

RESOLUTION NO. 2018-29
ACCEPTING A DEED OF DEDICATION FOR THE STREETS,
SANITARY SEWER, STORMWATER COLLECTION
AND FIRE SUPPRESSION SYSTEMS, DEDICATED OPEN SPACE AND ASSOCIATED
EASEMENTS AND RIGHTS OF WAY, ALONG WITH A MAINTENANCE
GUARANTEE AND LETTER OF CREDIT,
FOR GREGORY LANDING, SECTION 1

WHEREAS, Metro Homesites, LLC. developed Gregory Landing, Section 1, 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 February 22, 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 streets, utilities, etc. for the purpose of ownership and maintenance when said deed is accompanied by a maintenance guarantee; and

WHEREAS, a maintenance guarantee and supporting letter of credit 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:

ALL that tract or parcel of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Edgefield, City of North Augusta, consisting of 32.40 acres, and containing sixty-one (61) lots, streets, common areas and water quality ponds, all as shown on a plat dated January 16, 2018, prepared by Southern Partners, Inc., for Metro Homesites, LLC, and recorded on February 23, 2018 in the Office of the Clerk of Court for Edgefield County, S.C., in JR# 40,120; and further shown on said plat as Lots 1-12, Block A; Lots 1-8, Block B; Lots 1-5, Block C; Lots 1-3, Block D; Lots 1-16, Block E; Lots 1-8, Block F; Lots 1-8, Block G; and Lot 1, Block H; together with Common Area 1, containing 5.34 acres; Common Area 2, containing 3.97 acres; Common Area 3, containing 0.99 acre; and Common Area 4, containing 0.11 acre; and the following streets (all 50' right of way): Harlequin Way, Swan Court, and Gregory Landing Drive; and also Water Quality Ponds, 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 a portion of the same property conveyed to Metro Homesites, LLC by Deed of Virginia Ann Hodson and Priscilla Bradley a/k/a Priscilla Dianne Witek, dated February 29, 2016, and recorded in the said Clerk's Office in Deed Book 1565, pages 7-11; and by Deed of Henry P. Reese, Jr., Barbara R. Herlong, Elsie R. Morgan, Faye M. Speight, and Susan M. Keck dated February 25, 2016, and recorded in said Clerk's Office, in Deed Book 1565, pages 18-22.

Map/Parcel No. (Portion of) 106-00-00-010-000.

ANY AND ALL portion of the aforesaid described property containing and encompassing all of the water lines, sanitary sewer lines, storm water collection systems, valves, connections, 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) curbs and gutters located within the aforesaid right of way of the streets and roadways; (b) sidewalks located within the aforesaid right of way of the streets and roadways; (c) sanitary sewerage collection systems including lift stations, if applicable, located on the property shown on the aforesaid plat; (d) storm water collection system including storm water detention areas located on the property shown on the aforesaid plat; and (e) greenways or other pedestrian connections outside the road rights-of-way but located on the property shown on the aforesaid plat, and (f) a perpetual and non-exclusive easement and right-of-way for streets, sidewalks, water lines, 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.

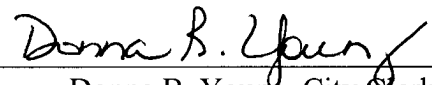
BE IT FURTHER RESOLVED that a Maintenance Guarantee and Irrevocable Letter of Credit in the amount of \$138,000 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 3RD DAY OF DECEMBER, 2018.



Robert A. Pettit, Mayor

ATTEST:



Donna B. Young, City Clerk