

RESOLUTION 21-05

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR CROSSINGS NORTH

WHEREAS, developer Crossings North, LLC has a recorded Final Plat for Columns Way in Maury County Plat Book P22, Page 110; 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

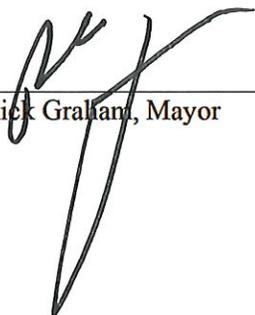
WHEREAS, the developer is required to submit an “as-built” survey of the public improvements; and

WHEREAS, on December 14, 2020, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Crossings North 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 and Public Improvements be accepted and the same become a part of the public systems of the City of Spring Hill.

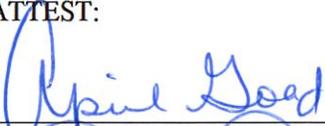
NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way and Public Improvements within Crossings North as shown on the recorded plat is hereby approved.

Passed and adopted this 19th day of January, 2021.



Rick Gallant, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 21-05*
SUBMITTED BY: Tom Wolf, City Engineer
DATE: December 28, 2020
RE: Acceptance of Road ROW & Public Improvements for Crossings North
ATTACHMENTS: Resolution 21-05, Certificate of Satisfactory Completion, Final Plat

PURPOSE:

The purpose of this memo is to provide information regarding a resolution to accept the dedication of road rights-of-way and public improvements for Crossings North as recommended by the Planning Commission.

BACKGROUND:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Crossings North, per PC Resolution 20-143 passed by the Planning Commission on December 14, 2020. 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: 11/17/2020

Crossings North LLC

Columns Way

Development Name: Columns Way

Phase or Section of Construction: N/A

Public Improvements: Curbs, sidewalks and 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.

Jeff Foster
City of Spring Hill Utility Inspector (signature)

Jeff Foster
Printed name:

Approved By:
Thomas S. Wolf, P.E.
Engineering Dept.

THOMAS S. WOLF, P.E.
Printed Name

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

Prepared by:
Planning Commission
City of Spring Hill, Tennessee
Northfield Complex
5000 Northfield Lane
Building 500, Suite 520
Spring Hill, TN 37174

OFFER OF IRREVOCABLE DEDICATION

THIS AGREEMENT made this 11th day of January 2021, 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 CROSSINGS NORTH, LLC, a Tennessee limited liability company, having its office and place of business at 209 29th Avenue North, Suite 150, Nashville, Tennessee, 37203 (hereinafter designated as the "Developer").

WHEREAS, the Spring Hill Planning Commission has approved a subdivision plat entitled Final Plat Columns Way Revisions to Lots 1, 2, 3, 4A, 4B, 4C, & OS-2 & Right-of-Way Dedication Spring Hill, Maury County, TN, dated 12/20/2019, prepared by Allen B. O'Leary, RLS 1987, and of record in Plat Book P22, page 110, Register's Office of Maury County, Tennessee (the "Plat"); and

WHEREAS, said Plat designates certain public improvements consisting of utility lines, roads and sidewalks (the "Improvements") to be dedicated to the City, 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 posted a cash performance bond with the City in the amount of \$27,458.00 in conjunction with an Application for Surety dated December 18, 2019 (the "Surety Bond") for the construction, maintenance, and dedication of the Improvements, if required; and

WHEREAS, the Developer is desirous of offering for dedication the Improvements and land to the City, as more particularly shown on the Plat; and

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 (\$1.00) Dollar in hand paid by the City to the Developer and other good and valuable consideration, it is mutually agreed as follows:

A. The Developer herewith makes an offer of dedication to the City of all public easements, roads, sidewalks and rights-of-way shown on the Plat.

DMP

B. The Developer agrees that this 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 Surety Bond shall be released to the City.

F. The City, by action of the Board of Mayor and Aldermen, on the 19th day of January 2021, 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.

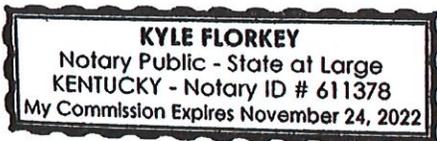
DEVELOPER:

CROSSINGS NORTH, LLC
By: [Signature]
David M. Puckett, Member

STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, Kyle Florkey, a Notary Public of said county and state, DAVID M. PUCKETT, who is a Member of CROSSINGS NORTH, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Member for the limited liability company for the purposes therein contained.

WITNESS my hand and seal, at Office in Louisville, Kentucky, this 11 day of January 2021.



[Signature]
Notary Public
My Commission expires: 11-24-2022

CITY:

CITY OF SPRING HILL

By: _____

Print Name: Rick Graham, Mayor

Date: January 19, 2021

STATE OF TN)

COUNTY OF Maury)

Personally appeared before me, April C. Good, a Notary Public of said county and state, Mayor Rick Graham, who is Mayor of the CITY OF SPRING HILL, a municipal corporation, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as Chief Executive Officer for the corporation for the purposes therein contained.

WITNESS my hand and seal, at Office in Spring Hill, TN, this 19th day of January, 2021.



April C. Good
Notary Public
My Commission expires: July 23, 2024