
R2019-12: RESOLUTION TO ACCEPT THE DEDICATION OF THAT CERTAIN ROADWAY KNOWN AS MONTICELLO DRIVE (50' WIDE RIGHT-OF-WAY) LOCATED IN THE PELICAN HARBOR SUBDIVISION.

Applicant/Purpose: Pelican Harbor Property Owners Association, Inc., (owners)/ to accept Monticello Drive into the City's road network.

Brief:

- American Dream Homes, Inc., developed the Pelican Harbor Subdivision in 2005 which included the construction of several roadways.
- Monticello Drive (50' ROW) was intended to be dedicated to the City upon completion in 2005, however, review of ownership files by the Pelican Harbor POA & the City discovered the dedication was inadvertently overlooked.
- Pelican Harbor POA has acquired ownership for the roadways from American Dream Homes, Inc., in the Pelican Harbor Subdivision.
- Pelican Harbor POA has recently replaced several portions of sidewalk along Monticello Drive as identified by the City.
- Public utilities are located within, along, and above the ROW.
- All necessary easement documents have been included.
- Street complies with current standards and construction requirements.
- Owner has provided executed dedication deed for the transfer of roadway.

Issues:

- None identified.
- 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 R2019-12

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

**RESOLUTION TO ACCEPT THE DEDICATION OF
THAT CERTAIN ROADWAY KNOWN AS
MONTICELLO DRIVE (50' RIGHT-OF-WAY)
WITHIN THE PELICAN HARBOR SUBDIVISION.**

WHEREAS, PELICAN HARBOR
PROPERTY OWNERS ASSOCIATION, INC., has dedicated that certain roadway known as
Monticello Drive located in the Pelican Harbor Subdivision to the public.

WHEREAS, that certain roadway is shown on the following final plat: "Subdivision Plat of
Pelican Harbor, Ocala Street", prepared for American Dream Homes, LLC, dated July 05, 2005,
recorded November 02, 2005 in Plat Book 208 at Page 224 in the Register of Deeds Office for
Horry County, South Carolina, which said roadway being more particularly identified as 50' wide
public right-of-way, 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.

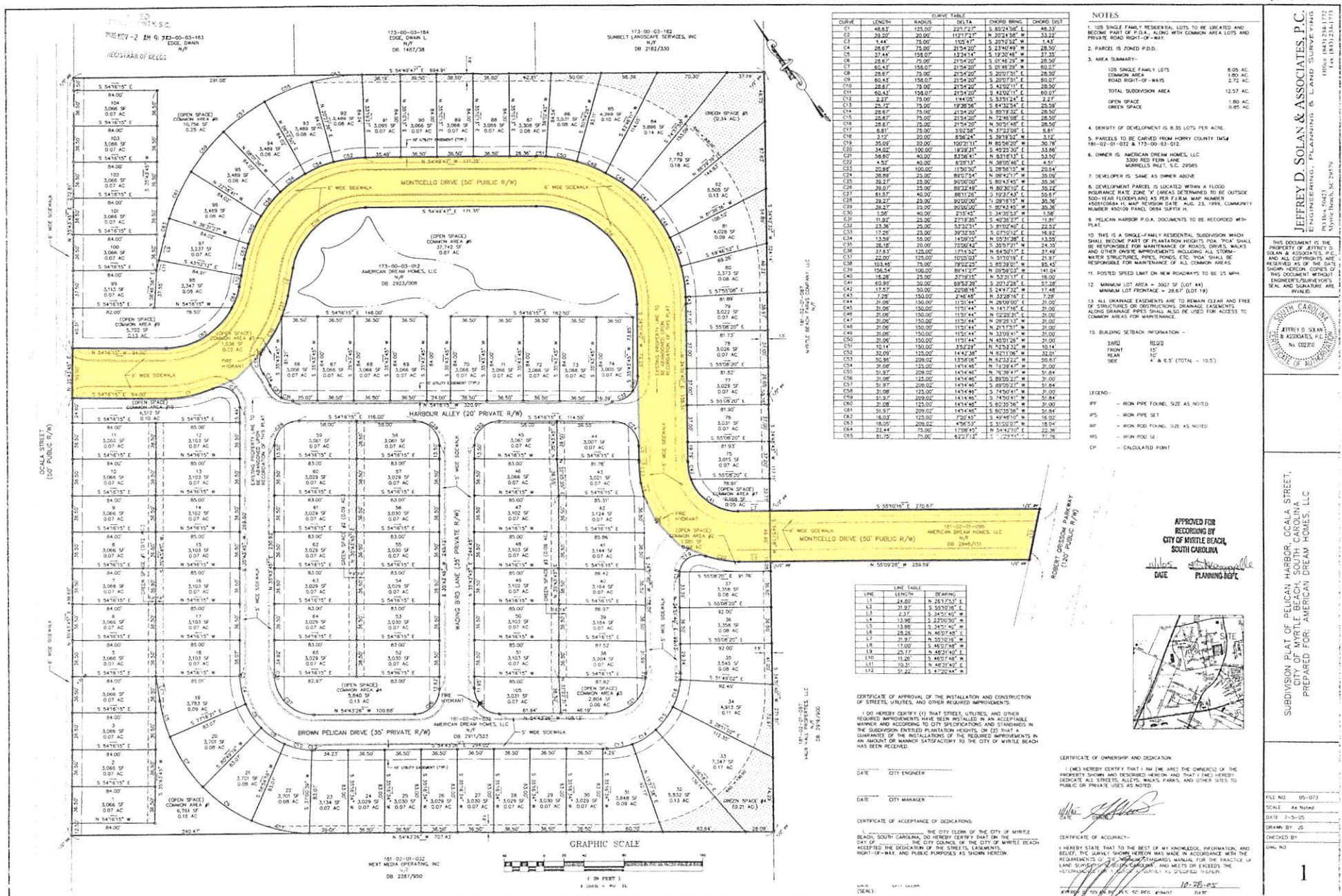
NOW THEREFORE, it is resolved that the City of Myrtle Beach hereby accepts dedication and
responsibility of that certain roadway as described above.

