

RESOLUTION 25-45

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

WHEREAS, developer Shaw Enterprises, Inc. has a recorded Final Plat for The Cove Phase 2 Section 2 in Maury County Plat Book P22, Page 473; 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 10, 2025, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for The Cove Phase 2 Section 2 be accepted; and

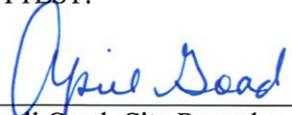
WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill.

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 Cove Phase 2 Section 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 18th day of February, 2025.


Jim Hagaman, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 25-45*
SUBMITTED BY: Missy Stahl, CIP Director
DATE: February 18, 2025
RE: To accept the dedication of road rights-of-way and public improvements for The Cove Phase 2 Section 2
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 Cove Phase 2 Section 2.

BACKGROUND:

Planning Commission has recommended the acceptance of the roads and public improvements within The Cove Phase 2 Section 2 by PC Resolution 25-12, approved on February 10, 2025. A certificate of satisfaction has been signed by City staff.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 25-45 to accept the dedication of road rights-of-way and public improvements for The Cove Phase 2 Section 2.



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 1.15.25

Shaw Enterprise, Inc.

The Cove

Phase 2 Section 2

Development Name: The Cove

Phase or Section of Construction: Phase 2 Section 2

Public Improvements: Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs, Signage, Sidewalks, Street Signs, Street Lights, 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

A handwritten signature in blue ink, appearing to be "J.S.", is written over a horizontal line.

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

FINAL PLAN
THE COVE AT SPRING HILL
PHASE 2, SECTION 2

SPRING HILL, MAURY COUNTY, TENNESSEE

WES ENGINEERS & SURVEYORS
ENGINEERS & SURVEYORS
1655 N. HENRY ST., SUITE 100
COVINGTON, TN 38019
PHONE: 663-888-2239
WWW.WESENGINEERS.COM

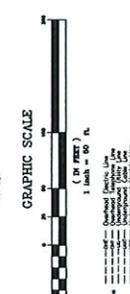
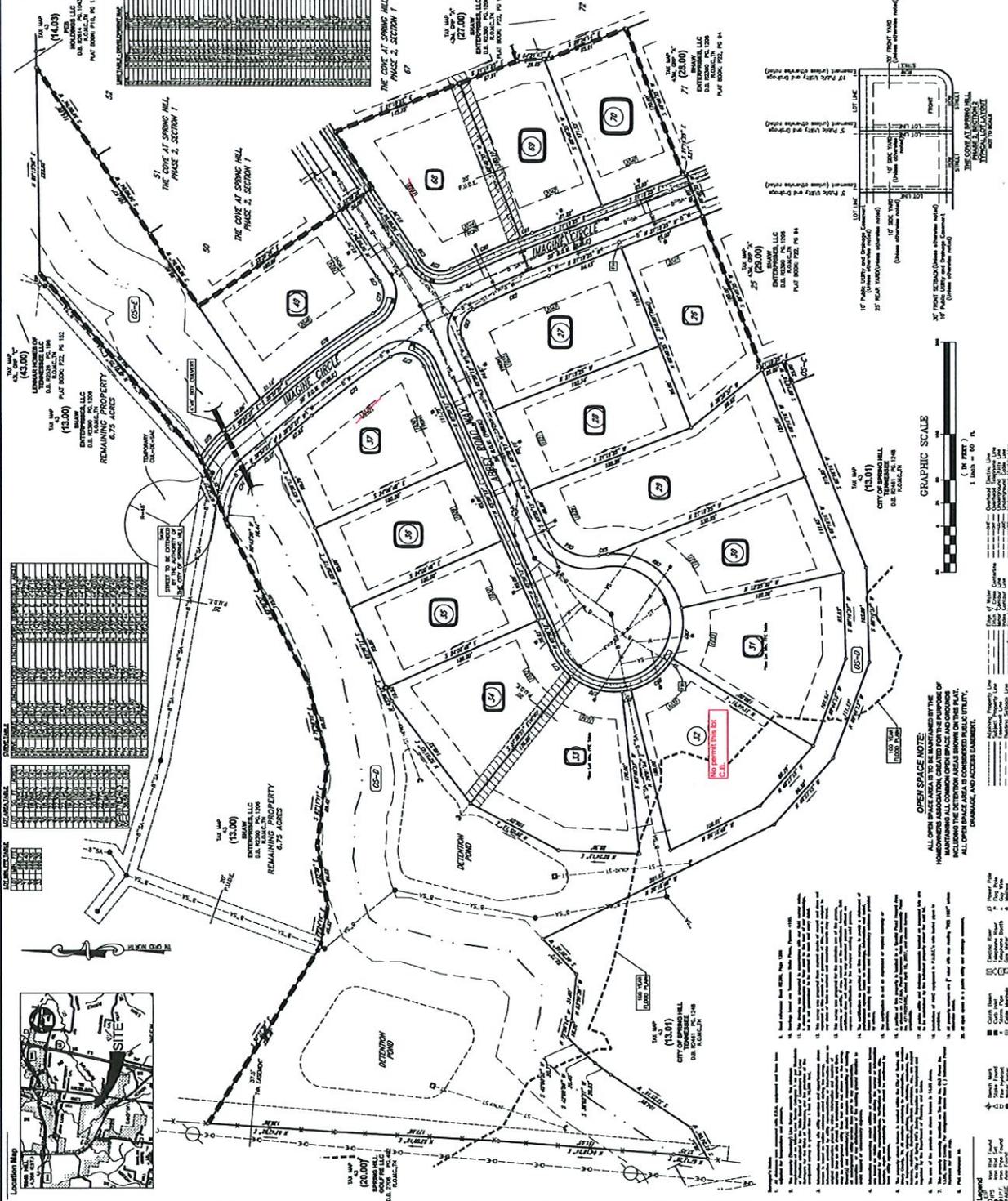
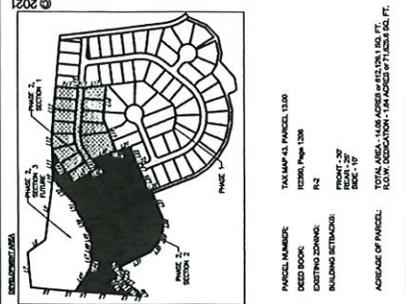
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COVINGTON, TN 38019
PHONE: 663-888-2239
WWW.WESENGINEERS.COM

