# Exhibit A ‐ Dedication Agreement

## STATE OF SOUTH CAROLINA ) DEDICATION AND CONVEYANCE OF

**) SANITARY SEWER LINE AND RIGHT OF WAY COUNTY OF GREENVILLE )**

**[GRANTEE IS A POLITICAL SUBDIVISION OF THE STATE OF SOUTH CAROLINA EXEMPT FROM RECORDING FEES UNDER S.C. CODE ANN., SECTION 12-24-40(2)]**

KNOW ALL MEN BY THESE PRESENTS, that ("Grantor"), in

consideration of One ($1.00) Dollar to the Grantor paid in hand at and before the sealing of these presents by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, released, dedicated and conveyed, and by these presents does grant, bargain, sell, release, dedicate and convey to the METROPOLITAN SEWER SUBDISTRICT, its successors and assigns ("Grantee"):

Those certain sanitary sewer lines, manholes, valves, adjuncts and appurtenances (but excluding any service line or lines, or any part thereof, outside of the easement herein dedicated and conveyed) installed and located in, under or along the property of Grantor as shown on a plat entitled , prepared by

 , dated , recorded in Plat Book , Page , and also being more particularly shown and described on an As-Built drawing of said lines entitled " " prepared by

 , dated , on file with Grantee, which are by reference made a part of this description;

Together with and including a permanent right of way and easement extending twelve and one-half (12.5) feet on each side of the centerline of the sanitary sewer line(s) for purposes of the operation, maintenance, repair, replacement or relocation of such lines and appurtenances (the "Right(s) of Way").

The above described property is all or a portion of that conveyed to Grantor herein by Deed of , recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book

 , Page .

## [Complete the following paragraph if off-site easements are to be conveyed.]

ALSO, certain off-site easements acquired by Grantor as more particularly described on

**Exhibit "A"** attached hereto and incorporated herein.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, including, without limitation, the right of ingress and egress to the above Right(s) of Way over and through lands of Grantor and Grantor’s heirs or successors and assigns; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's successors and assigns, forever, subject to the terms and provisions hereof. The Right(s) of Way herein dedicated and granted include the right, privilege and easement of the Grantee to install, repair, and/or add to and extend existing lines and appurtenances now or hereafter constructed, within the boundaries of the Right(s) of Way herein described and conveyed for the purpose of serving

other properties or otherwise, without any further approval, consent or authorization of the Grantor, or the Grantor’s heirs, successors or assigns, and to operate, maintain, repair and replace such lines as installed or extended. No building, improvement or other structure shall be constructed or installed within the boundaries of the Right(s) of Way nor so close thereto as to impose any load on the existing lines and appurtenances; and the Grantee shall have the right to cut away and keep clear of the sanitary sewer lines and appurtenances any and all vegetation that might, in the opinion of Grantee, endanger or injure the sewer lines or their appurtenances, or interfere with their proper operation and maintenance.

Without limiting the right of ingress and egress to and from the Right(s) of Way and sanitary sewer system herein dedicated and conveyed for the purpose of exercising the rights, privileges and easements hereby granted, in the event that said Right(s) of Way and sanitary sewer system are within the boundaries of a gated subdivision, community or development, or in any location where access is otherwise controlled or restricted, the Grantee shall at all times be afforded access and shall be given an access code for any coded entrance gate by the Grantor or its heirs, successors and assigns. Said access code shall not be changed, altered or deleted without the prior consent and approval of the Grantee or its successors and assigns.

The Grantor hereby acknowledges and agrees that in the event a building or other structure should be erected contiguous to the Right(s) of Way, no claim for damages shall be made by the Grantor, his heirs or assigns, on account of any damage that might occur to such structure, building or contents thereof due to the operation or maintenance, or negligent operation or maintenance of the lines and appurtenances within said Right(s) of Way, or any accident or mishap that might occur therein or thereto.

GRANTOR WARRANTS AND REPRESENTS that except as provided below, the property and the rights and easements herein conveyed are not subject to any mortgage, judgment or lien other than for property taxes which are not yet past due, nor to any encumbrance which would interfere with Grantee's ability to operate, maintain, repair, replace, relocate or otherwise own and utilize the lines and system described above. In the event of a mortgage on the property herein conveyed, Grantor has obtained the consent and joinder of the Lender/Mortgagee as provided in the attached Joinder and Consent of Lender/Mortgagee attached hereto.

GRANTOR DOES HEREBY bind itself and its heirs or successors to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against the Grantor and the Grantor's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

[SIGNATURE PAGE TO FOLLOW]

[**Individual Grantor Signature Page**]

IN WITNESS WHEREOF, the Grantor has executed this Dedication and Conveyance of Sanitary Sewer Line and Right of Way this day of , 20 .

SIGNED, sealed and delivered

in the presence of: GRANTOR:

Witness 1

Print Name:

Print Name:

Witness 2

Print Name:

**STATE OF \_\_\_\_\_\_\_\_\_\_\_\_\_ )**

**) ACKNOWLEDGMENT**

**COUNTY OF \_\_\_\_\_\_\_\_\_\_\_ ) (Individual)**

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that

 , [Grantor(s)], personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this day of , 20 .

 (SEAL)

Notary Public for State of Print Name: My commission expires:

[**Entity Grantor Signature Page**]

IN WITNESS WHEREOF, the Grantor has executed this Dedication and Conveyance of Sanitary Sewer Line and Right of Way this day of , 20 .

SIGNED, sealed and delivered

in the presence of: GRANTOR:

Name of Entity

Witness 1

Print Name:

By: Its: Print Name:

Witness 2

Print Name:

**STATE OF )**

**) ACKNOWLEDGMENT**

**COUNTY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ) (Entity)**

I, the undersigned Notary Public, do hereby certify that **[name of individual]**, the **[title of individual]** of the above named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this day of , 20 .

**Consent and Joinder of Lender/Mortagee**

 ("Lender/Mortgage"), the owner and holder of a certain encumbrance, to wit: that certain mortgage encumbering the property described in the foregoing Dedication and Conveyance, which mortgage is recorded in Mortgage Book at page of the Office of the Register of Deeds of Greenville County, South Carolina, does hereby join in the grant of the dedication and conveyance for the purpose of consenting to the same, hereby agreeing to honor and recognize the same hereafter, in accordance with its terms.

In Witness Whereof, the undersigned has executed this Consent and Joinder this day of

 , 20 .

WITNESS

Witness 1

Print Name:

Name of Lender/Mortgagee

By: Its: Print Name:

Witness 2

Print Name:

**STATE OF )**

**) ACKNOWLEDGMENT**

**COUNTY OF \_\_\_\_\_\_\_\_\_\_\_\_\_ ) (Lender/Mortgagee)**

I, the undersigned Notary Public, do hereby certify that , the

 of the above named Lender/Mortgagee personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this day of , 20 .

**Exhibit A ‐ Off‐Site Easements**

A certain off-site easement acquired by Grantor from , by instrument dated and recorded in the Office of the Register of Deeds for Greenville County in Deed Book , Page , together with the lines, manholes, valves, adjuncts and appurtenances constructed and installed thereon.

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