

RESOLUTION 22-120

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR CROOKED CREEK PHASE 3 SECTION 3

WHEREAS, developer A-1 Home Builders, Inc. has a recorded Final Plat for Crooked Creek Phase 3 Section 3 in Maury County Plat Book P22, Page 275; 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 June 13, 2022, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Crooked Creek Phase 3 Section 3 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 Crooked Creek Phase 3 Section 3 as shown on the recorded plat is hereby approved.

Passed and adopted this 20th day of June, 2022.



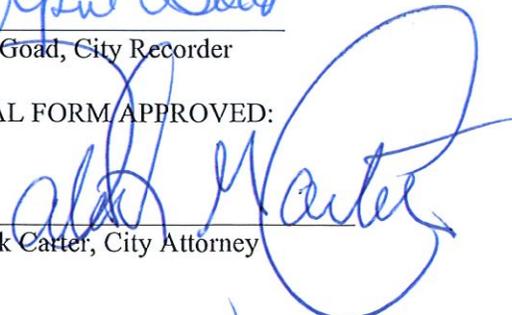
Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 22-120*
SUBMITTED BY: Missy Stahl, CIP Manager
DATE: June 20, 2022
RE: To accept the dedication of road rights-of-way and public improvements for Crooked Creek Phase 3 Section 3
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 Crooked Creek Phase 3 Section 3.

BACKGROUND:

Planning Commission has recommended the acceptance of the roads and public improvements within Crooked Creek Phase 3 Section 3 by PC Resolution 22-52, approved on June 13, 2022. A certificate of satisfaction has been signed by City staff.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 22-120 to accept the dedication of road rights-of-way and public improvements for Crooked Creek Phase 3 Section 3.

**RESOLUTION 22-52 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
CROOKED CREEK PH 3 SEC 3**

WHEREAS, developer A-1 Home Builders, Inc. has a recorded Final Plat for Crooked Creek Ph 3 Sec 3 in Maury County Plat Book P22, Page 275; 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 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 Crooked Creek Ph 3 Sec 3 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13th day of June, 2022.



Jonathan Duda, Chairman



Calvin Abram, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 5-17-2022

A-1 Home Builders

Crooked Creek

Phase Ph3 Sec 3

Development Name: Crooked Creek

Phase or Section of Construction: Phase 3 Sec 3

Public Improvements: sidewalks, street lights, stormwater surface maintenance, 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.

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

Michael W Stephens
Printed name

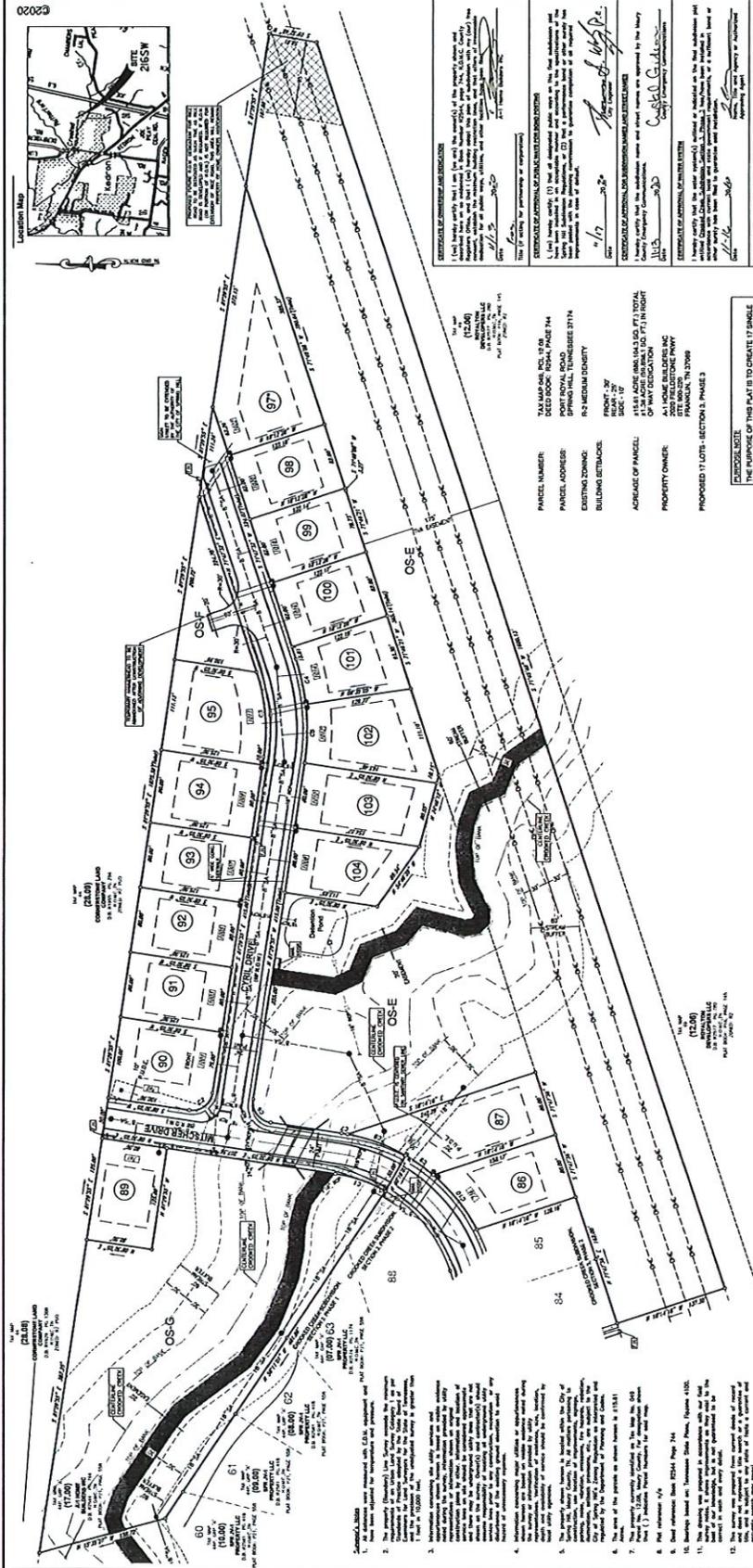
Approved By:

