



**CITY COUNCIL**

**REGULAR AGENDA**

**OF**

**NOVEMBER 21, 2016**





CITY OF NORTH AUGUSTA

AGENDA: REGULAR CITY COUNCIL MEETING

November 21, 2016 – Municipal Center – 100 Georgia Avenue, 3rd Floor – 7:00 P.M.

CITIZEN COMMENTS: Citizens may speak to Mayor and City Council on each item listed on this agenda. Mayor Jones will call for your comments prior to City Council discussing the matter. When speaking to Council, please step up to the microphone, give your full name and address, and direct your remarks to Mayor Jones.

CITIZEN ASSISTANCE: Individuals needing special assistance or sign interpreter to participate in the meeting, please notify the Administration Department 48 hours prior to the meeting.

- 1. CALL TO ORDER:
2. INVOCATION AND PLEDGE OF ALLEGIANCE:
3. ROLL CALL:
4. APPROVAL OF MINUTES: Regular and Study Session Minutes of November 7, 2016
Special Called Meeting Minutes of November 14, 2016
Special Called Study Session Meeting Minutes of November 14, 2016

UNFINISHED BUSINESS

- 5. FINANCE: Proposed Annual Consolidated Budget for Fiscal Year 2017 – Ordinance, Third and Final Reading
6. FINANCE: Taxes, Fiscal Year 2017 – Ordinance, Third and Final Reading
7. SANITATION: Amendment of Article IV, Section 14-123 Titled “Sanitation Services Fees” of the City Code of the City of North Augusta, South Carolina – Ordinance, Third and Final Reading
8. UTILITIES: Establishing Wastewater Service Charges by Revising Section 14-68, Titled “Schedule of Monthly Wastewater Service Charge.” of the City Code of the City of North Augusta, South Carolina – Ordinance, Third and Final Reading
9. ANNEXATION: Property Located on Austin Graybill Road, Tax Parcel Number 011-05-06-001, 6.89 ± Acres – Ordinance, Third and Final Reading
10. FINANCE: Providing for the Issuance and Sale of a Tax Increment Revenue Bond of the City of North Augusta, South Carolina, and Other Matters Relating Thereto – Ordinance, Third and Final Reading

NEW BUSINESS

- 11. COMMUNITY PROMOTION: Arbor Day, December 2, 2016 - Proclamation
12. 2017 MUNICIPAL ELECTION: 2017 Municipal Election – Establishing Dates
A. Ordinance, First Reading:
B. Ordinance, Second Reading:
13. PERMIT: Request for Permit for Christmas Parade, December 11, 2016, by North Augusta Lions Club
14. STREETS AND DRAINS: Deed of Dedication for Three Detention Ponds Located in the Village at Bergen Place Subdivision, Phases I and III – Resolution
15. PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:
A. Citizen Comments: At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda.
B. Council Comments
16. ADJOURNMENT:





TO: Mayor and City Council  
FROM: B. Todd Glover, City Administrator  
DATE: November 18, 2016  
SUBJECT: Regular City Council Meeting of November 21, 2016

**REGULAR COUNCIL MEETING**

**ITEM 5. FINANCE: Proposed Annual Consolidated Budget for Fiscal Year 2017 – Ordinance, Third and Final Reading**

An ordinance to adopt the proposed Fiscal Year 2017 Consolidated Budget is submitted for Council’s consideration on third and final reading.

Please see the minutes of October 17, 2016 for the proposed ordinance text and refer to your 2017 proposed Budget for revenue and expense summaries for each of the funds.

**ITEM 6. FINANCE: Taxes, Fiscal Year 2017 – Ordinance, Third and Final Reading**

An ordinance has been prepared for Council’s consideration on third and final reading establishing the tax rate on all taxable property within the City of North Augusta for the Fiscal Year 2017.

The period for which the tax levy is due on all taxable property, except for motorized vehicles, shall be from January 1, 2016, to December 31, 2016. The period for which the tax levy is due for all motorized vehicles which are required to be licensed by Section 53-3-110, Codes of Laws of South Carolina, shall be from January 1, 2017, to December 31, 2017.

The tax levy imposed upon all taxable property shall be 70.50 mills.

Please see the minutes of October 17, 2016 for the proposed ordinance text.

**ITEM 7. SANITATION: Amendment of Article IV, Section 14-123 Titled “Sanitation Services Fees” of the City Code of the City of North Augusta, South Carolina – Ordinance, Third and Final Reading**

An ordinance has been prepared for Council’s consideration on third and final reading amending Article IV, Section 14-123 titled “Sanitation Services Fees” of the City Code of the City of North Augusta, South Carolina.

Please see the minutes of October 17, 2016 for the proposed ordinance text.

