

**ARTICLE VI
DEDICATION, ACCEPTANCE, AND
MAINTENANCE OF IMPROVEMENTS**

Section 6-1. Improvements To Be Dedicated

The final responsibility for the installation of the improvements required by this Ordinance rests with the developer. Upon proper installation of these improvements, the developer shall take the final steps to dedicate the improvements and have them accepted by the City Council.

Section 6-2. Guidelines for Deed Preparation

The following guidelines are to be observed in the preparation of deeds and similar documents of conveyance to the City.

1. Standard deed forms commonly used in the field of property conveyance must be used.
2. The following official title for the city must be used in conveying title to or from the City, including deeds, easements, leases, and other instruments of title:

CITY OF LORIS, SOUTH CAROLINA, a body politic and corporate and a political subdivision of the State of South Carolina.

3. A deed conveying streets and/or easements to the city must include a phrase reading "... and appurtenances to said premises belonging or in any way incident or appertaining" in order to convey related structures such as drainage structures, catch basins, etc.
4. A deed must contain a derivation clause; tax map, block and parcel numbers; and information concerning recordation date, book, and page number of the related plat.
5. All deeds must be submitted to the City Administrator to be forwarded to the City Attorney for review and recommendation prior to acceptance of any such deed by City Council. The time for processing the deed shall not exceed 60 days from the time of receipt by the City Administrator.

Section 6-3. Title Certification and Provision of Affidavit

Prior to the acceptance of title to any improvements by City Council, the developer shall provide to the council a title certification by an attorney licensed to practice in the State of South Carolina, certifying that the developer owns fee simple title to such improvements, free and clear of

liens and encumbrances. Should said attorney make any exceptions in his certification on title, these must be specifically recited in the Resolution to be presented to City Council for acceptance of such improvements and the City Council must specifically recognize these exceptions before accepting legal title to the improvements.

In addition, prior to the acceptance of a deed to a newly constructed street by City Council, the developer and the contractor who constructed the street shall provide to Council an affidavit that all construction costs for the street have been paid and that the street is free of all encumbrances. For the purposes of this section, a “newly constructed street” is one which has been completed within two years of the date of the City Council’s consideration of whether to accept the street.

Section 6-4. Effect of the Recording

Recording the approved final plat constitutes a dedication of all public streets to public use, a dedication of all neighborhood parks and other public areas to public use, and a reservation for possible future public acquisition of such additional areas as may be required by the Planning Commission or the City Council.

Section 6-5. Effect of Offers of Dedication

The offer to dedicate streets, parks, easements, or other areas or portions of them, does not impose any obligation upon the City Council concerning maintenance or improvements until the City Council has made actual acceptance by resolution, by entry, or by improvement.