
1 **R2022-41: TO ACCEPT THE DEDICATION OF A CERTAIN ROADWAY**
2 **KNOWN AS PINTAIL DRIVE (66' PUBLIC R/W) WITHIN THE COVENTRY**
3 **MARKETPLACE DEVELOPMENT.**

4 **Applicant/Purpose:** Coventry Marketplace, LLC (owner) / to accept a certain street in
5 the Coventry Marketplace Development into the City's road network.

6 **Brief:**

- 7 • The owner has constructed a 66' Public R/W known as Pintail Drive within the
- 8 Coventry Marketplace Development.
- 9 • Public utilities have been located w/in, along, and above the R/W.
- 10 • Street complies w/current standards & construction requirements.
- 11 • Owner has provided executed dedication deed for the transfer of the roadway.

12
13 **Issues:**

- 14 • None identified.
- 15 • Proposed resolution is consistent w/long-standing City policy & practice.

16
17 **Public Notification:** Normal meeting notifications.

18
19 **Alternatives:** None considered.

20
21 **Financial Impact:**

- 22 • Typical cost associated w/roadway maintenance.
- 23 • As the road ages these cost will increase.

24
25 **Manager's Recommendation:**

- 26 • I recommend approval

27
28 **Attachment(s):**

- 29 ▪ Proposed Resolution.
- 30 ▪ Copy of Subdivision Plat.
- 31 ▪ Copy of executed Deed of Dedication.

RESOLUTION R2022-41

CITY OF MYRTLE BEACH) TO ACCEPT THE DEDICATION OF A CERTAIN
COUNTY OF HORRY) ROADWAY KNOWN AS PINTAIL DRIVE (66'
STATE OF SOUTH CAROLINA) PUBLIC R/W) WITHIN THE COVENTRY
MARKETPLACE DEVELOPMENT.

WHEREAS, Coventry Marketplace LLC, has dedicated a certain roadway known as Pintail Drive within the Coventry Marketplace Development to the public.

WHEREAS, the roadway is shown on the following SUBDIVISION PLAT OF CLEMSON TRACT PARCEL 4 FOR COVENTRY MARKETPLACE PARCELS 1-7, CITY OF MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA prepared for GWINNETT PRADO – COVENTRY MARKETPLACE, prepared by Thomas & Hutton dated October 22, 2020 with a final revision date of June 10, 2021 and recorded on June 29, 2021 in Plat Book 299 at Page 251 in the Register of Deeds Office for Horry County, South Carolina, which said roadway being more particularly identified as “66’ PUBLIC R/W”, and shown on the above mentioned subdivision plat; and,

WHEREAS, the City Council finds that it will benefit the public to accept the dedication of the above described roadway.

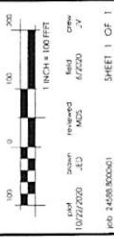
NOW THEREFORE, it is resolved that the City of Myrtle Beach hereby accepts dedication and responsibility of the roadway as described above.

SIGNED, SEALED and DATED, this 8th day of November, 2022.

BRENDA BETHUNE, MAYOR

ATTEST:

JENNIFER ADKINS, CITY CLERK



**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Plat - Other Than Legal Size

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Thomas & Hutton Engineering Co.

ADDRESS:

614 Burroughs and Chapin Blvd, Ste 202
Myrtle Beach, SC 29577-3200

Plat BK: 299 PG: 252

DocType: 061, 06/29/2021 at 04:25:43 PM, 2 OF 2

FILED BY: J. Foxworth III, Horry County, SC Registrar of Deeds

TELEPHONE: (843) 839-3545

FAX: (843) 839-3545

E-MAIL ADDRESS: hussey.i@tandh.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$.

