

**RESOLUTION 25-195**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR ARBORS AT AUTUMN RIDGE PHASE 15**

**WHEREAS**, developer Autumn Ridge Development Co. has a recorded Final Plat for Arbors at Autumn Ridge Phase 15 in Williamson County Plat Book P86, Page 31; 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 25, 2025, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Arbors at Autumn Ridge Phase 15 be accepted; and

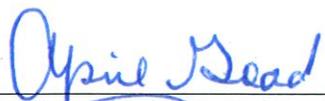
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill.

**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 Arbors at Autumn Ridge Phase 15 as shown on the recorded plat is hereby approved.

Passed and adopted this 18<sup>th</sup> day of August, 2025.

  
Matt Fitterer, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Patrick Carter, City Attorney



**REQUEST:** *Approval of Resolution 25-195*  
**SUBMITTED BY:** Missy Stahl, CIP Director  
**DATE:** August 18, 2025  
**RE:** To accept the dedication of road rights-of-way and public improvements for Arbors at Autumn Ridge Phase 15  
**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 Arbors at Autumn Ridge Phase 15.

**BACKGROUND:**

Planning Commission has recommended the acceptance of the roads and public improvements within Arbors at Autumn Ridge Phase 15 by PC Resolution 25-61, approved on July 28, 2025.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 25-195 to accept the dedication of road rights-of-way and public improvements for Arbors at Autumn Ridge Phase 15.



## CERTIFICATE OF SATISFACTORY COMPLETION

Date: 8/12/05

Don Russell Cameron, III

Arbors at Autumn Ridge

Development Name: Arbors at Autumn Ridge

Phase or Section of Construction: Phase 15

Public Improvements: Sidewalks, street signs, street lights, and final topping to all streets with 1 ½ inches of hot mix asphalt

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

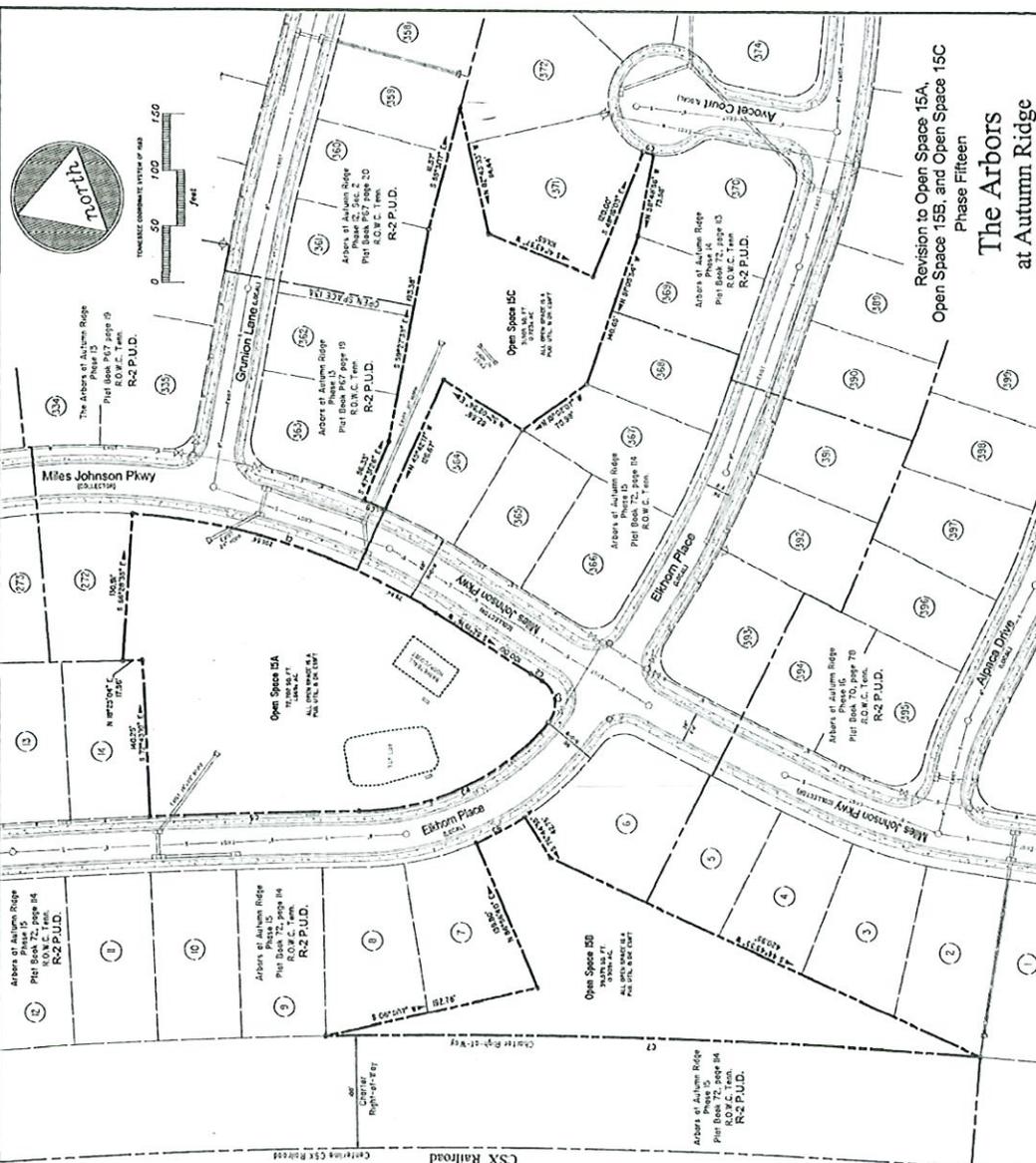
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Approved By:  
City of Spring Hill Public Works Director