SIGNED, SEALED and DATED, this 12TH day of February, 2019.

BRENDA BETHUNE, MAYOR

ATTEST:

JENNIFER STANFORD, CITY CLERK



CURVE	LENGTH	RADIUS	CHORD BEING	CHORD DIST
C1	48.83	124.00	N 121° 17' 27" E	88.32
C2	30.20	20.00	N 117° 17' 27" E	33.22
C3	1.44	75.00	N 100° 14' 47" E	1.43
C4	28.87	75.00	S 21° 24' 20" E	28.50
C5	37.44	156.07	S 12° 24' 20" E	37.35
C6	28.87	75.00	S 12° 24' 20" E	28.50
C7	60.43	156.07	S 21° 24' 20" E	60.07
C8	28.87	75.00	S 21° 24' 20" E	28.50
C9	60.43	156.07	S 21° 24' 20" E	60.07
C10	28.87	75.00	S 21° 24' 20" E	28.50
C11	2.27	75.00	N 144° 00' 00" E	2.27
C12	2.27	75.00	N 144° 00' 00" E	2.27
C13	2.27	75.00	N 144° 00' 00" E	2.27
C14	28.87	75.00	N 144° 00' 00" E	28.50
C15	28.87	75.00	N 144° 00' 00" E	28.50
C16	28.87	75.00	N 144° 00' 00" E	28.50
C17	28.87	75.00	N 144° 00' 00" E	28.50
C18	28.87	75.00	N 144° 00' 00" E	28.50
C19	28.87	75.00	N 144° 00' 00" E	28.50
C20	28.87	75.00	N 144° 00' 00" E	28.50
C21	28.87	75.00	N 144° 00' 00" E	28.50
C22	28.87	75.00	N 144° 00' 00" E	28.50
C23	28.87	75.00	N 144° 00' 00" E	28.50
C24	28.87	75.00	N 144° 00' 00" E	28.50
C25	28.87	75.00	N 144° 00' 00" E	28.50
C26	28.87	75.00	N 144° 00' 00" E	28.50
C27	28.87	75.00	N 144° 00' 00" E	28.50
C28	28.87	75.00	N 144° 00' 00" E	28.50
C29	28.87	75.00	N 144° 00' 00" E	28.50
C30	28.87	75.00	N 144° 00' 00" E	28.50
C31	28.87	75.00	N 144° 00' 00" E	28.50
C32	28.87	75.00	N 144° 00' 00" E	28.50
C33	28.87	75.00	N 144° 00' 00" E	28.50
C34	28.87	75.00	N 144° 00' 00" E	28.50
C35	28.87	75.00	N 144° 00' 00" E	28.50
C36	28.87	75.00	N 144° 00' 00" E	28.50
C37	28.87	75.00	N 144° 00' 00" E	28.50
C38	28.87	75.00	N 144° 00' 00" E	28.50
C39	28.87	75.00	N 144° 00' 00" E	28.50
C40	28.87	75.00	N 144° 00' 00" E	28.50
C41	28.87	75.00	N 144° 00' 00" E	28.50
C42	28.87	75.00	N 144° 00' 00" E	28.50
C43	28.87	75.00	N 144° 00' 00" E	28.50
C44	28.87	75.00	N 144° 00' 00" E	28.50
C45	28.87	75.00	N 144° 00' 00" E	28.50
C46	28.87	75.00	N 144° 00' 00" E	28.50
C47	28.87	75.00	N 144° 00' 00" E	28.50
C48	28.87	75.00	N 144° 00' 00" E	28.50
