

RESOLUTION NO. 2022-16
ACCEPTING A DEED OF DEDICATION FOR THE STREETS,
SANITARY SEWER, STORMWATER COLLECTION AND FIRE SUPPRESSION
SYSTEMS, AND ASSOCIATED EASEMENTS AND RIGHTS OF WAY, ALONG WITH
A MAINTENANCE GUARANTEE AND LETTER OF CREDIT,
FOR SWEETWATER TOWNHOMES

WHEREAS, Sweetwater Townhome, LLC developed Sweetwater 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 March 14, 2022 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 tracts or parcels of land lying and being in Aiken County, South Carolina shown and designated as "Candleberry Garden 28' R/W", and "Broomsedge Way 28' R/W", as shown on that plat dated January 11, 2022, revised February 23, 2022, prepared for Sweetwater Townhome Development, LLC by Southern Partners, Inc., which plat is recorded in the Office of the Register's Mesne Conveyance, Aiken County, South Carolina on March 15, 2022, in Plat Book 63, Pages 865-866, (the "Plat"). Reference is made to said Plat which is incorporated herein and made a part hereof for a more complete and accurate description of the metes, bounds, courses, distances, dimensions and location of said land.

Together with, a non-exclusive easement in perpetuity for the use, repair, and maintenance of utilities on and under that property designated and described as those tracts or parcels of land lying and being in Aiken County, South Carolina, being (i) those two "20' Storm Easement" tracts, (ii) that certain "20' San. Sewer Easement" tract, and (iii) that certain "30' Sanitary Sewer Easement" tract, as each of the same are shown on said Plat. Reference is made to said Plat which is incorporated herein and made a part hereof for a more complete and accurate description of the metes, bounds, courses, distances, dimensions and location of

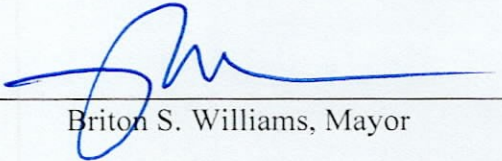
said land.

By acceptance of this deed, Grantee agrees to promptly maintain, repair and replace the storm water and sewer lines and apparatuses installed or within each said easement, and that upon completion of any maintenance or repair of same, Grantee shall promptly return any disturbed land to its pre-disturbed condition.

Derivation: Deed Book _____, Page _____

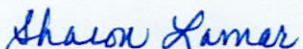
BE IT FURTHER RESOLVED that a Maintenance Guarantee and cash deposit in the amount of \$73,000.00 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 4th DAY OF April, 2022.



Briton S. Williams, Mayor

ATTEST:



Sharon Lamar, City Clerk