES:** Per City Ordinances the Amenities Area will be 100% complete and in use when 50% of the total number of dwelling units in Williams Park Residential PUD are complete. Completion will be based on the number of dwelling units having been issued a Certificate of Occupancy.



11/17/2006-11:49 AM
06018668
 2 PGS. AL. - PLAT
 SHEET NUMBER: 0601
 11/17/2006 - 11:49 AM
 PLAT BOOK : P17
 PAGE : 5
 RECORDING FEE: 15.00
 MP. FEE: 2.00
 TOTAL AMOUNT: 17.00
 STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
 REGISTERED DEED

BUILDING SETBACK REQUIREMENTS

- Minimum Lot Size = 6,000 sf
- Minimum Side Setback (Adjacent Lot) = 5 ft
- Minimum Front Yard Setback = 20 ft
- Minimum Side Setback From Street R/W = 10 ft
- Minimum Rear Yard = 20 ft



11/17/2006-11:49 AM
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LINE	BEARING	DISTANCE
L1	S76°28'12"E	38.42
L2	N76°28'12"W	18.08
L3	N87°12'40"W	12.28
L4	S74°52'31"E	6.46
L5	S80°10'54"W	9.91
L6	N87°24'00"W	24.44
L7	N83°36'45"W	10.15
L8	S83°36'45"E	9.85
L9	S82°10'38"W	14.80
L10	N82°10'38"E	12.62
L11	S24°53'06"E	10.30
L12	N83°25'24"W	37.89
L13	S89°10'15"E	8.29
L14	N17°40'00"E	21.87
L15	S87°12'40"E	13.48
L16	N85°48'01"E	46.75
L17	S87°12'40"E	59.52
L18	N77°58'43"W	24.33
L19	N49°58'12"E	37.88
L20	S27°42'00"W	25.00
L21	N69°10'00"E	42.49
L22	S49°53'52"E	44.39
L23	S82°10'38"W	45.03
L24	S82°10'38"W	33.82
L25	N24°53'05"E	45.89
L26	S89°10'15"E	29.89
L27	N85°20'25"W	23.61
L28	N85°20'25"W	23.68
L29	N83°36'45"W	20.28
L30	S86°30'15"E	55.00
L31	S86°30'15"E	55.00
L32	S89°41'47"E	55.13
L33	S89°41'47"E	54.88
L34	S26°33'35"W	45.00
L35	N87°12'40"W	7.78

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	5°37'11"	210.00'	21.49'	10.75'	21.48'	N87°02'47"W
C2	8°00'00"	25.00'	39.27'	25.00'	35.36'	S48°29'45"W
C3	8°00'00"	25.00'	39.27'	25.00'	35.36'	S41°30'15"E
C4	8°00'00"	25.00'	39.27'	25.00'	35.36'	N49°30'15"W
C5	8°00'00"	25.00'	39.27'	25.00'	35.36'	N48°29'45"E
C6	8°03'46"	25.00'	39.52'	25.25'	35.53'	N51°00'50"E
C7	8°00'00"	25.00'	39.27'	25.00'	35.36'	N38°41'47"W
C8	8°00'00"	25.00'	39.27'	25.00'	35.36'	S51°18'13"W
C9	8°28'10"	25.00'	39.02'	24.75'	35.18'	S38°58'47"E
C10	8°23'33"	75.00'	117.01'	74.21'	105.50'	S32°23'23"E
C11	8°07'00"	75.00'	118.81'	75.81'	106.83'	N51°58'27"E
C12	3°12'08"	216.60'	118.28'	58.16'	118.28'	S81°29'15"E
C13	3°12'08"	216.60'	121.85'	60.84'	121.85'	N81°29'15"W
C14	31°38'30"	220.00'	121.50'	62.34'	119.96'	S81°13'27"E
C15	61°33'42"	50.00'	53.72'	28.78'	51.18'	S37°41'27"W
C16	4°21'17"	1030.00'	84.58'	42.31'	84.55'	S82°14'20"E
C17	31°38'30"	250.00'	138.08'	70.80'	138.32'	N81°17'53"E
C18	31°27'01"	244.80'	119.97'	60.00'	119.85'	S81°29'15"E
C19	2°48'28"	5000.00'	245.03'	122.54'	245.01'	N04°53'59"E
C20	2°13'43"	4970.00'	193.31'	96.67'	193.29'	N04°36'36"E
C21	2°14'28"	5030.00'	196.75'	98.39'	196.73'	S04°36'59"W
C22	10°04'33"	600.00'	105.43'	52.85'	105.29'	S08°31'48"W
C23	10°46'28"	250.00'	147.01'	73.58'	146.94'	S81°49'28"E
C24	8°07'00"	75.00'	118.81'	75.81'	106.83'	N51°58'27"E
C25	7°20'17"	312.00'	39.95'	20.00'	39.92'	N80°17'10"E
C26	18°08'33"	125.50'	39.67'	20.00'	39.50'	S85°29'29"E
C27	12°20'08"	462.68'	99.81'	50.00'	99.42'	S81°02'36"E
C28	8°38'23"	661.92'	99.81'	50.00'	99.72'	S79°11'43"E
C29	8°33'54"	421.17'	62.95'	31.54'	62.90'	S10°50'32"W
C30	18°35'17"	200.00'	84.88'	32.73'	84.80'	S74°19'06"E
C31	8°04'40"	150.45'	238.89'	150.00'	212.45'	S31°49'28"E
C32	31°27'11"	140.00'	76.89'	45.70'	75.70'	S81°59'15"E
C33	18°21'58"	200.00'	64.11'	32.33'	63.84'	N15°42'06"E
C34	14°12'37"	441.25'	109.44'	55.00'	109.16'	S89°18'57"W
C35	13°35'11"	194.09'	46.02'	23.12'	45.82'	N85°58'14"E

