

RESOLUTION 25-49

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

WHEREAS, developer John Maher Builders, Inc. has a recorded Final Plat for Wades Grove Phase 16 in Williamson County Plat Book P67, Page 7; 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 Wades Grove Phase 16 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 Wades Grove Phase 16 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 25-49*
SUBMITTED BY: Missy Stahl, CIP Director
DATE: February 18, 2025
RE: To accept the dedication of road rights-of-way and public
 improvements for Wades Grove Phase 16
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 Wades Grove Phase 16.

BACKGROUND:

Planning Commission has recommended the acceptance of the roads and public improvements within Wades Grove Phase 16 by PC Resolution 25-21, approved on February 10, 2025. A certificate of satisfaction has been signed by City staff.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 25-49 to accept the dedication of road rights-of-way and public improvements for Wades Grove Phase 16.



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 11/15/24

John Maher Builders, Inc.

Wades Grove

Phase 16

Development Name: Wades Grove

Phase or Section of Construction: 16

Public Improvements: Signage, Sidewalks, Street Signs, Street Lights, and Final Topping to all streets within 1 ½ inches of hot mix asphalt

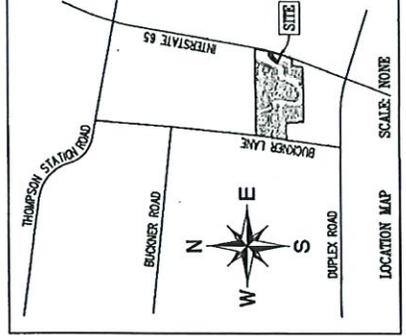
I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

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

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



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been prepared in accordance with the laws of the State of Tennessee, with the completion of such work, and that it has been approved for recording in the Office of the County Register.

Date: 7-30-2017

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM

I hereby certify that the Water and Sewer system outlined or indicated on the preliminary plat subdivision plat entitled Wades Grove Subdivision Section 16 has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been provided to guarantee installation.

Date: 7-27-17

CERTIFICATE OF SURVEY ADROACT

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon, that the lines shown are the true lines of the property, that the area of the property is as shown, and that the ratio of protraction is greater than 1/10,000.

Date: 03/21/2017

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon as evidenced in Book 61513 Page 881, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that I (we) agree to accept the minimum building restriction limits and that other facilities have been made.

Date: 7-21-17

CURRENT ZONING: R-2 (PUD)

