

RESOLUTION 21-178

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

WHEREAS, developer Regent Homes, LLC has a recorded Final Plat for Petra Commons Phase 1 in Williamson County Plat Book P67, Page 67; 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 11, 2021, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Petra Commons 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 Petra Commons Phase 1 as shown on the recorded plat is hereby approved.

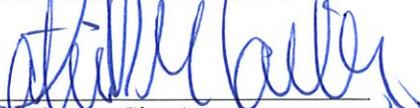
Passed and adopted this 18th day of October, 2021.


Jim Hagaman, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 9/22/21

Regent Homes, LLC

Petra Commons

Phase 1

Development Name: Petra Commons

Phase or Section of Construction: Phase 1

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

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

Michael W Stephens

Printed name

Approved By:

Tyler Scroggins
City of Spring Hill

Tyler Scroggins
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

- LEGEND**
- CF FIVE HYDRANT
 - PROPOSED LIGHT POLE LOCATION
 - FOUND IRON ROD AND CAP
 - SET NEW 5/8" IRON ROD WITH CAP
 - CATCH BASIN
 - SET CONCRETE MONUMENT
 - EXISTING SANITARY MANHOLE (X-3540)
 - POWER POLE
 - DUT ANCHOR
 - WATER METER
 - WATER VALVE
 - CABLE TELEVISION RISER
 - ROAD SIGN
 - STORM SEWER
 - OVERHEAD POWER LINE
 - SANITARY SEWER LINE
 - GAS LINE
 - WATER LINE
 - ELECTRIC BOX
 - P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - R.O.W.C. THE REGISTER'S OFFICE OF WILLIAMSON CO. PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT
 - W.T.E.A.C. WIDDLE TENNESSEE ELECTRIC.
 - R.O.W. RIGHT-OF-WAY
 - FE FEMA FLOOD ELEVATION PER FEMA MAP
 - DE DRAINAGE EASEMENT
 - FB PLAY BOOK - PAGE R.O.W.C., TN
 - EX EXISTING
 - PR PROPOSED
 - LEC LANDSCAPE BUFFER ESDT

ZONING AND SETBACK INFORMATION

1. ZONING IS RESIDENTIAL R-4

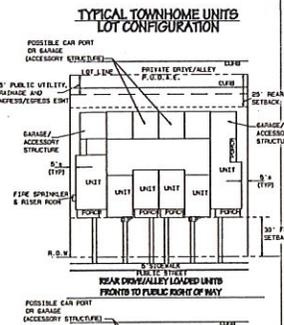
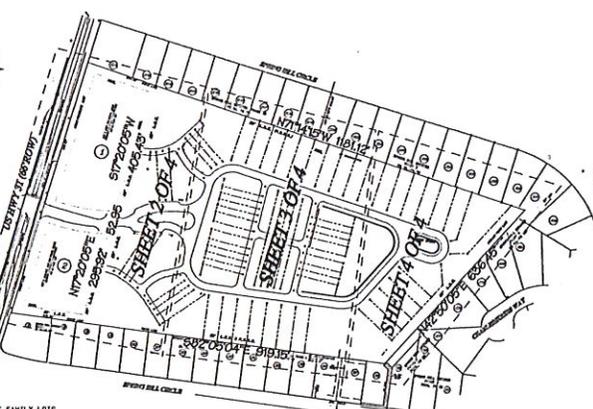
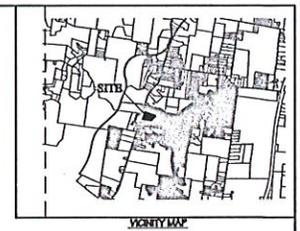
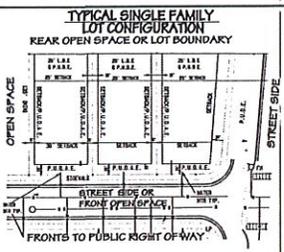
2. MINIMUM REQUIRED SETBACK LINES, BASED ON ZONING STANDARDS, MUST VERIFY WITH STAFF FOR DETERMINATION OF CONDITIONS PER ZONING INFORMATION ...

