

NOTES



REGULAR AGENDA

OF

AUGUST 20, 2018



CITY OF NORTH AUGUSTA

AGENDA: REGULAR CITY COUNCIL MEETING

August 20, 2018 – Municipal Center – 100 Georgia Avenue, 3rd Floor – 7:00 P.M.

CITIZEN COMMENTS: Citizens may speak to Mayor and City Council on each item listed on this agenda. Mayor Pettit will call for your comments prior to City Council discussing the matter. **Citizens wishing to address Mayor and City Council are required to submit a Speaker Form to the City Clerk before addressing Mayor and City Council.** Forms are provided on the credenza at the entrance to the Council Chambers. Citizen comments are limited to five minutes.

CITIZEN ASSISTANCE: Individuals needing special assistance or sign interpreter to participate in the meeting, please notify the Administration Department 48 hours prior to the meeting.

1. **CALL TO ORDER:**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **APPROVAL OF MINUTES:** Regular and study session meeting minutes of August 6, 2018
Special Called meeting minutes of August 13, 2018
5. **PERSONNEL:** Jack D. Jordan III, Retirement – Recognition of Service to the City of North Augusta

UNFINISHED BUSINESS

None

NEW BUSINESS

6. **STREETS AND DRAINS:** Resolution No. 2018-18 - A Resolution Accepting a Deed of Dedication for Sanitary Sewer, Stormwater Collection and Fire Suppression Systems, and Associated Easements, Along with a Maintenance Guarantee and Letter of Credit, for Thomas Place
7. **PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:**
 - A. **Citizen Comments:** At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda. **Citizens wishing to address Mayor and City Council are required to submit a Speaker Form to the City Clerk before addressing Mayor and City Council.** Forms are provided on the credenza at the entrance to the Council Chambers. Citizen comments are limited to five minutes.
 - B. **Council Comments**
8. **ADJOURNMENT:**



TO: Mayor and City Council

FROM: B. Todd Glover, City Administrator

DATE: August 17, 2018

SUBJECT: Regular City Council Meeting of August 20, 2018

REGULAR COUNCIL MEETING

ITEM 5. PERSONNEL: Jack D. Jordan III – Recognition of Service to the City of North Augusta

On August 31, 2018, Jack D. Jordan III, Building Inspector II, will retire from the City of North Augusta with over 29 years of dedicated employment. Jack was hired in 1989 as an Electrical Inspector/Code Enforcement Officer, with extensive commercial and industrial experience as an electrician. With his experience, and through diligent study of building codes, Jack quickly established himself as an expert in building code enforcement, particularly in the electrical field. Jack is well-respected by his peers and is often consulted by other inspectors, contractors and engineers on electric code-related matters. Through both mandatory and voluntary continuing education, Jack has earned dozens of State and International code certifications. During his tenure with the City, Jack has been responsible for performing virtually all electrical construction inspections. Despite the sheer volume of daily inspections, Jack is known for his thoroughness and attention to detail, often to the chagrin of contractors. However, anyone who has lived in a home, or occupied a structure built in North Augusta since April of 1989 owes Jack a debt of gratitude. There is no doubt that through his efforts, lives have been saved and private property has been protected. We congratulate Jack on his retirement. He will be deeply missed.

August 20, 2018

Please see congratulations below from two of his former Superintendents of Building Standards.

Congratulations on your retirement Jack

I would like to personally thank you for all the good you have done for the City of North Augusta. Those outside of the inspection department cannot know and appreciate the fact that you almost single handedly changed how electrical work is done in the city. Your extraordinary knowledge and experience in code enforcement cannot be replaced. All of North Augusta is a better and safer place to live because of you.

Jack, take care of yourself, relax and enjoy your retirement.

Steve Smith

Superintendent of Building Standards 1999 – 2013 (Retired)

First let me say I wish Jack well in his retirement, it is something we all work for. I had the pleasure of working with Jack for fourteen years, the last four and a half as Superintendent of Building Standards. Jack is probably one of the most thorough individuals I ever worked with or had work for me. This I believe is why there are so many quality and safe buildings in the City of North Augusta. He has put countless hours of his own time doing plan review, load calculations, talking to engineers and homeowners to make sure everything was as electrically safe and sound. He went out of his way on many occasions to provide guidance to a homeowner performing his own work, making sure it was right, often making multiple trips back and forth to get the power on at the home. He gained the respect of most contractors as a hard but fair and consistent inspector. I can say he helped me tremendously when I took the Building Official position, as it was only myself and Jack. I was trying to do numerous things required of the job, and he stepped up, grabbed the ball and we made it happen. I was really glad he was on my team. The City of North Augusta is, was very lucky to have him on their team all these years. Even though he was known as hard, he always held the best interest of the City and its residents. North Augustans will probably never know all the things he did to make the City what it is. Again I wish Jack the best in any future endeavors he may wish to try.

Sincerely, Manuel Gunter Jr.