C49	28.87	75.00	N 144° 00' 00" E	28.50
C50	28.87	75.00	N 144° 00' 00" E	28.50
C51	28.87	75.00	N 144° 00' 00" E	28.50
C52	28.87	75.00	N 144° 00' 00" E	28.50
C53	28.87	75.00	N 144° 00' 00" E	28.50
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C56	28.87	75.00	N 144° 00' 00" E	28.50
C57	28.87	75.00	N 144° 00' 00" E	28.50
C58	28.87	75.00	N 144° 00' 00" E	28.50
C59	28.87	75.00	N 144° 00' 00" E	28.50
C60	28.87	75.00	N 144° 00' 00" E	28.50
C61	28.87	75.00	N 144° 00' 00" E	28.50
C62	28.87	75.00	N 144° 00' 00" E	28.50
C63	28.87	75.00	N 144° 00' 00" E	28.50
C64	28.87	75.00	N 144° 00' 00" E	28.50
C65	28.87	75.00	N 144° 00' 00" E	28.50
C66	28.87	75.00	N 144° 00' 00" E	28.50
C67	28.87	75.00	N 144° 00' 00" E	28.50
C68	28.87	75.00	N 144° 00' 00" E	28.50
C69	28.87	75.00	N 144° 00' 00" E	28.50
C70	28.87	75.00	N 144° 00' 00" E	28.50
C71	28.87	75.00	N 144° 00' 00" E	28.50
C72	28.87	75.00	N 144° 00' 00" E	28.50
C73	28.87	75.00	N 144° 00' 00" E	28.50
C74	28.87	75.00	N 144° 00' 00" E	28.50
C75	28.87	75.00	N 144° 00' 00" E	28.50
C76	28.87	75.00	N 144° 00' 00" E	28.50
C77	28.87	75.00	N 144° 00' 00" E	28.50
C78	28.87	75.00	N 144° 00' 00" E	28.50
C79	28.87	75.00	N 144° 00' 00" E	28.50
C80	28.87	75.00	N 144° 00' 00" E	28.50
C81	28.87	75.00	N 144° 00' 00" E	28.50
C82	28.87	75.00	N 144° 00' 00" E	28.50
C83	28.87	75.00	N 144° 00' 00" E	28.50
C84	28.87	75.00	N 144° 00' 00" E	28.50
C85	28.87	75.00	N 144° 00' 00" E	28.50
C86	28.87	75.00	N 144° 00' 00" E	28.50
C87	28.87	75.00	N 144° 00' 00" E	28.50
C88	28.87	75.00	N 144° 00' 00" E	28.50
C89	28.87	75.00	N 144° 00' 00" E	28.50
C90	28.87	75.00	N 144° 00' 00" E	28.50
C91	28.87	75.00	N 144° 00' 00" E	28.50
C92	28.87	75.00	N 144° 00' 00" E	28.50
C93	28.87	75.00	N 144° 00' 00" E	28.50
C94	28.87	75.00	N 144° 00' 00" E	28.50
C95	28.87	75.00	N 144° 00' 00" E	28.50
C96	28.87	75.00	N 144° 00' 00" E	28.50
C97	28.87	75.00	N 144° 00' 00" E	28.50
C98	28.87	75.00	N 144° 00' 00" E	28.50
C99	28.87	75.00	N 144° 00' 00" E	28.50
C100	28.87	75.00	N 144° 00' 00" E	28.50

