

RESOLUTION NO. 2024-43
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 WALNUT GROVE, SECTION 13

WHEREAS, Metro Homesites, LLC developed Walnut Grove, Section 13 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, 2024 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 Walnut Grove, Section 13 for Metro Homesites, LLC, prepared by Southern Partners, dated May 28, 2024, and recorded in the Office of the Edgefield County Clerk of Court in Plat Book 2143, page 221 the within-referenced plat.

TOGETHER WITH all (a) sanitary sewerage collection systems shown on the aforesaid plat; (b) storm water collection system shown on the aforesaid plat; and (c) a perpetual and non-exclusive easement for sanitary sewage and storm water 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.

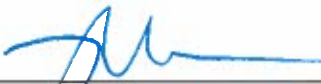
TOGETHER WITH all fire suppression systems and components accessing, incorporating and using the water supply system, connections and lines located within the subdivision property, as well and the necessary ingress and egress to reach and enter the aforesaid.

Derivation: This is a portion of the same property conveyed to Metro Homesites, LLC by Deed of Faye P. Purcell, as Trustee of the James A. Purcell Living Trust dated March 25, 2004, dated December 3, 2020, and recorded in said RMC office in Book 1848, pages 34-37.

Map/Parcel Nos. 127-00-01-001 (portion of)

BE IT FURTHER RESOLVED that a Maintenance Guarantee and letter of credit in the amount of \$153,000 are hereby accepted.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 16th DAY OF SEPTEMBER, 2024.



Briton Williams, Mayor

ATTEST:



Jamie Paul, City Clerk