

RESOLUTION 19-81

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 1 AND PHASE 2

WHEREAS, Developer Copperstone Development Partners, LLC has a recorded Final Plat for Copper Ridge Phase 1 and Phase 2 in Williamson County Plat Book P60, Page 116 and Page 117; 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 May 13, 2019, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Copper Ridge Phase 1 and Phase 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 Copper Ridge Phase 1 and Phase 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 17th day of June, 2019.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Copper Ridge Phase 1 and Phase 2

DATE: May 20, 2019

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Senior Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for Copper Ridge Phase 1 and Phase 2, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Copper Ridge Phase 1 and Phase 2, per PC Resolution 19-32 passed by the Planning Commission on May 13, 2019. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase.

Staff Recommendation:

Staff recommends approval of the request.

**RESOLUTION 19-32 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING
PLAT FOR
COPPER RIDGE PHASE 1 AND PHASE 2**

WHEREAS, Copperstone Development Partners, LLC has a recorded Final Plat for Copper Ridge Phase 1 and Phase 2 in Williamson County Plat Book P60, Page 116 and Page 117; and

WHEREAS, said Plat show 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 Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's 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 Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Copper Ridge Phase 1 and Phase 2 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13th day of May, 2019.



Paul Downing, Chairman



Steve Foote, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 4-17-19

Copperstone Development Partners, LLC

Copper Ridge

Phase 1 and Phase 2

Development Name: Copper Ridge

Phase or Section of Construction: Phase 1 and Phase 2

Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, street lights, final topping

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.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.


City of Spring Hill Utility Inspector (signature)

Chris Cumber
Printed name

Approved By:


City of Spring Hill Engineering Dept. (signature)

THOMAS S. WOLF
Printed name

199 TOWN CENTER PARKWAY

P.O. BOX 789

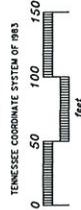
SPRING HILL, TN 37174

PHONE (931)486-2252

NASHVILLE LINE (615)248-6307

WILLIAMSON CO. (615)599-2614

FAX (931)486-0516



Map 87, parcel 4.9
Copperstone Development, LLC
Deed Book 646 P 730
R.O.V.C. Tenn.
Future Development

