

RESOLUTION 18-175

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR THE ARBORS AT AUTUMN RIDGE PHASE 8

WHEREAS, Developer Don R. Cameron, III has a recorded Final Plat for The Arbors at Autumn Ridge Phase 8 in Williamson County Plat Book P63, Page 14A & 14B; 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

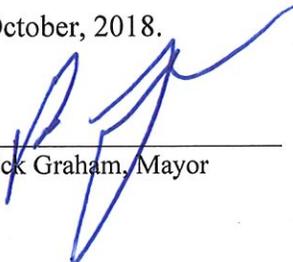
WHEREAS, the developer is required under Section VI, Paragraph 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

WHEREAS, on September 10, 2018, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for The Arbors at Autumn Ridge Phase 8 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.

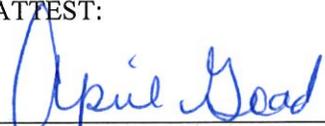
NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within The Arbors at Autumn Ridge Phase 8 as shown on the recorded plat is hereby approved.

Passed and adopted this 15th day of October, 2018.



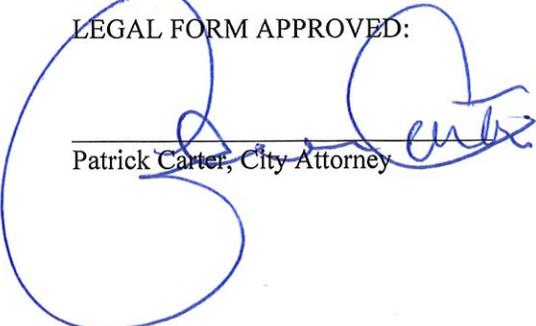
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for The Arbors at Autumn Ridge Phase 8

DATE: September 12, 2018

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Senior Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for The Arbors at Autumn Ridge Phase 8, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for The Arbors at Autumn Ridge Phase 8, per PC Resolution 18-84 passed by the Planning Commission on September 10, 2018. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase.

Staff Recommendation:

Staff recommends approval of the request.



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 8/20/18

Donnie Cameron

The Arbors at Autumn Ridge

Phase 8

Development Name: The Arbors at Autumn Ridge

Phase or Section of Construction: Phase 8

Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, 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.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Michael W. Stephens
City of Spring Hill Utility Inspector (signature)

Michael W. Stephens
Printed name:

Approved By:

Philip Stuckert
Philip Stuckert, P.E., Infrastructure Director

Rachel Evans, EIT
Rachel Evans, EIT, Associate City Engineer

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

**RESOLUTION 18-84 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
THE ARBORS AT AUTUMN RIDGE PHASE 8**

WHEREAS, Autumn Ridge Development Co. has a recorded Final Plat for The Arbors at Autumn Ridge Phase 8 in Williamson County Plat Book P63, Page 14; 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.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within The Arbors at Autumn Ridge Phase 8 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

