

**RESOLUTION 25-261**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR COPPER RIDGE PHASE 8**

**WHEREAS**, developer Copperstone Development Partners, LLC. has a recorded Final Plat for Copper Ridge Phase 8 in Williamson County Plat Book P74, Page 85; 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 10, 2025, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Copper Ridge Phase 8 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 Copper Ridge Phase 8 as shown on the recorded plat is hereby approved.

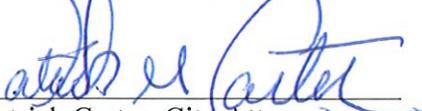
Passed and adopted this 17<sup>th</sup> day of November, 2025.

  
Matt Fitterer, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Patrick Carter, City Attorney

## STAFF MEMORANDUM

**TO:** Board of Mayor and Aldermen  
**FROM:** Missy Stahl | CIP Director  
**DATE:** 11/17/2025  
**SUBJECT:** Resolution 25-261 | To accept the dedication of road rights-of-way and public improvements for Copper Ridge Phase 8

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**RECOMMENDATION:**

Staff recommends approval of Resolution 25-261 to accept the dedication of road rights-of-way and public improvements for Copper Ridge Phase 8.

**BACKGROUND:**

Planning Commission has recommended the acceptance of the roads and public improvements within Copper Ridge Phase 8 by PC Resolution 25-93, approved on November 10, 2025. A certificate of satisfaction has been signed by City staff.

**SUPPORTING DOCUMENTS:**

Certificate of Satisfaction and Final Plat



City of Spring Hill | CIP Department  
199 Town Center Parkway  
Spring Hill, Tennessee 37174  
mstahl@springhilltn.org  
931-451-0962







## CERTIFICATE OF SATISFACTORY COMPLETION

Date: 10/22/25

Copperstone Development

Copper Ridge

Phase 8

Development Name: Copper Ridge

Phase or Section of Construction: Phase 8

Public Improvements: Sidewalks, street signs, street lights, 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

[Handwritten Signature]

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 17 day of November, 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 Copperstone Development Partners, a LLC, having its office and place of business at 1804 Williamson Court, Suite 101, Brentwood, TN 37027 hereinafter designated as the "developer".

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Copper Ridge Phase 8 dated 9/23/2020 and prepared by Anderson, Delk, 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 17 day of November, 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:

Copperstone Development Partners, LLC

Nov 4<sup>th</sup> 2025  
Date

Joel A Smith  
Developer Signature

STATE OF TENNESSEE

(COUNTY OF Williamson)

On this 4<sup>th</sup> day of Nov 2025, before me personally appeared Joel A Smith, to me known, who, being by me first duly sworn, did depose and say that he resides in Franklin, TN; that he is the Chief Manager of Copperstone 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: Amye Good

FOR THE CITY OF SPRING HILL:

BY: [Signature]  
Signature

November 17, 2025

Matt Fitterer, Mayor  
Printed Name

(CORPORATE SEAL)

