

RESOLUTION NO. 2020-04
ACCEPTING A DEED OF DEDICATION FOR THE STREETS,
WATER DISTRIBUTION SYSTEM, SANITARY SEWER, STORMWATER
COLLECTION AND FIRE SUPPRESSION SYSTEMS, DETENTION PONDS AND
ASSOCIATED EASEMENTS AND RIGHTS OF WAY, ALONG WITH A
MAINTENANCE GUARANTEE AND LETTER OF CREDIT,
FOR RUSHING WATERS, SECTION 1

WHEREAS, Rushing Waters, LLC developed Rushing Waters, Phase I, 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 October 4, 2019, 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 those certain streets, situate, lying and being in the City of North Augusta, County of Aiken, State of South Carolina, located in Rushing Waters subdivision, Phase One, to wit: Expedition Drive and Lookout Loop, along with the following systems incident to and servicing Rushing Waters subdivision, Phase One: 1) sanitary sewer lines and easements therefore; 2) storm sewer lines and easements therefore; and 3) water lines and easements therefore; all as shown upon a subdivision plat of Rushing Waters, Phase One for Rushing Waters, LLC by Southern Partners, Inc., dated June 19, 2019, and revised July 22, 2019, and recorded in Plat Book 61, at page 670, in the Office of the RMC of Aiken County, South Carolina. Reference is hereby made to said plat for a more particular description as to the metes, bounds, and exact location of property.

Also conveyed hereby are those parcels of land designated as Detention Pond 1 and Detention Pond 2 as shown on the aforesaid plat.

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RUSHING WATERS, PHASE 1

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This property is conveyed subject to applicable easements, restrictions and/or protective covenants of record in said RMC Office.

Derivation: This being a portion of the property conveyed to Rushing Waters, LLC by Title to Real Estate of Summer Lakes Development, LLC dated May 15, 2017 and recorded in the Office of the RMC of Aiken County, South Carolina in Deed Book 4684, page 110.

Tax Map Number: Portion of 011-09-01-049

BE IT FURTHER RESOLVED that a Maintenance Guarantee and Irrevocable Letter of Credit in the amount of \$140,000 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 6 DAY OF January, 2020.



Robert A. Pettit, Mayor

ATTEST:



Sharon Lamar, City Clerk