

**RESOLUTION 23-125**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR  
HARDINS LANDING PHASE 3A**

**WHEREAS**, developer 2 Gen Holdings, LLC has a recorded Final Plat for Reserves at Hardins Landing Phase 3A in Maury County Plat Book P22, Page 45; 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 July 10, 2023, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Hardins Landing Phase 3A and be accepted; and

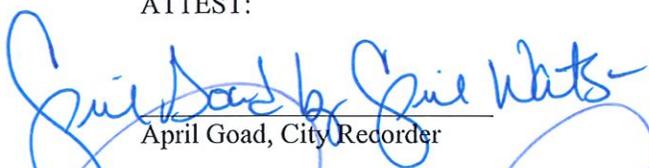
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill.

**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 Hardins Landing Phase 3A as shown on the recorded plat is hereby approved.

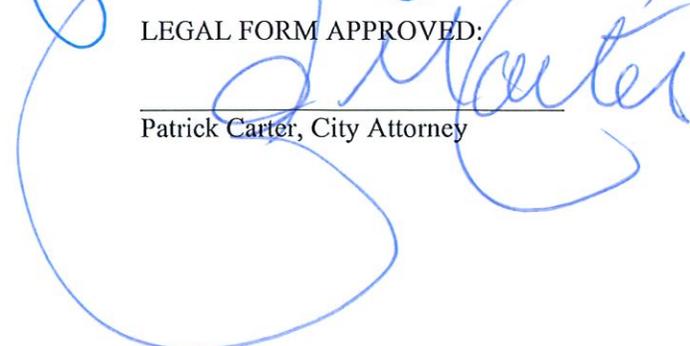
Passed and adopted this 17<sup>th</sup> day of July, 2023.

  
Jim Hagaman, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Patrick Carter, City Attorney



**REQUEST:** *Approval of Resolution 23-125*  
**SUBMITTED BY:** Missy Stahl, CIP Manager  
**DATE:** July 17, 2023  
**RE:** To accept the dedication of road rights-of-way and public improvements for Hardins Landing Phase 3A  
**ATTACHMENTS:** Certificate of satisfaction, final plat

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**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 Hardins Landing Phase 3A.

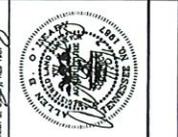
**BACKGROUND:**

Planning Commission has recommended the acceptance of the roads and public improvements within Hardins Landing Phase 3A PC Resolution 23-65, approved on July 10, 2023. A certificate of satisfaction has been signed by City staff.

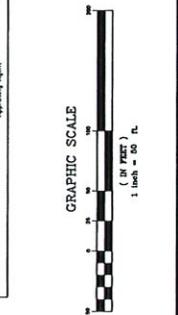
**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 23-125 to accept the dedication of road rights-of-way and public improvements for Hardins Landing Phase 3A.

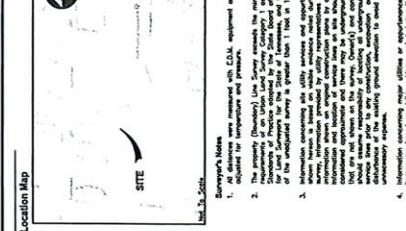




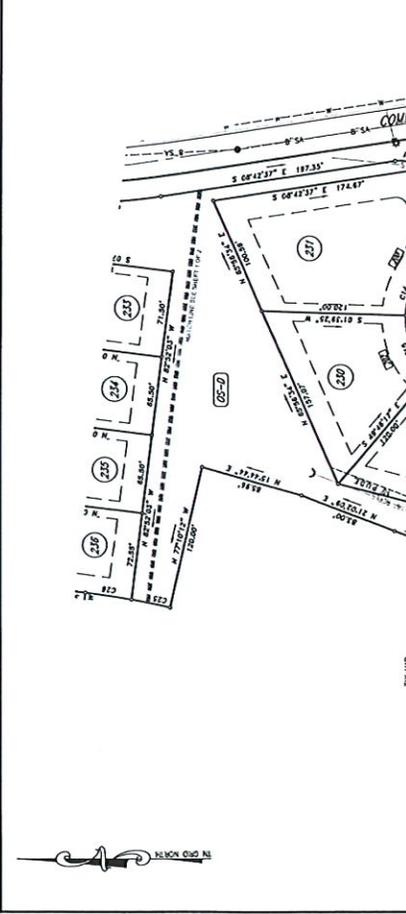
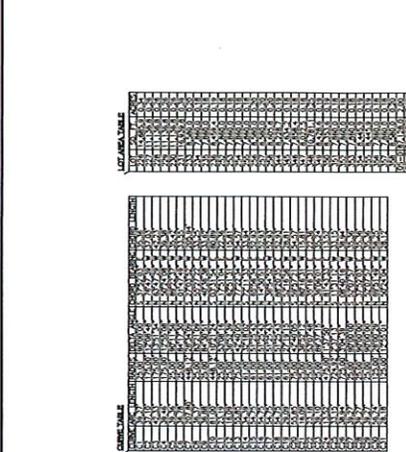
19012360 PLAY BOOK: P22 PAGE: 45



Legend table with symbols for various features like Easement, Right of Way, and Property Lines.



Surveyor's Notes: All distances were measured with EDM equipment and have been adjusted for temperature and pressure.



Parcel Number: Tax Map 05L Parcel 0600. Deed Book 0274, Page 1303. Building Footprint: 20' x 20'.

Property: HOLON L.L.C. 0.15 ACRES ±. Address: 4745 S.W. 47th St., Fort Lauderdale, FL 33314.

Open Space Note: All open space areas to be maintained by the owner to provide a common open space and grounds including the detention areas shown on this plat.

Section 1: I hereby certify that the survey plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 2: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 3: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 4: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 5: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 6: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 7: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 8: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 9: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 10: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 11: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 12: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 13: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 14: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 15: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 16: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 17: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...

Section 18: I hereby certify that the subdivision plat shown hereon has been prepared in conformity with the laws of the State of Tennessee...



## CERTIFICATE OF SATISFACTORY COMPLETION

Date: 6/21/2023

2 Gen Holdings, LLC

Hardins Landing

Phase 3A

Development Name: 2 Gen Holdings, LLC

Phase or Section of Construction: Phase 3A

Public Improvements: Sidewalks, Street Lights, Street Signs, 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.

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

FORM FOR OFFER OF  
IRREVOCABLE DEDICATION

AGREEMENT made this 17 day of July, 2023, 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 Z Gen Holdings LLC, a Limited Liability Corp., having its office and place of business at 1207 Rosemeath Rd., hereinafter designated as the "developer". Richmond, VA 23230

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Hardins Landing dated 8/21/19 and prepared by WES Engineers and Ph.3A

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 17<sup>th</sup> day of July, 2023, 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:

2 Gen Holdings LLC

July 11<sup>th</sup> 2023  
Date

[Signature]  
Developer Signature

VA  
STATE OF TENNESSEE

(COUNTY OF Henrico)

On this 11 day of July 2023, before me personally appeared V. Earl Dickerson III, to me known, who, being by me first duly sworn, did depose and say that he resides in Richmond VA; that he is the manager of 2 Gen Holdings LLC; that he signed his name thereto by like order and authority of the Board of Directors of said corporation, and that.



[Signature]  
INDIVIDUAL

ATTEST: [Signature]

FOR THE CITY OF SPRING HILL:

Aug 17 2023

BY: [Signature]  
Signature  
Jim Hagaman  
Printed Name

(CORPORATE SEAL)

