

RESOLUTION NO. 2020-42  
ACCEPTING A DEED OF DEDICATION FOR THE WATER DISTRIBUTION SYSTEM,  
FIRE SUPPRESSION, SANITARY SEWER, AND ASSOCIATED EASEMENTS AND  
RIGHTS OF WAY, ALONG WITH A MAINTENANCE GUARANTEE AND CASH  
GUARANTEE FOR INFRASTRUCTURE IMPROVEMENTS AND LANDSCAPING FOR  
CHALET NORTH PHASE III

WHEREAS, BLT Homes, LLC. developed Chalet North, Phase 3, 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 major site plan for Chalet North, Phase 3 on May 31, 2018; and

WHEREAS, pursuant to §5.8.4.3 of the North Augusta Development Code, the Planning Department approved the final subdivision plat for Chalet North, Phase 3 on June 13, 2019 and Phase 3B on March 4, 2020; and

WHEREAS, it is the policy of the City that, upon approval of a final major site plan, the City will, following inspection by the City's Engineering Department, accept a deed of dedication for the infrastructure improvements, 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 of Grantor's right, title and interest in the sanitary sewer lines, water lines, fire suppression systems, hydrants and manholes as shown on the an AS-BUILT PLAT for BLT Homes by Southern Partners, dated January 3, 2019 recorded herewith in the Aiken County RMC Office in Plat Book 61 at page 395 together with the necessary right of access to use said easements. For more specific description, reference should be made to the aforesaid plat which is made a part and parcel hereof.

This being a portion of the property conveyed to Granter by deed of Roger Lemmons recorded in Deed Book 4342 at page 1009.

Tax Parcel# 012-09-02-080

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. Water distribution system; and
- B. Sanitary sewerage collection system, including lift stations.
- C. Landscaping

BE IT FURTHER RESOLVED that a Maintenance Guarantee and Cash deposit in the amount of \$6,649.00 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 21 DAY OF September, 2020.



Robert A. Pettit, Mayor

ATTEST:



Sharon Lamar, City Clerk