DEDICATED RIGHT OF WAY

THE DEDICATED RIGHT OF WAY SHOWN IS BASED ON INFORMATION AS PROVIDED BY CLIENT FOR USE IN DETERMINING LIMITS OF RIGHT OF WAY DEDICATION.

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE. PUBLIC RECORD MAPS PREPARED BY OTHERS, THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CONSIDERATION. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THEREOF IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN 10 THREE HOURS MORE THAN 1001 WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-361-1111.



LOT TABLE

LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES
1	6111	0.1411	22	6133	0.1408
2	6080	0.1395	23	6011	0.1374
3	6081	0.1396	24	6012	0.1374
4	6081	0.1396	25	6013	0.1374
5	6080	0.1395	26	6014	0.1373
6	6080	0.1395	27	6009	0.1370
7	6079	0.1394	28	6008	0.1369
8	6078	0.1393	29	6007	0.1368
9	6078	0.1393	30	4324	0.0993
10	6050	0.1364	31	2636	0.0605
11	6050	0.1364	32	2533	0.0578
12	6076	0.1392	33	3036	0.0681
13	6076	0.1392	34	3037	0.0681
14	6075	0.1391	35	3038	0.0682
15	6027	0.1351	36	3039	0.0682
16	7266	0.1671	37	3040	0.0682
17	1625	0.3717	38	4151	0.0943
18	8415	0.1920	39	2979	0.0684
19	6075	0.1391	40	3033	0.0681
20	6075	0.1391	41	4050	0.1113
21	6075	0.1391	42	5311	0.1218

LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES
43	2448	0.0562	54	6590	0.1513
44	2551	0.0586	65	3032	0.0682
45	4154	0.0954	66	3032	0.0684
46	4202	0.0959	67	2976	0.0683
47	2540	0.0583	68	2511	0.0573
48	2540	0.0583	69	6008	0.1370
49	2540	0.0583	70	4056	0.1115
50	2540	0.0583	71	2540	0.0583
51	3819	0.0875	72	2540	0.0583
52	3819	0.0875	73	2540	0.0583
53	2540	0.0583	74	3013	0.0695
54	2540	0.0583	75	3013	0.0695
55	2540	0.0583	76	2540	0.0583
56	2540	0.0583	77	2540	0.0583
57	4866	0.1105	78	5302	0.1217
58	6001	0.1382			
59	2919	0.0667			
60	2769	0.0640			
61	2508	0.0581			
62	2769	0.0636			
63	5629	0.1282			
			TOTAL	36479	8.3750

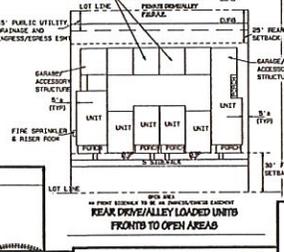
- NOTES**
- THE PURPOSES OF THIS PLAN IS TO CREATE 78 SINGLE FAMILY LOTS
 - BOUNDARIES SHOWN HEREON ARE BASED ON GRID NORTH USING TENNESSEE STATE PLANE COORDINATE MADS. ELEVATION DATUM IS BASED ON NETWORK RTK GPS OBSERVATIONS THAT APPROXIMATES GRID 88, BASED ON 2012 GRID MODEL.
 - RIGHT OF WAY SHOWN IS BASED ON EXISTING AVAILABLE INFORMATION AVAILABLE AT TIME OF SURVEY AND MAY NOT REFLECT ANY ADDITIONAL RIGHT OF WAY THAT MAY BE PLANNED FOR THE FUTURE WIDENING OF COLUMBIA PIKE IN THIS AREA.
 - ANY UNDERGROUND UTILITIES SHOWN ARE SHOWN IN THEIR APPROPRIATE POSITION BASED ON THE SURVEY LOCATION OF ABOVE GROUND FEATURES, MARKINGS, OR INFORMATION SHOWN ON SURVEYS PROVIDED BY THE CLIENT.
 - ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - NO TITLE COMMITMENT OR EASEMENT WAS PROVIDED TO THIS SURVEYOR FOR USE IN THE PREPARATION OF THIS SURVEY. THERE MAY BE ADDITIONAL EASEMENTS AND ENCUMBRANCES THAT MAY EXIST THAT AN ACCURATE TITLE COMMITMENT MAY REVEAL.
 - THIS PROPERTY LIES IN "ZONE "A" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. "S 47119C00702E AND 47119C0343" DATED 03-22-2005.