Curve Data

STATION	ARC	CHORD	CHORD BEG	CHORD END
1+00.00	15.00	15.00	N 87°54'47" W	N 87°54'47" W
1+15.00	30.00	30.00	N 87°54'47" W	N 87°54'47" W
1+30.00	45.00	45.00	N 87°54'47" W	N 87°54'47" W
1+45.00	60.00	60.00	N 87°54'47" W	N 87°54'47" W
1+60.00	75.00	75.00	N 87°54'47" W	N 87°54'47" W
1+75.00	90.00	90.00	N 87°54'47" W	N 87°54'47" W
1+90.00	105.00	105.00	N 87°54'47" W	N 87°54'47" W
2+00.00	120.00	120.00	N 87°54'47" W	N 87°54'47" W
2+15.00	135.00	135.00	N 87°54'47" W	N 87°54'47" W
2+30.00	150.00	150.00	N 87°54'47" W	N 87°54'47" W
2+45.00	165.00	165.00	N 87°54'47" W	N 87°54'47" W
2+60.00	180.00	180.00	N 87°54'47" W	N 87°54'47" W
2+75.00	195.00	195.00	N 87°54'47" W	N 87°54'47" W
2+90.00	210.00	210.00	N 87°54'47" W	N 87°54'47" W
3+00.00	225.00	225.00	N 87°54'47" W	N 87°54'47" W
3+15.00	240.00	240.00	N 87°54'47" W	N 87°54'47" W
3+30.00	255.00	255.00	N 87°54'47" W	N 87°54'47" W
3+45.00	270.00	270.00	N 87°54'47" W	N 87°54'47" W
3+60.00	285.00	285.00	N 87°54'47" W	N 87°54'47" W
3+75.00	300.00	300.00	N 87°54'47" W	N 87°54'47" W
3+90.00	315.00	315.00	N 87°54'47" W	N 87°54'47" W
4+00.00	330.00	330.00	N 87°54'47" W	N 87°54'47" W
4+15.00	345.00	345.00	N 87°54'47" W	N 87°54'47" W
4+30.00	360.00	360.00	N 87°54'47" W	N 87°54'47" W
4+45.00	375.00	375.00	N 87°54'47" W	N 87°54'47" W
4+60.00	390.00	390.00	N 87°54'47" W	N 87°54'47" W
4+75.00	405.00	405.00	N 87°54'47" W	N 87°54'47" W
4+90.00	420.00	420.00	N 87°54'47" W	N 87°54'47" W
5+00.00	435.00	435.00	N 87°54'47" W	N 87°54'47" W
5+15.00	450.00	450.00	N 87°54'47" W	N 87°54'47" W
5+30.00	465.00	465.00	N 87°54'47" W	N 87°54'47" W
5+45.00	480.00	480.00	N 87°54'47" W	N 87°54'47" W
5+60.00	495.00	495.00	N 87°54'47" W	N 87°54'47" W
5+75.00	510.00	510.00	N 87°54'47" W	N 87°54'47" W
5+90.00	525.00	525.00	N 87°54'47" W	N 87°54'47" W
6+00.00	540.00	540.00	N 87°54'47" W	N 87°54'47" W
6+15.00	555.00	555.00	N 87°54'47" W	N 87°54'47" W
6+30.00	570.00	570.00	N 87°54'47" W	N 87°54'47" W
6+45.00	585.00	585.00	N 87°54'47" W	N 87°54'47" W
6+60.00	600.00	600.00	N 87°54'47" W	N 87°54'47" W
6+75.00	615.00	615.00	N 87°54'47" W	N 87°54'47" W
6+90.00	630.00	630.00	N 87°54'47" W	N 87°54'47" W
7+00.00	645.00	645.00	N 87°54'47" W	N 87°54'47" W
7+15.00	660.00	660.00	N 87°54'47" W	N 87°54'47" W
7+30.00	675.00	675.00	N 87°54'47" W	N 87°54'47" W
7+45.00	690.00	690.00	N 87°54'47" W	N 87°54'47" W
7+60.00	705.00	705.00	N 87°54'47" W	N 87°54'47" W
7+75.00	720.00	720.00	N 87°54'47" W	N 87°54'47" W
7+90.00	735.00	735.00	N 87°54'47" W	N 87°54'47" W
8+00.00	750.00	750.00	N 87°54'47" W	N 87°54'47" W
8+15.00	765.00	765.00	N 87°54'47" W	N 87°54'47" W
8+30.00	780.00	780.00	N 87°54'47" W	N 87°54'47" W
8+45.00	795.00	795.00	N 87°54'47" W	N 87°54'47" W
8+60.00	810.00	810.00	N 87°54'47" W	N 87°54'47" W
8+75.00	825.00	825.00	N 87°54'47" W	N 87°54'47" W
8+90.00	840.00	840.00	N 87°54'47" W	N 87°54'47" W
9+00.00	855.00	855.00	N 87°54'47" W	N 87°54'47" W
9+15.00	870.00	870.00	N 87°54'47" W	N 87°54'47" W
9+30.00	885.00	885.00	N 87°54'47" W	N 87°54'47" W
9+45.00	900.00	900.00	N 87°54'47" W	N 87°54'47" W
9+60.00	915.00	915.00	N 87°54'47" W	N 87°54'47" W