[Signature]
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



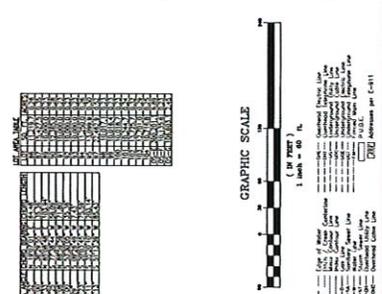
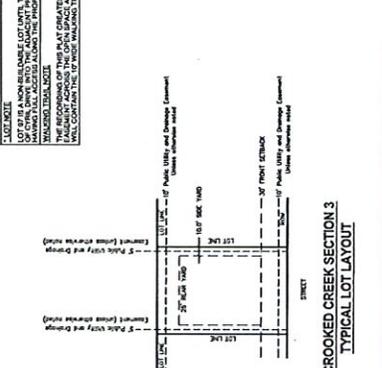
STATEMENT OF APPROVAL OF ENGINEER
 I hereby certify that the subdivision shown on this plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee.
 Date: 11-17-20
 Signature: [Signature]

STATEMENT OF APPROVAL OF SURVEYOR
 I hereby certify that the subdivision shown on this plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Surveyor in the State of Tennessee.
 Date: 11-17-20
 Signature: [Signature]

STATEMENT OF APPROVAL OF ARCHITECT
 I hereby certify that the subdivision shown on this plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Architect in the State of Tennessee.
 Date: 11-17-20
 Signature: [Signature]

STATEMENT OF APPROVAL OF CIVIL ENGINEER
 I hereby certify that the subdivision shown on this plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Civil Engineer in the State of Tennessee.
 Date: 11-17-20
 Signature: [Signature]

STATEMENT OF APPROVAL OF LAND SURVEYOR
 I hereby certify that the subdivision shown on this plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Tennessee.
 Date: 11-17-20
 Signature: [Signature]



OPEN SPACE NOTE:
 ALL OPEN SPACE AREAS TO BE MAINTAINED BY THE HOMEOWNER SHALL BE MAINTAINED AS OPEN SPACE AND SHALL NOT BE USED FOR ANY OTHER PURPOSES INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREAS SHALL BE MAINTAINED AS OPEN SPACE AND SHALL NOT BE USED FOR ANY OTHER PURPOSES INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

DRAINAGE NOTE:
 THE DRAINAGE AREAS SHOWN ON THIS PLAT ARE BASED ON THE ELEVATION OF ALL OF THE AREA SHOWN TO RECEIVE SURFACE WATER RUNOFF.

Legend
 - 1" = 40' (1" = 40')

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 16th day of June 2022, 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 A-1 Home Builders, a Inc., having its office and place of business at 2020 Fieldstone Pkwy, Ste 900-226 hereinafter designated as the "developer". Franklin, TN 37069

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Crooked Creek Ph3 Sec 3 dated 11/17/2020 and prepared by WES Engineers & Surveyors 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:

Brandon Robertson

6/16 20 22
Date

[Signature]

Developer Signature

STATE OF TENNESSEE

(COUNTY OF Marcy)

On this 16th day of June, 2022, before me personally appeared Brandon Richard Robertson, to me known, who, being by me first duly sworn, did depose and say that he resides in Williamson Co.; that he is the President of A-1 Home Builders; that he signed his name thereto by like order and authority of the Board of Directors of said corporation, and that.



[Signature]
INDIVIDUAL Notary Public

ATTEST: [Signature]

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature

June 20, 2022

Jim Hagaman, Mayor
Printed Name

(CORPORATE SEAL)