8. A HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SQUARES, PARKS, OPEN SPACES, AND OTHER DESIGNATED PUBLIC SPACES. SHOULD THE DEVELOPMENT NOT CONTAIN AN HOA, THEN A THIRD PARTY MAINTENANCE GROUP SET UP BY THE DEVELOPER SHALL MAINTAIN THE ABOVE DESCRIBED COMPONENTS: THE MAINTENANCE OF LANDSCAPING, IRRIGATION, PARK COMPONENTS, AND OTHER ITEMS LOCATED WITHIN THE OPEN SPACES SHALL ALSO BE THE RESPONSIBILITY OF EITHER THE HOA OR THE THIRD PARTY MAINTENANCE GROUP, UPON ACCEPTANCE BY THE CITY OF THE PUBLIC INFRASTRUCTURE SYSTEM (STREETS, SANITARY SEWER, WATER DISTRIBUTION SYSTEM, AND STORM DRAINAGE COMPONENTS) THE CITY WILL MAINTAIN THOSE COMPONENTS. THE CITY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN DITCHES, SHOALS, DETENTION BASINS, RETENTION BASINS, OR WATER FEATURES. THESE COMPONENTS SHALL BE MAINTAINED BY EITHER THE HOA OR THE THIRD PARTY MAINTENANCE GROUP, DEPENDING ON WHICH METHOD WILL BE SET UP FOR ONGOING MAINTENANCE.

OWNER INFO

PROPERTY OWNER:
PETRA COMMONS LLC
69.6794 PAGE 662
6001 LENOX VILLAGE DR., #107
NASHVILLE, TN 37211

SITE ADDRESS:
4822 MAIN STREET
PARCEL 10
MAP 153 PARCEL 02700



CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, ORDINANCES, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL DECISIONS AND TREE PLANTING SUBMITTALS, HAVE BEEN MET, AND APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE APPLICABLE REQUIREMENTS.

DATE: 9/6/17

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (OR AM) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS INDICATED IN BOOK NUMBER 8734L, PAGE 662, WILLIAMSON COUNTY REGISTER'S OFFICE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FULL FREE CONSENT, ESTABLISH THE BOUNDARY RESTRICTION LINES, AND THAT OFFICE OF INDEPENDENT REGISTRATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES WERE RECEIVED.

DATE: 9/6/17

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY, (I) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAN 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: 9/6/17

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY OWN KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON. THAT THIS IS A CATEGORY I - LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 14, TENNESSEE CODE, AND THAT THE QUALITY OF PRECEDENCES GREATLY THAN EQUAL TO 10:10000.

DATE: 08-25-17

FINAL PLAT OF PETRA COMMONS SUBDIVISION

MAP 153 PARCEL 02700 4822 COLUMBIA PIKE

CITY OF SPRING HILL, PROJECT NO. FPL 330-2017

JOB NO. 1329004

REVISIONS:

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF INDEPENDENT REGISTRATION.

DATE: 9/6/17

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAN ENTITLED PETRA COMMONS SUBDIVISION HAVE 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: 9-18-17

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAN ENTITLED PETRA COMMONS SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED WITHIN WILLIAMSON COUNTY TO GUARANTEE SAID INSTALLATION.

