

RESOLUTION NO. 2024-35
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 GREEN FOREST COMMONS

WHEREAS, Hardy Land, LLC developed Green Forest Commons according to the requirements of the North Augusta Planning Commission; and the City, and owns the 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 October 30, 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 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:

ANY AND ALL portion of the within-described property thereby containing and encompassing all of the sanitary sewer lines, and related infrastructure, and appurtenances to said premises belonging or in any way incident or appertaining, located within said property in accordance with and shown on a plat of Green Forest Commons prepared by William R. Gore, PLS, dated June 6, 2023, and recorded in the Office of the Aiken County RMC in Plat Book 65, page 503 the within-referenced plat.

TOGETHER WITH all (a) sanitary sewerage collection systems shown on the aforesaid plat: and (b) a perpetual and non-exclusive easement for sanitary sewage collection systems located on the property shown on the aforesaid plat, as well as the necessary ingress and egress to reach and enter the aforesaid.

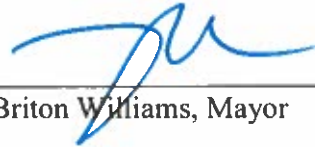
TOGETHER WITH all fire suppression systems and components accessing, incorporating and using the water supply system, connections and lines located within the subdivision property, as well as the necessary ingress and egress to reach and enter the aforesaid.

Derivation: This is the same property conveyed to Hardy Land, LLC by Deed of Adams Brothers Properties, LLC, dated July 8, 2020, recorded in said RMC office in Book 4858, pages 1107-1110; and by Deed of Robert G. Matthews and Tanya Matthews to Hardy Land, LLC, dated October 2, 2020, recorded in said RMC office in Book 4876, pages 2439-2442.

Map/Parcel No. 005-15-06-005 and 005-19-06-006

BE IT FURTHER RESOLVED that a Maintenance Guarantee and cash deposit in the amount of \$3,750.00 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 19th DAY OF AUGUST, 2024.



Briton Williams, Mayor

ATTEST:



Jamie Paul, City Clerk