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1 **R2019-50: TO ACCEPT THE DEDICATION OF THOSE CERTAIN ROADWAYS**  
2 **KNOWN AS CRESSWIND BOULEVARD (WIDTH VARIES), SUNCREST DRIVE**  
3 **(50' RIGHT-OF-WAY) AND SILVER SPRING LANE (50' RIGHT-OF-WAY)**  
4 **WITHIN THE CRESSWIND PHASE 1A SECTION 1 OF THE CRESSWIND**  
5 **SUBDIVISION**

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6 **Applicant/Purpose:** KH Withers, LLC (owners)/ to accept public dedication of  
7 Cresswind Boulevard, a portion of Suncrest Drive & a portion of Silver Spring Lane in  
8 the Cresswind Phase 1A Section 1 of the Cresswind Subdivision.  
9

10 **Brief:**

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

18  
19 **Issues:**

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

22  
23 **Public Notification:** Normal meeting notifications.  
24

25 **Alternatives:** None considered.  
26

27 **Financial Impact:**

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

30  
31 **Manager's Recommendation:** I recommend approval.  
32

33 **Attachment(s):**

- 34 ▪ Proposed Resolution.
- 35 ▪ Copy of Subdivision Plat.
- 36 ▪ Copy of executed Deed of Dedication.

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, 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.

SIGNED, SEALED and DATED, this 8<sup>TH</sup> 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:

Jahantullah  
1<sup>st</sup> Witness

Tahirah Williams  
(print name)

Sharon B. Winstler  
2<sup>nd</sup> Witness

Sharon Winstler  
(print name)

Grantor(s): KH Withers  
(print name of company / association)

[Signature]

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. Wischer*  
\_\_\_\_\_  
Witness

SWORN to before me this 15<sup>th</sup>  
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.

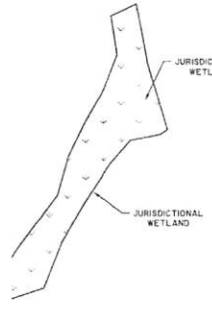
Robert Daurity  
Responsible Person Connected with the Transaction

Robert Daurity  
Print or type the above name here

SWORN to before me this 1st day of July year of 2019  
Ida Hussey  
Notary Public for Horry, SC  
My Commission Expires: \_\_\_\_\_



- NOTES:
- TAX MAP NO. 180-00-02-293.
  - DATE OF FIELD SURVEY, JUNE, 2012.
  - THIS AREA IS LOCATED IN FLOOD ZONE X (AREA OUTSIDE 500 YEAR FLOOD PLAIN) PANEL NO. 4505IC 0692 H DATED AUG. 23, 1999 - NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP.
  - ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 1983(SG). DISTANCES SHOWN ARE HORIZONTAL DISTANCES NOT GRID DISTANCES.
  - THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.
  - NO TITLE SEARCH WAS PERFORMED BY THIS OFFICE ON THIS DATE.
  - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  - DEED REFERENCES: D.B. 2930, PG. 1280, D.B. 2930, PG. 1284, D.B. 2930, PG. 1285, & D.B. 3362, PG. 578.
  - LAST PROPERTY TRANSFER: P.B. 206, PG. 85.
  - THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES OR STATE AGENCY SURVEY SYSTEM LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
  - THE LAKE AND EASEMENT AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - 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.
  - TOTAL NUMBER OF LOTS = 13. SMALLEST LOT SIZE = 5,750 S.F.
  - PROPOSED PUBLIC ROADS WITHIN THIS PHASE:
    - SUNCREST DRIVE: 90' L.F., 0.129 AC.
    - SILVER SPRING LANE: 150' L.F., 0.271 AC.
    - CRESSWIND BOULEVARD: 1300' L.F., 1.847 AC.
  - 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.
  - DRAINAGE EASEMENTS ARE TO BE CLEAR AND REMAIN FREE OF ALL OBSTRUCTIONS AND STRUCTURES.
  - TYPE OF DEVELOPMENT: SINGLE-FAMILY DETACHED.
  - WHEN AN EASEMENT/RIGHT IS GREATER THAN THE REQUIRED BUILDING SETBACK LINE THEY SHALL BECOME ONE IN THE SAME.
  - LAKE MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
  - ALL AREAS SHOWN ON THIS PLAT AS OPEN SPACE SHALL REMAIN AS SUCH IN PERPETUITY.
  - WETLANDS DELINEATED BY SM & E, SAC #2CJ-00591-20X.



**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 (PLAN 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 Withers*  
 NAME (PRINT): **Robert Withers** DATE: **9/20/13**  
 SIGNATURE: \_\_\_\_\_  
 NAME (PRINT): \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED FOR RECORDING BY  
 CITY OF MYRTLE BEACH,  
 SOUTH CAROLINA  
**3/14/13** DATE  
 PLANNING DEPT.