9+75.00	930.00	930.00	N 87°54'47" W	N 87°54'47" W
9+90.00	945.00	945.00	N 87°54'47" W	N 87°54'47" W
10+00.00	960.00	960.00	N 87°54'47" W	N 87°54'47" W
10+15.00	975.00	975.00	N 87°54'47" W	N 87°54'47" W
10+30.00	990.00	990.00	N 87°54'47" W	N 87°54'47" W
10+45.00	1005.00	1005.00	N 87°54'47" W	N 87°54'47" W
10+60.00	1020.00	1020.00	N 87°54'47" W	N 87°54'47" W
10+75.00	1035.00	1035.00	N 87°54'47" W	N 87°54'47" W
10+90.00	1050.00	1050.00	N 87°54'47" W	N 87°54'47" W
11+00.00	1065.00	1065.00	N 87°54'47" W	N 87°54'47" W
11+15.00	1080.00	1080.00	N 87°54'47" W	N 87°54'47" W
11+30.00	1095.00	1095.00	N 87°54'47" W	N 87°54'47" W
11+45.00	1110.00	1110.00	N 87°54'47" W	N 87°54'47" W
11+60.00	1125.00	1125.00	N 87°54'47" W	N 87°54'47" W
11+75.00	1140.00	1140.00	N 87°54'47" W	N 87°54'47" W
11+90.00	1155.00	1155.00	N 87°54'47" W	N 87°54'47" W
12+00.00	1170.00	1170.00	N 87°54'47" W	N 87°54'47" W
12+15.00	1185.00	1185.00	N 87°54'47" W	N 87°54'47" W
12+30.00	1200.00	1200.00	N 87°54'47" W	N 87°54'47" W
12+45.00	1215.00	1215.00	N 87°54'47" W	N 87°54'47" W
12+60.00	1230.00	1230.00	N 87°54'47" W	N 87°54'47" W
12+75.00	1245.00	1245.00	N 87°54'47" W	N 87°54'47" W
12+90.00	1260.00	1260.00	N 87°54'47" W	N 87°54'47" W
13+00.00	1275.00	1275.00	N 87°54'47" W	N 87°54'47" W
13+15.00	1290.00	1290.00	N 87°54'47" W	N 87°54'47" W
13+30.00	1305.00	1305.00	N 87°54'47" W	N 87°54'47" W
13+45.00	1320.00	1320.00	N 87°54'47" W	N 87°54'47" W
13+60.00	1335.00	1335.00	N 87°54'47" W	N 87°54'47" W
13+75.00	1350.00	1350.00	N 87°54'47" W	N 87°54'47" W
13+90.00	1365.00	1365.00	N 87°54'47" W	N 87°54'47" W
14+00.00	1380.00	1380.00	N 87°54'47" W	N 87°54'47" W
14+15.00	1395.00	1395.00	N 87°54'47" W	N 87°54'47" W
14+30.00	1410.00	1410.00	N 87°54'47" W	N 87°54'47" W
14+45.00	1425.00	1425.00	N 87°54'47" W	N 87°54'47" W
14+60.00	1440.00	1440.00	N 87°54'47" W	N 87°54'47" W
14+75.00	1455.00	1455.00	N 87°54'47" W	N 87°54'47" W
14+90.00	1470.00	1470.00	N 87°54'47" W	N 87°54'47" W
15+00.00	1485.00	1485.00	N 87°54'47" W	N 87°54'47" W
15+15.00	1500.00	1500.00	N 87°54'47" W	N 87°54'47" W
15+30.00	1515.00	1515.00	N 87°54'47" W	N 87°54'47" W
15+45.00	1530.00	1530.00	N 87°54'47" W	N 87°54'47" W
15+60.00	1545.00	1545.00	N 87°54'47" W	N 87°54'47" W
15+75.00	1560.00	1560.00	N 87°54'47" W	N 87°54'47" W
15+90.00	1575.00	1575.00	N 87°54'47" W	N 87°54'47" W
16+00.00	1590.00	1590.00	N 87°54'47" W	N 87°54'47" W
16+15.00	1605.00	1605.00	N 87°54'47" W	N 87°54'47" W
16+30.00	1620.00	1620.00	N 87°54'47" W	N 87°54'47" W
16+45.00	1635.00	1635.00	N 87°54'47" W	N 87°54'47" W
16+60.00	1650.00	1650.00	N 87°54'47" W	N 87°54'47" W
16+75.00	1665.00	1665.00	N 87°54'47" W	N 87°54'47" W
16+90.00	1680.00	1680.00	N 87°54'47" W	N 87°54'47" W
17+00.00	1695.00	1695.00	N 87°54'47" W	N 87°54'47" W
17+15.00	1710.00	1710.00	N 87°54'47" W	N 87°54'47" W
17+30.00	1725.00	1725.00	N 87°54'47" W	N 87°54'47" W
17+45.00	1740.00	1740.00	N 87°54'47" W	N 87°54'47" W
17+60.00	1755.00	1755.00	N 87°54'47" W	N 87°54'47" W
17+75.00	1770.00	1770.00	N 87°54'47" W	N 87°54'47" W
17+90.00	1785.00	1785.00	N 87°54'47" W	N 87°54'47" W
