

RESOLUTION 22-28

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

WHEREAS, developer Paul Varney has a recorded Final Plat for Windstead Manor Phase 1 Section 1 in Williamson County Plat Book P68 Page 103; 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 February 14, 2022, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Windstead Manor Phase 1 Section 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 Windstead Manor Phase 1 Section 1 as shown on the recorded plat is hereby approved.

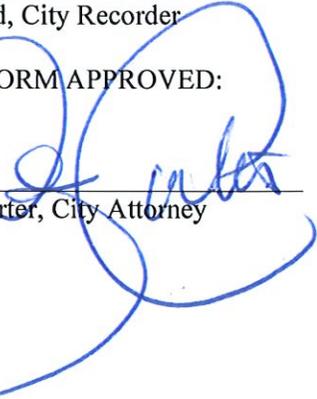
Passed and adopted this 22nd day of February, 2022.


Jim Hagaman, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 22-28*
SUBMITTED BY: Missy Stahl, CIP Manager
DATE: February 22, 2022
RE: To accept the dedication of road rights-of-way and public
 improvements for Windstead Manor Phase 1 Section 1
ATTACHMENTS: Certificate of satisfaction, 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 Windstead Manor Phase 1 Section 1.

BACKGROUND:

Planning Commission has recommended the acceptance of the roads and public improvements within Windstead Manor Phase 1 Section 1 by PC Resolution 22-18, approved on February 14, 2022. A certificate of satisfaction has been signed by City staff.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 22-28 to accept the dedication of road rights-of-way and public improvements for Windstead Manor Phase 1 Section 1.

6002
BELSHIRE HOMEOWNERS ASSOCIATION/MC
CROSSING # 1
PLAT BOOK 64 PAGE 464 R.O.M.C.
ZONED R-2

See revised Plat

145
1670 A 32.0
JAMES & HOPE CROSS
BOOK 660 PAGE 198 R.O.M.C.
ZONED R-2

144
1670 A 32.0
CHAD & KRISTEN CROSS
BOOK 146 PAGE 198 R.O.M.C.
ZONED R-2

6000
BELSHIRE PHASE 1
PLAT BOOK 40 PAGE 400 R.O.M.C.

37 PUBLIC IMPROVEMENTS
ACCESS EASEMENT

MATTY HANNEY
ZONED R-4
FEED BOOK 64 PAGE 464 R.O.M.C.

**FINAL PLAT OF
WINDSTEAD MANOR
4TH CIVIL DISTRICT
WILLIAMSON COUNTY
CITY OF SPRING HILL, TENNESSEE**

JOB NO: 1841 REVISIONS: 1-16-18, 1-28-18
EDMONDS SURVEYING SERVICES, LLC
FINAL SUBDIVISION PLAT
CITY OF SPRING HILL, WILLIAMSON COUNTY, TENNESSEE
TOTAL ACRES: 112.14 TOTAL LOTS: 16
ACRES NEW STREETS: 0.84 FEET NEW STREETS: 684
CIVIL DISTRICT: 4TH CLOSURE ERROR: ±1/1000
SCALE: 1" = 50' DATE: JAN. 07/2019
SHEET 2 OF 3

04/20/2018 - 01:23:00 PM
18014555
L. KOSAL PLAT
BATCH: 02764
PLAT BOOK: P68
PAGE: 103
RESERVE
\$1.00
TOTAL
\$47.00
CITY OF TENNESSEE, WILLIAMSON CO.
J-400 SAGIE WADE