- ITEM 8.      UTILITIES:    **Establishing Wastewater Service Charges by Revising Section 14-68, Titled “Schedule of Monthly Wastewater Service Charge.” of the City Code of the City of North Augusta, South Carolina – Ordinance, Third and Final Reading****

An ordinance has been prepared for Council’s consideration on third and final reading establishing wastewater service charges by revising section 14-68, titled “Schedule of Monthly Wastewater Service Charge,” of the City Code of the City of North Augusta, South Carolina.

Please see the minutes of October 17, 2016 for the proposed ordinance text.

- ITEM 9.      ANNEXATION:      **Property Located on Austin Graybill Road, Tax Parcel Number 011-05-06-001, 6.89 ± Acres – Ordinance, Third and Final Reading****

An ordinance has been prepared for Council’s consideration on third and final reading to affect the requested annexation of 6.89 ± acres of property located on “Austin Graybill Road, Tax Parcel Number 011-05-06-001 and owned by Belva Thomas Lacey.

The property is proposed to be zoned R-7, Small Lot, Single Family Residential. The requested zoning is consistent with the future land use classification of the property, Mixed Use, as specified in the Future Land Use Element of the 2005 Comprehensive Plan.

Please see the minutes of November 7, 2016, for the proposed ordinance text.

- ITEM 10.     FINANCE:      **Providing for the Issuance and Sale of a Tax Increment Revenue Bond of the City of North Augusta, South Carolina, and Other Matters Relating Thereto – Ordinance, Third and Final Reading****

An ordinance has been prepared for Council’s consideration on third and final reading providing for the issuance and sale of a Tax Increment Revenue Bond of the City of North Augusta, South Carolina, and other matters relating thereto.

Please see the minutes of the Special Called meeting of November 14, 2016, for the proposed ordinance text.

- ITEM 11.     COMMUNITY PROMOTION:    **Arbor Day, December 2, 2016 – Proclamation****

Mayor Jones wishes to proclaim December 2, 2016, as Arbor Day in the City of North Augusta.

Please see **ATTACHMENT #11** for a copy of the proposed proclamation.



**ITEM 12. ELECTIONS: 2017 Municipal Election – Establishing Dates**

**A. Ordinance, First Reading**

An ordinance has been prepared for Council's consideration on first reading establishing the dates for the 2017 Municipal election for Mayor and three members of City Council. The terms of Mayor Lark W. Jones and Councilmembers Pat C. Carpenter, Fletcher L. Dickert, and David W. McGhee will expire on May 1, 2017.

In accordance with Chapter 10 of the North Augusta City Code, the municipal election shall be held on the last Tuesday in April and shall be conducted pursuant to the State election law. Therefore, the municipal election date in 2017 for the election of Mayor and three positions on City Council, presently occupied by Mayor Lark W. Jones and Councilmembers Councilmembers Pat C. Carpenter, Fletcher L. Dickert, and David W. McGhee, shall be **Tuesday, April 25, 2017.**

The time for entry of candidates into party primaries or conventions shall commence at 9:00 A. M., January 3, 2017, and shall end at 12:00 Noon, January 10, 2017. Entries shall be made to the chairperson of the respective parties.

Primary elections, if selected by a party, shall be held on February 7, 2017, with a run-off, if necessary, on February 21, 2017.

Conventions, if selected by a party, shall be held no later than February 7, 2017.

The deadline for filing nominating petitions to the Municipal Election Commission shall be 12:00 Noon, February 7, 2017. Candidates may file by petition with no less than 5% of qualified electors.

The deadline for parties to certify candidates selected by primary or convention to the Municipal Election Commission shall be 12:00 Noon, February 24, 2017.

The certification of the candidates by petition, primary, or convention by the Municipal Election Commission shall be no later than 12:00 Noon, March 6, 2017.

Public notice of the election shall be given 60 days prior to the election (deadline is February 22, 2017).

The general election date is April 25, 2017.

Please see **ATTACHMENT NO. 12-A** for a copy of the proposed ordinance.

**B. Ordinance, Second Reading**

Pending Council's consideration of Item No. 12-A above, this ordinance is presented for Council's consideration on second reading establishing

November 21, 2016

the dates for the 2017 Municipal election for Mayor and three members of City Council.

Please see **ITEM NO. 12-A** above for a copy of the proposed ordinance.

**ITEM 13.      PERMIT:      Request for Permit for Christmas Parade, December 11, 2016, by North Augusta Lions Club**

A request for a permit for the December 11, 2016 Christmas Parade has been received by the City Clerk's Office. Pursuant to Chapter 15, *Occupational Licenses and Regulations*, Article VI, *Breach of the Peace, Disorderly Conduct and Relating Offenses*, Division 2, *Demonstrations and Parades* of the City Code of North Augusta, it is presented to Mayor and Council for approval.