- NOTES**
1. THIS SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH BEING PART OF P.L.A. 1, ALONG WITH COMMON AREA LOTS AND PRIVATE ROAD RIGHT-OF-WAY.
 2. PARCEL IS ZONED P.D.D.
 3. AREA SUMMARY:
100 SINGLE FAMILY LOTS 8.00 AC.
COMMON AREA 8.00 AC.
ROAD RIGHT-OF-WAY 2.72 AC.
TOTAL SUBDIVISION AREA 12.57 AC.
OPEN SPACE 1.80 AC.
GREEN SPACE 0.85 AC.
 4. DENSITY OF DEVELOPMENT IS 8.35 LOTS PER ACRE.
 5. PARCELS TO BE CARVED FROM Horry County IN 181-02-01-032 & 173-00-03-012.
 6. OWNER IS: AMERICAN DREAM HOMES, LLC
3300 RED TERN LANE
MYRTLE BEACH, S.C. 29585
 7. DEVELOPER IS: SAME AS OWNER ABOVE
 8. DEVELOPMENT PARCEL IS LOCATED WITHIN A FLOOD INSURANCE RATE ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS PER FIRM MAP NUMBER 450508A.H. MAP REVISION DATE: AUG. 23, 1998. COMMUNITY NUMBER 450508A.PANEL 08A-SUFFIX H.
 9. PELICAN HARBOR P.O.A. DOCUMENTS TO BE RECORDED WITH THIS PLAT.
 10. THIS IS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION WHICH SHALL BECOME PART OF A LATERAL RIGHT-OF-WAY THAT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ROADS, DRIVEWAYS, WALKS AND OTHER OVERSEAS INFRASTRUCTURE INCLUDING ALL STORM WATER STRUCTURES, PIPES, PONDS, ETC. THAT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS.
 11. POSTED SPEED LIMIT ON NEW ROADWAYS TO BE 25 MPH.
 12. MINIMUM LOT AREA = 3007 SQ. (LOT 41)
MINIMUM LOT FRONTAGE = 25.67' (LOT 18)
 13. ALL DRAINAGE EASEMENTS ARE TO REMAIN CLEAR AND FREE OF STRUCTURES, OBSTRUCTIONS, DRAINAGE EASEMENTS, ALONG DRAINAGE PIPES SHALL ALSO BE USED FOR ACCESS TO COMMON AREAS FOR MAINTENANCE.
 14. BUILDING SETBACK INFORMATION -
FRONT 10'
SIDE 5'
REAR 10'
OR 4 & 6' (TOTAL = 10')
- LEGEND:**
- RT - IRON PIPE FENCE, SIZE AS NOTED
 - ST - IRON PIPE SET
 - RS - IRON ROD FENCE, SIZE AS NOTED
 - RS - IRON ROD SET
 - CP - CALCULATED POINT

JEFFREY D. SOLAN & ASSOCIATES, P.C.
ENGINEERING, PLANNING & LAND SURVEYING
OFFICE: 1847 25th ST. S.E.
MYRTLE BEACH, S.C. 29577
PHONE: (843) 224-1772
FAX: (843) 224-1775

THIS DOCUMENT IS THE PROPERTY OF JEFFREY D. SOLAN & ASSOCIATES, P.C. AND ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS TO BE RELEASED TO THE PUBLIC UPON REQUEST. THIS DOCUMENT WITHOUT SIGNATURES OF ENGINEERS/SURVEYORS IS VOID.

APPROVED FOR RECORDING BY:
CITY OF MYRTLE BEACH, SOUTH CAROLINA
DATE: 11/11/2021
PLANNING DEPT.

APPROVED FOR RECORDING BY:
CITY OF MYRTLE BEACH, SOUTH CAROLINA
DATE: 11/11/2021
PLANNING DEPT.

FILE NO: 00-073
SCALE: As Shown
DRAWN BY: JS
CHECKED BY: JS
DATE: 11-11-2021
BY: JS
DATE: 11-11-2021
BY: JS

Prepared By & Return To:
Long & Millsaps PA
4375 Oleander Drive
Myrtle Beach, SC 29577

STATE OF SOUTH CAROLINA]
] **ROAD DEDICATION DEED**
COUNTY OF HORRY]

Know all Men by these Presents, **PELICAN HARBOR PROPERTY OWNERS' ASSOCIATION, INC., A SOUTH CAROLINA NONPROFIT CORPORATION**, having its principal place of business at Myrtle Beach, South Carolina 29577, said County, and in the State aforesaid, for and in consideration of the sum of **Five and 00/100 Dollars (\$5.00)** to it paid by **City of Myrtle Beach** (P.O. Box 2648, Myrtle Beach, SC 29578-2468) in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said **City of Myrtle Beach**, its successors and assigns: forever, the following described property:

PARENT TMS# 191-00-01-373

PIN# 458-14-01-0107

All and singular, all that certain property located in the City of Myrtle Beach, Horry County, South Carolina, being a 50 ' right-of-way, which includes walkway and road, Specifically, Monticello Drive, all as shown on a Plat entitled "Subdivision Plat of Pelican Harbor, Ocala Street, City of Myrtle Beach, South Carolina, prepared for American Dream Homes, LLC," by Jeffrey D. Solan & Associates, P.C., dated July 5, 2005, and recorded in the Office of the Register of Deeds for Horry County in Plat Book 208 at Page 224, reference to which is made as forming a part and parcel hereof.