DATE: 9-18-17

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 CREATION 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: 9/18/17

FINAL SUBDIVISION PLAT

CITY OF SPRING HILL, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 10.008 TOTAL LOTS: 78

ACRES NEW STREETS: NA FEET NEW STREETS: NA

CIVIL DISTRICT: 11TH CLOSURE ERROR: >= 10,000

SCALE: 1" = NA DATE: MARCH 24TH 2017

SHEET 1 OF 4

WILLIAMSON COUNTY DEPARTMENT OF INDEPENDENT REGISTRATION

DATE: 9/6/17

REGISTER'S OFFICE OF WILLIAMSON CO.

DATE: 9-18-17

RECORDERS INFORMATION

09/19/2017 - 12:21:00 PM

17038727

LEGAL PLAT

BATCH 60818

PLAT BOOK: P67

PAGE: 67

REC FEE: \$9.00

OFF FEE: \$3.00

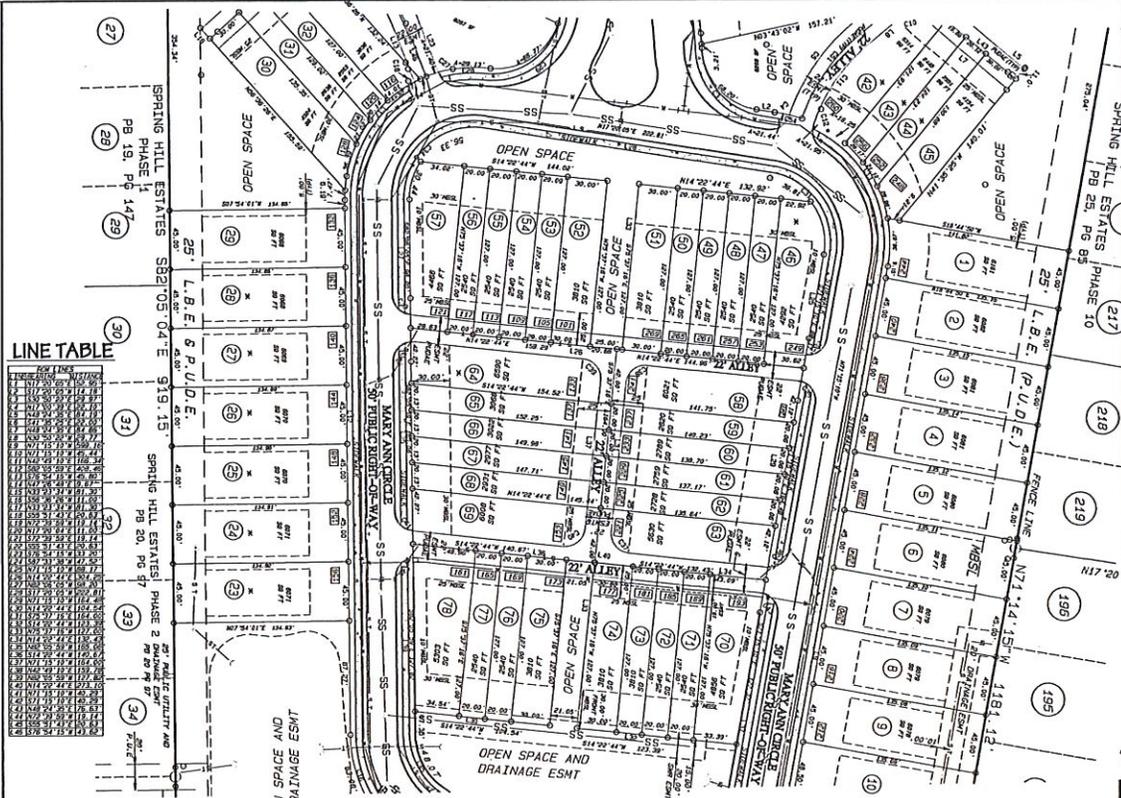
TOTAL: \$12.00

REGISTERED LAND SURVEYOR: SADIE WADE

REGISTERED LAND SURVEYOR

ROGER HARRAH LS 2039

DATE: 9/18/17



LINE TABLE

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
16	10,000	0.23
17	10,000	0.23
18	10,000	0.23
19	10,000	0.23
20	10,000	0.23
21	10,000	0.23
22	10,000	0.23
23	10,000	0.23
24	10,000	0.23
25	10,000	0.23
26	10,000	0.23
27	10,000	0.23
28	10,000	0.23
29	10,000	0.23
30	10,000	0.23
31	10,000	0.23
32	10,000	0.23
33	10,000	0.23
34	10,000	0.23

CURVE TABLE

STATION	CHORD BEARING	CHORD DIST.	ARC DIST.	ARC BEARING	ARC CHORD	ARC AREA
1+00	N 17° 20' 59" E	100.00	100.00	17° 20' 59"	17.36	1736.00
1+10	N 17° 20' 59" E	110.00	110.00	17° 20' 59"	19.10	1910.00
1+20	N 17° 20' 59" E	120.00	120.00	17° 20' 59"	20.74	2074.00
1+30	N 17° 20' 59" E	130.00	130.00	17° 20' 59"	22.28	2228.00
1+40	N 17° 20' 59" E	140.00	140.00	17° 20' 59"	23.72	2372.00
1+50	N 17° 20' 59" E	150.00	150.00	17° 20' 59"	25.06	2506.00
1+60	N 17° 20' 59" E	160.00	160.00	17° 20' 59"	26.30	2630.00
1+70	N 17° 20' 59" E	170.00	170.00	17° 20' 59"	27.44	2744.00
1+80	N 17° 20' 59" E	180.00	180.00	17° 20' 59"	28.48	2848.00
1+90	N 17° 20' 59" E	190.00	190.00	17° 20' 59"	29.42	2942.00
2+00	N 17° 20' 59" E	200.00	200.00	17° 20' 59"	30.26	3026.00
2+10	N 17° 20' 59" E	210.00	210.00	17° 20' 59"	31.00	3100.00
2+20	N 17° 20' 59" E	220.00	220.00	17° 20' 59"	31.64	3164.00
2+30	N 17° 20' 59" E	230.00	230.00	17° 20' 59"	32.18	3218.00
2+40	N 17° 20' 59" E	240.00	240.00	17° 20' 59"	32.62	3262.00