Superintendent of Building Standards 2014 – 2018 (Retired)

August 20, 2018

ITEM 6. STREETS AND DRAINS: Resolution No. 2018-18 - A Resolution Accepting a Deed of Dedication for Sanitary Sewer, Stormwater Collection and Fire Suppression Systems, and Associated Easements, Along with a Maintenance Guarantee and Letter of Credit, for Thomas Place

A resolution has been prepared for Council's consideration accepting a Deed of Dedication for sanitary sewer, stormwater collection and fire suppression systems, and associated easements, along with a maintenance guarantee and letter of credit for Thomas Place.

Please see **ATTACHMENT NO. 6** for a copy of the proposed resolution and associated documents.

ATTACHMENT 6

RESOLUTION NO. 2018-18
ACCEPTING A DEED OF DEDICATION FOR
SANITARY SEWER, STORMWATER COLLECTION
AND FIRE SUPPRESSION SYSTEMS, AND ASSOCIATED EASEMENTS, ALONG
WITH A MAINTENANCE GUARANTEE AND LETTER OF CREDIT,
FOR THOMAS PLACE

WHEREAS, Thomas Place Development, LLC developed Thomas Place, according to the requirements of the North Augusta Planning Commission and the City, and owns the streets, utilities and easements; and

WHEREAS, pursuant to §5.8.4.3 of the North Augusta Development Code, the Director of Planning and Development and the City Engineer approved the final subdivision plat for recording on March 2, 2018 and

WHEREAS, it is the policy of the City that, upon approval of a final subdivision plat, the City will, following inspection by the City's Engineering department, accept a deed of dedication for the utilities, etc. for the purpose of ownership and maintenance when said deed is accompanied by a maintenance guarantee; and

WHEREAS, a maintenance guarantee and cash deposit accompany the deed;
and

WHEREAS, the City Engineer has made final inspection of the subject improvements and these improvements meet City standards.

NOW THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof, do hereby accept a deed of dedication for:

ANY AND ALL portion of the aforesaid property containing and encompassing all of the sanitary sewer lines, storm water collection systems, and related infrastructure, and appurtenances to said premises belonging or in any way incident or appertaining, located within said property in accordance with and as shown on the above-referenced plat.

TOGETHER WITH all (a) sanitary sewerage collection systems shown on the aforesaid plat; (d) storm water collection system shown on the aforesaid plat; and (e) a perpetual and non-exclusive easement for sanitary sewage and storm water collection systems located on the property shown on the aforesaid plat, as well as the necessary ingress and egress to reach and enter the aforesaid.

TOGETHER WITH all fire suppression systems and components accessing, incorporating and using the water supply system, connections and lines

RESOLUTION ACCEPTING DEED OF DEDICATION –
THOMAS PLACE

Page 2

located within the subdivision property, as well and the necessary ingress and egress to reach and enter the aforesaid.

This being the same property conveyed to Thomas Place Development, LLC by Deed of Belva Thomas Lacey, dated February 23, 2018, and recorded in Deed Book 4710, pages 159-161, in said RMC Office.

Map/Parcel No. 011-05-06-011

BE IT FURTHER RESOLVED that a Maintenance Guarantee and cash deposit in the amount of \$20,000 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2018.

Robert A. Pettit, Mayor

ATTEST:


Donna B. Young, City Clerk

Department of Planning and Development



Memorandum # 18-20

City of North Augusta

To: B. Todd Glover, City Administrator
From: Libby Hodges, AICP, Director 
Subject: Deed of Dedication for Thomas Place Subdivision
Date: August 16, 2018

The final plat for the Thomas Place subdivision located at parcel # 011-05-06-001, containing 6.88 acres, owned by Thomas Place Development, LLC, was approved on March 2, 2018. The owner has completed all required infrastructure improvements and requests that the City accept a deed of dedication for the sanitary sewer, stormwater collection, and fire suppression systems including the associated easements, and related appurtenances as shown on the recorded plat. The improvements to be dedicated to the City have been approved by the City Engineer. The attached dedication documents have been approved by the City Attorney.

The City may accept these utilities following an inspection by the City's Engineering Department for the ownership and maintenance when the deed is accompanied by an appropriate maintenance guarantee. A draft resolution for the acceptance of the dedication is attached and a digital copy has been forwarded to the City Clerk.

The following documents are attached:

1. Deed of Dedication for the associated right of way, sanitary sewer lines, storm water collection systems, and related infrastructure, and appurtenances to said premises belonging or in any way incident or appertaining, located within said property in accordance with and as shown on the above-referenced plat;
2. Maintenance Guarantee dated August 16, 2018, and valid for a period of 24 months (copy);
3. A cash deposit in the form of a check from South State Bank in the amount of \$20,000 in support of the Maintenance Guarantee (check copy);
4. Title Certificate dated July 11, 2018;
5. Release of Mortgage from Billy R. Litchfield and Katherine Dianne Litchfield, and
6. Final Plat approved by the City of North Augusta and recorded by the Aiken County RMC.

We are requesting that you please execute the original Maintenance Guarantee and schedule the resolution accepting the Thomas Place Subdivision deed of dedication for City Council consideration at the next available meeting.