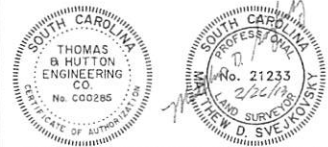
FUTURE DEVELOPMENT  
 KH WITHERS, LLC  
 180-00-02-293  
 D.B. 366, PG. 806

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
L1	80.00'	51.9'	N 09°21'21" E	51.9'	7°38'33"
L2	80.00'	33.00'	N 13°44'44" W	33.00'	6°28'03"
L3	100.00'	39.15'	S 17°44'37" E	39.15'	2°02'37"
C4	890.00'	20.08'	N 88°18'29" E	10.08'	0°38'07"
L5	100.00'	64.82'	N 79°02'27" E	64.82'	2°51'27"
L6	1470.00'	21.89'	S 77°13'11" E	8.99'	0°32'23"
C7	125.00'	74.94'	N 09°28'35" E	74.94'	3°24'01"
L8	125.00'	25.8'	N 09°09'00" W	25.8'	0°41'00"
C9	575.00'	12.28'	N 02°18'00" W	12.28'	7°32'16"
L10	70.00'	29.33'	N 43°27'14" W	29.33'	6°41'00"
L11	1530.00'	95.33'	S 84°02'17" E	95.33'	3°16'27"
L12	1530.00'	34.23'	S 87°06'04" E	54.23'	2°02'59"
L13	1530.00'	34.78'	S 79°04'18" E	54.12'	2°02'59"
L14	1530.00'	30.59'	S 77°53'17" E	50.99'	1°09'37"
L15	70.00'	3.48'	N 84°29'50" E	28.23'	80°20'18"
L16	150.00'	13.50'	S 04°22'34" W	21.50'	6°22'37"
L17	190.00'	10.28'	N 07°26'34" E	10.08'	0°38'37"
L18	140.00'	26.17'	N 05°32'15" E	26.17'	2°12'30"
L19	100.00'	20.00'	N 33°19'11" W	21.28'	84°23'07"
L20	100.00'	22.53'	N 34°21'04" E	29.06'	93°02'57"
L21	20.00'	32.74'	S 30°09'55" E	29.10'	3°24'08"
L22	20.00'	33.82'	S 48°02'40" E	29.05'	9°29'44"
L23	340.00'	37.86'	S 77°43'51" W	32.86'	7°20'00"
L24	190.00'	3.85'	S 77°19'25" W	29.85'	89°14'40"
L25	100.00'	31.0'	S 27°46'14" E	28.00'	89°14'40"
L26	1470.00'	23.00'	S 80°53'07" E	23.00'	0°54'04"
L27	1170.00'	16.47'	N 03°35'45" W	16.46'	4°03'00"
L28	20.00'	32.41'	N 47°15'21" E	26.90'	97°50'43"
C29	170.00'	29.47'	S 00°18'00" W	39.46'	7°55'21"
C30	100.00'	128.89'	S 89°17'01" E	128.13'	6°54'10"
C31	100.00'	48.24'	S 30°42'30" W	459.35'	23°53'08"



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. SVEJKOVSKIY  
 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 \_\_\_\_\_



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

www.thomasandhutton.com



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

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	6,325 S.F.±
LOT 8	5,750 S.F.±
LOT 9	5,750 S.F.±
LOT 10	8,663 S.F.±
LOT 11	5,841 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:
- "BOUNDARY SURVEY OF PROPOSED FARROW PARKWAY RIGHT-OF-WAY, FOR ROSS FAMILY #4", DATED AUG. 13, 2002; REVISED MAY 15, 2003, BY SURVEY TECHNOLOGY, INC. AND RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 99, PG. 06.
  - "SUBDIVISION PLAT OF PARCEL A1 & A2 PORTION OF TRACT 2 MYRTLE BEACH AIR FORCE BASE, FOR HOLBORN 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.
  - "RIGHT-OF-WAY PLAT PROPOSED 66' RIGHT-OF-WAY 330 AC.± ACROSS THE LANDS OF MYRTLE BEACH PROPERTY DEVELOPMENT, PREPARED FOR THE CITY OF MYRTLE BEACH", DATED JAN. 31, 2008 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 250, PG. 292.
  - "PLAT OF CHOW LANE PUBLIC R/W 2441 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.
  - "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.
  - "BOUNDARY PLAT OF PARCELS E-4 B-E-3 A PORTION OF THE LANDS OF FARROW PARKWAY INVESTMENTS, LLC" DATED MARCH 6, 2008 BY THIS OFFICE.
  - "OFFSITE UTILITIES OF ALEXAN WITHERS PRESERVE, PREPARED FOR LENNAR 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. 227.
  - "LATA/ACSM LAND TITLE SURVEY OF PARCEL E-4 A PORTION OF THE LANDS OF FARROW PARKWAY INVESTMENTS, LLC" DATED JAN. 16, 2012 BY THIS OFFICE.
  - "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, 2012 BY THIS OFFICE.

COMMON AREA

COMMON AREA 1	0.244 AC.±
COMMON AREA 2	0.019 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 (INCLUDES OF EASEMENTS)	1,017 AC.±
TOTAL AREA	5,158 AC.±

FUTURE DEVELOPMENT  
 KH WITHERS, LLC  
 180-00-02-293  
 D.B. 366, PG. 806

FUTURE DEVELOPMENT  
 FARROW PARKWAY INVESTMENTS, LLC  
 180-00-02-294  
 D.B. 366, PG. 806

Instrument #: 201300029797, PLAT BK. 257 PG. 131 DOCTYPE: 061 09/10/2013 at 04:35:44 PM. 10 UPPER, HORRY COUNTY, BALLEYSIDE OF DEEDS SC REGISTRAR OF DEEDS

