
1 **R2021-25: TO ACCEPT THE DEDICATION OF CERTAIN ROADWAYS KNOWN**
2 **AS TRIESTE STREET (50' PUBLIC R/W) AND LEDRO LANE (50' PUBLIC**
3 **R/W) WITHIN THE MARINA TRACT P2 DEVELOPMENT.**

4 **Applicant/Purpose:** Pulte Home Corporation (owner) / to accept certain streets in
5 the Marina Tract P2 Development into the City's road network.

6 **Brief:**

- 7 • The owner has constructed 50' Public ROWs known as Trieste Street and Ledro
8 Lane within the Marina Tract P2 Development.
- 9 • Public utilities have been located w/in, along, and above the ROWs.
- 10 • Streets comply w/current standards & construction requirements.
- 11 • Owner has provided executed dedication deed for the transfer of the
12 roadways.

13
14 **Issues:**

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

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

19
20 **Alternatives:** None considered.

21
22 **Financial Impact:**

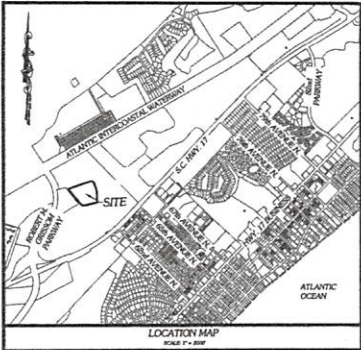
- 23 • Typical cost associated w/roadway maintenance.
- 24 • As the roads age these cost will increase.

25
26 **Manager's Recommendation:**

- 27 • I recommend approval (9.14.21).