BRIEF PROPERTY DESCRIPTION: Subdivision Plat of Clemson Tract Parcel 4 for Coventry Marketplace Parcels 1-7 24x36

TAX MAP NUMBER (TMS #) 44700000007 / **PIN NUMBER:** ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

LAST NAME

FIRST NAME

MIDDLE NAME

1. PRADO

GWINNETT

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. CITY OF MYRTLE BEACH

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

DEED

KNOW ALL MEN BY THESE PRESENTS, that HUDGENS COMPANY, LP, a Georgia limited partnership, hereinafter called the Grantor, in consideration of the premises and also in consideration of the sum of Five and 00/100 (\$5.00) dollars to the Grantor in hand paid at and before the sealing of these presents by the Grantee, hereinafter named, the receipt of which is hereby acknowledged; has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the CITY OF MYRTLE BEACH, SOUTH CAROLINA, a Municipal Corporation, P.O. Drawer 2468 Myrtle Beach, South Carolina 29578, hereinafter called Grantee, to wit:

See Exhibit A attached hereto and incorporated herein by reference

The premises herein granted are taken from that certain property conveyed to the undersigned by deed of Garrison MB Land, LLC, a Delaware limited liability company, dated the 29th day of June, 2021, and recorded in Deed Book 4438 at Page 2013 in the Record of Deeds Office for Horry County, South Carolina.

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 the said City of Myrtle Beach, its Heirs, Successors and Assigns forever.

And the Grantor herein hereby binds itself, themselves, its or their successors, or his, her, and their Heirs, Executors or Administrators (as the case may be), to warrant and forever defend all and singular the said premises unto the said Grantee, its and their successors and assigns, or his, her and their Heirs and assigns (as the case may be), against itself, themselves, and its or their successors, or his, her and their heirs (as the case may be), and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof, subject in any event to all matters of record.

[Signature appears on next page]

[Remainder of page intentionally left blank]

WITNESS the execution hereof by Grantor this 3rd day of November, in the year of our Lord Two Thousand and Twenty-Two.

Signed, Sealed and Delivered
in the presence of:

Witnesses:

Grantor: HUDGENS COMPANY, LP

Danya Galkucci
1st Witness

By: Hudgens Management, LLC, its sole
general partner

Danya Galkucci
(print name of witness)

By: William A. Brogdon
William A. Brogdon
Executive Vice President

Tiffany Benton
2nd Witness

Tiffany Benton
(print name of witness)

[Signature page to R/W Deed to City of Myrtle Beach, Pintail Drive, November 2022]

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that he/she saw the within named Grantor sign, seal and as the Grantor's act and deed deliver the within Deed and that deponent with the other witness whose name is subscribed above witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

Danija Gallucci
1st or 2nd Witness

Danija Gallucci
(print name)

Sworn to before me this 3rd
day of November A.D. 2022

Rebecca M. McCallum (Seal)

Notary Public for Hall Co.

Rebecca M. McCallum
(print name)



Commission Expires: 6-27-23

Exhibit A

PINTAIL DRIVE

For that certain parcel of land identified as Pintail Drive at Coventry Marketplace shown on the map created by Thomas & Hutton dated October 22, 2020 entitled "CLEMSON TRACT PARCEL 4 FOR COVENTRY MARKETPLACE PARCELS 1-7" located in the City of Myrtle Beach, Horry County, South Carolina, and prepared for Gwinnett Prado – Coventry Marketplace, and being more particularly described as follows to wit:

Beginning at an iron rebar set on the Kingfisher Drive eastern right-of-way, having Grid Coordinates N: 671,201.30, E: 2,617,257.96, being the POINT OF BEGINNING, and runs thence the following bearings and distances:

