STATE OF GEORGIA

COUNTY OF RICHMOND

EASEMENT DEED OF DEDICATION
Water and Gravity Sanitary Sewer Systems
Private Street (May be dedicated to Augusta at a later date.)
PORCELAIN COURT
Formerly Known As Anna Court

In this Agreement, wherever the context so requires, the masculine gender includes feminine and/or neuter, and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one Grantor or Grantee, the singular part of speech shall be deemed to read as the plural. Wherever herein Grantor or Grantee is used, the same shall be construed to include as well the heirs, executors, administrators, successors, representatives and assigns of the same.

WHEREAS, Chillmill, LLC, a Georgia Limited Liability Company, (hereinafter known as "**DEVELOPER**") owns a tract of land in Richmond County, Georgia, on the northern side of Harper Franklin Avenue right-of-way and the western side of Jimmie Dyess Parkway right-of-way (known as Parcel Identification Number 066-3-002-00-0), and DEVELOPER has constructed a street, or roadway, which has been named Porcelain Court, on said tract, in which it has laid out a water distribution system and gravity sanitary sewerage system; and

WHEREAS, it is the desire of **DEVELOPER** to deed the water distribution system and the gravity sanitary sewer system, to **AUGUSTA, GEORGIA**, (hereinafter known as "**AUGUSTA**"), a political subdivision acting by and through the Augusta Commission for maintenance and control; and

WHEREAS, the street right-of-way and storm drainage system will remain private and the maintenance and control of the street right-of-way and storm drainage system will be strictly the responsibility of **DEVELOPER.** However, should Porcelain Court be dedicated to **AUGUSTA**, at some future date, then the terms of that dedication agreement will prevail as to the street right-of-way and storm drainage system; and

WHEREAS, said water distribution system and sanitary sewer system are shown on Utility Plan Sheet prepared by Bluewater Engineering Services, marked "Exhibit A",

attached to this instrument and filed contemporaneously with same, to which reference is hereby made for a more complete and accurate description as to the land and systems herein described; and

WHEREAS, AUGUSTA, by and through the Augusta Commission, has consented and agreed to accept and maintain said water distribution system and gravity sanitary sewerage system; and

WHEREAS, DEVELOPER has agreed that neither **AUGUSTA**, nor any of its departments, shall maintain individual force mains and/or grinder pumps and that all said individual force mains and/or grinder pumps shall remain private;

NOW, THEREFORE, this indenture made this _____ day of _____ 2023, between **DEVELOPER** and **AUGUSTA**,

W I T N E S S E T H:

That **DEVELOPER**, its successors, assigns and legal representatives, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, to it in hand well and truly paid by **AUGUSTA**, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged and for the further consideration of the benefits to its property by the maintenance of said water distribution system and gravity sanitary sewerage system, by **AUGUSTA**, has and does by these presents, grant, bargain, sell and confirm unto **AUGUSTA**, its successors, assigns and legal representatives, the following, to-wit:

> An exclusive 80-foot easement, in perpetuity, over the right-of-way of Porcelain Court, as shown on the aforementioned Exhibit A and/or as shown upon any as-built drawings supplied to AUGUSTA by DEVLELOPER.
>
> All easements are granted together with all of the necessary rights of ingress and egress for the purpose of maintaining, expanding, repairing, adding, constructing, installing, extending, operating, replacing, laying and relaying pipelines carrying and transporting Augusta's utilities services; along with the further right to stretch communication lines, or other lines, for the use of AUGUSTA, its assigns, representatives, agents, and designees, upon or under said land, within said easement, with the necessary cables, wires, apparatus, fixtures and appliances; and with the right to assign this easement in whole or in part; and

DEVELOPER, shall maintain the roads and streets as private streets, and covenants that its heirs, legal representatives, successors and assigns, shall repair, pave, or replace any private parking lot, road or street, or any portion thereof, or any landscaping, through which **AUGUSTA** may excavate or perform other work in connection with repairs, construction,

maintenance, or extension of its water distribution system and sanitary sewerage system, and shall grant to the **AUGUSTA** the necessary easement(s) in connection with such construction and/or extension. If, at some future date, Porcelain Court is dedicated to **AUGUSTA**, this paragraph will become null and void.

