
R2023-12: TO ACCEPT THE DEDICATION OF A CERTAIN ROADWAYS KNOWN AS POZZALLO PLACE (50' PUBLIC R/W), CAGLIARI COURT (50' PUBLIC R/W), AND BRINDISI STREET (50' PUBLIC R/W) WITHIN THE MARINA TRACT P-5 DEVELOPMENT.

Applicant/Purpose: Pulte Home Company, LLC (owner) / to accept a certain streets in the Marina Tract P-5 Development into the City's road network.

Brief:

- The owner has constructed a 50' Public R/W's known as Pozzallo Place, Cagliari Court, and Brindisi Street within the Marina Tract P-5 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 (5.9.23)

Attachment(s):

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

RESOLUTION R2023-12

CITY OF MYRTLE BEACH) TO ACCEPT THE DEDICATION OF A CERTAIN
COUNTY OF HORRY) ROADWAYS KNOWN AS POZZALLO PLACE (50'
STATE OF SOUTH CAROLINA) PUBLIC R/W), CAGLIARI COURT (50' PUBLIC
R/W), AND BRINDISI STREET (50' PUBLIC R/W)
WITHIN THE MARINA TRACT P-5 DEVELOPMENT.

WHEREAS, Pulte Home Company, LLC has dedicated a certain roadways known as Pozzallo Place, Cagliari Court, and Brindisi Street within the Marina Tract P-5 Development to the public.

WHEREAS, the roadways are shown on the following BONDED FINAL PLAT OF PARCEL P-5 (57 LOT SUBDIVISION) PIN: 421-02-01-0003 & PIN: 395-00-00-0025 MARINA TRACT, CITY OF MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA PREPARED FOR: PULTE HOME CORPORATION, prepared by Castles Engineering dated May 22, 2018 and recorded on September 07, 2018 in Plat Book 283 at Page 82 in the Register of Deeds Office for Horry County, South Carolina, which said roadways being more particularly identified as "50' PUBLIC R/W", and shown on the above mentioned bonded final plat; and,

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

NOW THEREFORE, it is resolved that the City of Myrtle Beach hereby accepts dedication and responsibility of the roadways as described above.

SIGNED, SEALED and DATED, this 9^h day of May, 2023.

BRENDA BETHUNE, MAYOR

ATTEST:

JENNIFER ADKINS, CITY CLERK

Prepared By:
Burr & Forman LLP
2411 Oak Street, Suite 206
Myrtle Beach, SC 29577

NO TITLE WORK PERFORMED BY PREPARING ATTORNEY

STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF HORRY)	

KNOW ALL MEN BY THESE PRESENTS, that **Pulte Home Company, LLC**, a **Michigan limited liability company** (the "Grantor"), for and in consideration of the premises and the sum of **FIVE AND 00/100 (\$5.00) DOLLARS** to it in hand paid at and before the sealing of these presents by **City of Myrtle Beach**, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and released, subject to all encumbrances, easements, rights-of-way, restrictions, covenants, reservations and agreements found in the public records for Horry County, 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 (the "Grantee"), its successors and assigns, forever, subject to the matters described herein, the following described property to wit:

ALL AND SINGULAR, that certain piece, parcel, or tract of land together with improvements thereon, situate, lying and being in Myrtle Beach, Horry County, South Carolina and designated as a "50' Public R/W" which is more particularly shown on a plat entitled "Bonded Final Plat of Parcel P-5 (57 Lot Subdivision) PIN: 421-02-01-0003 & 395-00-00-0025 Marina Tract", prepared for Pulte Home Corporation by Castles Engineering dated May 22, 2018 and recorded September 7, 2018 in Plat Book 283 at Page 82, records of Horry County, SC, along with all rights to said roadway and drainage system being more particularly described on the map made by Development Resource Group, LLC, entitled "Roadway & Stormwater Drainage System Record Drawing for Marina Tract P5", dated September 1, 2021 and recorded _____, 2023 in Plat Book ____ at Page ___, records of Horry County, SC, said plat being made a part and parcel hereof by reference hereto.

DERIVATION: This is a portion of the property conveyed by GDMB Marina Land, LLC to Pulte Home Company, LLC by deed dated January 19, 2018 and recorded January 31, 2018 in Deed Book 4079 at Page 501, Horry County Records.

Portion of prior PIN # 421-02-01-0003 & 395-00-00-0025

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, its successors and assigns, forever, subject to the matters set forth herein.

AND the Grantor, subject to such encumbrances, easements, rights-of-way, restrictions, covenants, reservations and agreements found in the public records for Horry County, does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, said premises unto the said Grantee, its successors and assigns, against itself and its successors and assigns, and any persons whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 30th day of November, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

PULTE HOME COMPANY, LLC

[Signature] Graham Howe

[Signature] Evan Gosney

By: [Signature]
Name: Eric Karsten
Title: VP Operations

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 30th day of November, 2022, by **Pulte Home Company, LLC**, by Eric Karsten its VP of operations.

Earl R. Bailey (SEAL)
Notary Public for South Carolina
Print Name of Notary: Earl R. Bailey
My Commission Expires: 2/21/2027

STATE OF SOUTH CAROLINA

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 P5, bearing a portion of Horry County Tax Parcel Identification Number prior PIN # 421-02-01-0003 & 395-00-00-0025 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 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 \$ _____.
of \$ _____.
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 \$ _____.
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

30th day of November, 2022.

Earl R. Bailey Earl R. Bailey
Notary Public for South Carolina
My Commission Expires: 2/21/2027

By: [Signature]
Name: Eric Korsten
Title: VP Operations