

RESOLUTION NO. 2020-14
ACCEPTING A DEED OF DEDICATION FOR THE
WATER DISTRIBUTION SYSTEM, SANITARY SEWER, AND ASSOCIATED
EASEMENTS AND RIGHTS OF WAY, ALONG WITH A MAINTENANCE
GUARANTEE AND LETTER OF CREDIT,
FOR LECOMPTE TOWNHOMES

WHEREAS, Park Ridge Builders, Inc. developed Lecompte Townhomes, 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 13, 2020, 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 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:

A perpetual non-exclusive access and utility easement over and upon that area designated as 46' Access and Utility easement as shown on a plat prepared by John M. Bailey & Associates, P.C., dated December 5, 2019 and recorded in the Office of the RMC for Aiken County, South Carolina, in Book 61, at Page 908; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

TOGETHER with any and all portion of said property containing and encompassing all of the water lines, sanitary sewer lines, 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 water lines and sanitary sewerage collection systems located on the property shown on the aforesaid plat; and a perpetual and non-exclusive

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LECOMPTÉ TOWNHOMES

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easement for the water lines and sanitary sewage, as well as the necessary ingress and egress to reach the aforesaid.

This being the same property conveyed to Park Ridge Builders, Inc. by deed of Glynn Bruker, dated March 21, 2019 and recorded on March 25, 2019 in RB 4768, Page 2409, aforesaid RMC Office.

Tax Map & Parcel Number: 006-19-13-005

BE IT FURTHER RESOLVED that a Maintenance Guarantee and check in the amount of \$1,500.00 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 30 DAY OF April, 2020.



Robert A. Pettit, Mayor

ATTEST:



Sharon Lamar, City Clerk