2+50	N 17° 20' 59" E	250.00	250.00	17° 20' 59"	32.96	3296.00
2+60	N 17° 20' 59" E	260.00	260.00	17° 20' 59"	33.20	3320.00
2+70	N 17° 20' 59" E	270.00	270.00	17° 20' 59"	33.34	3334.00
2+80	N 17° 20' 59" E	280.00	280.00	17° 20' 59"	33.38	3338.00
2+90	N 17° 20' 59" E	290.00	290.00	17° 20' 59"	33.32	3332.00
3+00	N 17° 20' 59" E	300.00	300.00	17° 20' 59"	33.16	3316.00
3+10	N 17° 20' 59" E	310.00	310.00	17° 20' 59"	32.90	3290.00
3+20	N 17° 20' 59" E	320.00	320.00	17° 20' 59"	32.54	3254.00
3+30	N 17° 20' 59" E	330.00	330.00	17° 20' 59"	32.08	3208.00
3+40	N 17° 20' 59" E	340.00	340.00	17° 20' 59"	31.52	3152.00
3+50	N 17° 20' 59" E	350.00	350.00	17° 20' 59"	30.86	3086.00
3+60	N 17° 20' 59" E	360.00	360.00	17° 20' 59"	30.10	3010.00
3+70	N 17° 20' 59" E	370.00	370.00	17° 20' 59"	29.24	2924.00
3+80	N 17° 20' 59" E	380.00	380.00	17° 20' 59"	28.28	2828.00
3+90	N 17° 20' 59" E	390.00	390.00	17° 20' 59"	27.22	2722.00
4+00	N 17° 20' 59" E	400.00	400.00	17° 20' 59"	26.06	2606.00
4+10	N 17° 20' 59" E	410.00	410.00	17° 20' 59"	24.80	2480.00
4+20	N 17° 20' 59" E	420.00	420.00	17° 20' 59"	23.44	2344.00
4+30	N 17° 20' 59" E	430.00	430.00	17° 20' 59"	22.08	2208.00
4+40	N 17° 20' 59" E	440.00	440.00	17° 20' 59"	20.72	2072.00
4+50	N 17° 20' 59" E	450.00	450.00	17° 20' 59"	19.36	1936.00
4+60	N 17° 20' 59" E	460.00	460.00	17° 20' 59"	18.00	1800.00
4+70	N 17° 20' 59" E	470.00	470.00	17° 20' 59"	16.64	1664.00
4+80	N 17° 20' 59" E	480.00	480.00	17° 20' 59"	15.28	1528.00
4+90	N 17° 20' 59" E	490.00	490.00	17° 20' 59"	13.92	1392.00
5+00	N 17° 20' 59" E	500.00	500.00	17° 20' 59"	12.56	1256.00
5+10	N 17° 20' 59" E	510.00	510.00	17° 20' 59"	11.20	1120.00
5+20	N 17° 20' 59" E	520.00	520.00	17° 20' 59"	9.84	984.00
5+30	N 17° 20' 59" E	530.00	530.00	17° 20' 59"	8.48	848.00
5+40	N 17° 20' 59" E	540.00	540.00	17° 20' 59"	7.12	712.00
5+50	N 17° 20' 59" E	550.00	550.00	17° 20' 59"	5.76	576.00
5+60	N 17° 20' 59" E	560.00	560.00	17° 20' 59"	4.40	440.00
5+70	N 17° 20' 59" E	570.00	570.00	17° 20' 59"	3.04	304.00
5+80	N 17° 20' 59" E	580.00	580.00	17° 20' 59"	1.68	168.00
5+90	N 17° 20' 59" E	590.00	590.00	17° 20' 59"	0.32	32.00
6+00	N 17° 20' 59" E	600.00	600.00	17° 20' 59"	0.00	0.00