18+00.00	1800.00	1800.00	N 87°54'47" W	N 87°54'47" W
18+15.00	1815.00	1815.00	N 87°54'47" W	N 87°54'47" W
18+30.00	1830.00	1830.00	N 87°54'47" W	N 87°54'47" W
18+45.00	1845.00	1845.00	N 87°54'47" W	N 87°54'47" W
18+60.00	1860.00	1860.00	N 87°54'47" W	N 87°54'47" W
18+75.00	1875.00	1875.00	N 87°54'47" W	N 87°54'47" W
18+90.00	1890.00	1890.00	N 87°54'47" W	N 87°54'47" W
19+00.00	1905.00	1905.00	N 87°54'47" W	N 87°54'47" W
19+15.00	1920.00	1920.00	N 87°54'47" W	N 87°54'47" W
19+30.00	1935.00	1935.00	N 87°54'47" W	N 87°54'47" W
19+45.00	1950.00	1950.00	N 87°54'47" W	N 87°54'47" W
19+60.00	1965.00	1965.00	N 87°54'47" W	N 87°54'47" W
19+75.00	1980.00	1980.00	N 87°54'47" W	N 87°54'47" W
19+90.00	1995.00	1995.00	N 87°54'47" W	N 87°54'47" W
20+00.00	2010.00	2010.00	N 87°54'47" W	N 87°54'47" W
20+15.00	2025.00	2025.00	N 87°54'47" W	N 87°54'47" W
20+30.00	2040.00	2040.00	N 87°54'47" W	N 87°54'47" W
20+45.00	2055.00	2055.00	N 87°54'47" W	N 87°54'47" W
20+60.00	2070.00	2070.00	N 87°54'47" W	N 87°54'47" W
20+75.00	2085.00	2085.00	N 87°54'47" W	N 87°54'47" W
20+90.00	2100.00	2100.00	N 87°54'47" W	N 87°54'47" W
21+00.00	2115.00	2115.00	N 87°54'47" W	N 87°54'47" W
21+15.00	2130.00	2130.00	N 87°54'47" W	N 87°54'47" W
21+30.00	2145.00	2145.00	N 87°54'47" W	N 87°54'47" W
21+45.00	2160.00	2160.00	N 87°54'47" W	N 87°54'47" W
21+60.00	2175.00	2175.00	N 87°54'47" W	N 87°54'47" W
21+75.00	2190.00	2190.00	N 87°54'47" W	N 87°54'47" W
21+90.00	2205.00	2205.00	N 87°54'47" W	N 87°54'47" W
22+00.00	2220.00	2220.00	N 87°54'47" W	N 87°54'47" W
22+15.00	2235.00	2235.00	N 87°54'47" W	N 87°54'47" W
22+30.00	2250.00	2250.00	N 87°54'47" W	N 87°54'47" W
22+45.00	2265.00	2265.00	N 87°54'47" W	N 87°54'47" W
22+60.00	2280.00	2280.00	N 87°54'47" W	

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 3rd day of September 2014, 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, LLC, a Tennessee Corporation having its office and place of business at 1804 Williamson Ct. #101 hereinafter designated as the "developer". Brentwood, TN 37027

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Copper Ridge Ph 1 & 2 dated 8/4/14 and prepared by Anderson Delk Egges 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 ____ day of _____, 20____, 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:

Copper Stone Development Partners LLC

9/3 2014
Date

Joel A. Smith
Developer Signature



(CORPORATE SEAL)

ATTEST: April Good

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature
Rick Graham, Mayor
Printed Name

June 17, 2019

**ACKNOWLEDGEMENT:
COPARTNERSHIP**

STATE OF TENNESSEE

(COUNTY OF _____) SS: _____

On this ____ day _____ of 20____, before me personally appeared _____, to me known to be one of the firm _____, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

CORPORATE

STATE OF TENNESSEE

(COUNTY OF Williamson) SS: _____

On this 4th day of September 2014, 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 Williamson; that he is the Chief manager of Coopersone Dev. LLC the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.



09-19-2016

Kristen Jacoby
INDIVIDUAL