



JOHN J. TECKLENBURG
Mayor

City of Charleston
South Carolina
Department of Public Service

MIKE METZLER
Interim Director
of Public Service

**PUBLIC WORKS AND UTILITIES COMMITTEE
AGENDA**

There will be a meeting of the Public Works and Utilities Committee on Monday, February 24, 2020 to begin at 4:00 pm., first floor conference room at City Hall. The following items will be heard:

A. Invocation

B. Approval of Public Works and Utilities Committee Minutes

January 14, 2020

C. Request to Set a Public Hearing

None

D. Acceptance and Dedication of Rights-of-Way and Easements

1. Acceptance and Dedication of Swygert's Landing Phase 4, a portion of Sarnoff Street (60' & 50', 2150LF).
 - a. Title of Real Estate
 - b. Affidavit for Taxable or Exempt Transfers
 - c. Exclusive Stormwater Drainage Easement Agreement
 - d. Plat

2. Acceptance and Dedication of Bennett's Bluff Phase 1, a portion of Elliott's Cut Drive (50'RW, 1254.77LF).
 - a. Title of Real Estate
 - b. Affidavit for Taxable or Exempt Transfers
 - c. Exclusive Stormwater Drainage Easement Agreement
 - d. Plat

3. Acceptance and Dedication of Marshes at Cooper River Phase 2 at Maddux Alley (20', 152LF).
 - a. Title of Real Estate
 - b. Affidavit for Taxable or Exempt Transfers
 - c. Exclusive Stormwater Drainage Easement Agreement
 - d. Plat
4. Acceptance and Dedication of Marshes at Cooper River Phase 2 at Mountaineer Landing Drive (35', 265LF).
 - a. Title of Real Estate
 - b. Affidavit for Taxable or Exempt Transfers
 - c. Exclusive Stormwater Drainage Easement Agreement
 - d. Plat
5. Acceptance and Dedication of Marshes at Cooper River Phase 2 at Oceana Drive (35', 216LF).
 - a. Title of Real Estate
 - b. Affidavit for Taxable or Exempt Transfers
 - c. Exclusive Stormwater Drainage Easement Agreement
 - d. Plat
6. Acceptance and Dedication of Farr Street in Daniel Island at Lime Lane (589').
 - a. Title of Real Estate
 - b. Affidavit for Taxable or Exempt Transfers
 - c. Exclusive Stormwater Drainage Easement Agreement
 - d. Plat

**E. Temporary Encroachments Approved by The Department of Public Service
(For information only)**

1. **5 Cumberland St.- BUMPAS** - Installing 26.5" X 36" right angled sign above the City right-of-way. This encroachment is temporary.
Approved February 12, 2020
2. **149 & 151 E. Bay St.- Russell Development. Inc.** – Replace existing sidewalk hatch in City right-of-way. This encroachment is temporary.
Approved February 12, 2020
3. **191 Ithecaw Creek Street** – Installing irrigation encroaching in City right-of-way. This encroachment is temporary. **Approved February 12, 2020.**
4. **197 Jackson St.- BUMPAS** - Installing 26.5" X 36" right angled sign above the City right-of-way. This encroachment is temporary.
Approved February 12, 2020

5. **309 Meeting Street** - Installing outward swinging gate on bottom step in front of building encroaching in City right of way. This encroachment is temporary. **Approved February 12, 2020.**
6. **340 Chimney Back** – Installing sidewalk extension into the ROW and driveway with brick boarder into alleyway encroaching in City right of way. This encroachment is temporary. **Approved February 12, 2020.**
7. **502 Reveille Ct.** – Installing custom tabby finish driveway with brick accents encroaching in City right of way. This encroachment is temporary. **Approved February 12, 2020.**
8. **540 King St. – Vanderking 540, LLC.** – Installing water, sewer and storm drain w/ junction box installation.
9. **1625 Juliana St.** – Installing irrigation encroaching in City right of way. This encroachment is temporary. **Approved February 12, 2020.**

F. Stormwater Management Department Update

1. Stormwater Plan Review Services – Increase in Not to Exceed Fee from \$75,000 to \$125,000 with Johnson, Lachober & Associates.
2. Stormwater Design Standards Manual – Discussion of February 20th Public Outreach Meeting

G. Recommend approval of an Ordinance to amend Chapter 21, Article II of the Code of the City of Charleston by adding a new Section 21-17 that prohibits certain building construction operations during stated hours. (AS AMENDED)

Councilmember Keith Waring,
Chairperson

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

STATE OF SOUTH CAROLINA)
)
) PARTIAL RELEASE OF MORTGAGE
) (Cross Reference Book 0291 at Page 238 &
 COUNTY OF CHARLESTON) Book 0575 at Page 234)

KNOWN ALL MEN BY THESE PRESENTS, that FIFTH THIRD BANK is the owner and holder of that certain mortgage, judgment, lis pendens, lien, delinquent tax lien, executed by Eastwood Construction, LLC, dated November 14, 2012, and recorded in the Office of the ROD for Charleston County in Book 0291 at Page 238 on November 14, 2012, with any and all amendments filed thereto, and the indebtedness secured thereby, does hereby, for value received, release and relinquish the lien of the aforesaid mortgage, judgment, lis pendens, lien, delinquent tax lien insofar, and insofar only, as it affects the following property:

ALL those certain streets, roads, drives, cul-de-sacs, and drainage easements situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, being shown and designated as, "CLAYBROOK ST. (NEW VARIABLE WIDTH PUBLIC R/W) (TYPE 4)", "TEBALT DRIVE (40' PUBLIC R/W) (TYPE 4)", "SARNOFF STREET (40' PUBLIC R/W) (TYPE 4)", and "GLASSON STREET (40' PUBLIC R/W) (TYPE 4)" on that certain pat entitled, "FINAL SUBDIVISION PLEAS OF PHASE 4 SWYGERT'S LANDING PREPARED FOR EASTWOOD CONSTRUCTION, LLC JOHNS ISLAND, CITY OF CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA", prepared by Thomas & Hutton, dated September 5, 2018, and recorded in the ROD Office for Charleston, County, South Carolina, in Plat Book _____ at Page _____.

Portion of TMS No.: 312-00-00-937

PROVIDED, HOWEVER, that the security of the said premises as set forth in the mortgage, judgment, lis pendens, lien, delinquent tax lien shall be preserved and protected in all respects except as to the property hereinabove referred to and described; and that the lien of the said instrument, except as hereby remised, released and discharged, shall remain in full force and effect.

IN WITNESS WHEREOF, Fifth Third Bank, by its Senior Vice President, Karen Morgan has caused its name to be hereunto subscribed and its seal to be hereunto affixed this 19th day of December, 2018.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

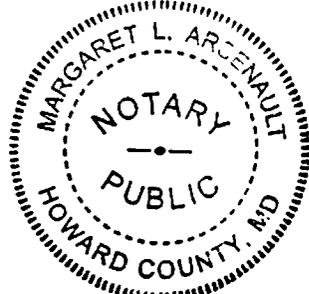
[Signature]
 Witness Number 1
Margaret L. Arsenault
 Witness Number 2

Fifth Third Bank
 By: [Signature]
 Name: Karen Morgan
 Its: Senior Vice President

STATE OF MARYLAND)
) ACKNOWLEDGMENT
 COUNTY OF MONTGOMERY)

PERSONALLY appeared before me Margaret L. Arsenault and made oath that (s)he saw the SVP within named Fifth Third Bank, by its Karen Morgan, sign, seal and deliver the within written partial release and that (s)he with David K. Arsenault, witnessed the execution thereof this 19th day of December, 2018.