FINAL PLAT OF SECTION 16
CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION
STATE OF TENNESSEE WILLIAMSON COUNTY

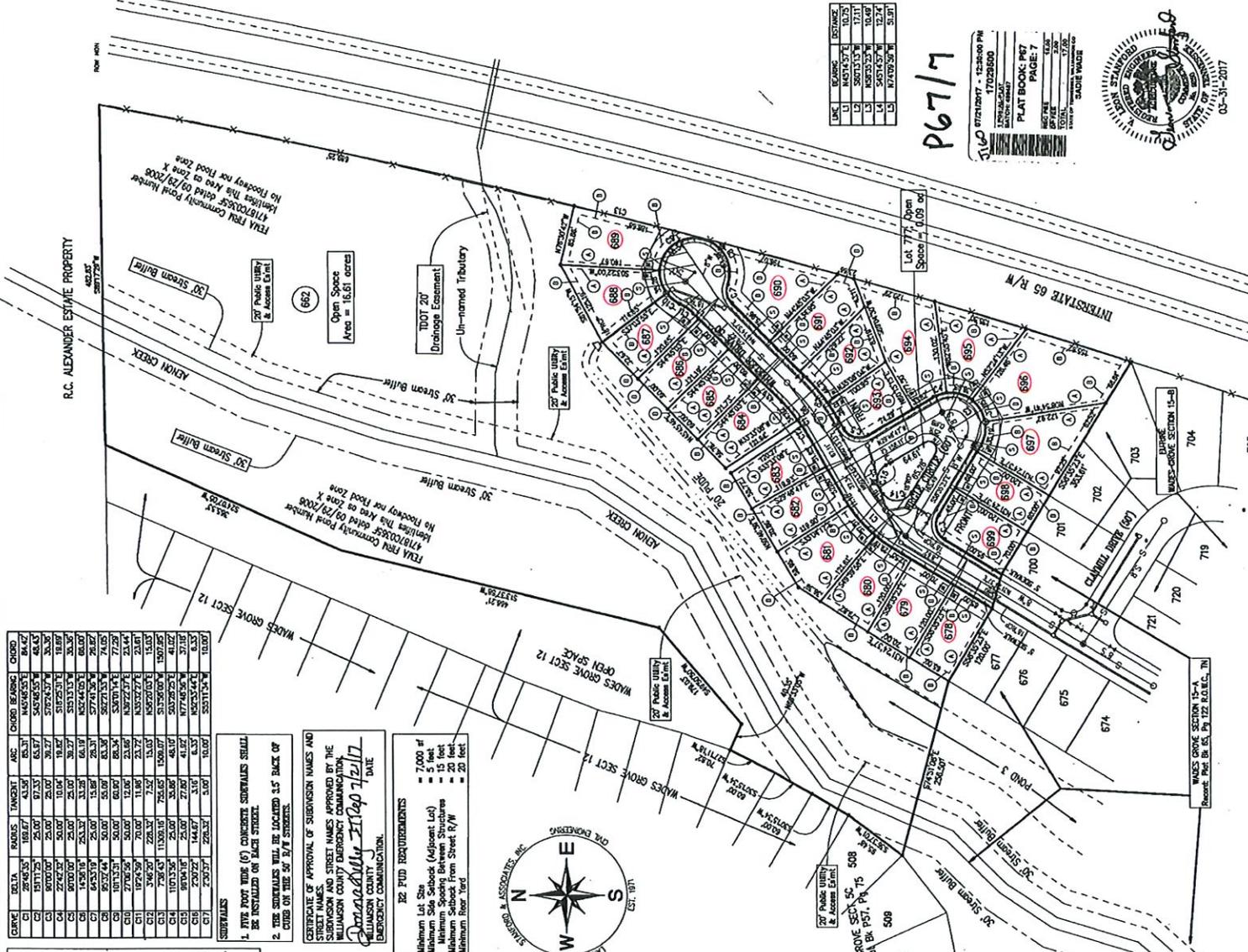
WADE'S GROVE

TOTAL ACRES = 15.19 ac
NEW BUILDING LOTS = 22
ACRES OPEN SPACE = 12.23 ac
ACRES NEW ROADS = 1.26 ac

OWNER/DEVELOPER: John Walker Builders, Inc.
P.O. Box 301727
Franklin, TN 37068-1727
Ph: 615-592-3880

DATE: 03-28-2017
SCALE: 1" = 80'
PROPERTY MAP USE PARCEL 21
DEED BK 61-3022 PG 525

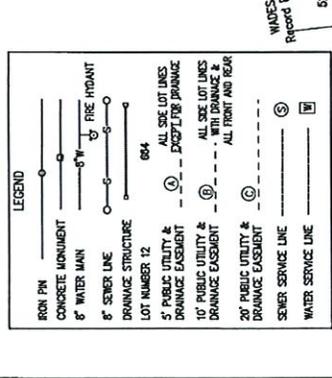
GRAPHIC SCALE: 1" = 80'



General Notes

- The Homeowners' Association of Wades Grove Subdivision shall be responsible for the maintenance of Open Space and Amenities & Dedication in Wades Grove Subdivision Section 16 in accordance with the plat and the Declaration of Condominium. A security fence shall be installed along the top perimeter of Dedication Road.
- The Developer of Wades Grove Subdivision Section 16 shall be responsible for the maintenance of the Stream Buffer and Amenities & Dedication in Wades Grove Subdivision Section 16 in accordance with the plat and the Declaration of Condominium.
- FLOOD NOTE:** This parcel is not included within areas designated as a special flood hazard area on the latest National Flood Insurance Program Maps available to the public on the date of this plat. The Community Flood Number is 416702008.
- Sketches areas of intersection must be ADA compliant.
- The purpose of this plat is to create 22 Single Family Residential Lots.
- Street Signs must meet new State requirements.
- The minimum width of the new Stream Buffer is 30 feet.
- 20' Wide Public Utility Easement is depicted within this Open Space area.
- Location may be shown on the City of Spring Hill. The purpose of this Public Access Easement is to allow the City of Spring Hill to install and maintain a walking path through the Stream Buffer needed to 30' as shown on this Plat. A copy of the map has been supplied to City of Spring Hill Staff.