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C36	8°54'09"	25.00'	39.23'	24.96'	35.33'	N51°28'11"E
C37	9°05'51"	25.00'	39.31'	25.04'	35.39'	S38°33'49"E
C38	8°56'57"	25.00'	39.25'	24.95'	35.34'	S22°56'09"W
C39	8°57'33"	25.00'	38.91'	24.64'	35.10'	S38°04'07"E
C40	8°84'45"	25.00'	38.70'	24.44'	34.95'	N37°48'48"E
C41	9°18'15"	25.00'	39.84'	25.58'	35.78'	S22°10'14"E
C42	8°84'45"	25.00'	38.70'	24.44'	34.95'	S37°48'48"E
C43	9°18'15"	25.00'	39.84'	25.58'	35.78'	N52°10'14"W
C44	9°10'20"	25.00'	39.35'	25.05'	35.41'	N39°31'35"W
C45	8°49'49"	25.00'	38.97'	24.92'	35.30'	N51°28'37"E
C46	7°13'44"	25.00'	37.77'	17.85'	28.87'	S57°31'28"E
C47	8°34'15"	25.00'	40.92'	26.70'	36.50'	N40°19'32"E
C48	8°01'45"	25.00'	37.82'	23.41'	34.17'	N49°40'28"E
C49	8°00'00"	25.00'	39.27'	25.00'	35.36'	S29°52'31"W
C50	8°39'55"	25.00'	39.12'	24.85'	35.25'	S59°57'26"W
C51	1°45'45"	686.92'	20.73'	10.37'	20.73'	S82°39'29"E
C52	0°57'57"	636.92'	10.67'	5.34'	10.67'	S83°02'07"E
C53	7°42'32"	25.00'	32.44'	18.96'	30.21'	S54°47'54"W
C54	7°44'52"	25.00'	34.80'	20.88'	32.05'	S20°57'06"E
C55	6°53'16"	25.00'	29.19'	16.51'	27.56'	N41°48'07"E
C56	10°35'21"	25.00'	44.88'	31.48'	39.51'	N43°00'05"W
C57	2°43'02"	25.00'	10.78'	5.48'	10.78'	S87°36'29"W
C58	5°20'07"	225.00'	20.95'	10.46'	20.94'	S84°39'26"E
C59	4°51'57"	570.00'	48.41'	24.22'	48.39'	S85°55'44"W
C60	5°02'59"	630.00'	55.50'	27.77'	55.48'	N06°01'10"E