RETURN TO:
Donald H. White, P.C.
924 Stevens Creek Road, Ste. 101
Augusta, Ga. 30907

STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)

DEED OF DEDICATION

THIS INDENTURE, made and entered into this _____ day of _____, 2018, by and between THOMAS PLACE DEVELOPMENT, LLC., hereinafter referred to as the Party of the First Part, and CITY OF NORTH AUGUSTA, SOUTH CAROLINA, a body politic and corporate and a political subdivision of the County of Aiken, State of South Carolina, acting by and through its City Council and Mayor, hereinafter referred to as the Party of the Second Part.

WITNESSETH

WHEREAS: With regard to the property described as follows:

All that tract or parcel of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Aiken, City of North Augusta, consisting of 6.88 acres, and containing thirty-seven (37) lots, streets, common areas and detention pond, all as shown on a plat dated December 23, 2017, revised February 16, 2018, prepared by William H. McKie, III, P.L.S., and recorded on March 2, 2018, in the Office of the R.M.C. for Aiken County, S.C., in Plat Book 60, page 459; and further shown on said plat as Units 1-37; together with Open Space, containing 1.48 acres; Detention Pond containing 0.56 acre; and the following street (50' right of way): Wildlife Circle; and also all other easements and other property, all as shown on said plat, reference being made to said plat for a more complete and accurate description of the property hereby conveyed.

Derivation: This is the same property conveyed to Thomas Place Development, LLC by Deed of Belva Thomas Lacey, dated February 23, 2018, and recorded in Deed Book 4710, pages 159-161, in said RMC Office.

Map/Parcel No. 011-05-06-011

THE PARTY OF THE FIRST PART, for and in consideration of the sum of One Dollar (\$1.00) in cash to it in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledged, and by way of dedication to the Party of the Second Part, at and/or before the sealing and delivery of these presents, and other good and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed and by

these presents does grant, bargain, sell, release, convey and confirm unto the said Party of the Second Part, its successors and assigns, the following described property, to-wit:

ANY AND ALL portion of the aforesaid property containing and encompassing all of the sanitary sewer lines, storm water collection systems, and related infrastructure, and appurtenances to said premises belonging or in any way incident or appertaining, located within said property in accordance with and as shown on the above-referenced plat.

TOGETHER WITH all (a) sanitary sewerage collection systems shown on the aforesaid plat; (d) storm water collection system shown on the aforesaid plat; and (e) a perpetual and non-exclusive easement for sanitary sewage and storm water collection systems located on the property shown on the aforesaid plat, as well as the necessary ingress and egress to reach and enter the aforesaid.


TOGETHER WITH all fire suppression systems and components accessing, incorporating and using the water supply system, connections and lines located within the subdivision property, as well and the necessary ingress and egress to reach and enter the aforesaid.

Grantee's Address: P.O. Box 6400
North Augusta, South Carolina 29841
Attn: North Augusta City Clerk

TO HAVE AND TO HOLD SAID PROPERTY and all singular the members and appurtenances therein belonging as aforesaid, and every part thereof, unto the said Party of the Second Part, its successors and assigns, forever in FEE SIMPLE.


IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed the day and year first above written as the date of these presents.

SIGNED, SEALED AND DELIVERED
in the presence of:



Notary Public, *Donald H. White*
My commission expires: *6/2/26*

:
: THOMAS PLACE DEVELOPMENT, LLC
:

: By: 
: As Its: *Managing Member*

{CORPORATE SEAL}

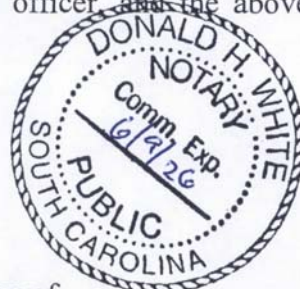


ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

Sworn to, subscribed and acknowledged before me by Thomas Place Development, LLC, by and through its authorized officer and the above subscribing witness, this 16 day of August, 2018.

(Signature) (seal)
Notary Public, Donald H. White
My commission expires: 6/9/26



IN WITNESS WHEREOF, on this _____ day of _____, 2018, the herein below Party of the Second Part has executed this Deed of Dedication.

CITY OF NORTH AUGUSTA,
SOUTH CAROLINA

Signed, sealed and delivered
in the presence of:

By: _____
As its: _____

Witness

Attest: _____
As its: _____

Witness

ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

Sworn to, subscribed and acknowledged before me by City of North Augusta, South Carolina, by and through its authorized representative and agent, and the above subscribing witness, this _____ day of _____, 2018.