707/67C

<p>CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE</p> <p>I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN PLANS, REGULATIONS, ORDINANCES, AND OPERATIONAL INSTRUCTIONS, PLAT APPROVAL DECREE AND THE PLANNING COMMISSION, HAVE BEEN MET. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE APPROVED/ENDORSED REQUIREMENTS.</p> <p><i>D.L. Hood</i> 9/16/17 DATE</p> <p>WILLIAMSON COUNTY ELECTRIC</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS INDICATED IN BOOK NUMBER 1004, PAGE 888, WILLIAMSON COUNTY REGISTERED OFFICE, AND THAT I DO HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY SOLE FREE CONSENT, ESTABLISHING THE BOUNDARIES, BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE EASEMENTS FOR PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.</p> <p><i>James W. Wynn, P.A.</i> 9/15/17 DATE</p> <p>JAMES W. WYNN, P.A. APPROPRIATE GOVERNMENT REPRESENTATIVE</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING</p> <p>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.</p> <p><i>Roger Harran</i> 9/15/17 DATE</p> <p>ROGER HARRAN LS 2030 PLANNING COMMISSION</p>	<p>CERTIFICATE OF SURVEY ACCURACY</p> <p>I DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON. THAT THIS IS A CADASTRAL "L" LAND SURVEY AS DEFINED IN TITLE 60, CHAPTER 18, TENNESSEE CODE, AND THAT THE RATE OF PRECISION IS GREATER THAN OR EQUAL TO 1/10000.</p> <p><i>Ron Hand</i> 0825-17 DATE</p> <p>REGISTERED LAND SURVEYOR</p>	
<p>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES</p> <p>SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.</p> <p><i>Donna Kelly Hagan</i> 9/16/17 DATE</p> <p>DONNA KELLY HAGAN WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "PETRA COMMONS SUBDIVISION" HAS/HAVE 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.</p> <p><i>James W. Wynn, P.A.</i> 9/15/17 DATE</p> <p>JAMES W. WYNN, P.A. NAME, TITLE AND AGENCY OR AUTHORIZED RECORDING AGENT</p>	<p>CERTIFICATE OF APPROVAL OF SEWER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "PETRA COMMONS SUBDIVISION" HAS/HAVE 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.</p> <p><i>James W. Wynn, P.A.</i> 9/15/17 DATE</p> <p>JAMES W. WYNN, P.A. NAME, TITLE AND AGENCY OR AUTHORIZED RECORDING AGENT</p>	<p>09/19/2017 - 12:21:00 PM 17038727</p> <p>LEGAL PLAT BATCH 68818</p> <p>PLAT BOOK: P67 PAGE: 67</p> <p>REG. FEE \$200 DP. FEE \$300 TOTAL \$500</p> <p>STATE TERNARIAL REGISTERED J.S.O. SADIE WADE</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>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 RESULTS OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.</p> <p><i>Steve Fink</i> 9/18/17 DATE</p> <p>STEVE FINK COUNTY PLANNING COMMISSION</p>