SWORN to before me this 19th day of December, 2018.
Margaret L. Arsenault
 Notary Public for State of Maryland
 My commission expires: 3/23/22



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that EASTWOOD CONSTRUCTION, LLC (“Grantor”), in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, 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 CHARLESTON (“Grantee”), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, identified as:

CLAYBROOK ST. (NEW VARIABLE WIDTH PUBLIC R/W) (TYPE 4)
TEBALT DRIVE (40' PUBLIC R/W) (TYPE 4)
SARNOFF STREET (40' PUBLIC R/W) (TYPE 4)
GLASSON STREET (40' PUBLIC R/W) (TYPE 4)

as shown and designated on a plat entitled, “FINAL SUBDIVISION PLAT OF PHASE 4 SWYGERT’S LANDING PREPARED FOR EASTWOOD CONSTRUCTION, LLC JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA”

prepared by F. Elliotte Quinn, III, of Thomas & Hutton, dated September 5, 2018, and recorded on _____ in Plat Book _____ at Page _____ in the ROD Office for Charleston County. Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of CAM Management, LLC, dated June 7, 2016, and recorded August 11, 2016, in the ROD Office for Charleston County, in Book 0575 at Page 233

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

Portion of TMS No.:

312-00-00-937

STATE OF SOUTH CAROLINA)
)
)
)
 COUNTY OF CHARLESTON) **EXCLUSIVE STORM**
) **WATER DRAINAGE**
) **EASEMENTS**
) **CITY OF CHARLESTON**

This Agreement is made and entered into this _____ day of _____ 20__, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the “City”), and Eastwood Construction, LLC (herein the “Owner”).

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances (“Storm Water System”) across a portion of Phase 4, Swygert’s Landing, property identified by and designated as Charleston County tax map number 312-00-00-937 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of Phase 4, Swygert’s Landing, the Owner’s property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.), being shown and designated as “NEW VARIABLE WIDTH CITY OF CHARLESTON DRAINAGE EASEMENT” (10), “NEW 20’ CITY OF CHARLESTON DRAINAGE EASEMENT” (4), “NEW 24’ CITY OF CHARLESTON DRAINAGE EASEMENT” (2), “NEW 26’ CITY OF CHARLESTON DRAINAGE EASEMENT”, “NEW 28’ CITY OF CHARLESTON DRAINAGE EASEMENT”, “NEW 30’ CITY OF CHARLESTON DRAINAGE EASEMENT”, and “NEW VARIABLE WIDTH PRIVATE/POA/HOA DRAINAGE EASEMENT AND CITY OF CHARLESTON ACCESS EASEMENT” (2), as such are identified on the above referenced property and which are more fully shown on that certain plat entitled:

“FINAL SUBDIVISION PLAT OF SWYGERT’S LANDING PHASE 4 PREPARED FOR EASTWOOD CONSTRUCTION, LLC JOHNS ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA”

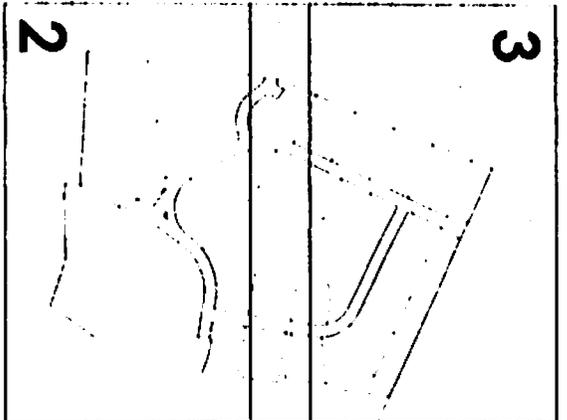
Prepared and executed by F. Elliott Quinn, III, of Thomas & Hutton dated September 5, 2018, and recorded on _____ in Plat Book _____ at Page _____ in the ROD Office for Charleston County, South Carolina (herein the “Plat”). A copy of said plat is attached heretofore as “Exhibit A” and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.