(seal)
Notary Public,
My commission expires:

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN) **MAINTENANCE GUARANTEE**

NAME OF SUBDIVISION: Thomas Place
DEVELOPER/OWNER: Thomas Place Development, LLC
DATE OF FINAL SUBDIVISION PLAT APPROVAL: February 26, 2018
MAINTENANCE GUARANTEE AMOUNT: \$20,000

WHEREAS, Thomas Place Development, LLC has submitted a final plat for Thomas Place, prepared by William H. McKie, III dated December 23, 2017, for 37 fee simple townhouses situated in the City of North Augusta, County and State aforesaid; and

WHEREAS, the North Augusta Planning Commission, meeting on November 17, 2016, did grant major subdivision plan (preliminary plat) approval for Thomas Place, and the Director of Planning and Development and the City Engineer signed the major subdivision plan (preliminary plat) on June 13, 2017; and

WHEREAS, the developer developed the approved major subdivision plan for Thomas Place; and

WHEREAS, the City Engineer has inspected the infrastructure improvements and has duly certified that said improvements are, to the best of his knowledge based upon such inspection, built to the City of North Augusta design standards; and

WHEREAS, pursuant to §5.8.4 of the North Augusta Development Code, the Director of Planning and Development and the City Engineer approved the final subdivision plat for recording on February 26, 2018; and

WHEREAS, the Director of Planning and Development and the City Engineer recommend that the City accept from the developer a Maintenance Guarantee to insure that proper workmanship and materials were in fact used in regard to infrastructure improvements and to insure that, in the event of failure in regard to said improvements for any reason except force majeure, the City would have adequate funds necessary to return such improvements to an acceptable condition.

NOW, THEREFORE, as security for the maintenance by the developer of the infrastructure improvements as shown on the final subdivision plat for Thomas Place, as well as for any other improvements provided and proposed to be granted to the City by deed of dedication in accordance with §5.8.5 of the North Augusta Development Code, the developer does hereby guarantee the maintenance of the infrastructure improvements under and pursuant to the following terms.

INFRASTRUCTURE IMPROVEMENTS SUBJECT TO THIS GUARANTEE

This Maintenance Guarantee shall extend to all infrastructure improvements proposed to be deeded to, dedicated to, transferred or otherwise assigned to the City of North Augusta by the developer. Such improvements shall include, where applicable, the following but not be limited to such specified improvements:

- A. Sanitary sewerage collection system;
- B. Stormwater drainage system; and

REPRESENTATIONS BY THE DEVELOPER

The Developer represents to the City of North Augusta that:

- A. For a period of twenty-four (24) months from the approval of the final plat, the improvements will not fail, for any reason, with the exception of force majeure;
- B. The Developer has submitted the Deed of Dedication and a monetary guarantee, in the form of cash deposit in the amount of \$20,000, in support of this Maintenance Guarantee in accordance with §§5.8.4 and 5.8.5 of the North Augusta Development Code within the specified time period;
- C. The City Engineer for the City of North Augusta shall have full and absolute discretion and authority in determining whether or not a failure has occurred in regard to the infrastructure subject to this Maintenance Guarantee.

REMEDIES IN THE EVENT OF DEFAULT

In the event that the City Engineer for the City of North Augusta, in his sole discretion, determines that a failure has occurred, he shall provide written notice of such failure to the developer with a request for the immediate correction of said failure. In the event of failure by the developer to make such repairs as necessary within sixty (60) days of such written notice or within ten (10) days, in the event of such notice being received during the last sixty (60) days covered by this Maintenance Guarantee and letter of credit, the following conditions shall prevail:

- A. This Maintenance Guarantee shall be considered violated and in default with the City having full right and authority to make claims on the guarantee amount provided for herein.
- B. The City may make claim against the full amount of the monetary guarantee, until such time as the City is able to make the necessary repairs to the infrastructure.
- C. Following the completion of the repairs to the infrastructure to the satisfaction of the City Engineer, any funds remaining from the monetary guarantee shall be refunded to the developer.
- D. The City is entitled to compensation, at a reasonable rate, for any in-house services provided by the City for the purpose of correcting failures or deficiencies to the infrastructure.
- E. The City shall have full and absolute authority in regard to a determination as to party or parties contracted with for the purpose of making repairs as required.

(Signature pages follow)

IN WITNESS WHEREOF, Thomas Place Development, LLC has caused these presents to be executed this 16 day of August, 2018.

Thomas Place Development, LLC



WITNESS *Diana H. White*

BY: 

JEFF LACEY
ITS: MANAGER/MEMBER

Asadi

WITNESS

ACCEPTED THIS _____ DAY OF _____, 20__.

City of North Augusta

WITNESS

BY: _____
B. TODD GLOVER
ITS: CITY ADMINISTRATOR

WITNESS

THIS DOCUMENT HAS A WATERMARK. THE FRONT OF THE DOCUMENT HAS A MICRO-PRINT BORDER AND THERMOCHROMIC. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

SOUTH STATE BANK

67-98/532

11105900

DATE **08/16/2018**

PAY TO THE ORDER OF **CITY OF NORTH AUGUSTA**

\$20,000.00

\$ 20,000.00 DOLLARS

NOTICE TO THE CUSTOMER:
AS A CONDITION TO THIS INSTITUTION'S ISSUANCE OF THIS CHECK, PURCHASER
AGREES TO PROVIDE DECLARATION OF LOSS PRIOR TO THE REFUND OR REPLACEMENT
OF THIS CHECK IN THE EVENT IT IS LOST, MISPLACED, OR STOLEN. REFUNDS AND
REPLACEMENTS CANNOT BE MADE FOR 90 DAYS AFTER ISSUANCE OF ORIGINAL CHECK.