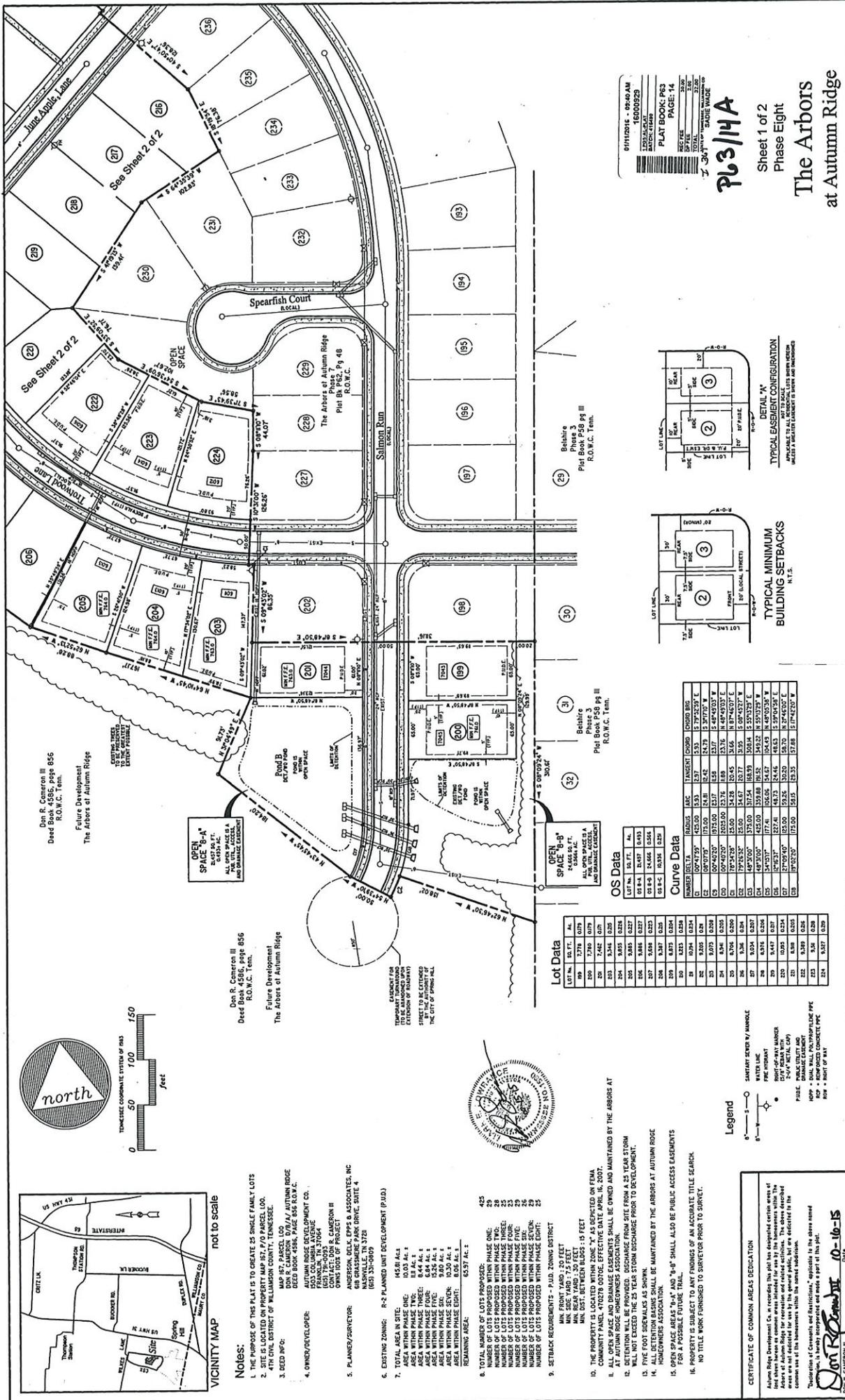
Passed and adopted this 10th day of September, 2018.



Paul Downing, Chairman



Steve Foote, Secretary



611110116 - 08/24/08 AM
 1600002929
 PLAT BOOK P-63
 PAGE: 25
 SHEET: 8
 30' SIDE WALK
 30' SIDE WALK

PUB 3/14A
 Sheet 1 of 2
 Phase Eight
 The Arbors
 at Autumn Ridge

FINAL SUBDIVISION PLAT
 CITY OF SPRING HILL PLANNING COMMISSION
 TOTAL ACRES: 8.093 TOTAL LOTS: 25
 ACRES ROADWAY: 1.432 ACRES OPEN SPACE: 1.300
 OWNER: AUTUMN RIDGE DEVELOPMENT CO. ZONING: PUB. (R-25)
 SURVEYOR: ADDRESS: 800 S. STATE ST. DATE: 8/28/08
 SCALE: 1" = 50'

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown herein has been filed for recording in the Public Records Office of the County of Hamilton, Tennessee, with the acquisition of such jurisdiction, and that it has been approved for recording by the Hamilton County Registrar.
 Date: 8/28/08
 Secretary, City of Spring Hill Planning Commission

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR ROAD POSTING
 Street Names Approved
 By: William County Emergency Commission
 Date: 8/28/08
 Appropriate Government Representative

CERTIFICATE OF SURVEY ACCURACY
 I hereby certify that the bearings and distances shown on this Plat are true and correct to the best of my (our) knowledge and belief, that it is a true and correct survey of the land shown hereon, and that it is a true and correct survey of the land shown hereon, and that it is a true and correct survey of the land shown hereon.
 Date: 8/28/08
 Registered Land Surveyor