FUTURE DEVELOPMENT



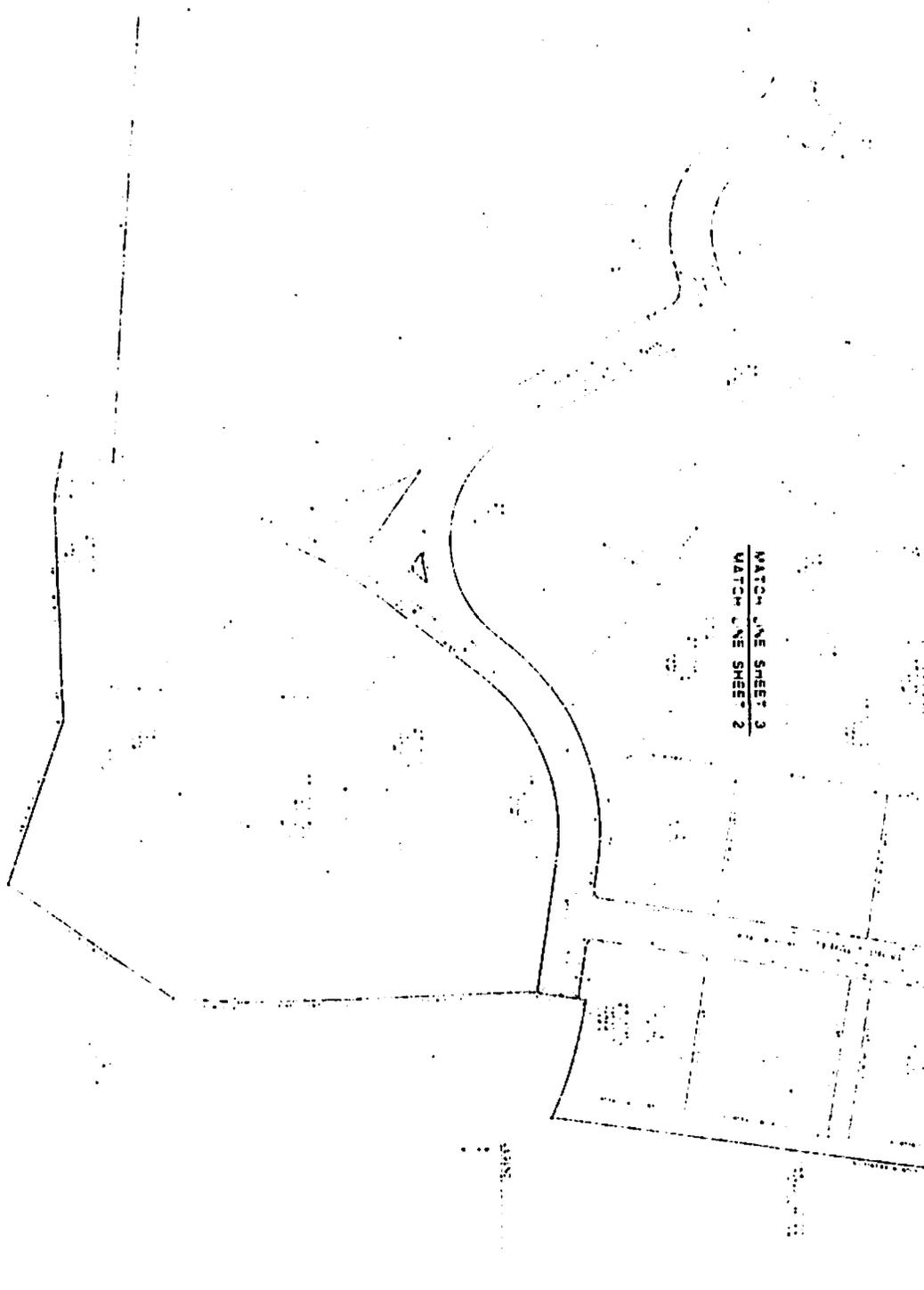
MANAGED BY

FINAL
 DESIGN & CONSTRUCTION
 PHASE 4
 SWYGER'S LANDING
 PREPARED FOR
 EASTMCCO
 CONSTRUCTION, LLC

THOMAS & HUTTON



MATCH LINE SHEET 3
MATCH LINE SHEET 2

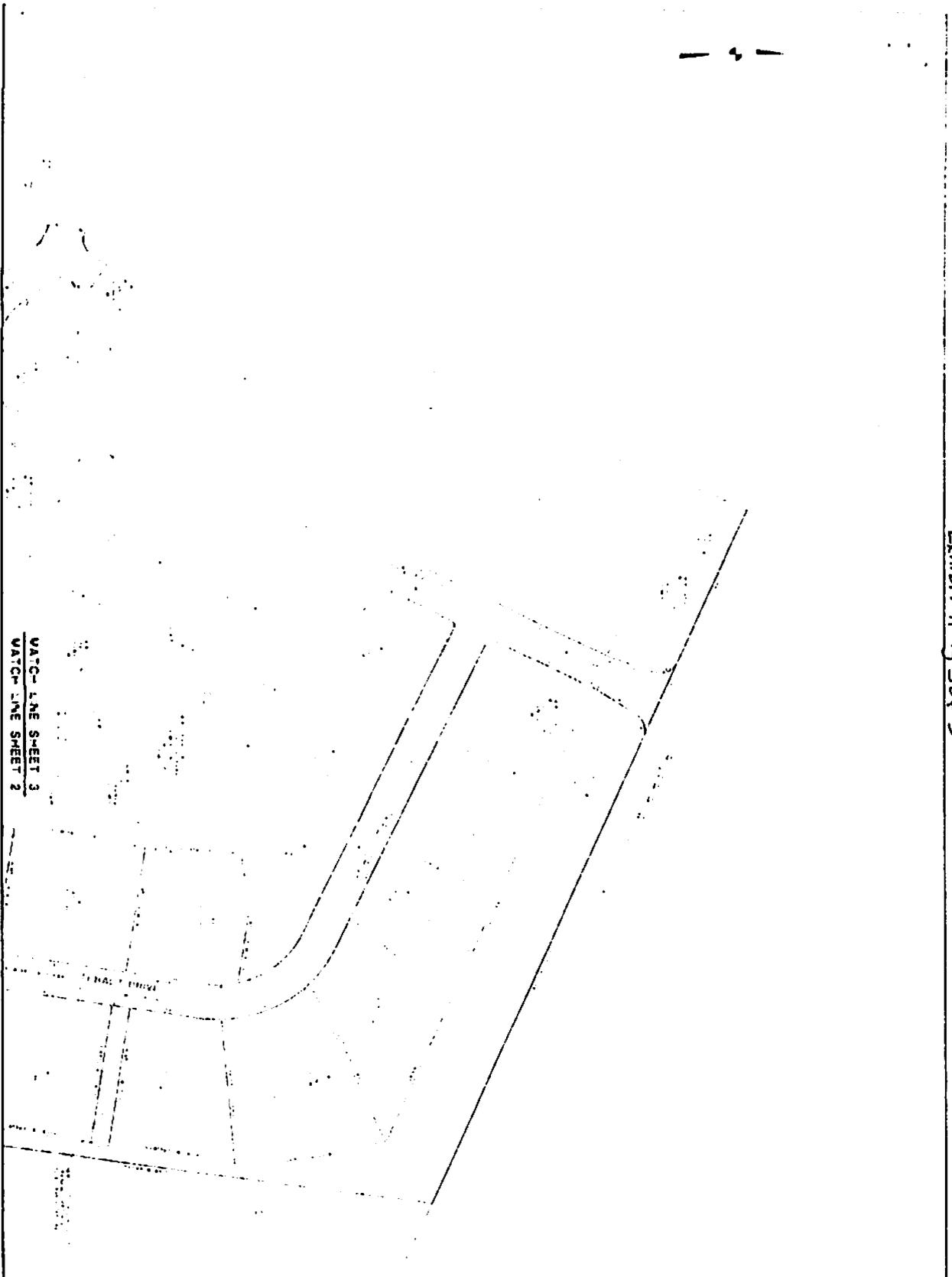


PLANNED USE ONLY
NOT TO BE USED FOR CONSTRUCTION

FINAL
SUBMITTAL
PHASE 4
SWYGERTS LANDING
PREPARED FOR
EASTWOOD
CONSTRUCTION LLC

THOMAS & HUTTON





WATCH LINE SHEET 3
WATCH LINE SHEET 2



AS SHOWN ON ONLY
CONSTRUCTION

FINAL
LAYOUT PLAN OF
PHASE 4
SWIGERTS LANDING
PREPARED FOR
EASTWOOD
CONSTRUCTION LLC

THOMAS & HUTTON



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Sabal Homes at Bennett's Bluff ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, 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 CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston State of South Carolina, identified as (list street names) Portion of Elliott's Cut Drive

as shown and designated on a plat entitled PLAT SHOWING THE SUBDIVISION OF CHARLESTON COUNTY T.M.S. NO. 428-00-00-013, 428-00-00-040 & 428-00-00-043 TO CREATE A NEW VARIABLE WIDTH PUBLIC RIGHT-OF-WAY (ELLIOTT'S CUT DRIVE -2.557ACRES), PARCEL "A" (0.572ACRE), PARCEL "B" (0.161 ACRE) & H.O.A 1 (BENNETT'S BLUFF SUBDIVISION(PHASE1)-0.422 ACRE PREPARED) For Sabal Homes.

prepared by HGBD Surveyors, LLC, dated 6/18/18, revised _____, and recorded on _____ in Plat Book _____ at Page _____ in the RMC Office for Charleston County. Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the Limited Warranty Deed dated July 17, 2017 and recorded July 18, 2017 in Book 0652 at Page 979 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

Portion of TMS No.:

428-00-00-013

STATE OF SOUTH CAROLINA)

COUNTY OF Charleston) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

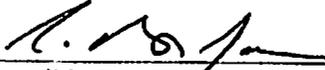
- 1. I have read the information on this affidavit and I understand such information.
- 2. The property was transferred by _____
to _____ on _____.
- 3. Check one of the following: The deed is
 - (A) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or 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 distribution to a trust beneficiary.
 - (C) exempt from the deed recording fee because (See Information section of affidavit): _____ (explanation required)
(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) _____ 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 the result here: _____

7. The deed recording fee 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.

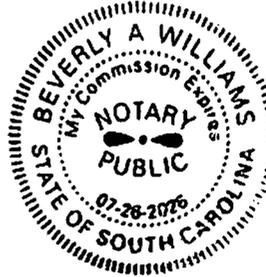


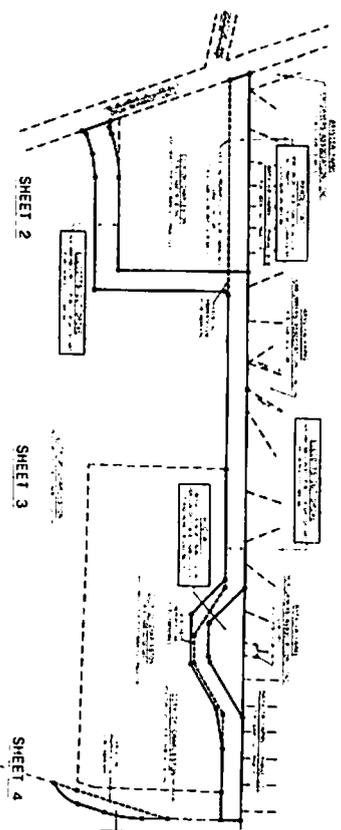
Responsible Person Connected with the Transaction

R. Matthew Jones

Print or Type Name Here

Sworn this 5th day of SEPTEMBER 20 16
B. Williams
Notary Public for SOUTH CAROLINA
My Commission Expires: 7-26, 20 26





SITE DATA:

1. PROJECT NAME: [REDACTED]

2. PROJECT LOCATION: [REDACTED]

3. PROJECT OWNER: [REDACTED]

4. PROJECT DESCRIPTION: [REDACTED]

5. PROJECT PHASE: [REDACTED]

6. PROJECT START DATE: [REDACTED]

7. PROJECT END DATE: [REDACTED]

8. PROJECT BUDGET: [REDACTED]

9. PROJECT STATUS: [REDACTED]

10. PROJECT CONTACT: [REDACTED]

OVERALL TRACT DATA:

