
1 **R2020-7: TO ACCEPT THE DEDICATION OF A PORTION OF A CERTAIN**
2 **ROADWAY KNOWN AS GOLDFINCH DRIVE (50' PUBLIC R/W) WITHIN THE**
3 **BELLE HARBOR PHASE 2A-2 SECTION OF THE BELLE HARBOR**
4 **SUBDIVISION**

5 **Applicant/Purpose:** Lennar Carolinas LLC (owners) / to accept public dedication of a
6 portion of Goldfinch Drive in the Belle Harbor Phase 2A-2 Section of the Belle Harbor
7 Subdivision.

8
9 **Brief:**

- 10 • The owner has constructed a portion of a certain 50' wide right-of-way known
11 as Goldfinch Drive w/in the Belle Harbor Phase 2A-2 Section of the Belle
12 Harbor Subdivision.
13 • Public utilities have been located w/in, along, & above the ROWs.
14 • Streets comply w/ current standards & construction requirements.
15 • Owner has provided executed dedication deed for the transfer of the
16 roadways.

17
18 **Issues:**

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

21
22 **Public Notification:** Normal meeting notifications.

23
24 **Alternatives:** None considered.

25
26 **Financial Impact:**

- 27 • Typical costs associated w/ roadway maintenance.
28 • As the roads age these costs will increase.

29
30 **Manager's Recommendation:** I recommend approval.

31
32 **Attachment(s):**

- 33 • Proposed Resolution.
34 • Copy of Subdivision Plat.
35 • Copy of executed Deed of Dedication.
36
37

RESOLUTION R2020-7

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CITY OF MYRTLE BEACH)
COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

TO ACCEPT THE DEDICATION OF A
PORTION OF A CERTAIN ROADWAY
KNOWN AS GOLDFINCH DRIVE (50'
PUBLIC R/W) WITHIN THE BELLE HARBOR
PHASE 2A-2 SECTION OF THE BELLE
HARBOR SUBDIVISION

WHEREAS, Lennar Carolinas LLC, has dedicated a portion of a certain roadway known as Goldfinch Drive within the Belle Harbor Phase 2A-2 Section of the Belle Harbor Subdivision to the public.

WHEREAS, a portion of that certain roadway is shown on the following final plat: "SUBDIVISION PLAT OF BELLE HARBOR PHASE 2A-2", prepared by Thomas & Hutton dated October 25, 2017 and recorded on December 07, 2017 in Plat Book 278 at Page 248 in the Register of Deeds Office for Horry County, South Carolina, which said roadways being more particularly identified as "(50' PUBLIC R/W)", and shown on the above mentioned final plat; and,

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

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

SIGNED, SEALED and DATED, this 28th day of January, 2020.

BRENDA BETHUNE, MAYOR

ATTEST:

JENNIFER STANFORD, CITY CLERK

278-248

CERTIFICATE OF OWNERSHIP AND DEDICATION
THE UNDERSIGNED HEREBY CERTAINLY AND LEGALLY OWN AND HOLD IN FULL PAYMENT OF ALL TAXES AS SHOWN ON THE TAX MAPS AND RECORDS OF THE COUNTY OF Horry, South Carolina, ALL THE RIGHTS AND INTERESTS IN THE PROPERTY DESCRIBED IN SAID PLAT.

61.1 AC. 1
2.41 AC. 2
9.61 AC. 3
28.63 AC. 4
TOTAL

COMMON AREAS
COMMON AREA 1 10.72 AC. 1
COMMON AREA 2 10.72 AC. 1
COMMON AREA 3 18.16 AC. 2
TOTAL 39.60 AC. 4

COMMON AREA
COMMON AREA 1 10.72 AC. 1
COMMON AREA 2 10.72 AC. 1
COMMON AREA 3 18.16 AC. 2
TOTAL 39.60 AC. 4

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COMMON AREA 3 18.16 AC. 2
TOTAL 39.60 AC. 4

APPROVED FOR RECORDING BY
CITY OF MARYLE BEACH
SOUTH CAROLINA
DATE: 10/25/17

PLANNING DEPT.

REGISTER OF DEEDS

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Prepared by:
J. Scott Efirm
St. Amand & Efirm PLLC
3315 Springbank Lane, Suite 308
Charlotte, North Carolina 28226

STATE OF SOUTH CAROLINA

LIMITED WARRANTY DEED

COUNTY OF HORRY

KNOW ALL MEN BY THESE PRESENTS, that LENNAR CAROLINAS, LLC, a Delaware limited liability company, having an address of 1904 Savage Road, Suite 100C, Charleston, South Carolina 29407 ("**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 ("**Grantee**") the following described property owned by Grantor, to wit:

P/O PIN / TMS #: 447-00-00-004 (now or formerly)

BEING all of that certain parcel or tract of land containing approximately 2.41 +/- AC. labeled, depicted and described as "GOLDFINCH DRIVE (50' PUBLIC R/W)" on that certain map or plat entitled "SUBDIVISION PLAT OF BELLE HARBOR PHASE **2A-2**" dated October 25, 2017, prepared by Matthew D. Svejkovsky (PLS 21233) of Thomas & Hutton Engineering Co. and recorded on December 7, 2017 in the Record of Deeds Office for Horry County in Plat Book 278, at Page 248, reference to said plat being made hereby for a more complete and accurate description of the property herein conveyed.

The premises herein granted are taken from that certain property conveyed to the undersigned by deed of from Garrison MB Land, LLC to Grantor, dated the 25th day of October, 2016 and recorded on October 26, 2016 in Deed Book 3675 at Page 2208 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.

AND Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against the Grantor and the Grantor's successors, so that neither Grantor nor those claiming under Grantor shall hereafter have any interest in or claim the same or any part thereof.

[SIGNATURE PAGE TO FOLLOW]

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 in Horry County, bearing Horry County Tax Map Number 447-00-00-004 (p/o) was transferred by Lennar Carolinas, LLC to the City of Myrtle Beach on _____, 2019.

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) 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(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: GRANTOR.

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.

LENNAR CAROLINAS, LLC

SWORN to before me this 20
day of September year of 2019

Casidy J Bozzelli
Notary Public for South Carolina
My Commission Expires: 10/28/2024

By: [Signature]
Name: Jason Byham
Title: Vice President