Please see **ATTACHMENT NO. 13** for a copy of the permit request.

**ITEM 14.      STREETS & DRAINS:      Deed of Dedication for Three Detention Ponds Located in the Village at Bergen Place Subdivision, Phases I and III – Resolution**

A resolution has been prepared for Council's consideration to accept a deed of dedication for three detention ponds located in the Village at Bergen Place Subdivision, Phases I and III

Please see **ATTACHMENT #14** for a copy of the proposed resolution and supporting documentation.



## City of North Augusta, South Carolina

### **ARBOR DAY PROCLAMATION**

*WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and*

*WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and*

*WHEREAS, Arbor Day is now observed throughout the nation and the world; and*

*WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and*

*WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and*

*WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and*

*WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.*

***NOW THEREFORE, I, Lark W. Jones, Mayor of the City of North Augusta, South Carolina, do hereby proclaim December 2, 2016, as "Arbor Day" in North Augusta, South Carolina, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and further, I urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.***

***IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of North Augusta, South Carolina, to be affixed this \_\_\_\_\_ day of November, 2016.***

---

Lark W. Jones, Mayor  
City of North Augusta



ATTACHMENT 12-A

ORDINANCE NO. 2016-26  
COMPLYING WITH SECTIONS 10-1 AND 10-2 OF THE  
CODE OF LAWS OF NORTH AUGUSTA, SOUTH CAROLINA,  
BY SETTING THE DATES FOR MUNICIPAL PARTY PRIMARIES, CONVENTIONS,  
AND GENERAL ELECTION, TIMES FOR FILING OF NOMINATING PETITIONS,  
CERTIFICATION OF CANDIDATES BY PARTIES, AND  
CERTIFICATION OF CANDIDATES BY MUNICIPAL ELECTION COMMISSION

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:

- I. The 2017 Municipal General Election for Purposes of electing the mayor and three members of City Council for the City of North Augusta, South Carolina, on Tuesday, April 25, 2017.
  
- II. The filing and certification dates are hereby set for the 2017 Municipal Party Primaries and General Election as follows:
  - A. The time for entry of candidates into party primaries or conventions shall commence at 9:00 A. M., January 3, 2017, and shall end at 12:00 Noon, January 10, 2017. Entries shall be made to the chairperson of the respective parties.
  - B. Primary elections, if selected by a party, shall be held on February 7, 2017, with a run-off, if necessary, on February 21, 2017.
  - C. Conventions, if selected by a party, shall be held no later than February 7, 2017.
  - D. The deadline for filing nominating petitions to the Municipal Election Commission shall be 12:00 Noon, February 7, 2017. Candidates may file by petition with no less than 5% of qualified electors.
  - E. The deadline for parties to certify candidates selected by primary or convention to the Municipal Election Commission shall be 12:00 Noon, February 24, 2017.
  - F. The certification of the candidates by petition, primary, or convention by the Municipal Election Commission shall be no later than 12:00 Noon, March 6, 2017.

III. All ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

IV. This Ordinance shall become effective immediately upon its adoption on third reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY  
COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

First Reading \_\_\_\_\_

\_\_\_\_\_  
Lark W. Jones, Mayor

Second Reading \_\_\_\_\_

Third Reading \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Donna B. Young, City Clerk





ATTACHMENT 14

RESOLUTION NO. 2016-33

ACCEPTING DEEDS OF DEDICATION FOR THREE DETENTION PONDS LOCATED  
IN THE VILLAGE AT BERGEN PLACE SUBDIVISION, PHASES I AND III

WHEREAS, Metro Homesites, LLC, developed The Village at Bergen Place, Phases I and III, subdivision according to the requirements of the North Augusta Planning Commission and the City; 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 June 16, 2010; and

WHEREAS, Bergen Village Association, Inc. has requested that the City accept three detention ponds that were constructed as a part of the subdivision infrastructure; and

WHEREAS, the City Engineer has inspected the detention ponds and determined that they 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 that piece, parcel or lot of land, and appurtenances to said premises belonging or appertaining herewith, situate, lying and being in the City of North Augusta, Aiken County, South Carolina, in The Village at Bergen Place, Phase I, being shown and designated as "Detention Pond", 1.51 acres, more or less, on a plat of survey prepared by Southern Partners, Inc., for Bergen Village Association, Inc., dated July 13, 2016, and recorded in Plat Book 59, Page 398, in the Office of the RMC of Aiken County South Carolina. Reference is hereby made to said Plat for a complete and accurate description of said property hereby conveyed.