P68 103B

CURVE TABLE

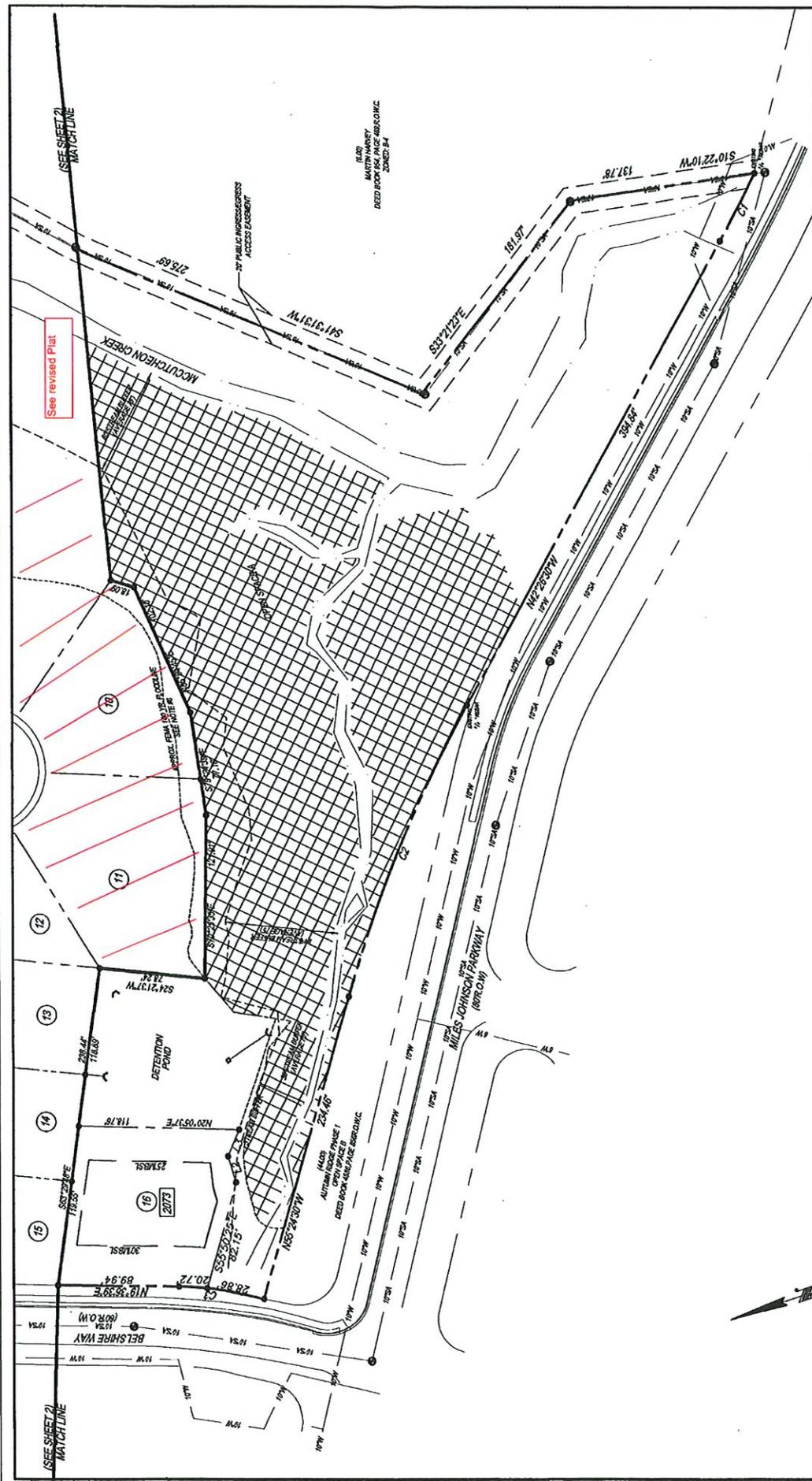
CURVE NO.	ANGLE (DEG)	CHORD (FEET)	TANGENT (FEET)	CHORD BEARING	CHORD SLOPE
C1	180.00	180.00	0.00	S180°00'00"E	180.00
C2	180.00	180.00	0.00	S180°00'00"E	180.00
C3	180.00	180.00	0.00	S180°00'00"E	180.00
C4	180.00	180.00	0.00	S180°00'00"E	180.00
C5	180.00	180.00	0.00	S180°00'00"E	180.00
C6	180.00	180.00	0.00	S180°00'00"E	180.00
C7	180.00	180.00	0.00	S180°00'00"E	180.00
C8	180.00	180.00	0.00	S180°00'00"E	180.00
C9	180.00	180.00	0.00	S180°00'00"E	180.00
C10	180.00	180.00	0.00	S180°00'00"E	180.00
C11	180.00	180.00	0.00	S180°00'00"E	180.00
C12	180.00	180.00	0.00	S180°00'00"E	180.00
C13	180.00	180.00	0.00	S180°00'00"E	180.00
C14	180.00	180.00	0.00	S180°00'00"E	180.00
C15	180.00	180.00	0.00	S180°00'00"E	180.00
C16	180.00	180.00	0.00	S180°00'00"E	180.00
C17	180.00	180.00	0.00	S180°00'00"E	180.00
C18	180.00	180.00	0.00	S180°00'00"E	180.00
C19	180.00	180.00	0.00	S180°00'00"E	180.00
C20	180.00	180.00	0.00	S180°00'00"E	180.00

