

ORDINANCE NO. 10-27

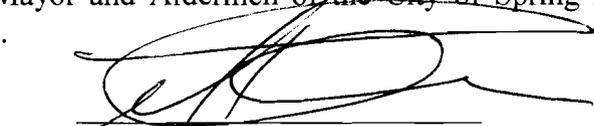
AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY APPROVING PUD REVISION 1 FOR CHAPMAN'S CROSSING HOMEOWNER'S ASSOCIATION AND CORNERSTONE LAND COMPANY, LOCATED ON DUPLEX ROAD NEAR INTERSTATE 65, AS SHOWN ON WILLIAMSON COUNTY TAX MAP 166N, GROUP B, PARCEL 057.00

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE:

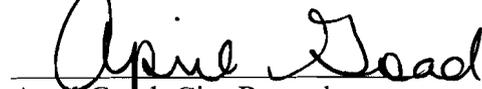
That the Spring Hill Municipal Zoning Ordinance, Ordinance No. 10-27, and the municipal zoning map of the City of Spring Hill, as the same have been previously amended, are hereby further amended by the reclassification of the property of Chapman's Crossing Homeowner's Association and Cornerstone Land Company located on Duplex Road near Interstate 65 and as shown on Williamson County Tax Map 166N, Group B, Parcel 057.00, to contain a five (5) foot gravel walking trail and an amenities area that has been repaired due to flood damage, amenities in lieu of previously approved bridges accessing the west side of the Aenon Creek and /or additional walking trails.

This Ordinance shall take effect from and after its adoption, the Public welfare requiring it.

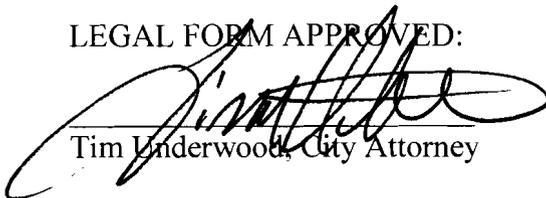
Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 15th day of November, 2010.


Michael Dinwiddie, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Tim Underwood, City Attorney

Passed on 1st reading October 18, 2010

Passed on 2nd reading November 15, 2010

O'LEARY AND ASSOCIATES, LLC.

October 4, 2010

April Goad
City of Spring Hill
199 Town Center Parkway
Spring Hill, TN 37174

To Whom It May Concern:

Attached herein are copies of the PUD Revision for Chapman's Crossing Subdivision, Area 2, on Duplex Road near Interstate 65.

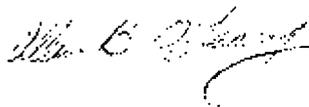
On May 1ST and 2ND the rain/flooding all but demolished the Area 2 (West) amenities next to Aenon Creek, this includes the walking trail, picnic tables, grills, and trash receptacles. The developer has subsequently had meetings with the homeowners association to discuss the amenities and possibilities for repair ect. The developer has agreed to pay for the repairs to the existing amenities in lieu of the bridges accessing the west side of the Aenon Crcek and/or additional walking trails. It is the developers understanding from the HOA that the extra walking trails and bridge maintenance are not needed nor wanted by the HOA. The amenities arca has already been turned over to the HOA and at this time is their responsibility for maintenance and upkeep.

It is the request of Ole South to revise the previously approved Master Plan to what is currently built and in place at this time. This information is reflected on the plan labeled Chapman's Crossing, PUD Revision 1, Area 2.

Attached is the agreement letter between the HOA and Ole South. This plan is submitted as a PUD Revision and a Master Development Plan has not been found and the only thing that could be found is the plan labeled Preliminary Plat.

If you have any questions or concerns please feel free to contact me and we look forward with discussing this with you at the work session.

Sincerely,



Allen B. O'Leary, RLS

**AGREEMENT AND RELEASE BETWEEN CHAPMAN'S CROSSING
HOMEOWNER'S ASSOCIATION, INC. AND CORNERSTONE LAND COMPANY**

This Agreement and Release is between Chapman's Crossing Homeowner's Association, Inc. (hereinafter "Association"), and Cornerstone Land Company, a Tennessee general partnership (hereinafter "Cornerstone"), is executed this ____ day of June, 2010.

