
R2019-50: TO ACCEPT THE DEDICATION OF THOSE CERTAIN ROADWAYS KNOWN AS CRESSWIND BOULEVARD (WIDTH VARIES), SUNCREST DRIVE (50' RIGHT-OF-WAY) AND SILVER SPRING LANE (50' RIGHT-OF-WAY) WITHIN THE CRESSWIND PHASE 1A SECTION 1 OF THE CRESSWIND SUBDIVISION

Applicant/Purpose: KH Withers, LLC (owners)/ to accept public dedication of Cresswind Boulevard, a portion of Suncrest Drive & a portion of Silver Spring Lane in the Cresswind Phase 1A Section 1 of the Cresswind Subdivision.

Brief:

- The applicant has constructed rights-of-ways (ROWs) known Cresswind Boulevard, Suncrest Drive, which is a portion of a previously constructed roadway & a ROW known as Silver Spring Lane, which is portion of a previously constructed roadway in the Cresswind Subdivision.
- Public utilities are located in, along, & above the ROW.
- Streets comply w/ current standards & construction requirements.
- The owner has provided executed dedication deed for the ROW transfer.

Issues:

- Included in the Cresswind Boulevard ROW are improvements originally contemplated to be & remain the responsibility of the HOA (paver areas, landscaping improvements, median improvements, & entry columns).
- The roadway acceptances do not include these improvements noted above. Those improvements will remain the responsibility of the Cresswind HOA.
- The proposed resolution is consistent w/long-standing City policy & practice.

Public Notification: Normal meeting notifications.

Alternatives: None considered.

Financial Impact:

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

Manager's Recommendation: I recommend approval.

Attachment(s):

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

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RESOLUTION R2019-50

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

**TO ACCEPT THE DEDICATION OF
THOSE CERTAIN ROADWAYS KNOWN AS
CRESSWIND BOULEVARD (WIDTH
VARIES) SUNCREST DRIVE (50' RIGHT-
OF-WAY) AND SILVER SPRING LANE (50'
RIGHT-OF-WAY) WITHIN THE CRESSWIND
PHASE 1A SECTION 1 OF THE
CRESSWIND SUBDIVISION**

WHEREAS, KH Withers, LLC, has dedicated those certain roadways known as Cresswind Boulevard (width varies), Suncrest Drive (portion) and Silver Springs Lane (portion) within the Cresswind Phase 1A Section 1 of the Cresswind Subdivision to the public.

WHEREAS, those certain roadways are shown on the following final plat: "Subdivision Plat of PHASE 1A SECTION 1 CRESSWIND", prepared by Thomas & Hutton Engineering Company dated February 07, 2013 and recorded March 15, 2013 in Plat Book 257 at Page 131 in the Register of Deeds Office for Horry County, South Carolina, which said roadways being more particularly identified as a variable width right-of-way and 50' wide right-of-ways, and shown on the above mentioned final plat; and,

WHEREAS, per the covenants of the Homeowners Association (HOA), the acceptance of Cresswind Blvd does not include the paver areas, landscaping, median improvements and entry columns that are located within the right-of-way; and

WHEREAS, per the Cresswind HOA covenants these responsibilities are the responsibility of the HOA; and

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

NOW THERFORE, it is resolved that the City of Myrtle Beach hereby accepts dedication and responsibility of that certain roadway as described above, but does not include the aforementioned paver areas, landscaping, median improvements and entry columns which are located within the Cresswind Blvd right-of-way.

SIGNED, SEALED and DATED, this 22nd day of October, 2019.

BRENDA BETHUNE, MAYOR

ATTEST:

JENNIFER STANFORD, CITY CLERK

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

DEED

KNOW ALL MEN BY THESE PRESENTS, that KH Withers , 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 / TMS #:180-00-02-293

Roads & Drainage for Cresswind Boulevard and portions of Suncrest Drive and Silver Spring Lane, being more fully shown and delineated on the plat entitled "Final Subdivision Plat of Phase, 1A Section 1 Cresswind" dated February 7, 2013, prepared by Thomas & Hutton, and recorded in the Register of Deeds Office for Horry County on March 15, 2013 in Plat Book 257 at Page 131.

The premises herein granted are taken from that certain property conveyed to the Grantor by deed of Farrow Parkway Investments, LLC, dated the 23 day of October, 2012 and recorded in Deed Book 3616 at Page 806 in the Register of Deeds Office for Horry County and by the deed from Farrow Parkway Investments, LLC, recorded August 8, 2013 in Deed Book 3676 at Page 397 in the Register 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.

WITNESS the execution hereof by Grantor this 1st day of July, 2019

Signed, Sealed and Delivered
in the presence of:

Witnesses:

Tahirah Williams
1st Witness

Tahirah Williams
(print name)

Sharon B. Winkler
2nd Witness

Sharon Winkler
(print name)

Grantor(s): K.H. Withers
(print name of company / association)

Robert Daurity
By: Robert Daurity
(print name)

Its: V.P.

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.