Katy Jones
AUTHORIZED SIGNATURE

REMITTER: **THOMAS PLACE DEVELOPMENT**

OFFICIAL CHECK

71837 / M 1802426

COPY
⑈ 11105900 ⑈ ⑈ 05120898 ⑈ ⑈ 2200830098 ⑈

LAW OFFICES OF

DONALD H. WHITE
A PROFESSIONAL CORPORATION

Licensed in Georgia and South Carolina

924 Stevens Creek Road, Suite 101
Augusta, Georgia 30907
(706) 860-6810
(706) 860-1549 Fax

511 W. Martintown Road
North Augusta, SC 29841
(803) 202-0212
E-Mail: don@donwhitelaw.com
www.donwhitelaw.com

July 11, 2018

City of North Augusta Planning and Zoning Department
100 Georgia Avenue, Second Floor
North Augusta, South Carolina 29841

Re: Thomas Place Development, LLC
Title Certification for Thomas Place Subdivision

CERTIFICATE OF TITLE

I am an attorney admitted to practice law in the State of South Carolina. The opinion set forth in this Certificate of Title may be relied upon only by the City of North Augusta, South Carolina, its successors and assigns, and its legal counsel. but no other party without my prior written consent.

I certify that an examination has been made of the pertinent public records duly indexed and filed in the office of the Clerk of Court, Register of Deeds, Judge of Probate (in the event title passed by descent or devise) and Treasurer's Office for Aiken County and the City of North Augusta, as of July 9, 2018, at 5:00 p.m., which affects the title to the real property described on Exhibit "A" attached hereto and based upon such examination (expressly excluding matters not shown by records herein listed), it is our opinion that Thomas Place Development, LLC, a limited liability company organized under the laws of the State of South Carolina, has a marketable, fee simple, recordable title thereto free and clear of all liens and encumbrances, except as set forth in Exhibit "B" attached hereto and made a part hereof for all purposes.

Donald H. White, P.C.

By: _____

Donald H. White
Attorney at Law
S.C. Bar No. 6273

EXHIBIT "A"

All that tract or parcel of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Aiken, City of North Augusta, consisting of 6.88 acres, and containing thirty-seven (37) lots, streets, common areas and detention pond, all as shown on a plat dated December 23, 2017, revised February 16, 2018, prepared by William H. McKie, III, P.L.S., and recorded on March 2, 2018, in the Office of the R.M.C. for Aiken County, S.C., in Plat Book 60, page 459; and further shown on said plat as Units 1-37; together with Open Space, containing 1.48 acres; Detention Pond containing 0.56 acre; and the following street (50' right of way): Wildlife Circle; and also all other easements and other property, all as shown on said plat, reference being made to said plat for a more complete and accurate description of the property hereby conveyed.

Derivation: This is the same property conveyed to Thomas Place Development, LLC by Deed of Belva Thomas Lacey, dated February 23, 2018, and recorded in Deed Book 4710, pages 159-161, in said RMC Office.

Map/Parcel No. 011-05-06-011

EXHIBIT "B"

1. County of Aiken taxes for tax year 2018, which are accruing but not yet due and payable. County of Aiken taxes for previous years are paid with no delinquency noted of record.
2. City of North Augusta taxes for tax year 2018, which are accruing but not yet due and payable. City of North Augusta taxes for previous years are not owed.
3. Mortgage in favor of Billy R. Litchfield and Katherine Dianne Litchfield, dated March 15, 2018, recorded on April 5, 2018, in Book 4714, pages 491-503, in the Office of the RMC for Aiken County, South Carolina, in the original amount of \$510,000.00.
4. Easement in favor of South Carolina Electric & Gas Company dated September 29, 1979, and recorded in Deed Book 286, page 269, Aiken County records.
5. Right of Way in favor of South Carolina Electric & Gas Company dated November 2, 1984, recorded in Book 853, page 252.
6. Right of Way in favor of South Carolina Electric & Gas Company dated October 31, 1984, recorded in Book 856, page 89.
7. Easement in favor of South Carolina Electric & Gas Company dated August 5, 1986, recorded in Book 944, page 48.
8. Right of Way in favor of South Carolina Electric & Gas Company dated July 21, 2017, recorded in Book 4674, page 603.
9. Easement in favor of BellSouth Telecommunications, LLC, et al., dated February 16, 2018, recorded in Book 4715, page 2211.
5. Matters as shown on a plat of Thomas Place, dated December 23, 2017; revised February 16, 2018, prepared by William H. McKie, III, P.L.S., recorded in Plat Book 60, page 459.
6. Matters occurring subsequent to the inclusive dated of title examination.
7. Matters which would not be revealed by a review of the public records regarding a proposed purchaser/borrower, who is not a current owner of the property.
8. Compliance with any local, county, state or federal government law or regulation relative to environment, zoning, subdivision, occupancy, use, construction or development of the subject property.
9. Judgments, liens, and proceedings filed only in Federal Court. (Upon the filing of a petition in Bankruptcy, title to real property vests in the Trustee in Bankruptcy and notice thereof is not always required to be filed in the County in which the Bankrupt debtor owns property;

federal condemnation proceedings may vest property in the Federal Government.)