WITNESSETH

WHEREAS, Cornerstone is the developer of a certain subdivision located in Williamson County, Tennessee, known as Chapman's Crossing, Phases 1, 2 and 3 located in the City of Spring Hill; and

WHEREAS, the plans and plats for Chapman's Crossing, Phases 1, 2 and 3 submitted by Cornerstone and approved by the City of Spring Hill provided for the construction and installation of certain amenities, including but not limited to a walking trail, park areas, playground, grill areas shown within common areas as designated on the Plats for Chapman's Crossing, Phases 1, 2 and 3 of record in Plat Book 40, page 84, Plat Book 45, page 55, and Plat Book 49 and 79 in the Register's Office of Williamson County, Tennessee; and

WHEREAS, Cornerstone has completed the bulk of the amenities, but the Association has determined that the remaining amenities to be completed are not desired by the Association as they would result in unnecessary maintenance costs; and

WHEREAS, an extraordinary flood event has caused damage to some of the existing amenities that have been completed; and

WHEREAS, the Association has determined that the Association prefers for Cornerstone to make a monetary contribution to the Association rather than completing the amenities which have not been completed; and

WHEREAS, the parties have agreed to the same on the terms set forth hereinbelow and the Association has agreed to release Cornerstone from all obligations to complete any further amenities within Chapman's Crossing or do any further work with regard to the common areas and amenities;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree:

1. Cornerstone agrees to pay the Association the sum of Ten Thousand Dollars and 00/100 (\$10,000.00) as provided hereinbelow in full and complete satisfaction of any and all remaining obligations of Cornerstone in regards to the amenities for Chapman's Crossing, Phases 1, 2 and 3, including, but not limited to two bridges, park areas, playground areas, and picnic shelters. Said Ten Thousand Dollars (\$10,000.00) shall be paid in two increments of Five Thousand Dollars (\$5,000) each. The first payment shall be

paid upon the execution of this Agreement and Release by the Association. The second payment shall be paid within fifteen (15) days of the City of Spring Hill approving the revision to the plats and plans removing the amenities that had not yet been constructed.

2. Upon payment of the first Five Thousand Dollar (\$5,000) payment referenced in section 1, the Association hereby remises, releases and forever discharges Cornerstone, Ole South Properties, Inc., Ole South Holdings, Inc., John D. Floyd, Cornerstone's partners, its officers, principals, agents, employees, servants, contractors, subcontractors, and all other successors and assigns, of and from any and all actions, claims, rights, and demands, suits which they know have or may hereafter have on account of or arising out of any amenities associated with Chapman's Crossing, whether constructed or not constructed, including, but not limited to, two bridges, picnic shelters, walking trails, playground areas, park areas, and any additional common area amenities which had not yet been installed by Cornerstone, and notwithstanding, any plans or plats executed by Cornerstone and approved by the City of Spring Hill which provide for said amenities.

3. This Agreement and Release is binding upon the parties, their heirs, successors, assigns forever.

4. Each of the undersigned parties understand, agree and warrant that this document may be pleaded as a complete bar and defense to any actions, claims, suits, demands, or other proceedings which may be instituted by any of the undersigned parties in relation to any of the matters released above.

EXECUTED effective the date first written above.

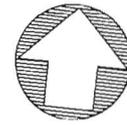
CHAPMAN'S CROSSING HOMEOWNER'S
ASSOCIATION, INC.