DEVELOPER also grants **AUGUSTA** the right, but not the duty, to clear and keep clear, all trees, undergrowth and other obstructions from said permanent easement, along with the right of free ingress and egress to and from said permanent easement for this purpose.

DEVELOPER further agrees that no trees or other vegetation that may interfere with the laying, relaying, installing, extending, operating, repairing and maintaining of pipelines transporting and carrying utility services shall be planted on said easement(s) and that no buildings, structures, or other permanent improvements shall be erected, constructed, or maintained thereon.

TO HAVE AND TO HOLD said water distribution system and gravity sanitary sewerage system, together with all and singular, the rights, members, appurtenances thereof to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of **AUGUSTA**, its successors and assigns forever.

AND DEVELOPER, its successors, assigns and legal representatives, will warrant and defend the right and title to the above described property, to **AUGUSTA**, its successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under **DEVELOPER**.

IN WITNESS WHEREOF, DEVELOPER has hereunto set its hand and affixed its seal the day and year first above written.

DEVELOPER:

CHILLMILL, LLC

Witness

By: Fred Sims
Fred Sims

As Its: Managing Partner

Notary Public

State of Georgia, County of Columbia

Notary Public, Columbia County, Georgia
My Commission Expires Feb. 24, 2025

My Commission Expires:

(Notary Seal)

ACCEPTED:

AUGUSTA, GEORGIA

_____
Witness

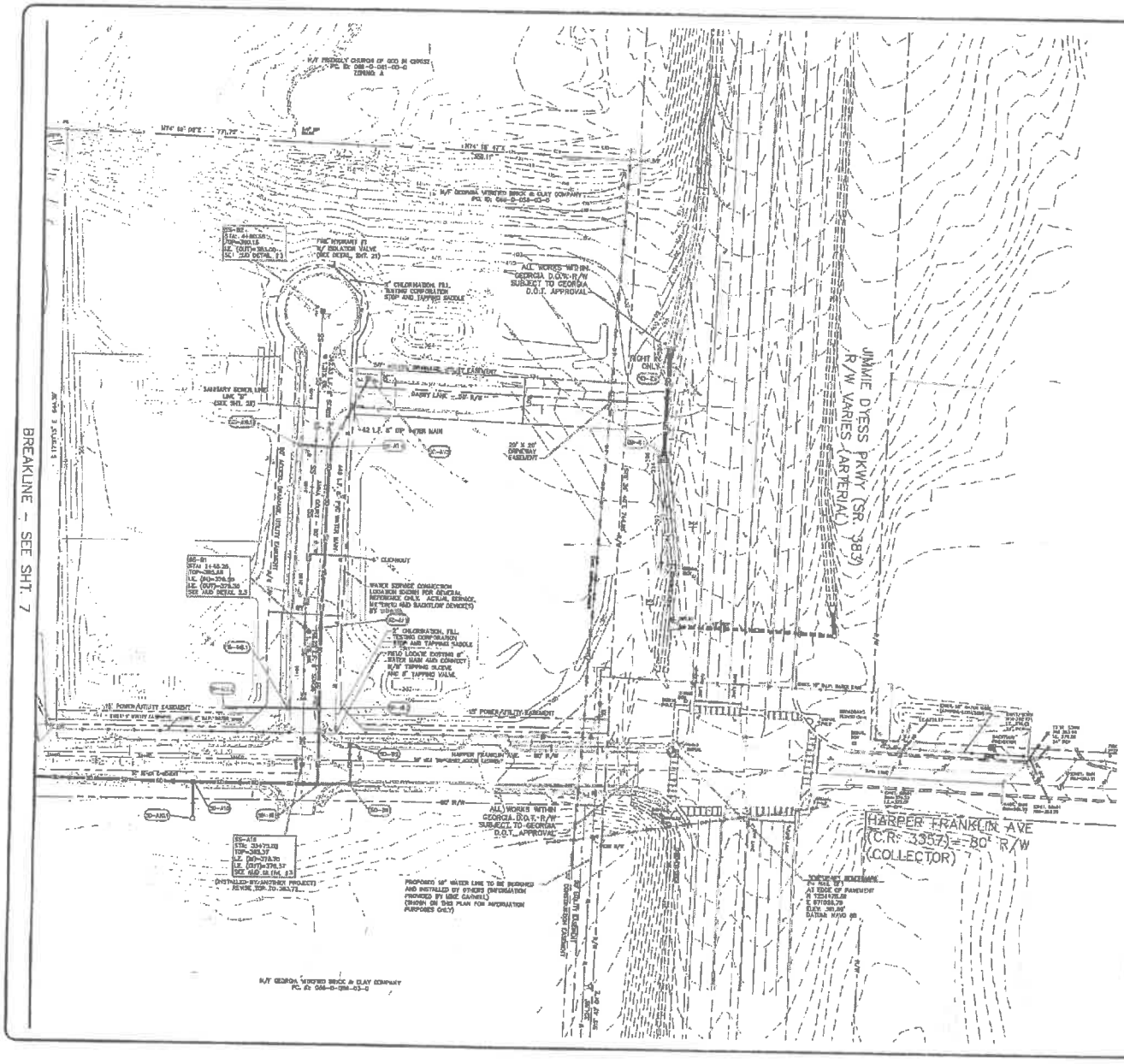
By: _____
Garnett L. Johnson
As Its Mayor

