

RESOLUTION NO. 2020-54
ACCEPTING A DEED OF DEDICATION FOR THE STREETS,
WATER DISTRIBUTION SYSTEM, SANITARY SEWER, AND ASSOCIATED
EASEMENTS AND RIGHTS OF WAY, ALONG WITH A MAINTENANCE
GUARANTEE AND LETTER OF CREDIT,
FOR HAMMONDS FERRY PHASE A4

WHEREAS, HF Developers, LLC has developed Hammond's Ferry Phase A4, 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 July 30, 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 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:

ALL those certain streets and roadways located in Hammonds Ferry Section A4 shown and designated as a portion of Lafayette Street (45'R/W and R/W varies), Brick Pond Alley (24'R/W), a portion of Kennesaw Alley (24' R/W), Preservation Loop (R/W varies), a portion of Heirloom Alley (24' R/W), a portion of Railroad Avenue (66' R/W), a portion of Tin Pan Alley (24' R/W), a portion of Arrington Avenue (R/W varies), a portion of Blue Clay Drive (R/W varies) and a portion of Taft Alley (24' R/W) as shown and delineated on a plat of Hammonds Ferry Section A4 prepared for HF Developers, LLC by Cranston Engineering dated April 14, 2019 and recorded August 6, 2020 in the Office of the RMC for Aiken County, South Carolina, in Plat Book 62, at Page 294 ("Section A4 Plat"). Reference is made to said plat, which is incorporated herein by reference, for a more complete and accurate description as to the metes, bounds and location of said property.

LESS AND EXCEPT ALL that certain piece, parcel or lot of land being shown and designated as Tract A containing 1.79 acres, more or less, also shown as Railroad Avenue (50' R/W proposed) on a plat prepared for North Augusta Riverfront Company, LLC by Cranston Engineering Group, P.C. dated April 22, 2009 and recorded August

4, 2009 in the Office of the RMC for Aiken County, South Carolina, in Plat Book 54, Page 751. Reference is made to said plat, which is incorporated herein by reference, for a more complete and accurate description as to the metes, bounds and location of said property.

TOGETHER WITH ALL those certain tracts located in Hammonds Ferry Section A4 shown and designated as Tract F containing 710 square feet, more or less, and Tract G containing 3,407 square feet, more or less, as shown and delineated on the Section A4 Plat. Reference is made to said plat, which is incorporated herein by reference, for a more complete and accurate description as to the metes, bounds and location of said property.

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 located on the property shown on the Section A4 Plat; (d) storm water collection system including storm water detention areas located on the property shown on the Section A4 Plat; (e) greenways or other pedestrian connections outside the road rights-of-way but located on the property shown on the Section A4 plat, and (f) a perpetual and non-exclusive easement and rights-of-way for potable water, sanitary sewage and storm water collection systems located on the property shown on the Section A4 Plat.

BEING a portion of the property conveyed to HF Developers, LLC by deed of North Augusta Riverfront Company, LLC dated December 12, 2015 and recorded December 15, 2015 in Record Book 4583, Page 585, Aiken County Records as corrected by deed dated December 21, 2015 and recorded December 28, 2015 in Record Book 4584, Page 1938 in the Office of the RMC for Aiken County, South Carolina.

Tax Map & Parcel: Portions of 007-13-01-008; 007-13-01-010; 007-13-01-011; 007-13-19-004

BE IT FURTHER RESOLVED that a Maintenance Guarantee and check in the amount of \$174,000 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 2nd DAY OF November, 2020.



Robert A. Pettit, Mayor

ATTEST:



Sharon Lamar, City Clerk