CERTIFICATE OF APPROVAL OF WATER SEWER SYSTEM
 I hereby certify that the water, sewer, and stormwater systems shown on this Plat are in accordance with the applicable codes and standards, and that they have been approved for installation by the appropriate authority.
 Date: 8/28/08
 Authorized Approving Agent

CERTIFICATE OF OWNERSHIP AND DESIGNATION
 I (we) hereby certify that I (we) and the owner(s) of the land shown hereon are the owner(s) of the land shown hereon, and that the land shown hereon is the common use of the lot(s) shown hereon.
 Date: 8/28/08
 Don R. Cameron III

CERTIFICATE OF COMMON AREAS DESIGNATION
 Autumn Ridge Development Co. is recording this plat with designated common areas of the land shown hereon as common areas intended for use by the homeowners within the subdivision shown hereon. The common areas are not dedicated for use by the common use of the lot(s) shown hereon, but are dedicated for the common use of the homeowners within the subdivision.
 Date: 8/28/08
 Don R. Cameron III

CERTIFICATE OF APPROVAL OF TYPICAL EASEMENT CONFIGURATION
 I hereby certify that the typical easement configurations shown on this Plat are in accordance with the applicable codes and standards, and that they have been approved for installation by the appropriate authority.
 Date: 8/28/08
 Appropriate Government Representative

CERTIFICATE OF APPROVAL OF TYPICAL MINIMUM BUILDING SETBACKS
 I hereby certify that the typical minimum building setbacks shown on this Plat are in accordance with the applicable codes and standards, and that they have been approved for installation by the appropriate authority.
 Date: 8/28/08
 Appropriate Government Representative

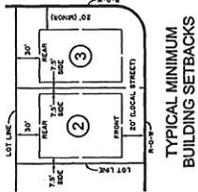
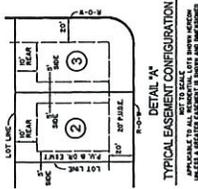
OS Data

LOT NO.	BLT. FT.	AL.
199	17.78	0.71
200	17.78	0.71
201	17.78	0.71
202	17.78	0.71
203	17.78	0.71
204	17.78	0.71
205	17.78	0.71
206	17.78	0.71
207	17.78	0.71
208	17.78	0.71
209	17.78	0.71
210	17.78	0.71
211	17.78	0.71
212	17.78	0.71
213	17.78	0.71
214	17.78	0.71
215	17.78	0.71
216	17.78	0.71
217	17.78	0.71
218	17.78	0.71
219	17.78	0.71
220	17.78	0.71
221	17.78	0.71
222	17.78	0.71
223	17.78	0.71
224	17.78	0.71
225	17.78	0.71
226	17.78	0.71
227	17.78	0.71
228	17.78	0.71
229	17.78	0.71

Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG.	CHORD END.
1	100.0000	100.0000	1.5708	1.5708	1.5708	0.0000	1.5708
2	100.0000	100.0000	1.5708	1.5708	1.5708	1.5708	3.1416
3	100.0000	100.0000	1.5708	1.5708	1.5708	3.1416	4.7124
4	100.0000	100.0000	1.5708	1.5708	1.5708	4.7124	6.2832
5	100.0000	100.0000	1.5708	1.5708	1.5708	6.2832	7.8540
6	100.0000	100.0000	1.5708	1.5708	1.5708	7.8540	9.4248
7	100.0000	100.0000	1.5708	1.5708	1.5708	9.4248	10.9956
8	100.0000	100.0000	1.5708	1.5708	1.5708	10.9956	12.5664
9	100.0000	100.0000	1.5708	1.5708	1.5708	12.5664	14.1372
10	100.0000	100.0000	1.5708	1.5708	1.5708	14.1372	15.7080
11	100.0000	100.0000	1.5708	1.5708	1.5708	15.7080	17.2788
12	100.0000	100.0000	1.5708	1.5708	1.5708	17.2788	18.8496
13	100.0000	100.0000	1.5708	1.5708	1.5708	18.8496	20.4204
14	100.0000	100.0000	1.5708	1.5708	1.5708	20.4204	21.9912
15	100.0000	100.0000	1.5708	1.5708	1.5708	21.9912	23.5620
16	100.0000	100.0000	1.5708	1.5708	1.5708	23.5620	25.1328
17	100.0000	100.0000	1.5708	1.5708	1.5708	25.1328	26.7036
18	100.0000	100.0000	1.5708	1.5708	1.5708	26.7036	28.2744
19	100.0000	100.0000	1.5708	1.5708	1.5708	28.2744	29.8452
20	100.0000	100.0000	1.5708	1.5708	1.5708	29.8452	31.4160
21	100.0000	100.0000	1.5708	1.5708	1.5708	31.4160	32.9868
22	100.0000	100.0000	1.5708	1.5708	1.5708	32.9868	34.5576
23	100.0000	100.0000	1.5708	1.5708	1.5708	34.5576	36.1284
24	100.0000	100.0000	1.5708	1.5708	1.5708	36.1284	37.6992
25	100.0000	100.0000	1.5708	1.5708	1.5708	37.6992	39.2700
26	100.0000	100.0000	1.5708	1.5708	1.5708	39.2700	40.8408
27	100.0000	100.0000	1.5708	1.5708	1.5708	40.8408	42.4116
28	100.0000	100.0000	1.5708	1.5708	1.5708	42.4116	43.9824
29	100.0000	100.0000	1.5708	1.5708	1.5708	43.9824	45.5532
30	100.0000	100.0000	1.5708	1.5708	1.5708	45.5532	47.1240
31	100.0000	100.0000	1.5708	1.5708	1.5708	47.1240	48.6948
32	100.0000	100.0000	1.5708	1.5708	1.5708	48.6948	50.2656
33	100.0000	100.0000	1.5708	1.5708	1.5708	50.2656	51.8364
34	100.0000	100.0000	1.5708	1.5708	1.5708	51.8364	53.4072
35	100.0000	100.0000	1.5708	1.5708	1.5708	53.4072	54.9780
36	100.0000	100.0000	1.5708	1.5708	1.5708	54.9780	56.5488
37	100.0000	100.0000	1.5708	1.5708	1.5708	56.5488	58.1196
38	100.0000	100.0000	1.5708	1.5708	1.5708	58.1196	59.6904
39	100.0000	100.0000	1.5708	1.5708	1.5708	59.6904	61.2612
40	100.0000	100.0000	1.5708	1.5708	1.5708	61.2612	62.8320
41	100.0000	100.0000	1.5708	1.5708	1.5708	62.8320	64.4028
42	100.0000	100.0000	1.5708	1.5708	1.5708	64.4028	65.9736
43	100.0000	100.0000	1.5708	1.5708	1.5708	65.9736	67.5444
44	100.0000	100.0000	1.5708	1.5708	1.5708	67.5444	69.1152
45	100.0000	100.0000	1.5708	1.5708	1.5708	69.1152	70.6860
46	100.0000	100.0000	1.5708	1.5708	1.5708	70.6860	72.2568
47	100.0000	100.0000	1.5708	1.5708	1.5708	72.2568	73.8276
48	100.0000	100.0000	1.5708	1.5708	1.5708	73.8276	75.3984
49	100.0000	100.0000	1.5708	1.5708	1.5708	75.3984	76.9692
50	100.0000	100.0000	1.5708	1.5708	1.5708	76.9692	78.5400