_____
Notary Public
State of Georgia, County of _____

Attest: _____
Lena Bonner
As Its Clerk of Commission

My Commission Expires: _____

(SEAL)



Soil erosion control measures must be in place prior to any land disturbing activity.

GEORGIA811 (Utility Protection Center, Inc.)

Know what's below. Call before you dig.

STORM SEWER NOTES:

1. ALL STORM PIPE MUST BE RCP, CPP, HDPE, OR EQUAL. NO CMP ALLOWED.
2. ALL STORM PIPE SPECIFIED AS RCP TO BE INSTALLED AS PART OF THESE CONSTRUCTION DOCUMENTS MAY BE SUBSTITUTED WITH CPP OR HDPE WHERE CONDITIONS ALLOW WITH THE MANUFACTURER RECOMMENDATIONS EXCEPT THAT WHERE IS INDICATED IN EACH RIGHT-OF-WAY. ALL WORK AND MATERIALS INSIDE EACH RIGHT-OF-WAY ARE SUBJECT TO DOT APPROVAL AND PERMIT CONDITIONS.

PIPE MATERIAL:

WITHIN R/W
WITHIN (REQUIRED) O-RING GASKETED RCP
OUTSIDE FOOTPRINT TONGUE AND GROOVE RCP

OUTSIDE R/W
UNDER 24"ø:
TONGUE & GROOVE RCP
GALVANIZED OR ALUMINIZED CMP
DOUT WATER BLOCK
OVER 24"ø:
TONGUE & GROOVE RCP
TYPE B COATED CMP
ANY & EACHTWO CONTINUOUS FLOW
TONGUE & GROOVE RCP
TYPE B COATED CMP

MINIMUM PIPE COVER
RCP - 18"
CPP OR HDPE - 24"

NOTE: SEE SHEET 6 FOR ADDITIONAL NOTES AND STORM DRAIN DATA.

FINISHED FLOOR ELEVATION IS TO BE 5 FEET ABOVE BOTTOM LINE OR AS NOTED.

