
R2022-18: TO ACCEPT THE DEDICATION OF A CERTAIN ROADWAY KNOWN AS PEARL PINE COURT (50' PUBLIC R/W), AND SECTIONS OF CERTAIN ROADWAYS KNOWN AS KINGFISHER DRIVE (50' PUBLIC R/W), AND MOURNING DOVE DRIVE (50' PUBLIC R/W) WITHIN THE BELLE HARBOR PHASE 4 DEVELOPMENT.

Applicant/Purpose: Lennar Carolinas, LLC (owner) / to accept certain streets in the Belle Harbor Phase 4 Development into the City's road network.

Brief:

- The owner has constructed certain roadways of 50' Public R/W's known as Pearl Pine Court, Kingfisher Drive, and Mourning Dove Drive within the Belle Harbor Phase 4 Development.
- Public utilities have been located w/in, along, and above the R/W's.
- Streets comply w/current standards & construction requirements.
- Owner has provided executed dedication deed for the transfer of the roadways.

Issues:

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

Public Notification: Normal meeting notifications.

Alternatives: None considered.

Financial Impact:

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

Manager's Recommendation:

- I recommend approval (4.26.22)

Attachment(s):

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

WHEREAS, Lennar Carolinas, LLC has dedicated a certain roadway known as PEARL PINE COURT, and sections of certain roadways known as KINGFISHER DRIVE and MOURNING DOVE DRIVE within the Belle Harbor Phase 4 Development to the public.

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

SIGNED, SEALED and DATED, this 26th day of April, 2022.

ATTEST:

JENNIFER ADKINS, CITY CLERK

WITNESS the execution hereof by Grantor this 14th day of October, 2020 /21

Signed, Sealed and Delivered
in the presence of:

Witnesses:

Cassidy J Bozzelli

1st Witness

Cassidy J Bozzelli

(print name)

Chris King

2nd Witness

Chris King

(print name)

Grantor(s): Lehman Carolinas, LLC
(print name of company / association)

By: Gabe Elmer
(print name)

Its: VP

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.

Cassidy J Bozzelli
1st or 2nd Witness

Cassidy J Bozzelli
(print name)

Sworn to before me this 14th
day of October A.D. 2021

Ida Hussey (Seal)

Notary Public for _____
Ida Hussey
(Print name if seal not legible)

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 Belle Harbor Ph 4, bearing Horry County PIN Number 447-00-00-0009, was transferred by Lennar Carolinas, LLC 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:

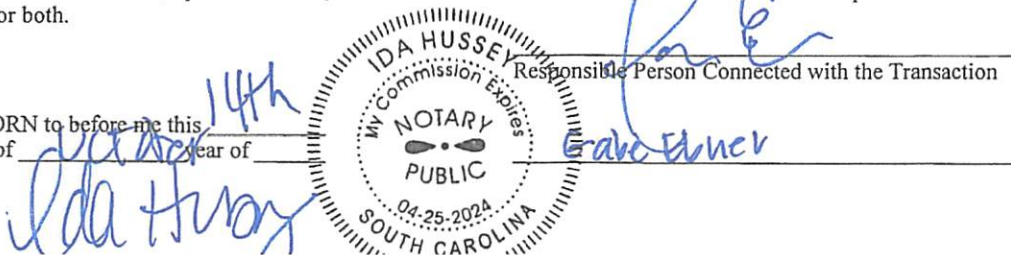
- (a) Place the amount listed in item 4 above here: _____
- (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
- (c) Subtract line 6(b) from Line 6(a) and place result here: _____

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:

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.