51	100.0000	100.0000	1.5708	1.5708	1.5708	78.5400	80.1108
52	100.0000	100.0000	1.5708	1.5708	1.5708	80.1108	81.6816
53	100.0000	100.0000	1.5708	1.5708	1.5708	81.6816	83.2524
54	100.0000	100.0000	1.5708	1.5708	1.5708	83.2524	84.8232
55	100.0000	100.0000	1.5708	1.5708	1.5708	84.8232	86.3940
56	100.0000	100.0000	1.5708	1.5708	1.5708	86.3940	87.9648
57	100.0000	100.0000	1.5708	1.5708	1.5708	87.9648	89.5356
58	100.0000	100.0000	1.5708	1.5708	1.5708	89.5356	91.1064
59	100.0000	100.0000	1.5708	1.5708	1.5708	91.1064	92.6772
60	100.0000	100.0000	1.5708	1.5708	1.5708	92.6772	94.2480
61	100.0000	100.0000	1.5708	1.5708	1.5708	94.2480	95.8188
62	100.0000	100.0000	1.5708	1.5708	1.5708	95.8188	97.3896
63	100.0000	100.0000	1.5708	1.5708	1.5708	97.3896	98.9604
64	100.0000	100.0000	1.5708	1.5708	1.5708	98.9604	100.5312
65	100.0000	100.0000	1.5708	1.5708	1.5708	100.5312	102.1020
66	100.0000	100.0000	1.5708	1.5708	1.5708	102.1020	103.6728
67	100.0000	100.0000	1.5708	1.5708	1.5708	103.6728	105.2436
68	100.0000	100.0000	1.5708	1.5708	1.5708	105.2436	106.8144
69	100.0000	100.0000	1.5708	1.5708	1.5708	106.8144	108.3852
70	100.0000	100.0000	1.5708	1.5708	1.5708	108.3852	109.9560
71	100.0000	100.0000	1.5708	1.5708	1.5708	109.9560	111.5268
72	100.0000	100.0000	1.5708	1.5708	1.5708	111.5268	113.0976
73	100.0000	100.0000	1.5708	1.5708	1.5708	113.0976	114.6684
74	100.0000	100.0000	1.5708	1.5708	1.5708	114.6684	116.2392
75	100.0000	100.0000	1.5708	1.5708	1.5708	116.2392	117.8100
76	100.0000	100.0000	1.5708	1.5708	1.5708	117.8100	119.3808
77	100.0000	100.0000	1.5708	1.5708	1.5708	119.3808	120.9516
78	100.0000	100.0000	1.5708	1.5708	1.5708	120.9516	122.5224
79	100.0000	100.0000	1.5708	1.5708	1.5708	122.5224	124.0932
80	100.0000	100.0000	1.5708	1.5708	1.5708	124.0932	125.6640
81	100.0000	100.0000	1.5708	1.5708	1.5708	125.6640	127.2348
82	100.0000	100.0000	1.5708	1.5708	1.5708	127.2348	128.8056
83	100.0000	100.0000	1.5708	1.5708	1.5708	128.8056	130.3764
84	100.0000	100.0000	1.5708	1.5708	1.5708	130.3764	131.9472
85	100.0000	100.0000	1.5708	1.5708	1.5708	131.9472	133.5180
86	100.0000	100.0000	1.5708	1.5708	1.5708	133.5180	135.0888
87	100.0000	100.0000	1.5708	1.5708	1.5708	135.0888	136.6596
88	100.0000	100.0000	1.5708	1.5708	1.5708	136.6596	138.2304
89	100.0000	100.0000	1.5708	1.5708	1.5708	138.2304	139.8012
90	100.0000	100.0000	1.5708	1.5708	1.5708	139.8012	141.3720
91	100.0000	100.0000	1.5708	1.5708	1.5708	141.3720	142.9428
92	100.0000	100.0000	1.5708	1.5708	1.5708	142.9428	144.5136
93	100.0000	100.0000	1.5708	1.5708	1.5708	144.5136	146.0844
94	100.0000	100.0000	1.5708	1.5708	1.5708	146.0844	147.6552
95	100.0000	100.0000	1.5708	1.5708	1.5708	147.6552	149.2260
96	100.0000	100.0000	1.5708	1.5708	1.5708	149.2260	150.7968
97	100.0000	100.0000	1.5708	1.5708	1.5708	150.7968	152.3676
98	100.0000	100.0000	1.5708	1.5708	1.5708	152.3676	153.9384
99	100.0000	100.0000	1.5708	1.5708	1.5708	153.9384	155.5092
100	100.0000	100.0000	1.5708	1.5708	1.5708	155.5092	157.0800