LOT AREA	ADDRESS, AC	ADDRESS, AC
578	7800 0.18	5025 WHEELER DRIVE
579	8400 0.19	5027 WHEELER DRIVE
580	8467 0.19	5029 WHEELER DRIVE
581	9372 0.22	5041 WHEELER DRIVE
582	8070 0.19	5043 WHEELER DRIVE
583	7540 0.19	5045 WHEELER DRIVE
584	8374 0.19	5047 WHEELER DRIVE
585	7287 0.17	5049 WHEELER DRIVE
586	7255 0.17	5051 WHEELER DRIVE
587	7502 0.17	5053 WHEELER DRIVE
588	7628 0.21	5055 WHEELER DRIVE
589	11770 0.27	5057 WHEELER DRIVE
590	13770 0.27	5059 WHEELER DRIVE
591	8335 0.19	5060 WHEELER DRIVE
592	7842 0.18	5061 WHEELER DRIVE
593	7110 0.16	5062 WHEELER DRIVE
594	13492 0.31	2010 VIRGLE CIRCLE
595	10210 0.23	2008 VIRGLE CIRCLE
596	17815 0.41	2006 VIRGLE CIRCLE
597	12643 0.29	2004 VIRGLE CIRCLE
598	7200 0.17	2002 VIRGLE CIRCLE
599	8265 0.19	2000 VIRGLE CIRCLE
600	8265 0.19	2000 VIRGLE CIRCLE
Total Lot Area =	205.880 ac ± 23.00 ac	
552	12.14 Acres	Open Space
777	0.08 Acres	Open Space



P67/7

17028600
17028600
PLAT BOOK: 687
PAGE: 7

DATE: 03-28-2017

SCALE: 1" = 80'

PROPERTY MAP USE PARCEL 21
DEED BK 61-3022 PG 525

GRAPHIC SCALE: 1" = 80'

LINE	BEARING	DISTANCE
L1	N45°15'24"E	10.75
L2	S80°13'33"W	17.11
L3	S85°25'29"W	10.87
L4	S75°45'29"W	12.24
L5	N47°03'29"W	3.91

1. THE SUBDIVISION SHALL BE LACED 3.5' BACK OF THE OPEN SPACE.

2. THE SUBDIVISION SHALL BE LACED 3.5' BACK OF THE OPEN SPACE.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES.

THE SUBDIVISION AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY PLANNING COMMISSION ON 7/20/17.

DATE: 7/20/17

32 PUD REQUIREMENTS

- 7,000 sq ft
- 5 feet
- 15 feet
- 20 feet
- 20 feet
- Minimum Spacing Between Structures
- Minimum Setback From Street R/W
- Minimum Floor Level

Wades Grove Sect 12-1
Record Plat BK 65, Pg 122 A.O.C., TN

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 18 day of February, 2026, 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 John Maher Builders, a Inc, having its office and place of business at 1104 Old Keaton Road hereinafter designated as the "developer".
Spring Hill, TN 37174

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Wades Grove Ph. 15 dated 3/31/17 and prepared by Stanford + Assoc. Inc 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, 2026, 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:

John Maher Builders

Oct. 31 2024
Date

[Signature]
Developer Signature

STATE OF TENNESSEE

(COUNTY OF Maury)

On this 31st day of October 2024, before me personally appeared John Maher, to me known, who, being by me first duly sworn, did depose and say that he resides in Tennessee; that he is the CEO of John Maher Builders; 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

February 18, 2025

Jim Haganan, Mayor
Printed Name

(CORPORATE SEAL)