Lyle Scoggins

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



Revision to Open Space 15A,  
Open Space 15B, and Open Space 15C  
Phase Fifteen  
**The Arbors  
at Autumn Ridge**

**NOTES:**  
 1. THE PURPOSE OF THIS PLAN IS TO REMOVE THE EXISTING FROM OPEN SPACE 15A AND OPEN SPACE 15C.  
 2. THE EXISTING ZONING IS R-2 P.U.D. AND OPEN SPACE 15A, 15B, AND 15C.  
 3. DATED REFERENCE:  
 4. OWNER/DEVELOPER:  
 5. PLANNED DEVELOPER:  
 6. ENGINEER:  
 7. DATE: 12/15/2023

**LEGEND:**  
 1. OPEN SPACE 15A  
 2. OPEN SPACE 15B  
 3. OPEN SPACE 15C  
 4. R-2 P.U.D.  
 5. LOT 1  
 6. LOT 2  
 7. LOT 3  
 8. LOT 4  
 9. LOT 5  
 10. LOT 6  
 11. LOT 7  
 12. LOT 8  
 13. LOT 9  
 14. LOT 10  
 15. LOT 11  
 16. LOT 12  
 17. LOT 13  
 18. LOT 14  
 19. LOT 15  
 20. LOT 16  
 21. LOT 17  
 22. LOT 18  
 23. LOT 19  
 24. LOT 20  
 25. LOT 21  
 26. LOT 22  
 27. LOT 23  
 28. LOT 24  
 29. LOT 25  
 30. LOT 26  
 31. LOT 27  
 32. LOT 28  
 33. LOT 29  
 34. LOT 30  
 35. LOT 31  
 36. LOT 32

**PLANNED DEVELOPER:**  
 THE ARBORS AT AUTUMN RIDGE  
 480 W. CLAYTON ST., SUITE 100  
 CLAYTON, TN 37040  
 CONTACT: DON S. CANNON III  
 PHONE: 615.331.3729  
 EMAIL: DON@THEARBORSATAUTUMNRIDGE.COM

**ENGINEER:**  
 W. CLAYTON  
 480 W. CLAYTON ST., SUITE 100  
 CLAYTON, TN 37040  
 CONTACT: DON S. CANNON III  
 PHONE: 615.331.3729  
 EMAIL: DON@THEARBORSATAUTUMNRIDGE.COM

**APPLICABLE ZONING ORDINANCE:** ADOPTED JANUARY 4, 2009  
**APPLICABLE SUBDIVISION REGULATIONS:** ADOPTED JULY 2003 AND REVISED APRIL 2008  
**COMMUNITY PANEL APPROVAL:** EFFECTIVE DATE APRIL 6, 2007  
**ALL OPEN SPACE SHALL BE TENDED AND MAINTAINED BY THE ARBORIST AT THE PROPERTY'S DISCRETION, EFFECTIVE DATE APRIL 6, 2007.  
 1. DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR RETURN PERIOD SHALL BE PROVIDED PRIOR TO DEVELOPMENT.  
 2. FIVE FOOT SIDEWALKS AS SHOWN.  
 3. ALL DETENTION BASINS SHALL BE MAINTAINED BY THE ARBORIST AT AUTUMN RIDGE.  
 4. THE EXISTING OF THE PLAN VIOLET TAGS AND SUPERIMPOSE THE RECORDING OF OPEN SPACE 15A, OPEN SPACE 15B, AND OPEN SPACE 15C ON THE PLAN OF THE REGISTERED OFFICE WILLIAMSON COUNTY, TENNESSEE.**



**OPEN SPACE DATA**

IS NUMBER	ISAC	FEET	ACRES
01	0100	100	2.28
02	0200	200	4.56
03	0300	300	6.84
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15	1500	1500	34.20
16	1600	1600	36.48
17	1700	1700	38.76
18	1800	1800	41.04
19	1900	1900	43.32
20	2000	2000	45.60
21	2100	2100	47.88
22	2200	2200	50.16
23	2300	2300	52.44
24	2400	2400	54.72
25	2500	2500	57.00
26	2600	2600	59.28
27	2700	2700	61.56
28	2800	2800	63.84
29	2900	2900	66.12
30	3000	3000	68.40
31	3100	3100	70.68
32	3200	3200	72.96
33	3300	3300	75.24
34	3400	3400	77.52
35	3500	3500	79.80
36	3600	3600	82.08

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13	1300	1300	29.64
14</			

**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

**AGREEMENT** made this 18 day of August, 2025, 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 Cameron Properties, a LLC, having its office and place of business at 1503 Columbla Ave, Franklin TN 37064 hereinafter designated as the "developer".

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled The Arbors at Autumn Ridge Phase 15 dated \_\_\_\_\_ and prepared by \_\_\_\_\_ 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 18 day of August, 2025, 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:

CAMERON Properties

8-7 2025  
Date

Wm R. Gamm, III  
Developer Signature

**STATE OF TENNESSEE**

(COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known, who, being by me first duly sworn, did depose and say that he resides in \_\_\_\_\_; that he is the \_\_\_\_\_ of \_\_\_\_\_; that he signed his name thereto by like order and authority of the Board of Directors of said corporation, and that.

\_\_\_\_\_  
INDIVIDUAL

ATTEST: April Sead

FOR THE CITY OF SPRING HILL:

August 18, 2025

BY: [Signature]  
Signature  
Matt Fitterer, Mayor  
Printed Name

(CORPORATE SEAL)