1. TRACT NAME: [REDACTED]

2. TRACT LOCATION: [REDACTED]

3. TRACT OWNER: [REDACTED]

4. TRACT DESCRIPTION: [REDACTED]

5. TRACT PHASE: [REDACTED]

6. TRACT START DATE: [REDACTED]

7. TRACT END DATE: [REDACTED]

8. TRACT BUDGET: [REDACTED]

9. TRACT STATUS: [REDACTED]

10. TRACT CONTACT: [REDACTED]

NO.	DESCRIPTION	AMOUNT	DATE
1
2
3
4
5
6
7
8
9
10

NO.	DESCRIPTION	AMOUNT	DATE
1
2
3
4
5
6
7
8
9
10

NO.	DESCRIPTION	AMOUNT	DATE
1
2
3
4
5
6
7
8
9
10

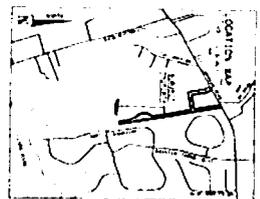


NOTICE:

This plan shows the subdivision of [REDACTED] in the City of Charleston, South Carolina. The subdivision is shown on the attached plat. The subdivision is subject to the following conditions:

- The subdivision is subject to the approval of the City of Charleston.
- The subdivision is subject to the approval of the South Carolina Department of Transportation.
- The subdivision is subject to the approval of the South Carolina Department of Health and Environmental Control.
- The subdivision is subject to the approval of the South Carolina Department of Social Services.
- The subdivision is subject to the approval of the South Carolina Department of Education.
- The subdivision is subject to the approval of the South Carolina Department of Labor, Licensing and Regulation.
- The subdivision is subject to the approval of the South Carolina Department of Parks, Recreation and Tourism.
- The subdivision is subject to the approval of the South Carolina Department of Transportation.
- The subdivision is subject to the approval of the South Carolina Department of Health and Environmental Control.
- The subdivision is subject to the approval of the South Carolina Department of Social Services.
- The subdivision is subject to the approval of the South Carolina Department of Education.
- The subdivision is subject to the approval of the South Carolina Department of Labor, Licensing and Regulation.
- The subdivision is subject to the approval of the South Carolina Department of Parks, Recreation and Tourism.

NO.	DESCRIPTION	AMOUNT	DATE
1
2
3
4
5
6
7
8
9
10



Sheet 4 of 4

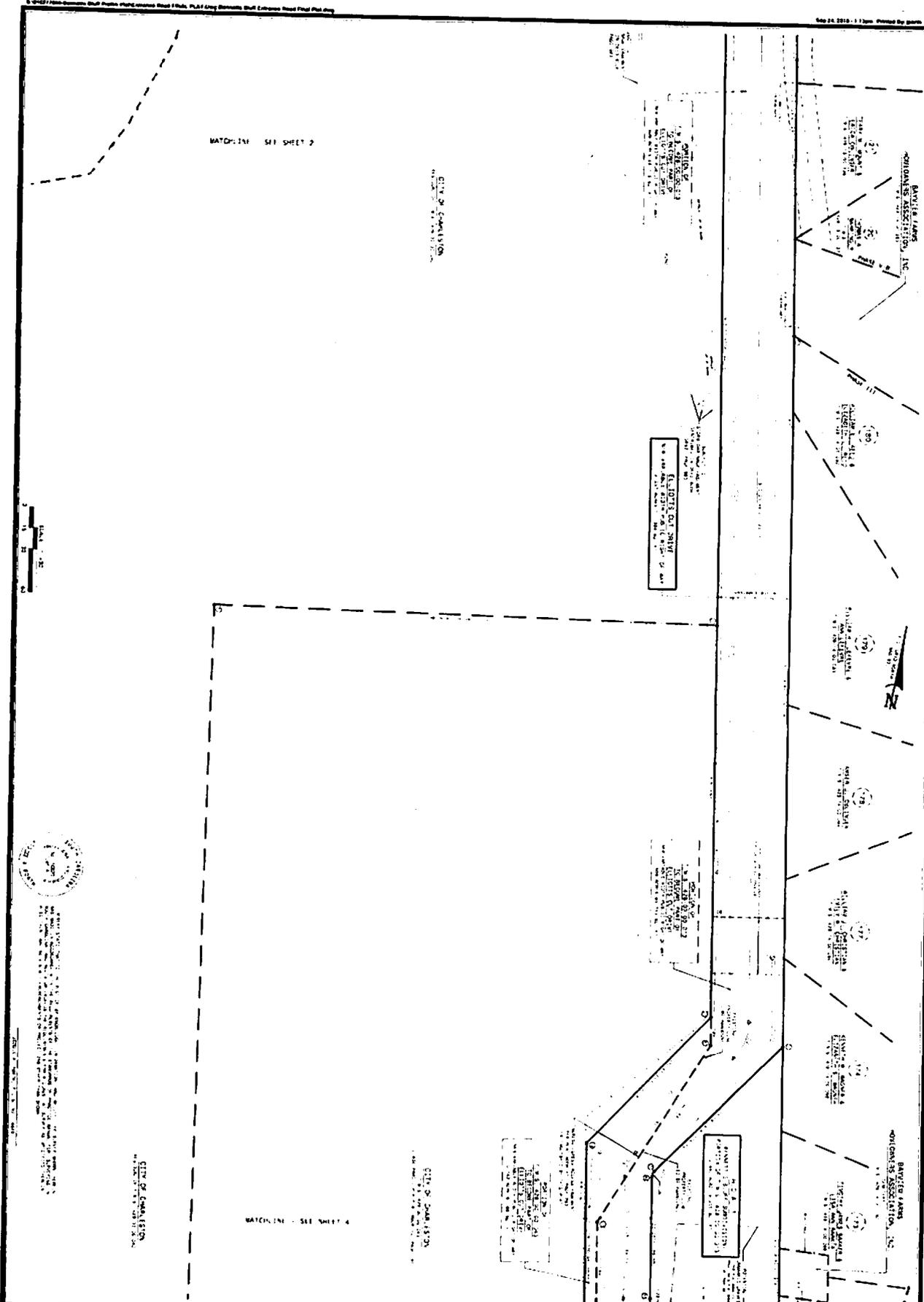
PLAT SHOWING THE SUBDIVISION OF CHARLESTON COUNTY IN A 429-00-00-01A, 1st S. 429-00-00-00 & 1st S. 429-00-00-00-01 TO CREATE A NEW NEIGHBORHOOD PUBLIC HOUSING DEVELOPMENT. THE PLAT IS SUBJECT TO THE CITY OF CHARLESTON'S PLAT SUBDIVISION (CHAPTER 11-1) AND THE CITY OF CHARLESTON'S PLAT SUBDIVISION (CHAPTER 11-1) AND THE CITY OF CHARLESTON'S PLAT SUBDIVISION (CHAPTER 11-1).

