

RESOLUTION 24-62

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR HARVEST POINT PHASE 16 SECTION A

WHEREAS, developer Harvest Point Development Partners, LLC has a recorded Final Plat for Harvest Point Phase 16 Section A in Maury County Plat Book P22, Page 205; 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 March 11, 2024, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Harvest Point Phase 16 Section A 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 Harvest Point Phase 16 Section A as shown on the recorded plat is hereby approved.

Passed and adopted this 18th day of March, 2024.


Jim Hagaman, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 24-62*

SUBMITTED BY: Missy Stahl, CIP Director

DATE: March 18, 2024

RE: To accept the dedication of road rights-of-way and public improvements for Harvest Point Phase 16 Section A

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 Harvest Point Phase 16 Section A.

BACKGROUND:

Planning Commission has recommended the acceptance of the roads and public improvements within Harvest Point Phase 16 Section A by PC Resolution 24-34, approved on March 11, 2024. A certificate of satisfaction has been signed by City staff.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 24-62 to accept the dedication of road rights-of-way and public improvements for Harvest Point Phase 16 Section A.



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 2/20/24

Harvest Point Development Partners

Harvest Point

Phase 16 Section 1A

Development Name: Harvest Point

Phase or Section of Construction: Phase 16 Section 1A

Public Improvements: Sidewalks, Street Lights, Street Signs, Stormwater Surface Maintenance, 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

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 18 day of March 2024 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 Harvest Point Development partners a LLC, having its office and place of business at 6901 Lemox Village Dr. St. 107 hereinafter designated as the "developer".
Nashville TN 37211

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Harvest Point Ph. II dated 7/14/20 and prepared by STME and section 1A

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 March, 2024 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:

Harvest Point Development Partners, LLC

March 4 2027
Date

[Signature]
Developer Signature

STATE OF TENNESSEE

(COUNTY OF Davidson)

On this 4 day of March 2027, before me personally appeared David McGowan, Jr., to me known, who, being by me first duly sworn, did depose and say that he resides in Tennessee; that he is the Chief Manager of Harvest Point Development Partners; that he signed his name thereto by like order and authority of the Board of Directors of said corporation, and that.



[Signature]
INDIVIDUAL

ATTEST: April Good

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature

March 18 2024

Jim Haganan, Mayor
Printed Name

(CORPORATE SEAL)