10. STANDARD EXCEPTIONS: Interests or claims not disclosed by public records, including but not limited to:

(a) Unrecorded mechanics or materialmen's liens. (Liens may be filed by persons or entities furnishing labor or materials to any improvements on real property within 90 days of performance or furnishing of materials.)

(b) Unrecorded leases.

(c) Matters that may defeat or impair title which do not appear on record.

(d) Taxes, Special Assessments and other governmental charges that are not shown as existing liens by the public records.

(e) Civil actions where no notice of *lis pendens* appears of record.

PLEASE RETURN TO:
Donald H. White, P.C.
Attorney at Law
924 Stevens Creek Rd; Ste. 101
Augusta, Georgia 30907
File #

STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)

PARTIAL RELEASE OF MORTGAGE

Whereas, **BILLY R. LITCHFIELD and KATHERINE DIANNE LITCHFIELD**, are the Mortgagees and hold a security interest in real property described in a Mortgage dated March 15, 2018, and recorded in Book 4714, pages 491-503, in the Office of the RMC for Aiken County, South Carolina; and

WHEREAS, the Mortgagees have agreed to release the property described below from the aforesaid Mortgage in order to facilitate the Mortgagor's conveyance of certain infrastructure relating to Thomas Place Subdivision by a Deed of Dedication to the City of North Augusta, South Carolina; and

WHEREAS, the remaining property described in the Mortgage is sufficient and adequate security for the loan secured by the above-referenced instrument:

NOW THEREFORE, in consideration of One (\$1.00) Dollar and the mutual covenants of the parties, **BILLY R. LITCHFIELD and KATHERINE DIANNE LITCHFIELD**, hereby release and forever quitclaim the following described property from the Mortgage referenced above:

ANY AND ALL portions of the above-referenced property consisting of and containing all of the sanitary sewer lines, storm water collection systems, and related infrastructure, and appurtenances to said premises belonging or in any way incident or appertaining, located within said property, in accordance with and as shown on the plat recorded in Plat Book 60, page 459, in the aforesaid RMC office.

TOGETHER WITH all (a) sanitary sewerage collection systems shown on the aforesaid plat; (d) storm water collection system shown on the aforesaid plat; and (e) a perpetual and non-exclusive easement for sanitary sewage and storm water collection systems located on the property shown on the aforesaid plat, as well as the necessary ingress and egress to reach and enter the aforesaid.

TOGETHER WITH all fire suppression systems and components accessing, incorporating and using the water supply system, connections and lines located within the subdivision property, as well and the necessary ingress and egress to reach and enter the aforesaid.

Following execution of this Partial Release of Mortgage, it is the intention of the Mortgagees herein to retain a security interest in all of the remaining property referenced in the Mortgage recorded in Book 4714, pages 491-503, as referenced above.

Derivation: This is a portion of the property conveyed to Thomas Place Development, LLC by Deed of Belva Thomas Lacey, dated February 23, 2018, and recorded in Book 4710, pages 159-161, in said RMC office.

Map/Parcel No.: Portion of 011-05-06-011

IN WITNESS WHEREOF, **BILLY R. LITCHFIELD** and **KATHERINE DIANNE LITCHFIELD** have executed this Partial Release of Mortgage under seal, this 13th day of August, 2018.

Billy R. Litchfield (L.S.) *Katherine Dianne Litchfield*
BILLY R. LITCHFIELD **KATHERINE DIANNE LITCHFIELD**

Signed, sealed and delivered
in the presence of :

Marie M. Strickland
Witness

Donald H. White
Witness

STATE OF SOUTH CAROLINA]
COUNTY OF AIKEN]

The foregoing Partial Release of Mortgage was acknowledged before me this 13th day of August, 2018, by **BILLY R. LITCHFIELD** and **KATHERINE DIANNE LITCHFIELD**, Mortgagees herein.

SWORN to before me this 13th day of August, 2018.