SABAL HOMES

CITY OF CHARLESTON,
CHARLESTON COUNTY, SOUTH CAROLINA

HUSSEY GAY BELL
Established 1958
474 WANDER PARK BLVD, SUITE 201, Mt. Pleasant, SC 29564 / T: 843.849.7500





THIS PLAN IS THE PROPERTY OF HUSSEY GAY BELL, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF HUSSEY GAY BELL, INC.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	PLAT SHOWING THE SUBDIVISION OF CHARLESTON COUNTY TO BE 410.00 AC. LOTS 1-88. 130.00 AC. LOTS 89-118. AND 50.00 AC. TO CREATE A NEW VARIABLE WIDTH PUBLIC RIGHT OF WAY (LARGELY CITY OWNED) 2.500 ACRES PARCELS 1-11 (0.15 ACRES) PARCELS 12-15 (1.15 ACRES) & HOA COMMITTEE BLUFF SUBDIVISION (PHASE 1) 0.942 ACRES PREPARED FOR SABAL HOMES CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA	SHEET NO. _____ TOTAL SHEETS _____ DATE _____ DRAWN BY _____ CHECKED BY _____ APPROVED BY _____	HUSSEY GAY BELL <i>Established 1958</i> 474 WANDER PARK RD. SUITE 201, MT. PLEASANT, SC 29464 / T843.649.7500	
	HUSSEY GAY BELL, INC. 474 WANDER PARK RD. SUITE 201, MT. PLEASANT, SC 29464 T843.649.7500 HUSSEY GAY BELL, INC. IS AN EQUAL OPPORTUNITY EMPLOYER			

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Cooper River-Charleston, L.P.
 ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, 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 CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston State of South Carolina, identified as (list street names) Rowans Creek Drive 50' R/W, Mountaineer Landing Dr. 35' R/W, Cherry Run Alley 20' R/W, Spring Hollow Drive 42.5' R/W, Spring Hollow Drive 35' R/W, Spring Hollow Drive 50 R/W, Low Gap Alley 20' R/W, Oceana Dr. 35' R/W, Laurel Run Alley 50' R/W, Laurel Run Alley 20' R/W, Lachicotte Creek Dr. 35' R/W, Maddux Alley 20' R/W, and Creek Bottom Alley 20' R/W as shown and designated on a plat entitled "FINAL SUBDIVISION PLAT SHOWING THE SUBDIVISION OF A PORTION OF TMS 267-00-00-004 (19.250 AC.) TO FORM PHASE 2 OF THE MARSHES AT COOPER RIVER SUBDIVISION, PROPERTY OF COOPER RIVER-CHARLESTON, L.P., LOCATED IN THE CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA."

prepared by Parker Land Surveying, LLC, dated September 19, 2018, revised June 12, 2019, and recorded on _____ in Plat Book _____ at Pages _____ in the ROD Office for Berkeley County. Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of MSP RE Holdings, LLC dated June 16, 2016 and recorded June 17, 2016 in Book 2202 at Page 319 in the ROD Office for Berkeley County, South Carolina.

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

Portion of TMS No.:

267-00-00-004

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 said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 17 day of JULY, 2019.

SIGNED, SEALED AND DELIVERED Grantor
IN THE PRESENCE OF:

J. May
Witness Number One

IRINA MAYSTRAK
Printed Name

Asuncion S. Francisco
Witness Number Two

ASUNCION S. FRANCISCO
Printed Name

COOPER RIVER-CHARLESTON, L.P.,
a Delaware limited partnership

By: HLOJV GP LLC,
a Delaware limited liability company,
its General Partner

By: Hearthstone Lot Option Joint Venture,
LLC,
a Delaware limited liability company,
its Managing Member

By: [Signature]
Name: Steven Porath
Title: Authorized Person

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

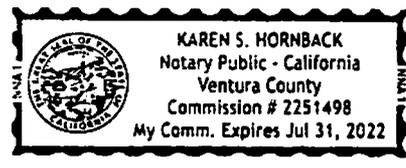
State of California)
County of Los Angeles)

On July 17, 2019, before me, Karen S Hornback, a Notary Public, personally appeared Steve Korath, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen Hornback
Printed Name of Notary: Karen S Hornback
My Commission Expires: July 31, 2022



STATE OF SOUTH CAROLINA)

COUNTY OF Berkeley) 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 was transferred by Cooper River-Charleston, L.P.
to City of Charleston 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 distribution to a trust beneficiary.
 - (C) exempt from the deed recording fee because (See Information section of affidavit): **Exemption #2 – transfer of realty to governmental entity** (explanation required) (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) _____ 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 _____.

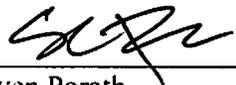
6. The deed recording fee is computed as follows:
- (A) Place the amount listed in item 4 above here: _____
 - (B) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____
7. The deed recording fee 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: 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.

Responsible Person Connected with the Transaction

COOPER RIVER-CHARLESTON, L.P.,
a Delaware limited partnership

By: HLOJV GP LLC
a Delaware limited liability company,
its General Partner

By: Hearthstone Lot Option Joint Venture LLC,
a Delaware limited liability company
its Managing Member

By: 
Name: Steven Porath
Title: Authorized Person

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

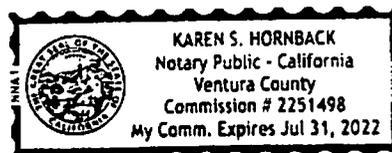
State of California)
County of Los Angeles)

On July 17, 2019, before me, Karen Stuenkel, a Notary Public, personally appeared Steve Porath, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen Stuenkel
Printed Name of Notary: Karen Stuenkel
My Commission Expires: July 31, 2022



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

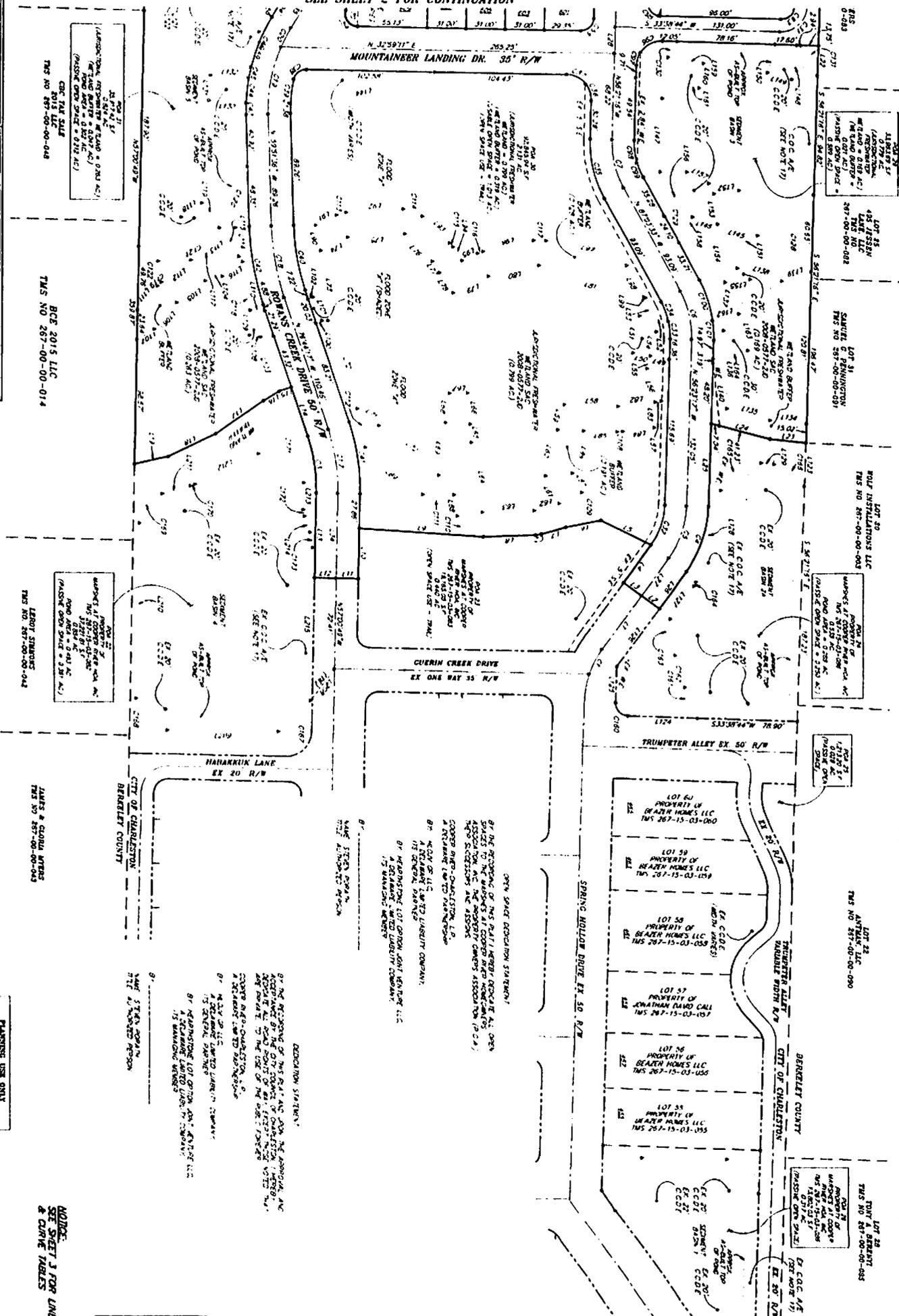
On July 17, 2019, before me, Karen S Hornback, a Notary Public, personally appeared Steve Porek, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen S Hornback
Printed Name of Notary: Karen S Hornback
My Commission Expires: July 31, 2022