This being a portion of the property conveyed to Pelican Harbor Property Owners' Association, by Deed of American Dream Homes, LLC, dated April 2, 2015 and recorded April 6, 2015 in the Office of the Register of Deeds for Horry County, South Carolina in Deed Book 3810 at Page 2061. And Deed from

TMS 181-02-01-098

ALL AND SINGULAR, all that certain piece, parcel or lot of land, situate, lying and being in the City of Myrtle Beach, County of Horry, State of South Carolina, and being more particularly described as 50' R/W, 13, 267 Sq. Fr. / 0.30 as shown on a map entitled Subdivision Plat of Pelican Harbor, Ocala Street, City of Myrtle Beach, South Carolina, prepared for: American Dream Homes, LLC;" by Jeffrey D. Solan & Associates, P.C. dated July 5, 2005, and recorded in the Office of the Register of Deeds for Horry County on November 2, 2005, in Plat Book 208 at Page 224, reference to which is craved as forming a part and parcel hereof.

AND SUBJECT TO all easements and encumbrances of record, specifically including, but not limited to, the Declaration of Restrictions and Protective Covenants for Pelican Harbor, dated January 26, 2006 and recorded in the Office of the Register of Deeds for Horry County, South Carolina, in Deed Book 3042 at Page 1296, as amended from time to time.

This being the identical property conveyed to Pelican Harbor Property Owners Association, Inc, by Deed of American Dream Homes, LLC dated October 24, 2018 and recorded in Deed Book 4153 at Page 2266 Horry County Records.

Grantee(s)' Address:

**PO Box 2648
Myrtle Beach, SC 29578-2468**

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **City of Myrtle Beach**, its successors and assigns, forever; subject, however, to the rights, conditions and restrictions that constitute covenants running with the land which are set forth or referred to here or which may otherwise appear of record.

And Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said **City of Myrtle Beach**, its successors and assigns, against Grantor and its successors and assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Grantor has caused this deed to be executed in its name by its duly authorized officer on this 15 day of January in the year of our Lord Two Thousand Nineteen and in the Two Hundred Forty-Third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the presence of:

Tammy M. Tonkins
Witness

Pelican Harbor Property
Owners' Association, Inc.

Tammy M. Tonkins
Print name of above Witness

By: Steve Vereen
Steve Vereen, President

Cynthia W. Lemon
Notary to SIGN
Cynthia W. Lemon
Print name of above Notary

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

ACKNOWLEDGMENT

I, the undersigned, a Notary Public for the State of South Carolina, do hereby certify that PELICAN HARBOR PROPERTY OWNERS' ASSOCIATION, INC, by and through Steve Vereen, President of Pelican Harbor Property Owners' Association, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand this 15 day of January, 2019.

State of South Carolina
Notary Public
Cynthia Witherite Lemon
My Commission Expires Feb. 1, 2021

Cynthia W. Lemon
Notary Public for South Carolina
Print name of Notary:
My Commission Expires:

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 located near Pelican Harbor bearing a portion of Horry County Tax Map Number 181-02-01-098, and Tax Map Number 181-02-01-098 was transferred by Pelican Harbor Property Owners' Association Inc. to The City of Myrtle Beach on January 15, 2019.

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) XX exempt from the deed recording fee because: #1
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

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) _____ Fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$400,000.00.
(b) _____ Fee is computed on the fair market value of the realty which is _____.
(c) _____ 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: \$00.
(b) Place the amount listed in item 5 above here: 0
(If no amount is listed, place zero here.)
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$00.

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: **SELLER**

9. I understand that a person required to furnish this affidavit who willfully furnished 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.

Pelican Harbor Property Owners Association Inc.

By [Signature]
Steve Vereen, President

SWORN to before me this 15 day of January, 2019.

[Signature]
Notary Public for South Carolina

Name of Notary:

My Commission Expires:

State of South Carolina
Notary Public
Cynthia Witherite Lemon
My Commission Expires Feb. 1, 2021

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty. Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.