

**RESOLUTION 20-02**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR COBBLESTONE VILLAGE PHASE 2 SECTION 1**

**WHEREAS**, Developer Lennar Homes has a recorded Final Plat for Cobblestone Village Phase 2 Section 1 in Maury County Plat Book P21, Page 182; 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

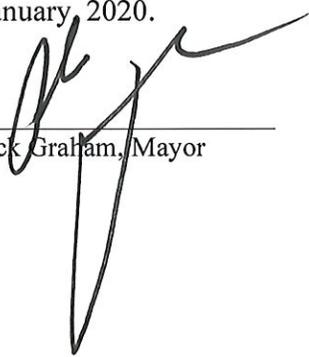
**WHEREAS**, the developer is required under Section VI, Paragraph 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, on December 9, 2019, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Cobblestone Village Phase 2 Section 1 be accepted; and

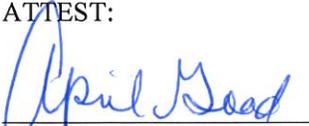
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill.

**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 Cobblestone Village Phase 2 Section 1 as shown on the recorded plat is hereby approved.

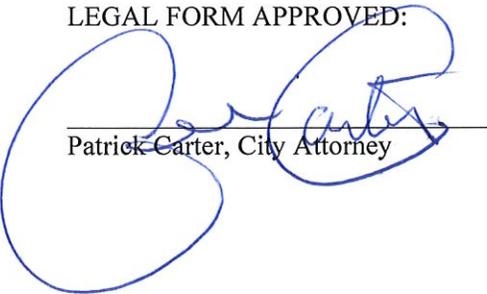
Passed and adopted this 21<sup>st</sup> day of January, 2020.

  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

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

LEGAL FORM APPROVED:

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

**SUBJECT:** Acceptance of Road ROW & Public Improvements for Cobblestone Village Phase 2 Section 1

**DATE:** December 17, 2019

**ATTENTION:** Board of Mayor and Aldermen

**STAFF:** Missy Stahl, Senior Project Manager



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**STAFF MEMORANDUM**

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 Cobblestone Village Phase 2 Section 1 as recommended by the Planning Commission.

**Background:**

The Planning Commission recommends accepting the road rights-of-way and public improvements for Cobblestone Village Phase 2 Section 1, per PC Resolution 19-146 passed by the Planning Commission on December 9, 2019. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase.

**Staff Recommendation:**

Staff recommends approval of the request.

**RESOLUTION 19-146 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  
COBBLESTONE VILLAGE PHASE 2 SECTION 1**

**WHEREAS**, developer Lennar Homes has a recorded Final Plat for Cobblestone Village Phase 2 Section 1 in Maury County Plat Book P21, Page 182; 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 developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; 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 Cobblestone Village Phase 2 Section 1 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 9<sup>th</sup> day of December, 2019.

  
\_\_\_\_\_  
Paul Downing, Chairman

  
\_\_\_\_\_  
Steve Foote, Secretary



## CERTIFICATE OF SATISFACTORY COMPLETION

Date: 12/9/19

Lennar Homes (SDH Nashville)

Cobblestone Village

Phase 2 Section 1

Development Name: Cobblestone Village

Phase or Section of Construction: Phase 2 Section 1

Public Improvements: Water, sewer, storm water drainage and basins, 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.

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name

Approved By:

Thomas J. Wolf  
City of Spring Hill Engineering Dept.

THOMAS J. WOLF  
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 12 day of December 2019, 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 Smith Douglas Homes, a GEORGIA LIMITED LIABILITY CO having its office and place of business at 361 Mallory Station Rd. Franklin TN 37067 hereinafter designated as the "developer".

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Cobblestone Village dated 10/21/19 and prepared by WES Engineers & Surveyors and Phase 2 Section 1

**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:

SDH Nashville LLC

December 13<sup>th</sup> 20 19  
Date

[Signature]  
Developer Signature



(CORPORATE SEAL)

ATTEST: [Signature]

[Signature]

1-21 20 20

FOR THE CITY OF SPRING HILL:

BY: [Signature]

Signature

Rick Graham, Mayor

Printed Name

ACKNOWLEDGEMENT:  
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF \_\_\_\_\_) SS: \_\_\_\_\_

On this \_\_\_\_ day \_\_\_\_\_ of 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known to be one of the firm \_\_\_\_\_, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

\_\_\_\_\_  
CORPORATE

STATE OF TENNESSEE

(COUNTY OF Williamson) SS: \_\_\_\_\_

On this 13<sup>th</sup> day of December 2019, before me personally appeared Andrew Pfeifer, to me known, who, being by me first duly sworn, did depose and say that he resides in Brentwood, TN; that he is the President of SDH Nashville, LLC; that the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.



Hannah M. Rule  
INDIVIDUAL