- Along the arc of a curve turning to the left, having an arc length of 102.10', a radius of 65.00', a chord length of 91.92', and a chord bearing N 73°52'05" E to an iron rebar set;
- N 28°52'05" E, a distance of 60.69' to an iron rebar set;
- Along the arc of a curve turning to the left, having an arc length of 11.61', a radius of 167.00', a chord length of 11.60', and a chord bearing N 26°52'37" E to an iron rebar set;
- N 24°53'10" E, a distance of 269.54' to an iron rebar set;
- Along the arc of a curve turning to the right, having an arc length of 124.30', a radius of 200.00', a chord length of 122.31', and a chord bearing N 42°41'29" E to an iron rebar set;
- Along a compound curve turning to the right, having an arc length of 56.04', a radius of 200.00', a chord length of 55.86', and a chord bearing N 68°31'24" E to an iron rebar set;
- N 76°33'01" E, a distance of 313.94' to an iron rebar set;
- Along the arc of a curve turning to the left, having an arc length of 178.75', a radius of 200.00', a chord length of 172.86', and a chord bearing N 50°56'46" E to an iron rebar set;
- N 25°20'31" E, a distance of 141.35' to an iron rebar set;
- N 20°28'19" E, a distance of 88.11' to an iron rebar set;
- Along the arc of a curve turning to the left, having an arc length of 20.63', a radius of 38.00', a chord length of 20.38', and a chord bearing N 04°55'09" E to an iron rebar set;
- N 10°38'00" W, a distance of 52.21' to an iron rebar set, having Grid Coordinates N: 672,109.04, E: 2,618,152.14;
- S 35°35'13" E, distance of 23.02' to an iron rebar found;
- Along the arc of a curve turning to the left, having an arc length of 66.56', a radius of 95.41', a chord length of 65.22', and a chord bearing S 47°02'53" E to an iron rebar found;
- S 67°04'22" E, a distance of 53.48' to an iron rebar set, having Grid Coordinates N: 672,025.05, E: 2,618,262.53;
- S 61°19'02" W, a distance of 16.79' to an iron rebar set;
- Along the arc of a curve turning to the left, having an arc length of 20.63', a radius of 38.00', a chord length of 20.38', and a chord bearing S 45°45'52" W to an iron rebar set;
- S 30°12'43" W, a distance of 88.11' to an iron rebar set;
- S 25°20'31" W, a distance of 141.35' to an iron rebar set;
- Along the arc of a curve turning to the right, having an arc length of 237.74', a radius of 266.00', a chord length of 229.90', and a chord bearing S 50°56'46" W to an iron rebar set;
- S 76°33'01" W, a distance of 313.94' to an iron rebar set;
- Along the arc of a curve turning to the left, having an arc length of 120.83', a radius of 134.00', a chord length of 116.78', and a chord bearing S 50°43'06" W to an iron rebar set;
- S 24°53'10" W, a distance of 269.54' to an iron rebar set;
- Along the arc of a curve turning to the right, having an arc length of 16.19', a radius of 233.00', a chord length of 16.19', and a chord bearing S 26°52'37" W to an iron rebar set;
- S 28°52'05" W, a distance of 125.69' to an iron rebar set on the Kingfisher Drive eastern right-of-

way; thence with the Kingfisher Drive eastern right-of-way, N 61°07'55" W, distance of 131.00' to an iron rebar set, having Grid Coordinates N: 671,201.30, E: 2,617,257.96, being the POINT OF BEGINNING, containing 2.10 Acres.

Reference being made to that Subdivision Plat of Clemson Tract Parcel 4 For Coventry Marketplace, Parcels 1-7 prepared by Thomas & Hutton Engineering Co., dated October 22, 2020, last revised June 10, 2021, and recorded in the Horry County Register of Deeds Office in Plat Book 299, Page 251-252.

FOR INFORMATIONAL PURPOSES;
TMP No.: 185-00-04-013 (Portion of)

STATE OF SOUTH CAROLINA
COUNTY OF HORRY)

AFFIDAVIT

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.
2. The property being transferred is located Pintail Drive, bearing Horry County Tax Map Number 447-07-02-0047, was transferred by Hudgens Company, LP to the City of Myrtle Beach on Nov. 3, 2022.

3. 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 a transfer to a trust or as a distribution to a trust beneficiary.
(c) X exempt from the deed recording fee because (See Information section of affidavit);
Transfer to Government Entity.
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (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 the realty which is _____.
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or NO _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes" the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: _____
(b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
(c) Subtract line 6(b) from Line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

Executive Vice President of Hudgens Management, LLC, General Partner, Hudgens Company, LP

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

William A. Brogdon
Responsible Person Connected with the Transaction

William A. Brogdon
Print or type the above name here

SWORN to before me this 3rd
day of November, year of 2022