PLANNING USE ONLY
 CITY OF CHARLESTON
 AND PLAT OFFICER
 SHOWN BY CITY CHIEF
 PLANNING USE ONLY



LEGEND
 PROPERTY LINE AND PROPERTY OWNER
 EASEMENT
 EASEMENT LINE
 EASEMENT AREA
 EASEMENT TYPE
 EASEMENT OWNER

NOTICE
 SEE SHEET 3 FOR LINE & CURVE TABLES

FINAL SUBDIVISION PLAT
 SHOWING THE SUBDIVISION OF A PORTION OF TMS 267-00-00-004 (19,230 AC.) ;
 FOUR PHASE 2 OF THE MARSHES AT COOPER RIVER SUBDIVISION, PROPERTY OF
 COOPER RIVER-CHARLESTON L.P., LOCATED IN THE CITY OF CHARLESTON, BERKELE
 COUNTY, SOUTH CAROLINA.
 DATE: SEPTEMBER 18, 2019
 REFERRED: JUNE 12, 2019
 SCALE: 1" = 40'

GENERAL LINE CERTIFICATION
 I, the undersigned, being duly qualified and sworn, do hereby certify that the above and foregoing plat was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer in the State of South Carolina.

OPEN SPACE DESIGNATION STATEMENT
 BY THE RECORDING OF THIS PLAT, THE APPLICABLE DESIGNATION STATEMENT IS DEEMED TO BE A DESIGNATION STATEMENT AS REQUIRED BY THE CITY OF CHARLESTON, SOUTH CAROLINA, AND THE APPLICABLE DESIGNATION STATEMENT IS DEEMED TO BE A DESIGNATION STATEMENT AS REQUIRED BY THE CITY OF CHARLESTON, SOUTH CAROLINA.

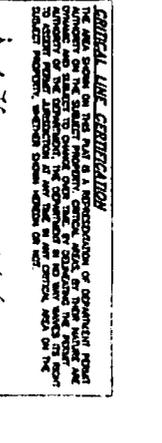
DESIGNATION STATEMENT
 BY THE RECORDING OF THIS PLAT, THE APPLICABLE DESIGNATION STATEMENT IS DEEMED TO BE A DESIGNATION STATEMENT AS REQUIRED BY THE CITY OF CHARLESTON, SOUTH CAROLINA, AND THE APPLICABLE DESIGNATION STATEMENT IS DEEMED TO BE A DESIGNATION STATEMENT AS REQUIRED BY THE CITY OF CHARLESTON, SOUTH CAROLINA.

DESIGNATION STATEMENT
 BY THE RECORDING OF THIS PLAT, THE APPLICABLE DESIGNATION STATEMENT IS DEEMED TO BE A DESIGNATION STATEMENT AS REQUIRED BY THE CITY OF CHARLESTON, SOUTH CAROLINA, AND THE APPLICABLE DESIGNATION STATEMENT IS DEEMED TO BE A DESIGNATION STATEMENT AS REQUIRED BY THE CITY OF CHARLESTON, SOUTH CAROLINA.

DESIGNATION STATEMENT
 BY THE RECORDING OF THIS PLAT, THE APPLICABLE DESIGNATION STATEMENT IS DEEMED TO BE A DESIGNATION STATEMENT AS REQUIRED BY THE CITY OF CHARLESTON, SOUTH CAROLINA, AND THE APPLICABLE DESIGNATION STATEMENT IS DEEMED TO BE A DESIGNATION STATEMENT AS REQUIRED BY THE CITY OF CHARLESTON, SOUTH CAROLINA.

DESIGNATION STATEMENT
 BY THE RECORDING OF THIS PLAT, THE APPLICABLE DESIGNATION STATEMENT IS DEEMED TO BE A DESIGNATION STATEMENT AS REQUIRED BY THE CITY OF CHARLESTON, SOUTH CAROLINA, AND THE APPLICABLE DESIGNATION STATEMENT IS DEEMED TO BE A DESIGNATION STATEMENT AS REQUIRED BY THE CITY OF CHARLESTON, SOUTH CAROLINA.

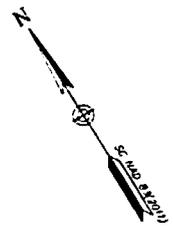
PHASE 2 SITE SUMMARY:
 TOTAL LOTS = 66
 TOTAL RIGHT-OF-WAY = 4,505 AC.
 TOTAL P.O.A. = 6,731 AC.
 TOTAL LOT AREA = 8,014 AC.
 TOTAL SITE = 19,230 AC.



LEGEND
 PROPERTY LINE AND PROPERTY OWNER
 EASEMENT
 EASEMENT LINE
 EASEMENT AREA
 EASEMENT TYPE
 EASEMENT OWNER

CRITICAL LINE CERTIFICATION
 THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT POINT
 THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT POINT
 DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT
 AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IS IN NO WAY MAKING ITS BEST
 TO ASSIST PUBLIC JURISDICTION AT ANY TIME OR ANY CRITICAL AREA ON THE
 SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

[Signature] 10/21/19
 DATE
 THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE
 DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