Tax Map and Parcel No.: 005-10-12-008

Also, all that lot of land situate, and appurtenances to said land, lying and being in Aiken County, South Carolina, in The Village at Bergen Place, Phase I, being shown and designated as "Detention Pond", 0.61 acres, more or less, on a plat of survey prepared by Southern Partners, Inc. for Bergen Village Association, Inc., dated July 13, 2016, and recorded in Plat Book 59, Page 399, in the Office of the RMC of Aiken County, South Carolina. Reference is hereby made to said Plat for a complete and accurate description of said property hereby conveyed.

Tax Map and Parcel No.: 005-15-04-002

RESOLUTION ACCEPTING DEED OF DEDICATION –  
THE VILLAGE AT BERGEN PLACE, PHASE I AND III DETENTION PONDS Page 2

Also, all that lot of land situate, and appurtenance to said land lying and being in Aiken County, South Carolina, in The Village at Bergen Place, Phase III, being shown and designated as “Detention Pond”, 0.48 acres, more or less, on a plat of survey prepared by Southern Partners, Inc., for Bergen Village Association, Inc., dated July 13, 2016, and recorded in Plat Book 59, Page 400, in the Office of the RMC of Aiken County, South Carolina. Reference is hereby made to said Plat for a more complete and accurate description of said property hereby conveyed.

Tax Map and Parcel No.: 005-14-07-001

This being the same property conveyed to Bergen Village Association, Inc., a South Carolina nonprofit corporation by Village at Bergen Keystone, LLC and Metro Homesites, LLC, on December 2, 2008, and being recorded on December 10, 2008 in the Office of the RMC in Aiken County, South Carolina, in Book 4232, Page 1454.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY  
COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
Lark W. Jones, Mayor

ATTEST:

\_\_\_\_\_  
Donna B. Young, City Clerk







Signed, sealed and delivered  
in the presence of:

Bergen Village Association, Inc.

\_\_\_\_\_  
First Witness

By: \_\_\_\_\_  
Millie Robinson  
As Its: President

\_\_\_\_\_  
Second Witness

Bergen Village Association, Inc.

By: \_\_\_\_\_  
\_\_\_\_\_  
As Its: Secretary

STATE OF GEORGIA            )  
  )  
COUNTY OF COLUMBIA        )

I, \_\_\_\_\_, a Georgia notary public, do hereby certify that Millie Robinson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Signature of Notary Public

STATE OF GEORGIA            )  
  )  
COUNTY OF COLUMBIA        )

I, \_\_\_\_\_, a Georgia notary public, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Signature of Notary Public

# AFFIDAVIT

STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN

PERSONALLY appeared before me, the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

The property being transferred is a bearing Aiken County, South Carolina Tax Map # 005-14-07-001 is being transferred by Bergen Village Association, Inc. to City of North Augusta on \_\_\_\_\_.

2. Check one of the following: The Deed is:

(a) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is transferred to a trust or a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because: (Site the correct exemption # 2)  
(If exempt, skip items 3-5 and proceed to Item 6)

3. Check one of the following which applies to this conveyance.

(a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ \_\_\_\_\_.

(b) \_\_\_\_\_ The fee is computed on the fair market value of \$ \_\_\_\_\_.

(c) \_\_\_\_\_ The fee is computed on the value established for tax purposes as \$ \_\_\_\_\_.

4. Check Yes \_\_\_\_\_ or No X \_\_\_\_\_. A lien or encumbrance is being assumed as part of the conveyance. If "Yes", the outstanding balance of the encumbrance is \$ \_\_\_\_\_.

If a recorded mortgage is assumed (Recorded at Book \_\_\_\_\_ Page \_\_\_\_\_).

5. The deed recording fee is computed as follows:

(a) The amount listed in Item 3 above: \_\_\_\_\_.

(b) The amount listed in Item 4 above: \_\_\_\_\_.

(c) Subtract line 5 (b) from 5 (a) \_\_\_\_\_.

6. As required by Code Section 12-24-70, I state that I am a responsible party connected with this conveyance as:  
\_\_\_\_\_.

7. I understand that furnishing a false or fraudulent affidavit is a misdemeanor and upon conviction is punishable by a fine not more than one thousand dollars or imprisonment not more than one year, or both.

SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2016. \_\_\_\_\_  
Responsible person connected with transaction

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Exhibit "A"

All that lot of land situate, and appurtenance to said land, lying and being in Aiken County, South Carolina, in The Village at Bergen Place, Phase Three, being shown and designated as "Detention Pond", 0.48 acres, more or less, on a plat of survey prepared by Southern Partners, Inc., for Bergen Village Association, Inc., dated July 13, 2016, and recorded in Plat Book 59, Page 400, in the Office of the RMC of Aiken County, South Carolina. Reference is hereby made to said Plat for a complete and accurate description of said property hereby conveyed.