By: Wm. Quitsch FOR CHARLES GOETSCH
Title: RESIDENT

CORNERSTONE LAND COMPANY

By: [Signature]
Title: Partner

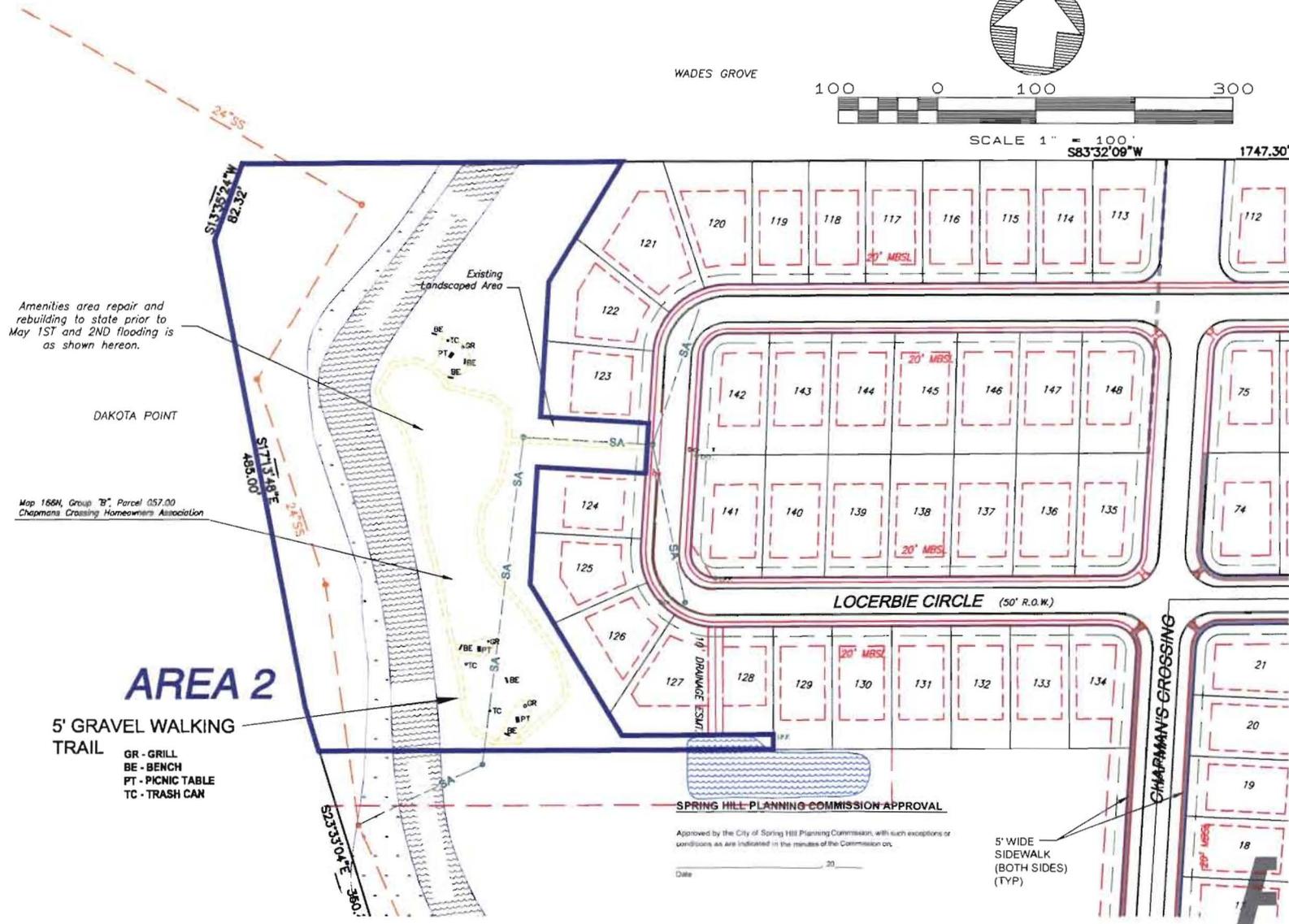
NORTH



WADES GROVE



SCALE 1" = 100'
S83°32'09"W 1747.30'



Amenities area repair and rebuilding to state prior to May 1ST and 2ND flooding is as shown hereon.

DAKOTA POINT

Map 166N, Group "B", Parcel 057.00
Chapman's Crossing Homeowners Association

AREA 2

5' GRAVEL WALKING TRAIL

- GR - GRILL
- BE - BENCH
- PT - PICNIC TABLE
- TC - TRASH CAN

Existing Landscaped Area

LOCERBIE CIRCLE (50' R.O.W.)

CHAPMAN'S CROSSING

SPRING HILL PLANNING COMMISSION APPROVAL

Approved by the City of Spring Hill Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on:

Date: _____

5' WIDE SIDEWALK (BOTH SIDES) (TYP)

O'Leary and Associates, LLC
 255 Nashville Highway
 Columbia, Tennessee 38401
 Office: 931-469-2086
 Fax: 931-469-2090

General Notes

No.	Revision/Issue	Date

**CHAPMAN'S CROSSING
 PUD REVISION 1**
 AMENITIES AREA 2 (WEST)
 DUPLEX ROAD
 OLE SOUTH PROPERTIES
 Murfreesboro, Tennessee

Scale	1"=100'
Date	June 21, 2016
Drawn by	ABC



Date: June 11, 2019
 Title: PUD
 Project: Chapman's Crossing PUD
 Client: OLE SOUTH PROPERTIES

**CHAPMAN'S CROSSING
 PUD REVISION 1**
 AMENITIES AREA 2 (WEST)
DUPLEX ROAD
 OLE SOUTH PROPERTIES
 Murfreesboro, Tennessee

No.	Description	Date

Date in Month
 Date in Year

O'Leary and Associates, LLC
 2558 Nashville Highway
 Columbia, Tennessee 38401
 Office: 931-489-2088
 Fax: 931-489-2089