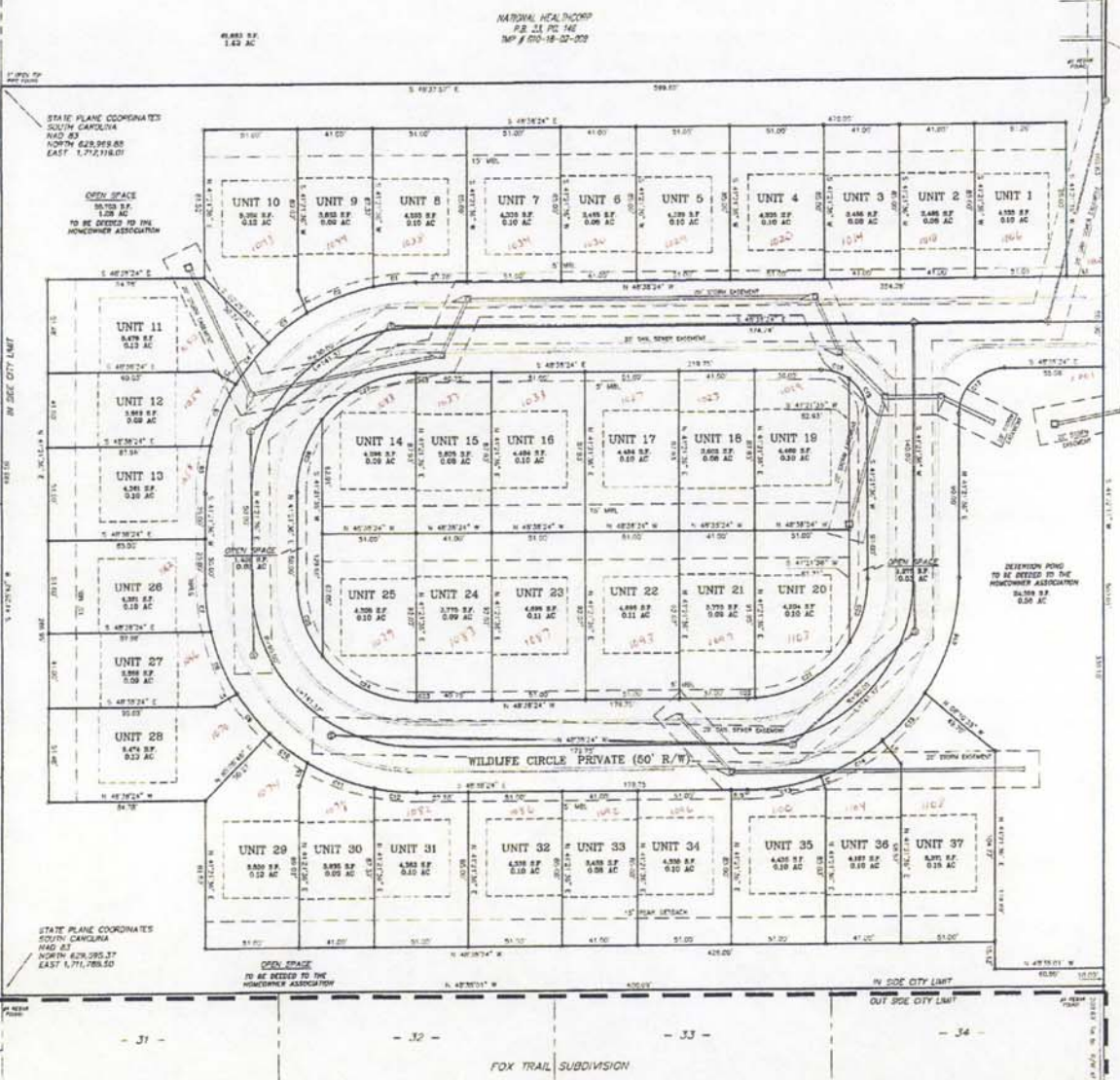
Donald H. White
Notary Public
My Commission Expires: 6/9/26



2018004747
 PLAT
 RECREATION/FEES \$10.00
 03-02-2018 10:57 AM
 SOUTH PLAINES
 Aiken County
 BK: PL 60
 PG: 459 - 459

178 21 200
 PP16-001

Review Set 3



NATIONAL HEALTH COOP
 P.B. 33 PG 146
 MAP # 80-18-02-003

AUSTIN GRAYBILL BLVD 66' R/W (S.R. 1440)

OWNER'S CERTIFICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY HEREIN AND APPROVE AND THAT I INTEND TO CONVEY THE PLAN OF SUBDIVISION AND CONVEY ALL STREETS, ALLEYS, WALKS, PARKS, AND OPEN SPACES AND EXCEPT TO PUBLIC OR PRIVATE USE AND RESERVATION OF PUBLIC PLANNING AND I RESERVE ALL STREETS AND OPEN SPACES TO THE CITY OF NORTH AUGUSTA.
 OWNER: *Thomas Place* DATE: *3/27/18*

PLANNING COMMISSION APPROVAL
 I HEREBY CERTIFY THAT THE PLAT CONFORMS TO THE MAIN SUBDIVISION PLAN PRELIMINARY PLAN APPROVED BY THE NORTH AUGUSTA PLANNING COMMISSION PURSUANT TO THE NORTH AUGUSTA DEVELOPMENT CODE ON *NOVEMBER 17, 2016*
 NORTH AUGUSTA PLANNING COMMISSION: *Thomas Place (1st Chair)* DATE: *3/27/18*