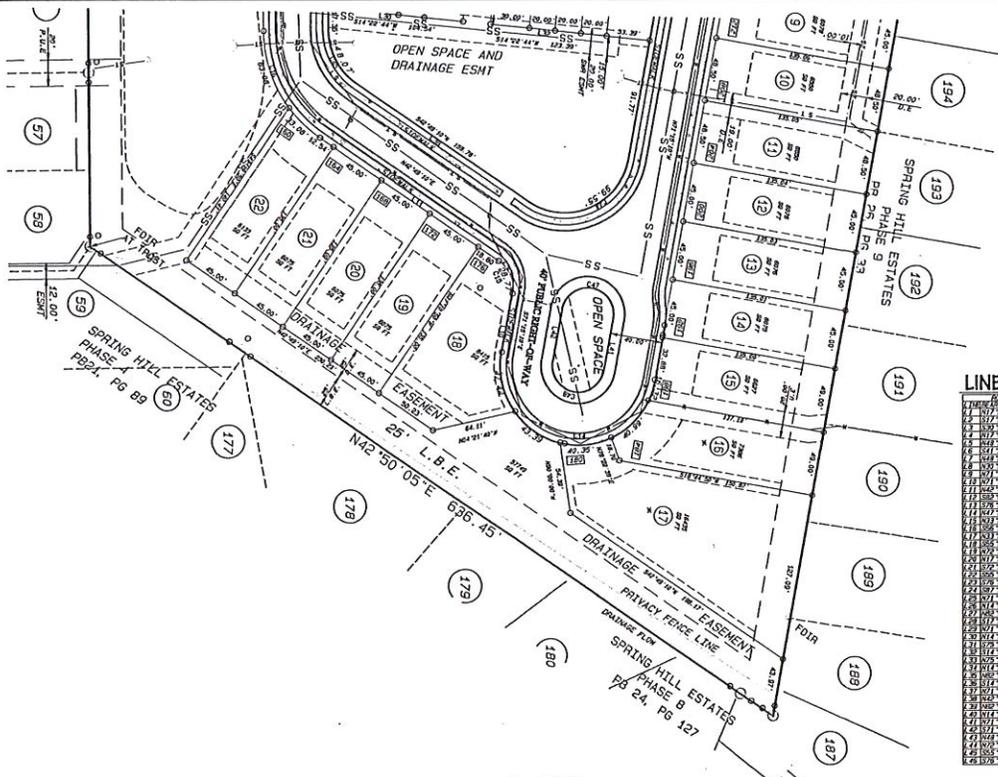
FINAL PLAT OF PETRA COMMONS SUBDIVISION
MAP 153 PARCEL 02700 4822 COLUMBIA PIKE
CITY OF SPRING HILL PROJECT NO. PFL 030-2017
JOB NO. 1329004