SWORN to before me this 14th
day of June year of 2024

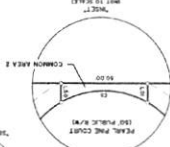
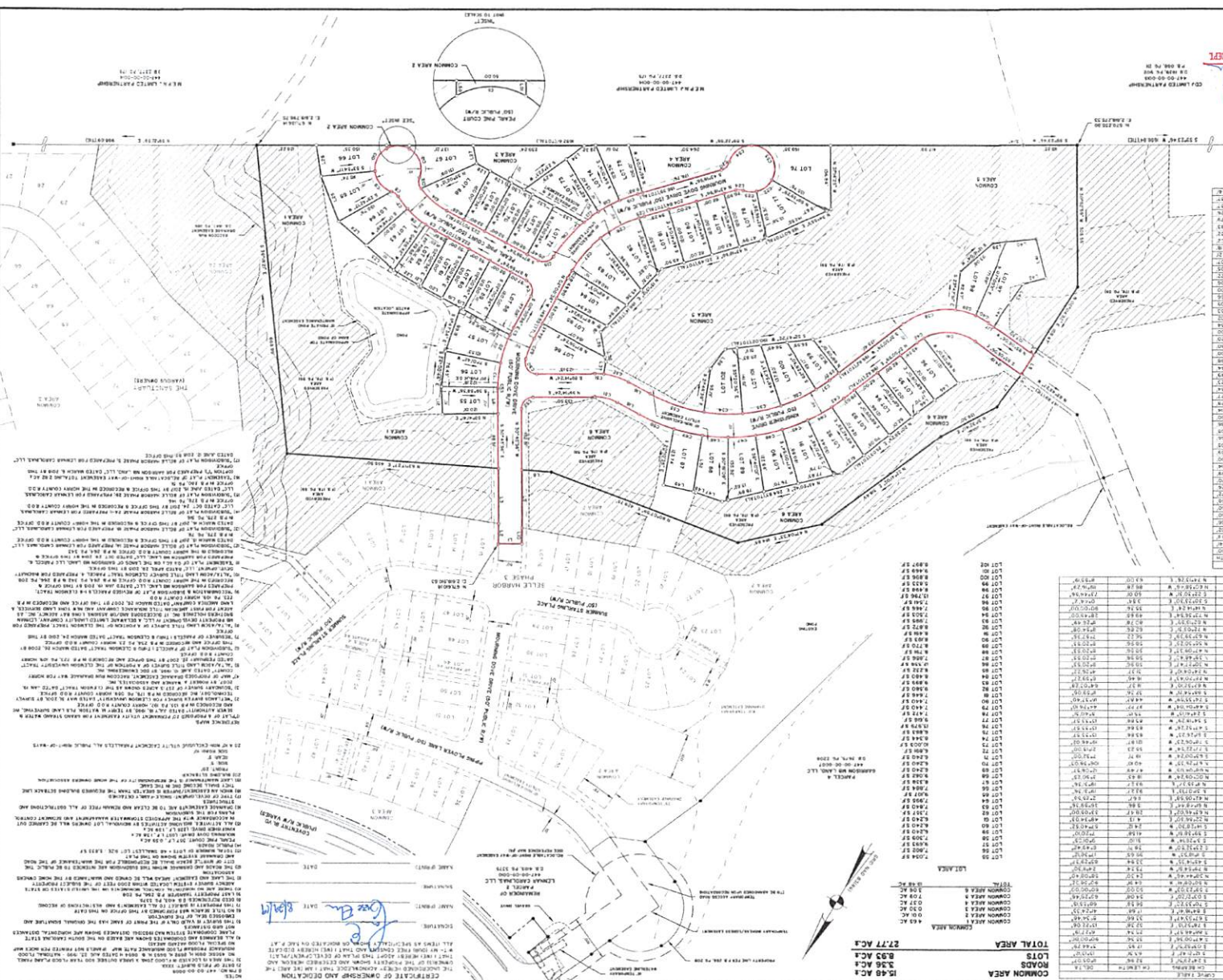


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COMMON AREA
TOTAL AREA
LOTS
ROADS

15.48 AC
0.36 AC
27.77 AC



THOMAS & HUTTON
1611 Brynmore Road, Suite 202
Myrtle Beach, SC 29577 • 843.639.3545
www.thomashutton.com

Subdivision Plat of
Belle Harbor
Phase 4

LENNAR CAROLINAS, LLC
CITY OF WHITE OAK, SOUTH CAROLINA
Horry County, South Carolina

LEGEND

- Property Lines
- Lot Lines
- Common Area
- Right of Way
- Other

Map of the area showing the location of the subdivision relative to surrounding roads and landmarks.