This being the same property conveyed to Bergen Village Association, Inc., a South Carolina nonprofit corporation by Village at Bergen Keystone, LLC and Metro Homesites, LLC, on December 2, 2008, and being recorded on December 10, 2008 in the Office of the RMC in Aiken County, South Carolina, in Book 4232, Page 1454.

Tax Map and Parcel No.: 005-14-07-001





"I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."



City of North Augusta  
P.O. Box 6400  
North Augusta, SC 29861.  
**APPROVED FOR RECORDING**  
By: *Christine Jelf*  
Date: 7/19/16

2016017100  
PLAT  
RECORDING FEES \$10.00  
PRESENTED & RECORDED:  
07-19-2016 03:59 PM  
JUDITH WARNER  
REGISTERED PROFESSIONAL  
Aiken County, SC  
BY: JULIE STUTTS DEPUTY REC  
BK: PL 59  
PG: 400 - 400

CITY OF NORTH AUGUSTA  
TP 005-10-13-002



CITY OF NORTH AUGUSTA  
TP 005-10-13-002

*William F. Todd*  
7-13-16



NOTE:  
According to the national flood insurance program maps available at this time, this property is not located in a designated flood hazard area.

PLAT	PREPARED FOR:	<b>BERGEN VILLAGE ASSOCIATION INC.</b> C/O REBECCA CHASE 4420 EVANS TO LOCKS ROAD EVANS, GEORGIA 30809	SCALE: 1" = 60'
	DESCRIPTION:	PROPERTY IS LOCATED IN THE VILLAGE AT BERGEN PLACE DEVELOPMENT NORTH AUGUSTA (AIKEN COUNTY), SOUTH CAROLINA <b>Southern Partners, Inc.</b> ENGINEERS - SURVEYORS - PLANNERS 1233 AUGUSTA WEST PARKWAY AUGUSTA, GEORGIA 30909 (706) 855-8000	DATE: 7-13-2016
			REV. DATE:

SP No. 27579-18  
27579/27579-3.DWG



Signed, sealed and delivered  
in the presence of:

Bergen Village Association, Inc.

\_\_\_\_\_  
First Witness

By: \_\_\_\_\_  
Millie Robinson  
As Its: President

\_\_\_\_\_  
Second Witness

Bergen Village Association, Inc.

By: \_\_\_\_\_  
\_\_\_\_\_  
As Its: Secretary

STATE OF GEORGIA            )  
  )  
COUNTY OF COLUMBIA     )

I, \_\_\_\_\_, a Georgia notary public, do hereby certify that Millie Robinson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Signature of Notary Public

STATE OF GEORGIA            )  
  )  
COUNTY OF COLUMBIA     )

I, \_\_\_\_\_, a Georgia notary public, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Signature of Notary Public



# AFFIDAVIT

STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN

PERSONALLY appeared before me, the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

The property being transferred is a bearing Aiken County, South Carolina Tax Map # 005-10-12-008 is being transferred by Bergen Village Association, Inc. to City of North Augusta on \_\_\_\_\_.

2. Check one of the following: The Deed is:

(a) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is transferred to a trust or a distribution to a trust beneficiary.

(c)  exempt from the deed recording fee because: (Site the correct exemption # 2)  
(If exempt, skip items 3-5 and proceed to Item 6)

3. Check one of the following which applies to this conveyance.

(a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ \_\_\_\_\_.

(b) \_\_\_\_\_ The fee is computed on the fair market value of \$ \_\_\_\_\_.

(c) \_\_\_\_\_ The fee is computed on the value established for tax purposes as \$ \_\_\_\_\_.

4. Check Yes \_\_\_\_\_ or No . A lien or encumbrance is being assumed as port of the conveyance. If "Yes", the outstanding balance of the encumbrance is \$ \_\_\_\_\_.

If a recorded mortgage is assumed (Recorded at Book \_\_\_\_\_ Page \_\_\_\_\_).

5. The deed recording fee is computed as follows:

(a) The amount listed in Item 3 above: \_\_\_\_\_.

(b) The amount listed in Item 4 above: \_\_\_\_\_.

(c) Subtract line 5 (b) from 5 (a) \_\_\_\_\_.

6. As required by Code Section 12-24-70, I state that I am a responsible party connected with this conveyance as:  
\_\_\_\_\_.

7. I understand that furnishing a false or fraudulent affidavit is a misdemeanor and upon conviction is punishable by a fine not more than one thousand dollars or imprisonment not more than one year, or both.