REVISIONS:

FINAL SUBDIVISION PLAT
CITY OF SPRING HILL, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 16.008	TOTAL LOTS: 78
ACRES NEW STREETS: NA	FEET NEW STREETS: N/A
CIVIL DISTRICT: 11TH	CLOSURE ERROR: >= 10,000
SCALE: 1" = 50'	DATE: MARCH 24TH 2017

SHEET 3 OF 4



CURVE TABLE

STATIONING	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA ANGLE	PIECEWISE LENGTH
177+00.00	N 89° 59' 59.99\"/>				

LINE TABLE

STATIONING	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA ANGLE	PIECEWISE LENGTH
177+00.00	N 89° 59' 59.99\"/>				



P67/67D

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE
 I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES AND REGULATIONS, BY-LAWS, POLICY AND OPERATIONAL PROCEDURES, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES, HAVE BEEN MET, AND APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE INFORMATIONED REQUIREMENTS.
 D. L. Hood
 SINGLE TENNESSEE ELECTRIC
 9/6/17

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS ENTERED IN BOOK NUMBER 8794, PAGE 860, WILLIAMSON COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHING THE FOLLOWING RESTRICTION LINES, AND THAT EGRESS OF TRAVELABLE MOTOR VEHICLES FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER PUBLIC UTILITIES HAVE BEEN FILED.
 08/17/17
 DATE

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR ROAD POSTING
 I HEREBY CERTIFY: (a) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED TO AN ACCEPTABLE STANDARD AND ACCORDING TO THE SPECIFICATIONS OF THE CITY OF SPRING HILL SUBDIVISION REGULATIONS, OR (b) 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.
 9/15/17
 DATE
 Thomas D. U.S. P.
 APPROPRIATE GOVERNMENT REPRESENTATIVE



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 CATEGORY 1, 2, 3 LAND SURVEY AS DEFINED IN TITLE 63, CHAPTER 18, TENNESSEE CODE, AND THAT THE RATE OF PRECISION IS GREATER THAN OR EQUAL TO 1/1000.
 Roger Hardrah
 REGISTERED LAND SURVEYOR
 08-25-17

FINAL PLAT OF PETRA COMMONS SUBDIVISION
 MAP 153 PARCEL 02700 4822 COLUMBIA PIKE
 CITY OF SPRING HILL, PROJECT NO. FPL 538-2017
 JOB NO. 1329004

REVISIONS:

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
 SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.
 Donna Kelly
 WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS
 9/6/17

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED PETRA COMMONS SUBDIVISION HAS/HAVE 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.
 9-15-17
 DATE
 NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENCY

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
 I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED PETRA COMMONS SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.
 9/15/17
 DATE
 NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENCY

09/19/2017 - 12:21:00 PM
 17038727
 FURNISHED BY BATCH: 808876
 PLAT BOOK: P67
 PAGE: 67
 REC FEE \$3.00
 OFF FEE 1.00
 TOTAL \$4.00
 J-228
 OF TENNESSEE REGISTRATION CODE BADGE WADE

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 MEMORANDUM OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.
 9/18/17
 DATE
 Steve Fork
 SECRETARY, PLANNING COMMISSION

FINAL SUBDIVISION PLAT
 CITY OF SPRING HILL, WILLIAMSON COUNTY, TENNESSEE
 TOTAL ACRES: 16.008 TOTAL LOTS: 78
 ACRES NEW STREETS: NA FEET NEW STREETS: N/A
 CIVIL DISTRICT: 11TH CLOSURE ERROR: .21:10,000
 SCALE: 1" = 50' DATE: MARCH 24TH 2017
 SHEET 4 OF 4