28
29 **Attachment(s):**

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

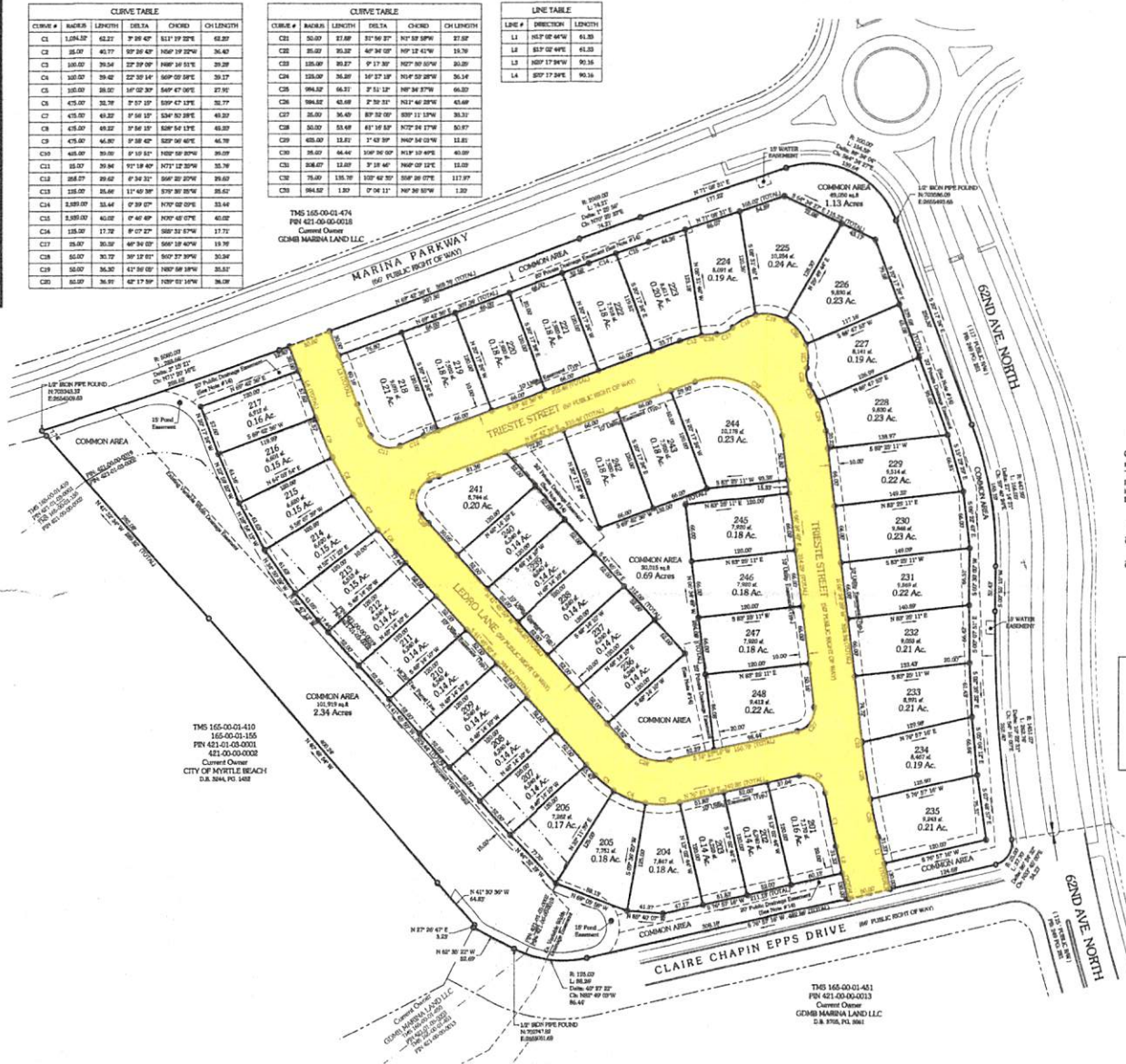


CURVE #	BACKSIGHT	SIGHTSIGHT	CHORD	CH LENGTH	
C1	1254.22	42.21	7' 39.42"	81.17 29.27%	63.29
C2	35.07	40.77	50' 26.42"	104.07 29.27%	36.42
C3	150.07	39.54	22' 39.00"	100.30 33.1%	29.29
C4	100.07	39.42	22' 39.00"	100.30 33.1%	30.17
C5	150.07	39.02	19' 02.30"	100.47 33.1%	31.91
C6	475.07	32.78	7' 37.37"	100.47 33.1%	32.77
C7	475.07	49.22	7' 58.12"	104.30 28.9%	49.22
C8	475.07	49.22	7' 58.12"	104.30 28.9%	49.22
C9	475.07	42.80	7' 39.42"	102.50 40.1%	42.79
C10	475.07	30.01	7' 13.51"	102.50 39.7%	30.01
C11	35.07	39.84	9' 13.49"	107.12 35.7%	35.79
C12	35.07	39.84	9' 13.49"	107.12 35.7%	39.69
C13	125.07	35.86	11' 49.39"	107.30 35.8%	35.82
C14	2,891.07	33.44	9' 39.37"	107.02 35.6%	33.44
C15	2,891.07	40.02	9' 46.49"	107.02 35.6%	40.02
C16	125.07	17.72	8' 07.27"	108.28 37.9%	17.72
C17	35.07	30.59	49' 34.00"	108.28 37.9%	30.59
C18	65.07	30.72	50' 12.01"	107.37 39.4%	30.54
C19	65.07	36.20	42' 50.00"	108.38 39.4%	36.20
C20	65.07	36.91	42' 17.39"	108.37 39.4%	36.08

CURVE #	BACKSIGHT	SIGHTSIGHT	CHORD	CH LENGTH	
C21	30.07	37.89	37' 50.27"	107.59 39.7%	37.87
C22	30.07	30.32	40' 30.00"	107.12 41.7%	30.32
C23	125.07	30.27	9' 17.39"	107.30 40.0%	30.29
C24	125.07	36.89	10' 27.19"	107.30 39.4%	36.14
C25	194.52	44.81	7' 51.12"	107.34 37.9%	44.89
C26	194.52	43.49	7' 30.12"	107.14 38.2%	43.49
C27	30.07	36.49	8' 02.00"	107.11 39.4%	36.37
C28	30.07	38.49	8' 13.49"	107.24 39.4%	38.37
C29	65.07	32.81	7' 14.59"	106.54 42.7%	32.81
C30	35.07	44.44	10' 30.00"	114.19 49.6%	40.09
C31	308.07	12.89	7' 18.45"	106.07 12.1%	12.03
C32	35.07	135.39	10' 42.50"	107.30 39.7%	117.97
C33	194.52	1.87	9' 28.11"	107.30 39.7%	1.87

LINE #	DIRECTION	LENGTH
L1	S15° 02' 49" W	61.20
L2	S15° 02' 49" W	61.20
L3	S15° 02' 49" W	61.20
L4	S15° 02' 49" W	61.20

THIS 165-00-01-474
PIN 421-00-00-0118
Current Owner
GEMO MARINA LAND LLC



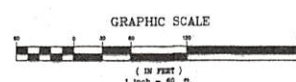
LEGEND
 (Symbol) BORN PIPE SET
 (Symbol) BORN PIPE FOUND

Certificate of approval of the installation and construction of streets, utilities and other required improvements
 I do hereby certify that a guarantee of the foundations of the required improvements in an amount or manner satisfactory to the City of Myrtle Beach has been executed.
 Signature: *John E. Hurrey* Date: 1/10/18
 Signature: *John E. Hurrey* Date: 12/22/2017
 City Manager

SUBDIVISION DATA	
TOTAL TRACT AREA	15.06 acres
TOTAL COMMON AREA	2.32 acres
TOTAL PRIVATE LOTS	4.16 acres
TOTAL PRIVATE LOTS	8.58 acres
LINEAR FEET OF PUBLIC STREETS	1,927.25 ft
TOTAL # OF LOTS	48
SMALLEST LOT (#122)	0.220 ac.
LARGEST LOT (#111)	10.254 ac.