Notes:
 1. THE PURPOSE OF THIS PLAT IS TO CREATE 25 SINGLE FAMILY LOTS
 2. SITE IS LOCATED ON PROPERTY MAP 817, 770 PARCEL 100,
 3. DEED NO. 4586, PAGE 4586, R.O.W.C. TENN.
 4. OWNER/DEVELOPER:
 5. PLANNED/SURVEYOR:
 6. EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
 7. TOTAL AREA IN SITE: 145.



NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 25 SINGLE FAMILY LOTS.
- SITE IS LOCATED ON PROPERTY MAP R-7, P/0 PARCEL 100, 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
- DEED INFO:
 MAP OF 7 AMBROS, LOTS 100 & 101, AUTUMN RIDGE DEED BOOK 4586, PAGE 656 R.O.W.C.
- OWNER/DEVELOPER:
 AUTUMN RIDGE DEVELOPMENT CO.
 10000 W. HAWK CREEK BLVD., SUITE 100, FRANKLIN, TN 37064
 CONTACT: DON & CAMERON III OWNS 100% OF PROJECT
- PLANNER/SURVEYOR:
 ANDERSON, BELZ, ZEPPE & ASSOCIATES, INC.
 10000 W. HAWK CREEK BLVD., SUITE 4, HANSHVILLE, TN 37076
 (615) 330-0809

- EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
- TOTAL AREA IN SITE: 45.8 AC ±
- AREA WITHIN PHASE ONE: 10.0 AC ±
- AREA WITHIN PHASE TWO: 10.0 AC ±
- AREA WITHIN PHASE THREE: 0.4 AC ±
- AREA WITHIN PHASE FOUR: 0.4 AC ±
- AREA WITHIN PHASE FIVE: 0.4 AC ±
- AREA WITHIN PHASE SIX: 0.4 AC ±
- AREA WITHIN PHASE SEVEN: 0.30 AC ±
- AREA WITHIN PHASE EIGHT: 0.30 AC ±
- REMAINING AREA: 65.7 AC ±

- TOTAL NUMBER OF LOTS PROPOSED: 425
- NUMBER OF LOTS PROPOSED WITHIN PHASE ONE: 20
- NUMBER OF LOTS PROPOSED WITHIN PHASE TWO: 20
- NUMBER OF LOTS PROPOSED WITHIN PHASE THREE: 25
- NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR: 25
- NUMBER OF LOTS PROPOSED WITHIN PHASE FIVE: 25
- NUMBER OF LOTS PROPOSED WITHIN PHASE SIX: 25
- NUMBER OF LOTS PROPOSED WITHIN PHASE SEVEN: 25
- NUMBER OF LOTS PROPOSED WITHIN PHASE EIGHT: 25

- SETBACK REQUIREMENTS - P.U.D. ZONING DISTRICT
- MIN. FRONT YARD: 20 FEET
- MIN. REAR YARD: 10 FEET
- MIN. DIST. BETWEEN BLDGS: 15 FEET

- THE PROPERTY IS LOCATED WITHIN ZONE "X" AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAPS.
- ALL OPEN SPACE AND DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE ARBORERS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
- RETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM DRAINAGE EVENT SHALL BE DISCHARGED PRIOR TO DEVELOPMENT.
- THE FOOT COUNTRAILS AS SHOWN.
- ALL DETENTION BASINS SHALL BE MAINTAINED BY THE ARBORERS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
- OPEN SPACE AREAS "a-a" AND "b-b" SHALL ALSO BE PUBLIC ACCESS EASEMENTS FOR A POSSIBLE FUTURE TRAIL.
- NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.

Legend

- WATER LINE
- SEWER LINE
- RIGHT-OF-WAY BOUNDARY
- RIGHT-OF-WAY NUMBER
- 2 1/4" = 1" METAL CAP
- PHASE
- PHASE BOUNDARY
- TOP - DUAL WALL POLYPROPYLENE PIPE
- TOP - 4" RIBBON PIPE
- TOP - 4" RIBBON PIPE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, DON R. CAMERON III, do hereby certify that the above named property shown and described herein as evidenced in Book No. 4586, Page 656, of Deeds for Williamson County, Tennessee, is the same as that shown on the plat of subdivision with this plat. I have consented, with the consent of the other owners of the property, to the subdivision and dedication for use of public, streets, utilities and other facilities hereon as shown on this plat. I have been fully advised of the consequences of this dedication and I hereby dedicate the same to the public.