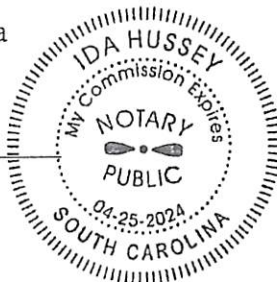
Sharon B. Wisner
Witness

SWORN to before me this 16th
day of July, 2019

Ida Hussey (SEAL)

Notary Public for South Carolina
(print name)

My Commission Expires: _____



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 Cresswind Phase 1A bearing Horry County Tax Map Number 180-00-02-293 was transferred by KH Withers 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 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:

VP

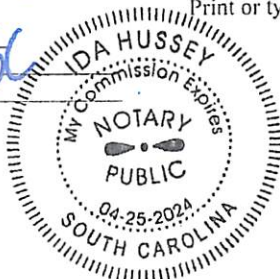
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Robert Daurity
Responsible Person Connected with the Transaction

Robert Daurity
Print or type the above name here

SWORN to before me this 1st day of July year of 2019

Notary Public for Myrtle Beach, SC
My Commission Expires: _____



NOTES:
1) TAX MAP NO. 180-00-02-293.
2) DATE OF FIELD SURVEY: JUNE, 2012.
3) THIS AREA IS LOCATED IN FLOOD ZONE X (AREA OUTSIDE 500 YEAR FLOOD PLAIN) PANEL NO. 4505IC 0092 H DATED AUG. 23, 1999 - NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP.
4) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83(86). DISTANCES SHOWN ARE HORIZONTAL DISTANCES NOT GRID DISTANCES.
5) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.
6) NO TITLE SEARCH WAS PERFORMED BY THIS OFFICE ON THIS DATE.
7) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
8) DEED REFERENCES: D.B. 2938, PG. 1280, D.B. 2938, PG. 1284, D.B. 2938, PG. 1288, D.B. 3312, PG. 578.
9) LAST PROPERTY TRANSFER: P.B. 206, PG. 85.
10) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES OR STATE AGENCY SURVEY SYSTEM LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
11) THE LAKE AND EASEMENT AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
12) THE ROADS AND DRAINAGE WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC. THE CITY OF MYRTLE BEACH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD AND DRAINAGE SYSTEM SHOWN ON THIS PLAT.
13) TOTAL NUMBER OF LOTS = 13. SMALLEST LOT SIZE = 1,750 S.F.
14) PROPOSED PUBLIC ROADS WITHIN THIS PHASE:
SUNCREST DRIVE: 80' L.F., Q129 AC.
SILVER SPRING LANE: 150' L.F., Q171 AC.
CRESSWIND BOULEVARD: 1300' L.F., 1.847 AC.
15) ALL ACTIVITIES, INCLUDING ACTIVITIES BY INDIVIDUAL LOT OWNERS WILL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLANS FOR THE SUBDIVISION.
16) DRAINAGE EASEMENTS ARE TO BE CLEAR AND REMAIN FREE OF ALL OBSTRUCTIONS AND STRUCTURES.
17) TYPE OF DEVELOPMENT: SINGLE-FAMILY DETACHED.
18) WHEN AN EASEMENT/BUFFER IS GREATER THAN THE REQUIRED BUILDING SETBACK LINE THEY SHALL BECOME ONE IN THE SAME.
19) LAKE MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
20) ALL AREAS SHOWN ON THIS PLAT AS OPEN SPACE SHALL REMAIN AS SUCH IN PERPETUITY.
21) WETLANDS DELINEATED BY SM & E; SAC #2C4-00591-3-JH.

JURISDICTIONAL WETLAND
JURISDICTIONAL WETLAND

CERTIFICATE OF OWNERSHIP AND DEDICATION
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS (PLANS OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

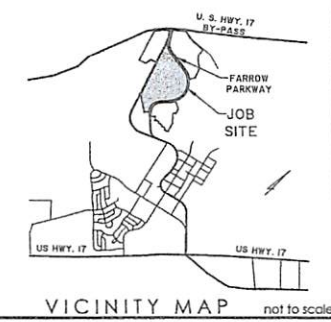
SIGNATURE: Robert County DATE: 7/26/13

SIGNATURE: _____ DATE: _____
NAME (PRINT): _____

APPROVED FOR
RECORDING BY
CITY OF MYRTLE BEACH,
SOUTH CAROLINA
3/4/13
DATE
PLANNING DEPT.

