- RESOLUTION R2022-1: TO ACCEPT THE DEDICATION OF A CERTAIN 1 2 ROADWAY KNOWN AS SUMMER STARLING PLACE (50' PUBLIC R/W), AND SECTIONS OF CERTAIN ROADWAYS KNOWN AS PIPING PLOVER LANE (50' PUBLIC R/W), AND MOURNING DOVE DRIVE (50' PUBLIC 4 R/W) WITHIN THE BELLE HARBOR PHASE 3 DEVELOPMENT. 5 Applicant/Purpose: Lennar Carolinas, LLC (owner) / to accept certain streets in the 6 Belle Harbor Phase 3 Development into the City's road network. 7 8 **Brief:** The owner has constructed certain roadways of 50' Public R/W's known as 9 Summer Starling Place, and sections of certain roadways known as Piping 10 Plover Lane, and Mourning Dove Drive within the Belle Harbor Phase 3 11
 - Development.
 Public utilities have been located w/in, along, and above the R/W's.
 - Streets comply w/current standards & construction requirements.
 - Owner has provided executed dedication deed for the transfer of the roadways.

Issues:

12

13

14

15 16 17

18 19

20

21 22

23 24

2526

27

28

29

30 31

32 33

34

35

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

Public Notification: Normal meeting notifications.

Alternatives: None considered.

Financial Impact:

- Typical cost associated w/roadway maintenance.
- As the roads age these cost will increase.

Manager's Recommendation:

• I recommend approval.

Attachment(s):

- Proposed Resolution.
- Copy of Subdivision Plat.
- Copy of executed Deed of Dedication.

1 2 3	RESOLUTION R2022-1							
4 5 6 7 8 9 10 11 12 13	CITY OF MYRTLE BEACH COUNTY OF HORRY STATE OF SOUTH CAROLINA) CERTAIN CERTAIN COUNTY OF HORRY CERTAIN COUNTY OF HORRY CERTAIN COUNTY OF HORRY CERTAIN COUNTY OF A CERTAIN ROADWAY KNOWN AS SUMMER STARLING PLACE (50' PUBLIC R/W), AND SECTIONS OF CERTAIN ROADWAYS KNOWN AS PIPING PLOVER LANE (50' PUBLIC R/W), AND MOURNING DOVE DRIVE (50' PUBLIC R/W) WITHIN THE BELLE HARBOR PHASE 3 DEVELOPMENT.							
14 15 16 17	WHEREAS, Lennar Carolinas, LLC has dedicated a certain roadway known as SUMMER STARLING PLACE, and sections of certain roadways known as PIPING PLOVER LANE and MOURNING DOVE DRIVE within the Belle Harbor Phase 3 Development to the public.							
18 19 20 21 22 23 24 25 26 27 28	WHEREAS, those certain roadways are shown on the following BONDED SUBDIVISION PLAT OF BELLE HARBOR PHASE 3, CITY OF MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA, PREPARED FOR LENNAR CAROLINAS, LLC prepared by THOMAS & HUTTON dated June 12, 2018 with a revision date of July 9, 2018 and recorded on April 23, 2019 in Plat Book 286 at Page 99 in the Register of Deeds Office for Horry County, South Carolina, which said roadways being more particularly identified as "(50' PUBLIC RIGHT OF WAY)", and shown on the above mentioned bonded subdivision plat; and, WHEREAS, the City Council finds that it will benefit the public to accept the dedication of the above described roadways.							
29 30 31	NOW THERFORE, it is resolved that the City of Myrtle Beach hereby accepts dedication an responsibility of certain roadways as described above.							
32 33 34 35 36 37 38 39	SIGNED, SEALED and DATED, this 11 th day of January, 2022. BRENDA BETHUNE, MAYOR							
40 41 42 43 44 45	ATTEST:							
46	JENNIFER ADKINS, CITY CLERK							

Prepared by:

J. Scott Efird & Derek H. Hoselton

St. Amand & Efird PLLC

3315 Springbank Lane, Suite 308

Charlotte, NC 28226

Phone: (704) 413-3052

sefird@stamand-efird.com

dhoselton@stamand-efird.com

STATE OF SOUTH CAROLINA)

COUNTY OF HORRY

KNOW ALL MEN BY THESE PRESENTS, that Lennar Carolinas, LLC, 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; have granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto the said City of Myrtle Beach, P.O. Drawer 2468 Myrtle Beach, South Carolina 29578, hereinafter called Grantee, to wit:

PIN# 447-00-00-0010

DEED

Legal Description

Which easement is more particularly described and shown on that certain map or plat of Bonded Subdivision Plat of Belle Harbor Phase 3 drawn by Thomas & Hutton, dated June 12, 2018, revised July 9, 2018, and recorded in the Record of Deeds Office for Horry County in Plat Book 286 at Page 99, reference to which is craved as forming a part of these presents.

The premises herein granted are taken from that certain property conveyed to the undersigned by deed of <u>Lennar Carolinas</u>, <u>LLC</u>, dated the <u>30th</u> day of <u>April 2018</u> and recorded in Deed Book 4103 at Page 3375 in the Record of Deeds Office for Horry County.

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.

Signed, Sealed and Delivered in the presence of:

Witnesses:

Grantor(s): Lengus Carolinus LLC

(print name of company / association)

Brican Fair

(print name)

And Witness

Michael Sollan

(print name)

STATE OF SOUTH CAROLI	NA)
)
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.

1st or 2nd Witness

(print name)

day of November A.D. 20 71

(Se

Notary Public for MONG SU

(Print name if seal not legible)

My Commission Expires:

STATE OF SOUTH CAROLINA	A)
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 Belle Harbor Ph 3, bearing Horry County PIN Number 447-00-00-0010, was transferred by Lennar Carolinas, LLC to the City of Myrtle Beach on 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 Line6(e) 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:
GRANTOR
 I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year or both.
Responsible Person Connected with the Transaction
Responsible Person Connected with the Transaction SWORN to before me this

VICINITY MAP of the control of the c	TEGENO TOTAL CONTROL OF THE PROPERTY OF THE P	The control of the co	BELLE HARBOR PHASE 3	COT OF WALL ELDOR HIGHETODRA, CORPLODIAA, PROSENSI ELDOR LENNAR CAROLINAS, ILC STORE LITERATURE NEE STORE NE	THOMAS & HUTTON Strength Longitist content Alternatin Longin Bed - Sele 200 Myte Beden, LC 2007 - 64309-3555	100 00 00 00 00 00 00 00 00 00 00 00 00
The state of the s		Towns 1 Control of the Control of th	100 mm		Manual Sections 1	100 APER A 121 A 1
The ALL BOAT COMMENTS AND THE ALL BOAT COMME	E STATE OF THE STA					15 COMMON MET A CO
The second of th	THE STATE OF THE S				The state of the s	The state of the s
TOTAL CALL OF OWNERS AND EXECUTION TO A CONTROLL OF OWNE	The state of the s	A		# 100 # 100		The state of the s
		P SEET SA VAKE OF THE PROPERTY	PARAMETERS SOUTH OF BUTCH STATE SOUTH OF SOUTH STATE SOUTH STATE STATE SOUTH ST	The second section is a second section of the second section of the second section is a second section of the sec		
			Tal. affection	desire a desired and a desired	and the same	TO THE PROPERTY OF THE PROPERT