

RESOLUTION 24-264

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF
ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE
EXISTING PLAT FOR
THE ENCLAVE AT BRANDON WOODS**

WHEREAS, developer Ole South Properties, LLC. has a recorded Final Plat for The Enclave at Brandon Woods in Maury County Plat Book P22, Page 188; 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 November 12, 2024, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for The Enclave at Brandon Woods 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 The Enclave at Brandon Woods as shown on the recorded plat is hereby approved.

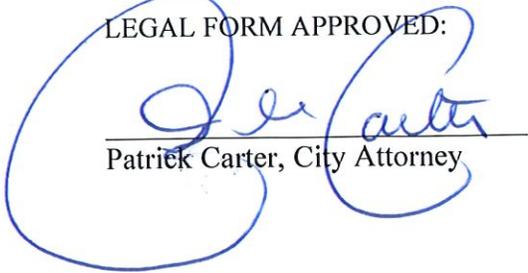
Passed and adopted this 18th day of November, 2024.


Jim Hagaman, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 24-264*
SUBMITTED BY: Missy Stahl, CIP Director
DATE: November 18, 2024
RE: To accept the dedication of road rights-of-way and public improvements for The Enclave at Brandon Woods
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 for The Enclave at Brandon Woods.

BACKGROUND:

Planning Commission has recommended the acceptance of the roads and public improvements within The Enclave at Brandon Woods by PC Resolution 24-87, approved on November 12, 2024. A certificate of satisfaction has been signed by City staff.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 24-264 to accept the dedication of road rights-of-way and public improvements for The Enclave at Brandon Woods.



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 10.21.24

Ole South Properties

The Enclave at Brandon Woods

Development Name: The Enclave at Brandon Woods

Phase or Section of Construction: _____

Public Improvements: Sidewalks, Street Signs, Street Lights, Stormwater Surface Maintenance, and Final Topping to all streets within 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 November 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 Ole South Properties, a _____, having its office and place of business at 262 Robert Rose Dr. Suite 300 hereinafter designated as the "developer". Murfreesboro, TN 37129

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Enclave at Brudenwood dated 11/19/20 and prepared by Anderson, DeK Epps, & Assoc. 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 November, 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:

Ole South Properties

October 21 2024

Date

Wan Boh

Developer Signature

STATE OF TENNESSEE

(COUNTY OF Rutherford)

On this 21st day of October, 2024, before me personally appeared Jan Bobo, to me known, who, being by me first duly sworn, did depose and say that he resides in Murfreesboro TN; that he is the Sr. Vice President of Ole South Properties; that he signed his name thereto by like order and authority of the Board of Directors of said corporation, and that.



Sherry K. Arnold
INDIVIDUAL

ATTEST:

April Good
City Recorder

FOR THE CITY OF SPRING HILL:

BY:

[Signature]
Signature

Jim Hagaman
Printed Name

November 18, 2024

(CORPORATE SEAL)