Signature: *Don R. Cameron III*
 Date: 10-15-15

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: PHASE B, THE ARBORERS AT AUTUMN RIDGE, Williamson County, Tennessee, is in accordance with the requirements of the Local and State Government requirements, or that a guarantee and maintenance plan has been filed to guarantee and maintain the same.

Date: 10-15-15
 Name/Title: *Don R. Cameron III*, Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: PHASE B, THE ARBORERS AT AUTUMN RIDGE, Williamson County, Tennessee, is in accordance with the requirements of the Local and State Government requirements, or that a guarantee and maintenance plan has been filed to guarantee and maintain the same.

Date: 10-15-15
 Name/Title: *Don R. Cameron III*, Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR ROAD POSTING

I hereby certify that the streets designated on this plat and according to the City of Spring Hill, Tennessee, are in accordance with the requirements of the Local and State Government requirements, or that a guarantee and maintenance plan has been filed to guarantee and maintain the same.

Date: 10-15-15
 Name/Title: *Don R. Cameron III*, Authorized Approving Agent

CERTIFICATE OF APPROVAL OF RECORDING

I hereby certify that the subdivision plat shown on this plat is a true and correct copy of the original as recorded in the office of the Williamson County Register.

Date: 10-15-15
 Name/Title: *Don R. Cameron III*, Authorized Approving Agent

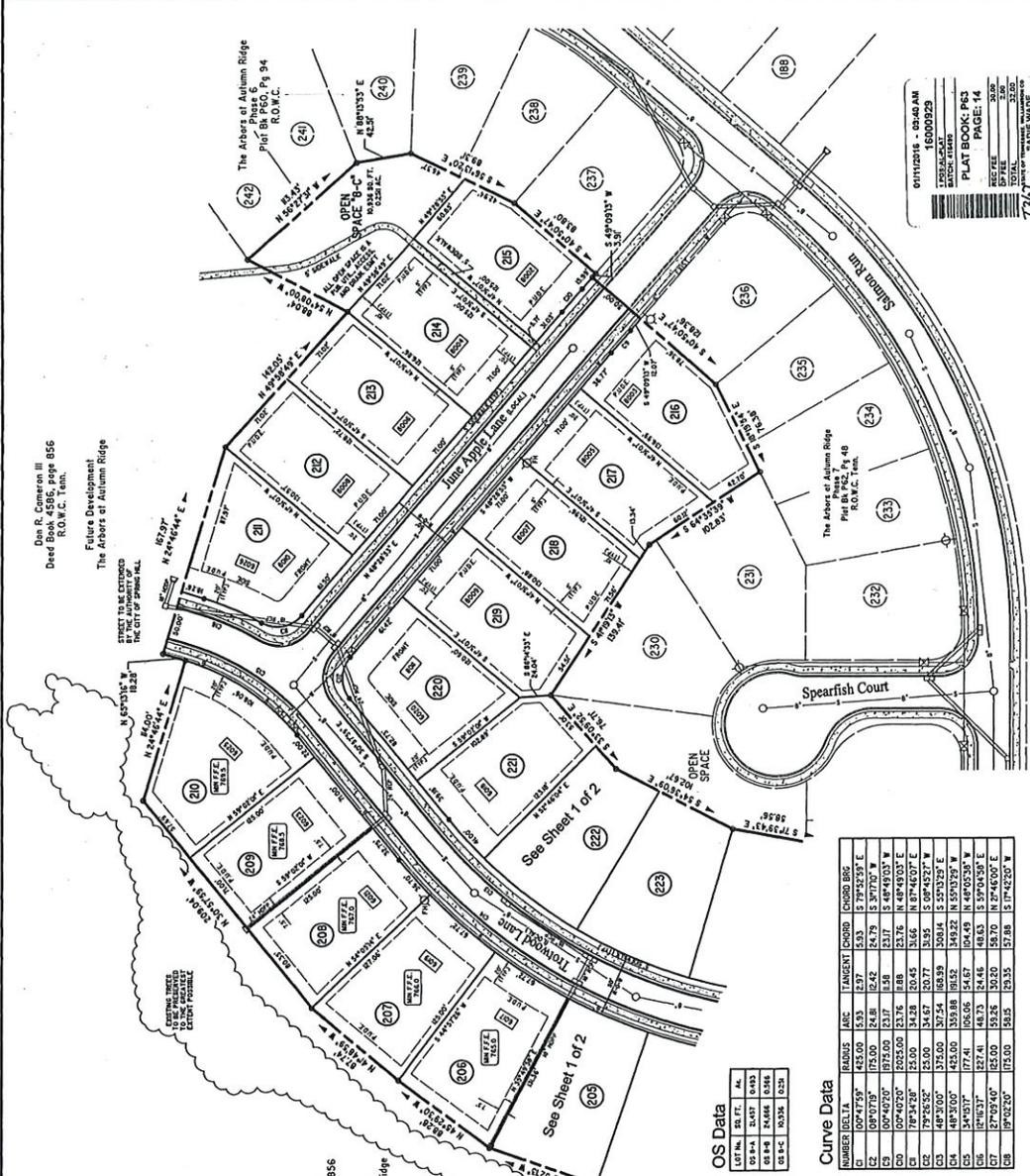
CERTIFICATE OF APPROVAL OF STREET NAMES

Street Names approved by the Planning Commission.

Date: 10-15-15
 Name/Title: *Don R. Cameron III*, Authorized Approving Agent

CITY OF SPRING HILL PLANNING COMMISSION

TOTAL ACRES: 8.059 TOTAL LOTS: 35
 ACRES ROADWAY: 1.432 ACRES OPEN SPACE: 1.390
 OWNER: AUTUMN RIDGE DEVELOPMENT CO. ZONING: EDDJ.052
 SURVEYOR: ANDERSON, BELZ, ZEPPE & ASSOCIATES DATE: 10-15-15
 SCALE: 1" = 50'



01/11/2014 - 03:40 AM
 16000929
 PLAT BOOK: P63
 PAGE: 14
 REC'D: 03/11/2014
 DATE: 03/11/2014
 SURVEYOR: ANDERSON, BELZ, ZEPPE & ASSOCIATES

Sheet 2 of 2
 Phase Eight
 The Arborers
 at Autumn Ridge

OS Data

LOT No.	BL. FT.	BL. AC.
199	7,779	0.71
200	7,740	0.71
201	7,462	0.71
202	9,365	0.826
203	9,365	0.826
204	9,365	0.826
205	9,365	0.826
206	9,365	0.826
207	9,365	0.826
208	9,365	0.826
209	9,365	0.826
210	9,365	0.826
211	9,365	0.826
212	9,365	0.826
213	9,365	0.826
214	9,365	0.826
215	9,365	0.826
216	9,365	0.826
217	9,365	0.826
218	9,365	0.826
219	9,365	0.826
220	9,365	0.826
221	9,365	0.826
222	9,365	0.826
223	9,365	0.826
224	9,365	0.826

Curve Data

NUMBER	DELT. A	RADIUS	ARC	TANGENT	CHORD	CHORD BEG.	CHORD END.