\_\_\_\_\_  
Responsible person connected with transaction

SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Exhibit "A"

All that piece, parcel or lot of land, and appurtenances to said premises belonging or appertaining therewith, situate, lying and being in the city of North Augusta, Aiken County, South Carolina, in The Village at Bergen Place, Phase I, being shown and designated as "Detention Pond", 1.51 acres, more or less, on a plat of survey prepared by Southern Partners, Inc., for Bergen Village Association, Inc., dated July 13, 2016, and recorded in Plat Book 59, Page 398, in the Office of the RMC of Aiken County, South Carolina. Reference is hereby made to said Plat for a complete and accurate description of said property hereby conveyed.

This being the same property conveyed to Bergen Village Association, Inc., a South Carolina nonprofit corporation by Village at Bergen Keystone, LLC and Metro Homesites, LLC, on December 2, 2008, and being recorded on December 10, 2008 in the Office of the RMC in Aiken County, South Carolina, in Book 4232, Page 1454.

Tax Map and Parcel No.: 005-10-12-008

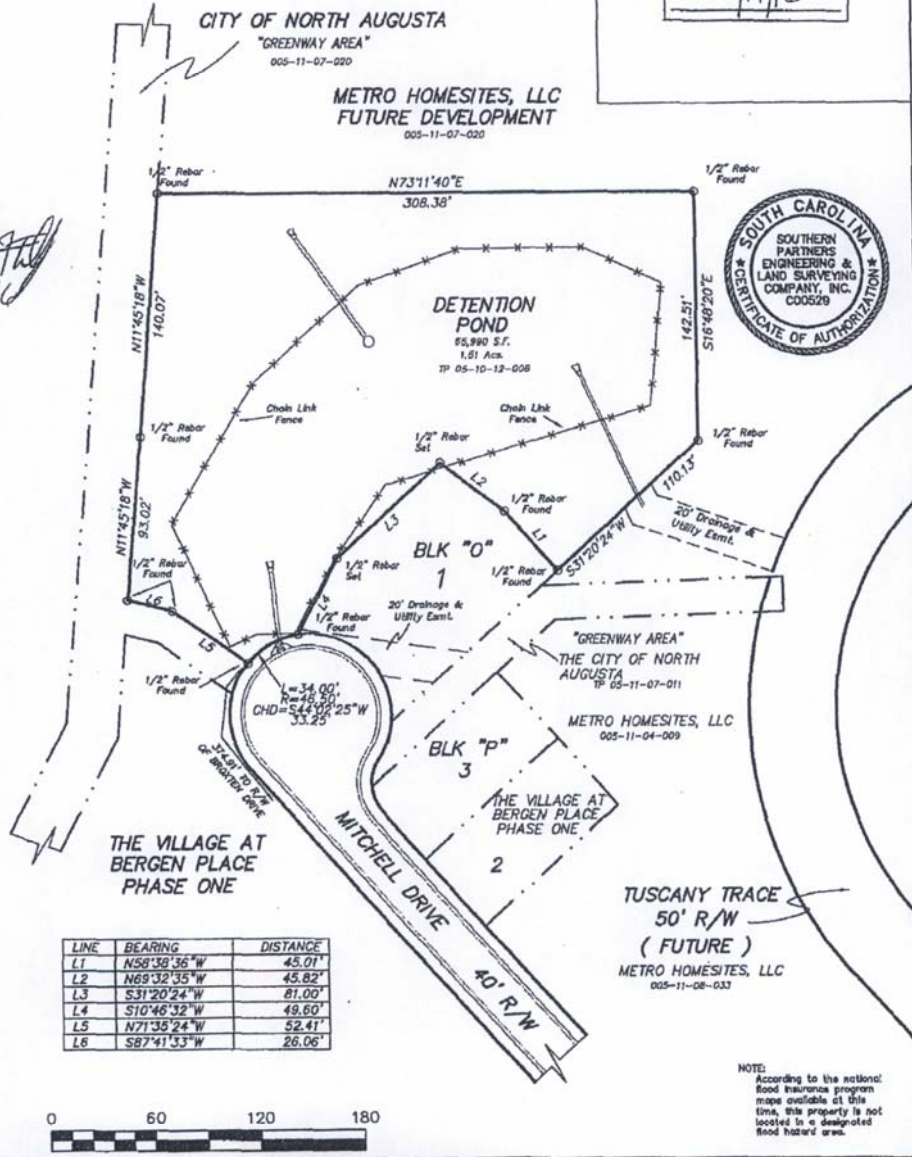


I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

2016017098  
 PLAT  
 RECORDING FEES \$10.00  
 PRESENTED & RECORDED  
 07-19-2016 03:59 PM  
 JUDITH WARNER  
 RECORDER OF DEEDS  
 Aiken County, SC  
 BY: JULIE STUTTS DEPUTY REC  
 BK: PL 59  
 PG: 398 - 398

City of North Augusta  
 P.O. Box 6400  
 North Augusta, SC 29861  
**APPROVED FOR RECORDING**  
 By: *Christine Delap*  
 Date: 7/19/16

*William F. Todd, Jr.*  
 7-13-16



LINE	BEARING	DISTANCE
L1	N58°38'36\"W	45.01'
L2	N69°32'35\"W	45.82'
L3	S31°20'24\"W	81.00'
L4	S10°46'32\"W	49.60'
L5	N71°38'24\"W	52.41'
L6	S87°41'33\"W	26.06'



NOTE:  
 According to the national flood insurance program maps available at this time, this property is not located in a designated flood hazard area.