LINE TABLE

LINE NO.	START POINT	END POINT	LENGTH (FEET)	BEARING
L1	1670 A 32.0	1670 A 32.0	0.00	S00°00'00"E
L2	1670 A 32.0	1670 A 32.0	0.00	S00°00'00"E
L3	1670 A 32.0	1670 A 32.0	0.00	S00°00'00"E
L4	1670 A 32.0	1670 A 32.0	0.00	S00°00'00"E
L5	1670 A 32.0	1670 A 32.0	0.00	S00°00'00"E



THOMAS EDMONDS, RLS
Edmonds Surveying Services, LLC
PO BOX 211
LYLES, TN 37088
TOMM@ESSURVING.COM
615-686-8884



See revised Plat

04/20/2018 - 01:23:00 PM
 18014555
 PROSAL PLAT
 MATCH: 52784
 PLAT BOOK: P88
 PAGE: 103
 \$5.00 PER ACRES
 \$100.00 TOTAL
 J-106 SADDIE WADE
 STATE OF TENNESSEE, WILLIAMSON COUNTY

P88/103C

**FINAL PLAT OF
 WINDSTEAD MANOR
 4TH CIVIL DISTRICT
 WILLIAMSON COUNTY
 CITY OF SPRING HILL, TENNESSEE**

JOB NO: 1801 REVISIONS: 1-18-18, 1-28-18
 EDMONDS SURVEYING SERVICES, LLC

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

TOTAL ACRES: 11.51+ TOTAL LOTS: 16
 ACRES NEW STREETS: 0.86+ FEET NEW STREETS: 464
 CIVIL DISTRICT: 4TH CLOSURE ERROR: +151.00
 SCALE: 1" = 80' DATE: JAN. 17, 2018

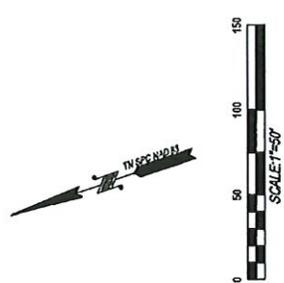
SHEET 3 OF 3

CURVE TABLE

CHUCK	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
C1	S89°22'12"E	137.78	S44°01'36"W	104.00
C2	S10°22'10"W	181.97	S85°00'00"W	172.00
C3	S83°27'27"E	181.97	S10°22'10"W	172.00
C4	S10°22'10"W	181.97	S89°22'12"E	137.78
C5	S10°22'10"W	181.97	S89°22'12"E	137.78
C6	S10°22'10"W	181.97	S89°22'12"E	137.78
C7	S10°22'10"W	181.97	S89°22'12"E	137.78
C8	S10°22'10"W	181.97	S89°22'12"E	137.78
C9	S10°22'10"W	181.97	S89°22'12"E	137.78
C10	S10°22'10"W	181.97	S89°22'12"E	137.78

LAST TABLE

LINE	BEARING	LENGTH
L1	S89°22'12"E	137.78
L2	S10°22'10"W	181.97
L3	S89°22'12"E	137.78



EDS
 SURVEYOR
 THOMAS EDMONDS, PLS
 EDMONDS SURVEYING SERVICES
 1115 S. 7th St
 LITTLE ROCK, AR 72208
 TOMMY@EDMSURV.COM
 501-686-9084



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 1-19-22

CKP Development, LLC

Windstead Manor

Phase 1 Section 1

Development Name: Windstead Manor

Phase or Section of Construction: Phase 1 Section 1

Public Improvements: water, sewer, storm water, 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.

Tyler Scroggins
City of Spring Hill Utility Inspector (signature)

Tyler Scroggins
Printed name

Approved By:

Tyler Scroggins
City of Spring Hill Public Works Director

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