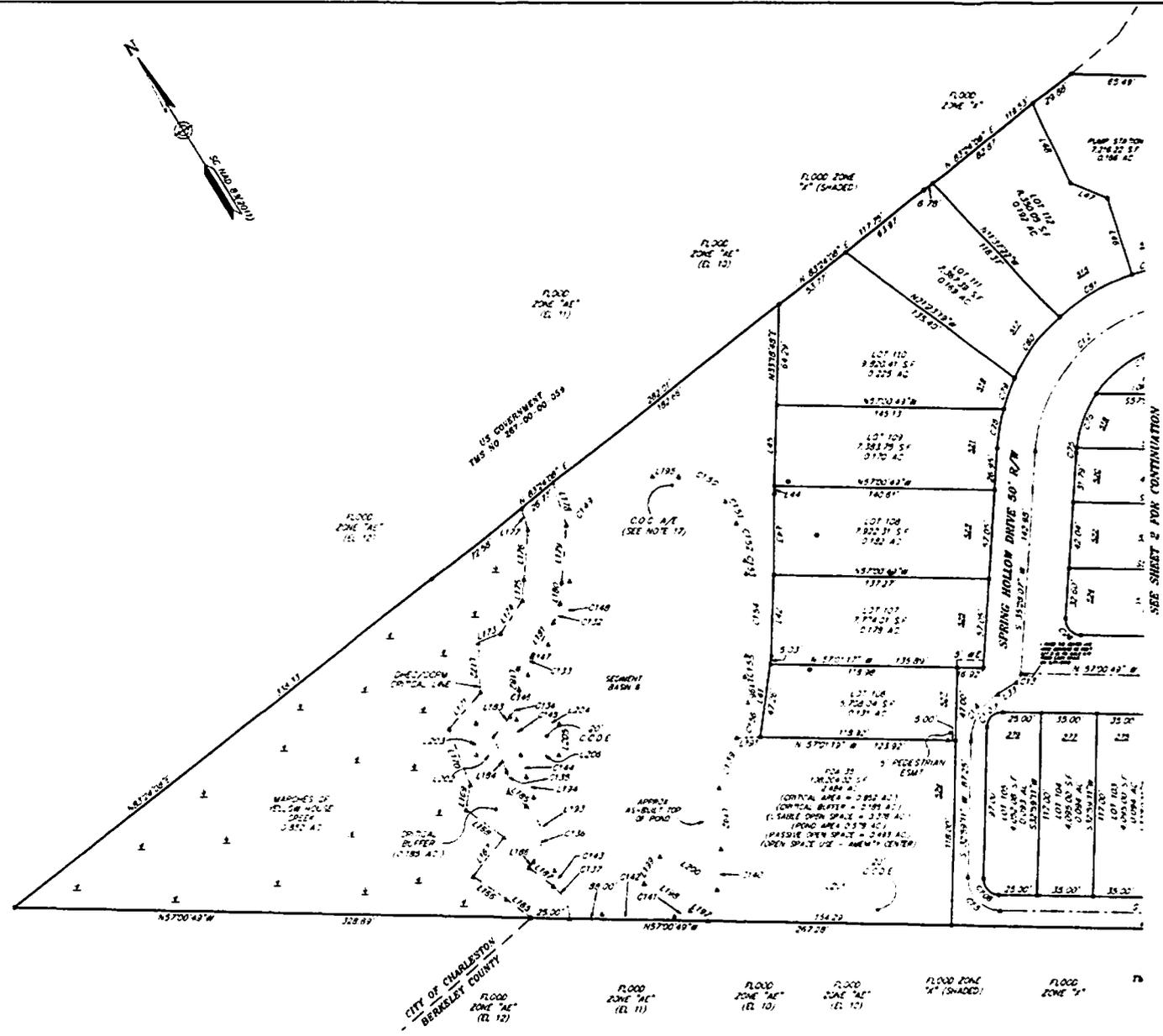


LAND USE AND ACREAGE TABLE				
	Per Plat	Phase 1	Phase 2	Total per Plat
Green Land Area	36.09 Ac.	13.189 Ac.	18.720 Ac.	32.409 Ac.
Total P.D.A.	8.81 Ac.	3.844 Ac.	6.731 Ac.	10.879 Ac.
Unshaded Open Space	1.79 Ac.	1.012 Ac.	1.843 Ac.	2.855 Ac.
Passive Open Space	7.01 Ac.	2.832 Ac.	4.888 Ac.	7.724 Ac.
Critical (Shaded) Water				
Marsh	0.85 Ac.	0 Ac.	0.852 Ac.	0.852 Ac.
Total Wetlands	2.10 Ac.	0 Ac.	1.291 Ac.	1.291 Ac.
Medium-Density Units	180 DU	80 DU	88 DU	128 DU
Net Density (High Density City)	4.71 DU/Ac.	4.88 DU/Ac.	3.98 DU/Ac.	4.17 DU/Ac.
Net Developable Land	33.80 Ac.	13.189 Ac.	17.187 Ac.	30.857 Ac.

PHASE 2 SITE SUMMARY
 TOTAL LOTS = 68
 TOTAL RIGHT-OF-WAY = 4.505 AC.
 TOTAL P.D.A. = 6.731 AC.
 TOTAL LOT AREA = 6.014 AC.
 TOTAL SITE = 19.250 AC.

LEGEND

- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
- PROPERTY LINE WITH PROPERTY CORNER SET
- - - - - EXISTING RIGHT-OF-WAY LINE
- — — — CENTER LINE
- ADJACENT PROPERTY LINE
- NEW DRAINAGE EASEMENT (D.E.)
- MUNICIPAL LIMITS
- P.O.A. PROPERTY OWNERS ASSOCIATION
- WE WATER EASEMENT
- SE SEWER EASEMENT
- JURISDICTIONAL FRESHWATER WETLAND
- ± CRITICAL AREA
- CITY OF CHARLESTON DRAINAGE EASEMENT (C.C.D.E.)
- CITY OF CHARLESTON (C.C.C.) ACCESS EASEMENT
- NEW STREET ADDRESS



PLANNING USE ONLY
 CHANGES BY THE CITY OF CHARLESTON
 DATE PLAT APPROVED _____
 APPROVED BY CITY ENGINEER _____
 APPROVED BY THE CITY ENGINEER _____

OPEN SPACE DEDICATION STATEMENT
 BY THE RECORDING OF THIS PLAT I HEREBY DEDICATE ALL OPEN SPACES TO THE MARCHES AT COOPER RIVER HOMEOWNERS ASSOCIATION, INC. THE PROPERTY OWNERS ASSOCIATION (P.O.A.) THEIR SUCCESSORS AND ASSIGNS.

DEDICATION STATEMENT
 BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROAD RIGHTS OF WAY, EXCEPT THOSE NOTED THAT ARE PRIVATE, TO THE USE OF THE PUBLIC FOREVER.

NOTICE:
 SEE SHEET 3 FOR LINE & CURVE TABLES

I HEREBY STATE 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. ALSO, THERE IS NO VISIBLE ENCROACHMENTS OR INTERFERENCES OTHER THAN SHOWN.

No. 5833
 Tap B
 ANDREW G. GILLETTE
 P.L.S. 5833-B



COOPER RIVER-CHARLESTON, L.P., A DELAWARE LIMITED PARTNERSHIP
 BY: KELLY GP LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
 BY: HEARTHSTONE LOT OPTION JOINT VENTURE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

COOPER RIVER-CHARLESTON, L.P., A DELAWARE LIMITED PARTNERSHIP
 BY: KELLY GP LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
 BY: HEARTHSTONE LOT OPTION JOINT VENTURE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

FINAL SUBDIVISION PLAT
 SHOWING THE SUBDIVISION OF A PORTION OF TMS 267-00-00-004 (19.250 AC. FORM PHASE 2 OF THE MARCHES AT COOPER RIVER SUBDIVISION, PROPERTY OF COOPER RIVER-CHARLESTON, L.P., LOCATED IN THE CITY OF CHARLESTON, BERKE COUNTY, SOUTH CAROLINA.

DATE: SEPTEMBER 19, 2018
 REVISED: JUNE 12, 2019
 (IN FEET)
 1 inch = 40 feet



REFERENCES

- 1. PROPERTY LINE ADJUSTMENT PLAT SHOWING THE ABANDONMENT OF PROPERTY LINES BETWEEN TMS NO 267-00-00-004...
2. PRELIMINARY PLAT OF THE MARSHES AT COOPER RIVER...
3. FINAL SUBDIVISION PLAT SHOWING THE SUBDIVISION OF A PORTION OF TMS 267-00-00-004...
4. EASEMENT PLAT SHOWING A PUMP STATION SITE (1166 AC) AND INGRESS/EGRESS AND C.P.M. EASEMENT (3.533 AC)...

NOTES

- 1. HORIZONTAL DATUM IS SC 83 (1011)
2. THIS PROPERTY APPEARS TO BE LOCATED IN P.L. 80 PER FEMA MAP NO. 454300000 (CITY OF CHARLESTON COMMUNITY PLAN)
3. ALL PROPERTY CORNERS FOUND ARE AS SHOWN AND DESCRIBED. SET ARE 1/4" EQUAL
4. BERKELEY COUNTY TAX MAP NUMBER 267-00-00-004
5. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY
6. AREA DETERMINED BY THE COORDINATE METHOD
7. EASEMENTS SHOWN ARE PER REFERENCED PLATS...
8. ALL BUFFERS, LANDSCAPE PLANTINGS, OPEN SPACE AND WETLAND AREAS SHOWN SHALL BE MAINTAINED AND MANAGED BY THE OWNERS...
9. FRONT OF BAY/STREETS WILL BE DEDICATED TO THE CITY OF CHARLESTON EXCEPT WHERE NOTED
10. PRIVATE DESIGN ELEMENTS FOR OCCUPANCY STREET TREATMENT...
11. SEWER AND WATER TO BE PROVIDED BY CHARLESTON WATER SYSTEM
12. LOW LOTS SHALL BE FILLED TO ENSURE POSITIVE DRAINAGE...
13. THE CITY OF CHARLESTON DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM
14. THE ACCESS EASEMENTS SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITY...
15. ALL OPEN SPACE AREAS SHALL BE RESERVED FOR OPEN SPACE...
16. SMALLEST LOT AREA 67-88 AC 87-88 AC 1,627.00 SF
17. ALIGNMENT OF ACCESS EASEMENTS HAVE BEEN ADJUSTED TO APPROX. AS-SHOWN TOP OF PONDUS

Table with columns: LINE, BEARING, LENGTH. Contains survey data for lines 1 through 17.