THIS PLAN WAS PREPARED IN STATE PLANE COORDINATE SYSTEM, GA EAST ZONE NAD 83.

CONTRACTOR SHALL MAKE ALL INDIVIDUAL LOT TIES AND IRRIGATION TIES SHOWN ON THESE PLANS OR ADDED DURING CONSTRUCTION.

NOTE: WHERE WATERLINES AND STORM LINES INTERSECT, ONE JOINT OF DIP WATERLINE IS TO BE CENTERED UNDER THE STORM PIPE. MAINTAIN AT LEAST ONE FOOT OF SEPARATION.

NOTE REGARDING TRAFFIC CONTROL:
CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL ALONG JIMMIE DYESS PKWY IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD, LATEST EDITION). DURING INSTALLATION OF THE NEW ROAD AND WATER SERVICES, SIGNAGE AND FLAGMEN SHALL BE ON SITE DURING ANY TEMPORARY LANE CLOSURE. ONE LANE OF TRAFFIC IN ALL REMAIN OPEN AT ALL TIMES.

NOTE REGARDING MANHOLES:
A 6 FOOT BY 6 FOOT BY 3 INCHES IN DEPTH OF 3000# CONCRETE SHALL BE POURED AROUND ALL MANHOLES IN ANY PUBLIC SIDEWALK 1 INCHES BELOW FINISHED PAVEMENT GRADE TO ENSURE COMPACTION AROUND SAID MANHOLES PER DETAIL 3.3 ON SHEET 23.

ALL VALVES, BENDS, TEES, CROSSES, AND DEAD ENDS SHALL BE RESTRAINED BY RETAINER GLANDS, RESTRAINED GASKETS, OR BY USE OF A CONCRETE THRUST BLOCK IN THOSE INSTANCES THAT WARRANT SUCH AN INSTALLATION. SEE DETAILS ON SHEET 23 FOR LENGTH OF RESTRAINTS.

ALL PVC WATER LINES SHALL BE DR-18 PVC MEETING AWWA C-900 AND/OR C-905, UNLESS OTHERWISE SHOWN OR SPECIFIED. SEWER PIPE SHALL BE PVC SDR-35 C-900 OR C-905 AS APPLICABLE, OR DIP CLASS 350, EPOXY LINED.

AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED TO PREMISES UPON WHICH FACILITIES, BUILDINGS, OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION.

ALL WATER SYSTEM CONNECTIONS, DISINFECTION, AND TESTING SHALL BE DONE IN ACCORDANCE WITH AUD'S WATER AND SANITARY SEWER SYSTEMS GUIDELINES, AUGUST 2006 EDITION. A 2" CORPORATION STOP AND TAPPING SADDLE SHALL BE PROVIDED AT BOTH ENDS OF THE PROPOSED 8" PVC WATER MAIN ALONG ANNA COURT FOR THE PURPOSE OF CHLORINATION, FILLING, AND TESTING. THE PROPOSED 16" DIP WATER MAIN SHALL BE FILLED USING POTABLE WATER FROM THE AUD WATER SYSTEM USING A FIRE HYDRANT MOUNTABLE METER AND BACKFLOW PREVENTER ON THE ADJACENT FIRE HYDRANT ALONG HARPER FRANKLIN AVENUE.

BLUEWATER ENGINEERING SERVICES
P. O. Box 617 Evans, Georgia 30809
OFFICE (706) 364-5220
FAX (706) 364-5221
BLUEWATER
GEORGIA REGISTERED PROFESSIONAL ENGINEER
DATE | 00000675

REV.	DESCRIPTION	DATE
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]

GEORGIA VENEER BRICK & CLAY COMMERCIAL TRACT "A" DEVELOPMENT

AUGUSTA-RICHMOND COUNTY, GEORGIA

UTILITY PLAN
3 OF 3

DRAWN BY: TAK

AUD NO: 390.2.1

SHEET NUMBER:
8 OF 33

EXHIBIT A