Instrument: 2018090009866, PLAT BK:
 278 PG. 167 DOCTYPE: 001 01/17/2018 at
 02:14:14 PM, 1 OF 1 MARION D.
 FOGWORTH II, Horry County, SC
 REC: TRACT OF DEEDS

APPROVED FOR
 RECORDING BY
 CITY OF MYRTLE BEACH,
 SOUTH CAROLINA
 DATE: 1/10/18
 PLANNING DEPT.



- NOTES:
- TAX PARCEL NO.: PIN 421-01-03-0002 / PIN 421-00-00-0109
OWNER OF RECORD: PULTE HOMES COMPANY LLC, 4303 PARKER PLACE, SUITE 1100, NORTH CHARLESTON, SC 29405
 - THIS AREA IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL NO. 45051C 0561 0564 & 0708 DATED AUGUST 23, 1999 NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP.
 - ALL BEARINGS ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83 (2011).
 - ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES NOT GRID DISTANCES.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, CHARGES BY TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - 1/2" BORN PIPES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY; NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - THE ROADS AND DRAINAGE WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC AND DEDICATED TO CITY OF MYRTLE BEACH UNLESS OTHERWISE NOTED ON THE PLAN.
 - THIS 165-00-01-076, 078 & 452 ARE SUBJECT TO THE AGREEMENT TO DEVELOP A MULTI-COUNTY BUSINESS PARK, RECORDED IN DEED BOOK 2323 PG 1037 ON DEC. 6, 2000 IN THE OFFICE OF THE REGISTER OF DEEDS, HORRY COUNTY, SOUTH CAROLINA.
 - A PORTION OF THIS PROPERTY IS DESIGNATED AS EXHIBIT A IN THE CITY OF MYRTLE BEACH DEVELOPMENT AGREEMENT, RECORDED IN DEED BOOK 2323, PG 893, ON DEC. 6, 2000 IN THE OFFICE OF THE REGISTER OF DEEDS, HORRY COUNTY, SOUTH CAROLINA.
 - NO ATTEMPT HAS BEEN MADE AS PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES.
 - PUBLIC & PRIVATE 30 FT DRAINAGE EASEMENTS ARE BASED ON CENTER LINE OF PIPE 10 FT EACH SIDE.
 - LAST PROPERTY TRANSFER DEED BOOK 4034, PAGE 1700.
 - NO INFRASTRUCTURE OR APPROVEDS INSTALLED AT TIME OF SURVEY.
 - DATE OF FIELD SURVEY: DECEMBER, 2017

- REFERENCES:
- FINAL PLAN TITLED: "PLAT NO. 278 AND ADJACENT SITE", DATED MARCH 20TH, 2017 PREPARED FOR PULTE HOMES CORPORATION, BY CASTLES ENGINEERING, RECORDED IN PLAT BOOK 278 AT PAGE 111, THE HORRY COUNTY REGISTER OF DEEDS

SPACE RESERVED FOR PLANNING APPROVAL ONLY

CERTIFICATE OF OWNERSHIP AND DEDICATION
 The undersigned hereby acknowledges that [name] (the owner) of the property shown and described herein and that I (myself) (the surveyor) have examined the same and that I (we) hereby dedicate all items as specifically shown and indicated on said plat.
 PULTE HOMES COMPANY LLC
 Signature: *[Signature]*

DATE: _____
 REVISION: _____
 JOB No. 17081
 DATE: DECEMBER 14, 2017
 DRAWN BY: D.M.P.
 CHECKED BY: M.O.C.
 SCALE: 1" = 40'
 FILE: P-17.081

BONDED FINAL PLAT OF
 PARCEL P-2 (48 LOT SUBDIVISION)
 PIN: 421-00-00-0019 & 421-01-03-0002 / THIS: 165-00-01-468 & 411
 CITY OF MYRTLE BEACH, SOUTH CAROLINA
 PREPARED FOR:
 PULTE HOME CORPORATION

CASTLES ENGINEERING, INC.
 3901 North Kings Highway, Suite 22A
 Myrtle Beach, SC 29577
 Telephone: 843-442-2110
 Fax: 843-442-0909
 www.castleseng.com

17.081

COUNTY OF HORRY

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 known as Roads and Drainage System of Marina Tract P1 Phase 1B, bearing a portion of Horry County Tax Parcel Identification Number prior PIN # 421-00-00-0020 by Pulte Home Company, 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) X EXEMPT from the deed recording fee because: conveyance to government agency
 (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.
 (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 \$ _____.
 which is \$ _____.
5. Check YES _____ or NO X 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) _____ the amount listed in item 4 above
 (b) _____ the amount listed in item 5 above (no amount place zero)
 (c) _____ subtract line 6(b) from line 6(a) and place the result.
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.
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.

Pulte Home Company, LLC

Sworn to before me this

15 day of July, 2021.

[Signature]
Notary Public for South Carolina
My Commission Expires: 2/2/22

By: [Signature]
Name: SIDNEY DWIGHT
Title: DIR. OF LAND DEVELOPMENT