Lot	Area (sf)	Acres	Address	Lot	Area (sf)	Acres	Address	Lot	Area (sf)	Acres	Address	Lot	Area (sf)	Acres	Address	Lot	Area (sf)	Acres	Address
1	7176	0.16	1092 SOLOMON LANE	22	6600	0.15	1169 CYNTHIA LANE	133	6676	0.15	5025 KENDRICK DR	154	7287	0.17	3105 CATHEY COURT	595	2401	0.06	Open Space
2	6935	0.16	1090 SOLOMON LANE	23	6600	0.15	1166 CYNTHIA LANE	134	6610	0.15	5027 KENDRICK DR	155	6039	0.14	3107 CATHEY COURT	596	136402	3.13	Open Space
3	6950	0.16	1088 SOLOMON LANE	24	6600	0.15	1164 CYNTHIA LANE	135	7233	0.17	5028 KENDRICK DR	156	8930	0.21	3110 CATHEY COURT	597	27595	0.63	Open Space
4	6600	0.15	1086 SOLOMON LANE	25	6600	0.15	1162 CYNTHIA LANE	136	6600	0.15	5026 KENDRICK DR	157	9305	0.21	3108 CATHEY COURT	598	30117	0.69	Open Space
5	6600	0.15	1084 SOLOMON LANE	26	6600	0.15	1160 CYNTHIA LANE	137	6815	0.16	6025 LORI ANNE DR/5024 KENDRICK DR	158	6600	0.15	3106 CATHEY COURT	599	90470	2.08	Open Space
6	6494	0.15	1082 SOLOMON LANE	27	6600	0.15	1158 CYNTHIA LANE	138	6440	0.15	6033 LORI ANNE DR	159	6600	0.15	3104 CATHEY COURT	160	6000	0.14	3102 CATHEY COURT
7	6957	0.16	1080 SOLOMON LANE	28	6600	0.15	1156 CYNTHIA LANE	139	7626	0.18	6035 LORI ANNE DR	161	6000	0.14	3100 CATHEY COURT				
8	6958	0.16	1078 SOLOMON LANE	29	6600	0.15	1154 CYNTHIA LANE	140	8185	0.19	6037 LORI ANNE DR/1155 CYNTHIA LN	162	6874	0.16	1183 CYNTHIA LN/3108 CATHEY CT				
9	6731	0.15	1076 SOLOMON LANE	30	6600	0.15	1152 CYNTHIA LANE	141	7080	0.16	1137 CYNTHIA LANE	163	6827	0.16	1081 SOLOMON COURT				
10	7025	0.16	1074 SOLOMON LANE	31	6600	0.15	1150 CYNTHIA LANE	142	6746	0.15	1135 CYNTHIA LANE	164	6600	0.15	1085 SOLOMON COURT				
11	7009	0.16	1072 SOLOMON LANE	32	6600	0.15	1148 CYNTHIA LANE	143	6600	0.15	1133 CYNTHIA LANE	165	6600	0.15	1083 SOLOMON COURT				
12	9288	0.21	1070 SOLOMON LN/1188 CYNTHIA LN	33	7780	0.18	1146 CYNTHIA LN/2006 GALE LN	144	6600	0.15	1131 CYNTHIA LANE	166	6594	0.15	1087 SOLOMON COURT				
13	7332	0.17	1188 CYNTHIA LANE	34	7824	0.18	1142 CYNTHIA LN/2007 GALE LN	145	6600	0.15	1129 CYNTHIA LANE	167	6594	0.15	1087 SOLOMON COURT				
14	7476	0.17	1184 CYNTHIA LANE	35	8815	0.20	1140 CYNTHIA LANE	146	6600	0.15	1127 CYNTHIA LANE	168	6587	0.15	1089 SOLOMON COURT				
15	6600	0.15	1182 CYNTHIA LANE	78	6803	0.16	1131 CYNTHIA LN/6035 LORI ANNE DR	147	6600	0.15	1125 CYNTHIA LANE	169	6580	0.15	1091 SOLOMON COURT				
16	6600	0.15	1180 CYNTHIA LANE	79	8351	0.19	6034 LORI ANNE DR	148	6600	0.15	1123 CYNTHIA LANE	170	8712	0.20	1093 SOLOMON COURT				
17	6600	0.15	1178 CYNTHIA LANE	80	6512	0.15	6032 LORI ANNE DR	149	6600	0.15	1121 CYNTHIA LANE	171	7810	0.18	2001 AUSTIN DRIVE				
18	6600	0.15	1176 CYNTHIA LANE	81	6728	0.15	6030 LORI ANNE DR	150	6600	0.15	1119 CYNTHIA LANE	298	6600	0.15	2002 AUSTIN DRIVE				
19	6600	0.15	1174 CYNTHIA LANE	82	7345	0.17	6028 LORI ANNE DR/5022 KENDRICK DR	151	6600	0.15	1117 CYNTHIA LANE	299	6922	0.16	2000 AUSTIN DRIVE				
20	6600	0.15	1172 CYNTHIA LANE	111	7897														