FUTURE
DEVELOPMENT
KH WITHERS, LLC
180-00-02-293
D.B. 3616, PG. 806

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C2	100.00	11.97	S 1° 43' 41" W	11.97	11.97
C3	100.00	11.97	S 1° 43' 41" W	11.97	11.97
C4	100.00	11.97	N 1° 43' 41" E	11.97	11.97
C5	100.00	11.97	N 1° 43' 41" E	11.97	11.97
C6	100.00	11.97	S 1° 43' 41" W	11.97	11.97
C7	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C8	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C9	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C10	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C11	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C12	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C13	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C14	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C15	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C16	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C17	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C18	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C19	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C20	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C21	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C22	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C23	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C24	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C25	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C26	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C27	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C28	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C29	100.00	11.97	N 0° 26' 27" E	11.97	11.97
C30	100.00	11.97	N 0° 26' 27" E	11.97	11.97



VICINITY MAP not to scale
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I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
MATTHEW D. SVEJKOVSKY
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21233

FINAL SUBDIVISION PLAT OF

PHASE 1A SECTION 1 CRESSWIND

CITY OF MYRTLE BEACH
HORRY COUNTY, SOUTH CAROLINA

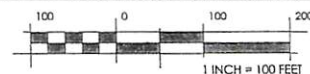
prepared for
KH WITHERS LLC

No Revision By Date

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

1350 Farrow Parkway
PO Box 8000
Myrtle Beach, SC 29578-8000
p 843.839.3545 f 843.839.3565

www.thomasandhutton.com



plot 2/7/13 drawn JED reviewed MDS field XXX crew XX

job 2328301 (PH 1A SEC 1) SHEET 1 OF 1

LOT NO.	LOT AREA
LOT 1	8,231 S.F.±
LOT 2	7,475 S.F.±
LOT 3	6,900 S.F.±
LOT 4	6,900 S.F.±
LOT 5	6,900 S.F.±
LOT 6	7,475 S.F.±
LOT 7	6,900 S.F.±
LOT 8	5,750 S.F.±
LOT 9	5,750 S.F.±
LOT 10	5,863 S.F.±
LOT 11	5,863 S.F.±
LOT 12	6,552 S.F.±
LOT 13	6,743 S.F.±

LEGEND
● IRON REBAR FOUND
○ IRON REBAR SET
— ADJACENT PROPERTY
— RIGHT-OF-WAY
— MAIN BOUNDARY

REFERENCE MAPS:
1) "BOUNDARY SURVEY OF PROPOSED FARROW PARKWAY RIGHT-OF-WAY, FOR ROSS FAMILY #4", DATED AUG. 13, 2008; REVISED MAY 19, 2009, BY SURVEY TECHNOLOGY, INC. AND RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 233, PG. 09.
2) "SUBDIVISION PLAT OF PARCELS A1 & A2 PORTION OF TRACT 2 MYRTLE BEACH AIR FORCE BASE, FOR HOLBROS INVESTMENTS, LLC", DATED MARCH 6, 2008, BY THOMAS & HUTTON ENGINEERING CO., & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 237, PG. 31.
3) "RIGHT-OF-WAY PLAT PROPOSED 66' RIGHT-OF-WAY 330 AC.± ACROSS THE LANDS OF MYRTLE BEACH PROPERTY DEVELOPMENT, LLC", DATED JAN. 31, 2008, BY THE CITY OF MYRTLE BEACH, DATED JAN. 31, 2008 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 230, PG. 232.
4) "PLAT OF COW LANE PUBLIC R/W 2.141 AC.± A PORTION OF PARCEL E-1 & A PORTION OF PARCEL C, PREPARED FOR THE CITY OF MYRTLE BEACH", DATED JUNE 16, 2009 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 250, PG. 222.
5) "SUBDIVISION PLAT OF PARCEL L & M WITHERS PRESERVE, PREPARED FOR MYRTLE BEACH PROPERTY DEVELOPMENT, LLC", DATED AUGUST 29, 2006 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 233, PG. 48.
6) "BOUNDARY PLAT OF PARCELS E-4 & E-5 A PORTION OF THE LANDS OF FARROW PARKWAY INVESTMENTS, LLC", DATED MARCH 8, 2008 BY THIS OFFICE.
7) "OFFSITE UTILITIES OF ALEXA WITHERS PRESERVE, PREPARED FOR LEXMAR COMMUNITIES OF CAROLINAS, INC.", DATED DEC. 20, 2007 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 234, PG. 237.
8) "ALTA/ACSM LAND TITLE SURVEY OF PARCEL E-4 A PORTION OF THE LANDS OF FARROW PARKWAY INVESTMENTS, LLC", DATED JAN. 16, 2008 BY THIS OFFICE.
9) "MINOR SUBDIVISION PLAT OF PARCEL E-4 A PORTION OF THE LANDS OF FARROW PARKWAY INVESTMENTS, LLC; PREPARED FOR KOLTER ACQUISITIONS, LLC", DATED AUG. 7, 2002 BY THIS OFFICE.

COMMON AREA	
COMMON AREA 1	0.244 AC.±
COMMON AREA 2	0.119 AC.±
COMMON AREA 3	0.102 AC.±
COMMON AREA 7	0.227 AC.±
COMMON AREA 8	0.117 AC.±
COMMON AREA 9	0.208 AC.±
TOTAL	1.017 AC.±

TOTAL LOTS	1,994 AC.±
ROAD R/W	2.147 AC.±
COMMON AREA (INCLUSIVE OF EASEMENTS)	1.017 AC.±
TOTAL AREA	5.158 AC.±