<b>PLAT</b>	PREPARED FOR:	<b>BERGEN VILLAGE ASSOCIATION INC.</b> C/O REBECCA CHASE 4420 EVANS TO LOCKS ROAD EVANS, GEORGIA 30809	SCALE: 1" = 60'
	DESCRIPTION:	PROPERTY IS LOCATED IN THE VILLAGE AT BERGEN PLACE DEVELOPMENT NORTH AUGUSTA (AIKEN COUNTY), SOUTH CAROLINA	DATE: 7-13-2016
<b>Southern Partners, Inc.</b> ENGINEERS - SURVEYORS - PLANNERS 1233 AUGUSTA WEST PARKWAY AUGUSTA, GEORGIA 30906 (706) 855-6000			REV. DATE:

SP No. 27579-18  
 27679/27579-12WG



**Return to:**  
Wright McLeod, Attorneys at Law  
4420 Evans to Locks Road  
Evans, GA 30809  
LCh

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF AIKEN )

**DEED OF DEDICATION  
THE VILLAGE AT BERGEN PLACE  
PHASE I**

THIS INDENTURE, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and between **BERGEN VILLAGE ASSOCIATION, INC.**, a South Carolina nonprofit corporation, as the Party of the First Part, and **CITY OF NORTH AUGUSTA**, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina, as the Party of the Second Part, whose address is P.O. Box 6400, North Augusta, SC 29861-6400.

**WITNESSETH:**

Party of the First Part, for and in consideration of the Sum of One Dollar (\$1.00) in cash to it in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledge, at and/or before the sealing and delivery of these presents, and other good and valuable considerations, has granted, bargained, sold, released, conveyed and confirmed and by these presents does grant, bargain, sell, release, convey and confirm unto the said Party of the Second Part, its successors and assigns, the following described property, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto said Grantee(s), their Heirs and Assigns forever.

AND the Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns against the Grantors and its heirs successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

**IN WITNESS WHEREOF**, the said Party of the First Part has caused this Deed of Dedication to be executed the day and year first above written as the date of these presents.

(SIGNATURES ON NEXT PAGE)

Signed, sealed and delivered  
in the presence of:

Bergen Village Association, Inc.

\_\_\_\_\_  
First Witness

By: \_\_\_\_\_  
Millie Robinson  
As Its: President

\_\_\_\_\_  
Second Witness

Bergen Village Association, Inc.

By: \_\_\_\_\_  
\_\_\_\_\_  
As Its: Secretary

STATE OF GEORGIA            )  
  )  
COUNTY OF COLUMBIA        )

I, \_\_\_\_\_, a Georgia notary public, do hereby certify that Millie Robinson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Signature of Notary Public

STATE OF GEORGIA            )  
  )  
COUNTY OF COLUMBIA        )

I, \_\_\_\_\_, a Georgia notary public, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Signature of Notary Public

# AFFIDAVIT

STATE OF SOUTH CAROLINA  
COUNTY OF AIKEN

PERSONALLY appeared before me, the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

The property being transferred is a bearing Aiken County, South Carolina Tax Map # 005-15-04-002 is being transferred by Bergen Village Association, Inc. to City of North Augusta on \_\_\_\_\_.

2. Check one of the following: The Deed is:

(a) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is transferred to a trust or a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because: (Site the correct exemption # 2)  
(If exempt, skip items 3-5 and proceed to Item 6)

3. Check one of the following which applies to this conveyance.

(a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ \_\_\_\_\_.

(b) \_\_\_\_\_ The fee is computed on the fair market value of \$ \_\_\_\_\_.

(c) \_\_\_\_\_ The fee is computed on the value established for tax purposes as \$ \_\_\_\_\_.

4. Check Yes \_\_\_\_\_ or No X \_\_\_\_\_. A lien or encumbrance is being assumed as part of the conveyance. If "Yes", the outstanding balance of the encumbrance is \$ \_\_\_\_\_.

If a recorded mortgage is assumed (Recorded at Book \_\_\_\_\_ Page \_\_\_\_\_).

5. The deed recording fee is computed as follows:

(a) The amount listed in Item 3 above: \_\_\_\_\_.