Professional Engineer Seal for David R. Hester, License No. 21022360. Includes registration information and a QR code.

11/11/2021 10:49 AM
21022360
DAVID R. HESTER
REGISTERED PROFESSIONAL ENGINEER
Tennessee
PLAT BOOK PG. 473
TOTAL SHEETS: 10
SHEET NO. 10

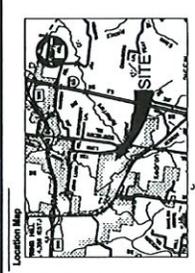
DEPARTMENT OF REVENUE
I hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee. I am duly licensed in the State of Tennessee as a Professional Engineer in the State of Tennessee. I am duly licensed in the State of Tennessee as a Professional Engineer in the State of Tennessee.

DEPARTMENT OF REVENUE
I hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee. I am duly licensed in the State of Tennessee as a Professional Engineer in the State of Tennessee. I am duly licensed in the State of Tennessee as a Professional Engineer in the State of Tennessee.



OPEN SPACE NOTE:
ALL OPEN SPACE AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF PROVIDING OPEN SPACE TO THE RESIDENTS OF THE DEVELOPMENT. THE INTENTIONAL AREAS SHOWN ON THIS PLAN, INCLUDING THE INTENTIONAL AREAS SHOWN ON THIS PLAN, ALL OPEN SPACE AREAS IS CONSIDERED PUBLIC UTILITY, DEDICATED, AND ACCESSIBLE.

- Legend: Symbols for various features including easements, utility lines, and property boundaries.



FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this 18 day of February, 2025, 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 Shaw Enterprise, a LLC, having its office and place of business at 113 Nashville Hwy, Columbia TN hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled The Cove Ph. 2 Sec. 2 dated 1/11/21 and prepared by WES 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 18 day of February, 2025, 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:

Shaw Enterprises

January 14 2025
Date

[Signature]
Developer Signature

STATE OF TENNESSEE

(COUNTY OF Maury)

On this 14 day of January, 2025, before me personally appeared Randall Shaw, to me known, who, being by me first duly sworn, did depose and say that he resides in Tennessee; that he is the President of Shaw Enterprises; that he signed his name thereto by like order and authority of the Board of Directors of said corporation, and that.

[Signature]
INDIVIDUAL

ATTEST: [Signature]

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature
Jim Hagaman, Mayor
Printed Name

