

RESOLUTION NO. 2023-44
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 GREGORY LANDING, PHASE 3

WHEREAS, Metro Homesites, LLC developed Gregory Landing, 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 subdivision plat for recording on August 29, 2023 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:

ANY AND ALL of the within-described property thereby containing and encompassing all of the streets, rights of way, sanitary sewer lines, storm water collection systems, 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 a plat of Gregory Landing, Phase 3 for Metro Homesites, LLC, prepared by Southern Partners, dated June 28, 2023, and recorded in the Office of the Edgefield County Clerk of Court in Plat Book 2070, page 265 the within-referenced plat.

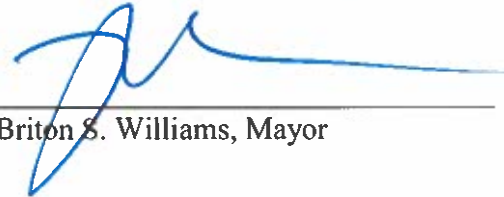
TOGETHER WITH all fire suppression systems and components accessing, incorporating and using the water supply system, connections and lines located within the subdivision property, as well and the necessary ingress and egress to reach and enter the aforesaid.

Derivation: This is the same property conveyed to METRO HOMESITES, LLC by Deed of Virginia Ann Hodson and Priscilla Bradley aka Priscella Dianna Witek, dated February 29, 2016, recorded in said RMC office in Book 1565, Page 7.

Map/Parcel No. 106-00-00-009-000

BE IT FURTHER RESOLVED that a Maintenance Guarantee and letter of credit in the amount of \$160,000.00 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 6th DAY OF NOVEMBER, 2023.



Briton S. Williams, Mayor

ATTEST:



Jamie Paul, City Clerk