1	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
2	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
3	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
4	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
5	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
6	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
7	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
8	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
9	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
10	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
11	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
12	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
13	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
14	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
15	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
16	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
17	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
18	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
19	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
20	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
21	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
22	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
23	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00
24	0°00'00"	175.00	175.00	0.00	0.00	175.00	175.00



**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 14 day of Sept 2015, 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 ^{The} Arbors @ Autumn Ridge PH 8, a Sole Proprietor, having its office and place of business at 1503 Columbia AVE Franklin TN, hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Arbors @ Autumn Ridge dated 11/11/14 and prepared by Anderson Delk & PPS 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 ____ day of _____, 20____, 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

9-14 _____ 2015
Date

Don R. Cameron, III
Developer Signature



(CORPORATE SEAL)

ATTEST: April Good

FOR THE CITY OF SPRING HILL:

October _____ 15, 2018

BY: _____
Signature
Bill Graham, Mayor
Printed Name

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF _____) SS: _____

On this ____ day _____ of 20____, before me personally appeared _____, to me known to be one of the firm _____, 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.

CORPORATE

STATE OF TENNESSEE

(COUNTY OF Williamson) SS: _____

On this 14 day of Sept 20/5, before me personally appeared Don R CAME Don III, 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 of The Arbors @ Auburn Ridge 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.

Les J Hay
INDIVIDUAL

