

**RESOLUTION 26-48**

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

**WHEREAS**, developer Copperstone Development Partners, LLC. has a recorded Final Plat for Barton Hills Phase 1A in Maury County Plat Book P22, Page 132; 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 9, 2026, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Barton Hills Phase 1A 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 Barton Hills Phase 1A as shown on the recorded plat is hereby approved.

Passed and adopted this 17<sup>th</sup> day of February, 2026.

  
\_\_\_\_\_  
Matt Fitterer, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney

## STAFF MEMORANDUM

**TO:** Board of Mayor and Aldermen  
**FROM:** Will Goats | CIP Project Manager  
**DATE:** 2/17/2026  
**SUBJECT:** Resolution 26-48 | To accept the dedication of road rights-of-way and public improvements for Barton Hills Phase 1A

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**RECOMMENDATION:**

Staff recommends approval of Resolution 26-48 to accept the dedication of road rights-of-way and public improvements for Barton Hills Phase 1A.

**BACKGROUND:**

Planning Commission has recommended the acceptance of the roads and public improvements within Dartford Townhomes by PC Resolution 26-04, approved on February 9, 2026. A certificate of satisfaction has been signed by City staff.

**SUPPORTING DOCUMENTS:**

Certificate of Satisfaction and Final Plat





## CERTIFICATE OF SATISFACTORY COMPLETION

Date: 1-21-2026

Copperstone Development Partners, LLC  
Barton Hills  
Phase 1A

Development Name: Barton Hills

Phase or Section of Construction: Phase 1A

Public Improvements: Sidewalks, Street Lights, Street Signs, Stormwater Surface Maintenance, and Final Topping to all streets with 1 1/2 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 Sweeper*



**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

**AGREEMENT** made this 17 day of February, 2026, 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 Copperstone Development Partners, a LLC, having its office and place of business at 3384 Southall Road, Franklin, TN 37064 hereinafter designated as the "developer".

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Barton Hills Phase 1A dated 11/15/2022 and prepared by T-Square Engineering 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 17 day of February, 2026, 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:

Copperstone Development Partners LLC

2/3 2026  
Date

[Signature]  
Developer Signature

STATE OF TENNESSEE

(COUNTY OF Williamson)

On this 3 day of February 2026 before me personally appeared Joey Smith, 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 Copperstone Development Partners; that he signed his name thereto by like order and authority of the Board of Directors of said corporation, and that.



ATTEST: [Signature]

[Signature]  
INDIVIDUAL

FOR THE CITY OF SPRING HILL:

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

February 17, 2026

(CORPORATE SEAL)

