

RESOLUTION NO. 2024-07
ACCEPTING A DEED OF DEDICATION FOR THE
SANITARY SEWER AND FIRE SUPPRESSION SYSTEMS, AND ASSOCIATED
EASEMENTS AND RIGHTS OF WAY, ALONG WITH A MAINTENANCE GUARANTEE
AND LETTER OF CREDIT,
FOR VILLAGE SQUARE TOWNHOMES

WHEREAS, Village Square Townhomes, LLC developed Village Square 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 September 28, 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 portion of the within-described property thereby containing and encompassing all of the sanitary sewer lines, rights of way, 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 Village Square Townhomes prepared by William R. Gore, PLS, dated June 26, 2023, and referenced "FOR REVIEW ONLY 06/29/2023", as amended and as will be recorded in the Office of the Aiken County RMC.

TOGETHER WITH all (1) sanitary sewerage collection systems shown on the aforesaid plat: and € a perpetual and non-eclusive easement for sanitary sewerage systems located

on the property shown on the aforesaid plat, as well as the necessary ingress and egress to reach and enter the aforesaid.

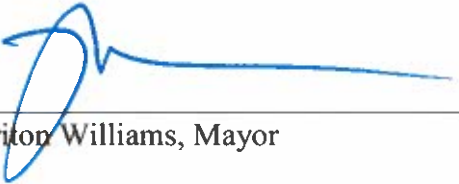
TOGETHER WITH all fire suppression systems and components accessing, incorporating and using the water supply system, connections and lines located within the subdivision property, as well as the necessary ingress and egress to reach and enter the aforesaid.

Derivation: This is the same property conveyed to VILLAGE SQUARE TOWNHOMES, LLC by Deed of J. Gibbs Properties, LLC, n/k/a 4Grahams, LLC, dated June 8, 2023, and recorded in said RMC Office in Book 5096, pages 2235-2237.

Map/Parcel No. 010-15-07-002

BE IT FURTHER RESOLVED that a Maintenance Guarantee and letter of credit in the amount of \$290,000 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 1st DAY OF APRIL, 2024.



Briton Williams, Mayor

ATTEST:



Jamie Paul, City Clerk