(b) The amount listed in Item 4 above: \_\_\_\_\_.

(c) Subtract line 5 (b) from 5 (a) \_\_\_\_\_.

6. As required by Code Section 12-24-70, I state that I am a responsible party connected with this conveyance as: \_\_\_\_\_.

7. I understand that furnishing a false or fraudulent affidavit is a misdemeanor and upon conviction is punishable by a fine not more than one thousand dollars or imprisonment not more than one year, or both.

SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_ 2016. \_\_\_\_\_  
Responsible person connected with transaction

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



Exhibit "A"

All that lot of land situate, and appurtenance to said land, lying and being in Aiken County, South Carolina, in The Village at Bergen Place, Phase I, being shown and designated as "Detention Pond", 0.61 acres, more or less, on a plat of survey prepared by Southern Partners, Inc., for Bergen Village Association, Inc., dated July 13, 2016, and recorded in Plat Book 59, Page 399, in the Office of the RMC of Aiken County, South Carolina. Reference is hereby made to said Plat for a complete and accurate description of said property hereby conveyed.

This being the same property conveyed to Bergen Village Association, Inc., a South Carolina nonprofit corporation by Village at Bergen Keystone, LLC and Metro Homesites, LLC, on December 2, 2008, and being recorded on December 10, 2008 in the Office of the RMC in Aiken County, South Carolina, in Book 4232, Page 1454.

Tax Map and Parcel No.: 005-15-04-002



"I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."



City of North Augusta  
 P.O. Box 640  
 North Augusta, SC 29860

**APPROVED FOR RECORDING**

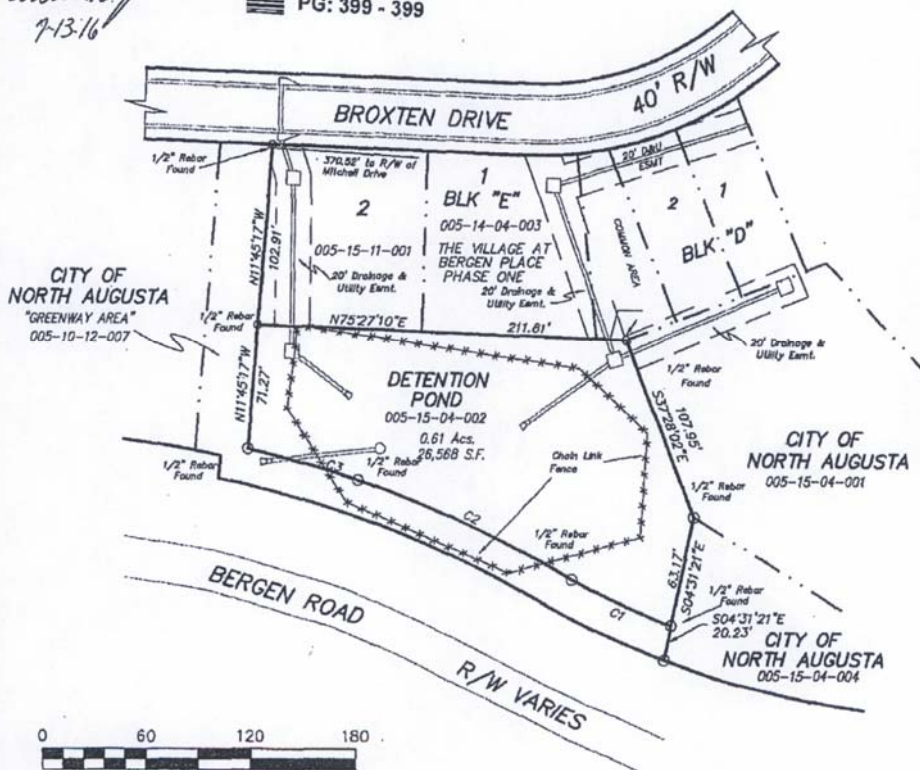
By: *[Signature]*

Date: 7/19/16

2016017099

PLAT  
 RECORDING FEES \$10.00  
 PRESENTED & RECORDED:  
 07-19-2016 03:59 PM  
 JUDITH WARNER  
 RECORDER OF DEEDS - COMMISSIONER  
 Aiken County, SC  
 BY: JULIE STUTTE DEPUTY REC  
 BK: PL 59  
 PG: 399 - 399

*William Todd*  
 7-13-16



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.96'	63.52'	N82°01'00\"W	63.48'
C2	644.96'	134.89'	N82°11'36\"W	134.85'
C3	644.96'	65.67'	S88°53'52\"W	65.64'

NOTE:  
 According to the national flood insurance program maps available at the time, this property is not located in a designated flood hazard area.

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SP No. 27578-16  
 27579/27578-2, DWG