CITY ENGINEER'S CERTIFICATION
 I HEREBY CERTIFY THAT THE GENERAL DEVELOPMENT CODE HAVE BEEN FULLY REVIEWED BY THE NORTH AUGUSTA PLANNING COMMISSION AND APPROVED FOR CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE STANDARDS.
 NORTH AUGUSTA ENGINEER: *Thomas Place* DATE: *3/27/18*

ENGINEER'S CERTIFICATION
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL FOUNDATION AND CONSTRUCTION REQUIREMENTS OF THE NORTH AUGUSTA DEVELOPMENT CODE HAVE BEEN FULLY REVIEWED AND IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT.
 ENGINEER: *Thomas Place* DATE: *3/27/18*

UNIT NO.	AREA (SQ. FT.)	ACRES
UNIT 1	4,335 SF	0.10 AC
UNIT 2	5,486 SF	0.13 AC
UNIT 3	5,486 SF	0.13 AC
UNIT 4	4,335 SF	0.10 AC
UNIT 5	5,379 SF	0.12 AC
UNIT 6	5,486 SF	0.13 AC
UNIT 7	4,335 SF	0.10 AC
UNIT 8	4,335 SF	0.10 AC
UNIT 9	5,486 SF	0.13 AC
UNIT 10	5,486 SF	0.13 AC
UNIT 11	5,479 SF	0.13 AC
UNIT 12	5,486 SF	0.13 AC
UNIT 13	5,486 SF	0.13 AC
UNIT 14	4,494 SF	0.10 AC
UNIT 15	4,494 SF	0.10 AC
UNIT 16	4,494 SF	0.10 AC
UNIT 17	4,494 SF	0.10 AC
UNIT 18	4,494 SF	0.10 AC
UNIT 19	4,494 SF	0.10 AC
UNIT 20	4,494 SF	0.10 AC
UNIT 21	4,494 SF	0.10 AC
UNIT 22	4,494 SF	0.10 AC
UNIT 23	4,494 SF	0.10 AC
UNIT 24	4,494 SF	0.10 AC
UNIT 25	4,494 SF	0.10 AC
UNIT 26	4,494 SF	0.10 AC
UNIT 27	4,494 SF	0.10 AC
UNIT 28	4,494 SF	0.10 AC
UNIT 29	4,494 SF	0.10 AC
UNIT 30	4,494 SF	0.10 AC
UNIT 31	4,494 SF	0.10 AC
UNIT 32	4,494 SF	0.10 AC
UNIT 33	4,494 SF	0.10 AC
UNIT 34	4,494 SF	0.10 AC
UNIT 35	4,494 SF	0.10 AC
UNIT 36	4,494 SF	0.10 AC
UNIT 37	4,494 SF	0.10 AC

PROJECT DATA

TOTAL NO. OF LOTS	37
TOTAL AREA	8.88 AC
AVERAGE LOT SIZE	3,200 SF
PARK AREA	0.81 AC
OPEN SPACE	1.48 ACS
ZONING	R7
TAX PARCELS #	011-03-08-001

- GENERAL NOTES:**
- #4 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
 - A 30" EASEMENT IS REQUIRED OVER ALL UTILITY AND STORM DRAINAGE LINES AS SHOWN OR AS BUILT (UNLESS OTHERWISE SHOWN).
 - WATER BY DISTRICT COUNTY WATER.
 - SEWERAGE WORK IS 24" DIA. BACK OF CURB TO EACH OF CURB.
 - FINISHED FLOOR ELEVATION OF ALL STRUCTURES SHALL BE FIVE FEET ABOVE FINISHED GROUND LATERAL INVERT AT THE R/W OF PROPERTY LINE.
 - A 1' OR 2' FOOT DRAINAGE AND CURB EASEMENT IS REQUIRED ON EACH SIDE OF ALL LOT LINES AND A 5' FOOT DRAINAGE AND UTILITY EASEMENT IS REQUIRED ON ALL REAR LOT LINES.
 - OWNER AND MAINTENANCE OF DRAINAGE SHIELDS EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND CLEANING OF DRAINAGE SHIELDS AND SHALL SUBMIT THE FIRST FLOW OF STORM WATER TO THE CITY OF NORTH AUGUSTA. IS NOT RESPONSIBLE FOR THE MAINTENANCE OF SUCH DRAINAGE EASEMENTS AND SHALL NOT ACCEPT RESPONSIBILITY OF RESPONSIBILITY FOR THE MAINTENANCE OF SUCH EASEMENTS OR SHIELDS.

RECORD PLAT
THOMAS PLACE
 PROPERTY LOCATED IN THE CITY OF NORTH AUGUSTA
 AIKEN COUNTY - SOUTH CAROLINA

WILLIAM H. MOHLE, III P.L.S.
 716 N.W. 14TH ST. SUITE 100
 MIAMI, FL 33135-2777

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HURON STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND HEREIN, OR EXCESS, THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, AND THERE ARE NO USABLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN, ALSO THAT THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DETERMINED BY THE OFFICIAL FLOOD HAZARD MAPS IN EFFECT AT THIS TIME.

