
1 **R2021-16: TO ACCEPT THE DEDICATION OF CERTAIN ROADWAYS KNOWN**
2 **AS FONTANE WAY (50' PUBLIC R/W), COLLINE VERDI WAY (FUTURE**
3 **VARIABLE WIDTH) (PUBLIC R/W), AND A SECTION OF TRAMONTO STREET**
4 **(50' PUBLIC R/W) WITHIN THE HEEL TRACT SPINE ROAD DEVELOPMENT.**

5 **Applicant/Purpose:** GDMB Marina Land, LLC (owner) / to accept certain streets in the
6 Heel Tract Spine Road Development into the City's road network.

7 **Brief:**

- 8 • The owner has constructed a 50' Public ROW known as Fontane Way, a ROW
9 w/varying widths known as Colline Verdi Way, & a section of 50' Public ROW
10 known as Tramonto Street in the Heel Tract Spine Road Development.
- 11 • Public utilities have been located w/in, along, and above the ROWs.
- 12 • Streets comply w/current standards & construction requirements.
- 13 • Owner has provided executed dedication deed for the transfer of the
14 roadways.

15
16 **Issues:**

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

19
20 **Public Notification:** Normal meeting notifications.

21
22 **Alternatives:** None considered.

23
24 **Financial Impact:**

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

27
28 **Manager's Recommendation:**

- 29 • I recommend approval (5.11.21)

30
31 **Attachment(s):**

- 32 ▪ Proposed Resolution.
- 33 ▪ Copy of Subdivision Plat.
- 34 ▪ Copy of executed Deed of Dedication.

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

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that GDMB Marina Land, LLC hereinafter called the Grantor, in consideration of the premises and also in consideration of the sum of Five Dollars (\$5.00) paid 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 does grant, bargain, sell and release unto the said City of Myrtle Beach, P.O. Box 2468, Myrtle Beach, South Carolina 29578, hereinafter called Grantee, to wit:

ALL AND SINGULAR, those certain rights-of-way located in the City of Myrtle Beach, Horry County, South Carolina being more particularly described as "FONTANE WAY (50' Public R/W)", "COLLINE VERDI WAY (Future Variable Width) (Public R/W)", and a section of " TRAMONTO STREET (50' Public R/W)", and shown on a plat prepared by Castles Engineering, entitled "Subdivision Plat of Parcels A, B, D and E" prepared for GDMB Marina Land, LLC, dated August 6, 2018 and recorded August 28, 2018 in Plat Book 283 page 33 and being more particularly described on the map made by Castles Engineering, Inc. titled "Roadway & Stormwater Drainage System Record Drawing for Heel Tract Spine Road, dated December 3, 2019, and recorded on _____, in Deed Book ___ at page ___, 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 Myrtle Beach Farms Company, Inc., dated the 19nd day of December 2013 and recorded on December 20, 2013 in Deed Book 3705 at page 3061 in the Record of Deed 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 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.

IN WITNESS WHEREOF, Grantor has caused this Deed of Dedication to be executed as of this ____ day of October, 2020.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

GRANTOR:

**GDMB MARINA LAND LLC,
a Delaware limited liability company**

Michael Berry
Witness #1
Print Name: Michael Berry

By: JRB
Print Name: Jesse R. Baker
Its: Authorized Signatory

Hanna Lea Howell
Witness #2
Print Name: Hanna Lea Howell

COMMONWEALTH OF MASSACHUSETTS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF SUFFOLK

Before me, the undersigned authority, on this day personally appeared Jesse R. Baker, known to me to be the Authorized Signatory of GDMB MARINA LAND LLC, on behalf of said limited liability company and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 20th day of October, 2020.

Hanna Lea Howell
Notary Public in and for the State of Massachusetts
My Commission expires on: 11/29/2021



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 the City of Myrtle Beach, Dogwood Neck Township, Horry County, South Carolina and was transferred by GDMB Marina Land LLC to the City of Myrtle Beach.
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) XXXX exempt from the deed recording fee because (See Information section of affidavit); Exemption Number 2 (Transfer to a Governmental 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 XXXX 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: 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.

[Page Ends Here - Signature Page Follows]

Signature Page to Affidavit

GDMB MARINA LAND LLC,
a Delaware limited liability company

By: JRB
Name: Jesse R. Baker
Its: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SUFFOLK

Before me, the undersigned authority, on this day personally appeared Jesse R. Baker, known to me to be the Authorized Signatory of GDMB MARINA LAND LLC, on behalf of said limited liability company and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 20th day of October, 2020.

Hanna Lea Howell
Notary Public in and for the State of Massachusetts
My Commission expires on: 1/29/2021