Table with columns: LINE, BEARING, LENGTH. Contains survey data for lines 18 through 31.

Table with columns: LINE, BEARING, LENGTH. Contains survey data for lines 32 through 45.

Table with columns: LINE, BEARING, LENGTH. Contains survey data for lines 46 through 59.

Table with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD ANGLE. Contains curve data for curves 1 through 10.

Table with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD ANGLE. Contains curve data for curves 11 through 20.

Table with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD ANGLE. Contains curve data for curves 21 through 30.

Table with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD ANGLE. Contains curve data for curves 31 through 40.

Table with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD ANGLE. Contains curve data for curves 41 through 50.

PLANNING USE ONLY
DEVELOPER'S SIGNATURE
DATE

OPEN SPACE DEDICATION STATEMENT
BY RECORDING OF THIS PLAT I HEREBY DEDICATE ALL OPEN SPACES TO THE MARSHES AT COOPER RIVER...

DEDICATION STATEMENT
BY RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY OF CHARLESTON...



I HEREBY STATE 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...



COOPER RIVER-CHARLESTON, L.P.
A DELAWARE LIMITED LIABILITY COMPANY
BY: MLOU OF LLC
A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: NEARBYSTONE LOT OPTION JOINT VENTURE LLC
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

COOPER RIVER-CHARLESTON, L.P.
A DELAWARE LIMITED LIABILITY COMPANY
BY: MLOU OF LLC
A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: NEARBYSTONE LOT OPTION JOINT VENTURE LLC
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

FINAL SUBDIVISION PLAT
SHOWING THE SUBDIVISION OF A PORTION OF TMS 267-00-00-004 (19.250 AC, FORM PHASE 2 OF THE MARSHES AT COOPER RIVER-SUBDIVISION, PROPERTY OF COOPER RIVER-CHARLESTON L.P., LOCATED IN THE CITY OF CHARLESTON, BERKE COUNTY, SOUTH CAROLINA.

DATE: SEPTEMBER 18, 2018
REVISED: JUNE 12, 2019
Scale: 1 inch = 40 feet

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

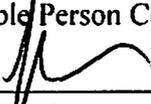
1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by The Daniel Island Company, Inc.
to City of Charleston on _____, 2019.
3. Check one of the following: The deed is
 - (A) _____ subject to the deed recording fee as a transfer for consideration 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 distribution to a trust beneficiary.
 - (C) exempt from the deed recording fee because (See Information section of affidavit): conveyance to government entity (explanation required)
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

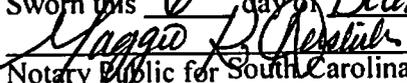
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

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) _____ 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 the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is exempt.
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.

The Daniel Island Company, Inc.
Responsible Person Connected with the Transaction
By: 
Matthew R. Sloan, its President
Print or Type Name Here

Sworn this 6th day of December 2019

Notary Public for South Carolina
My Commission Expires: October 16th, 2024



STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that The Daniel Island Company, Inc.
 ("Grantor") in the state aforesaid, for and in consideration of the sum of
 ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before
 the sealing of these presents by the CITY OF CHARLESTON, 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 CHARLESTON ("Grantee"), its successors and
 assigns, forever, the following described property which is granted, bargained, sold and released
 for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives,
 and cul-de-sacs situate, lying and being in the City of Charleston, County of Berkeley
 State of South Carolina, identified as (list street names) Lime Lane 20' Public R/W

as shown and designated on a plat entitled A Final Subdivision Plat of Parcel S (3.73 Ac.) To
 Create Parcel S, Block B Lots 1 Through 13, City of Charleston, Berkeley County, South
 Carolina prepared for Daniel Island Company, Inc."

prepared by Thomas & Hutton Engineering,
 dated Sept. 24, 2019, revised _____, and recorded on _____
 in Plat Book _____ at Page _____ in the ROD Office for Berkeley County.
 Said property butting and bounding, measuring and containing, and having such courses and
 distances as are shown on said plat. Reference being had to the aforesaid plat for a full and
 complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the
 Daniel Island Investments L.L.C. dated April 26, 2005 and recorded
 April 28, 2005 in Book 4668 at Page 278 in the ROD Office for
 Berkeley County, South Carolina.

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

Portion of TMS No.:

275-00-00-182



Ratification
Number _____

A N O R D I N A N C E

TO AMEND CHAPTER 21, ARTICLE II OF THE CODE OF THE CITY OF CHARLESTON BY ADDING A NEW SECTION 21-17 THAT PROHIBITS CERTAIN BUILDING CONSTRUCTION OPERATIONS DURING STATED HOURS. (AS AMENDED)

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

SECTION 1. Chapter 21 of the Code of the City of Charleston is hereby amended to create a new Section 17 that reads as follows:

"Sec. 21-17. BUILDING CONSTRUCTION OPERATION NOISE.

(a) It shall be unlawful for any person to use or cause the use of any mechanical equipment or tool operated by fuel or electric power in the building, construction, repair, renovation, or demolition ~~project~~ operations, including, but not limited to, pile drivers, ~~steam shovels~~ excavators, backhoes, pneumatic hammers, derricks, cranes, steam or electric hoists, the use of which causes loud, and repetitive, ~~or sustained~~ noises in the City other than between the hours of 7:00 a.m. and 7:00 p.m. weekdays and 9:00 a.m. and 7:00 p.m. on Saturdays. No such construction operations which cause loud and repetitive noises shall occur on Sundays or on the following City holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day.

(b) The following noises shall be exempt from the prohibition of subsection (a):

- (1) The sound produced by emergency repair measures necessary to safe guard or restore public utilities or property to a safe condition, or to protect persons or property from imminent danger, in preparation for, or following a fire, accident or natural disaster, such as a hurricane.
- (2) Work ordered by a City Official or by court order to secure property.
- ~~(3) Work related to a City project.~~
- (3) Utility construction work or construction work conducted on the public right of way.
- (4) Concrete pouring; provided, however, that 48-hours' advance notice shall be provided to all residents impacted by such activity.

- (5) Repairs, maintenance, or indoor remodeling that is completed entirely by the homeowner and where the noise is contained completely within the structure.

(c) The City may issue a permit exempting specific construction projects and maintenance of public streets and rights-of-way from the prohibitions of subsection (a), provided the person seeking such permit can make a showing that no reasonable alternatives exist to creating the noise at night, that the activity involved is compatible with the public safety and interest (such as avoiding traffic congestion on main thoroughfares), and the disruption is temporary. This includes but is not limited to:

- (1) Projects whose timely completion is deemed key to public interest, such as schools, hospitals, municipal facilities, affordable housing, etc.
- (2) Repairs, maintenance, or remodeling to existing occupied spaces that would prohibit normal operations if conducted during standard business hours.
- (3) Placement of equipment and delivery of materials that would impact public safety and transportation if conducted during standard business hours.

Permits granted under this subsection (c) shall expire after seven days and may be renewed upon reapplication subject to the conditions listed herein.

(d) The provisions of this section shall not apply to building, construction, repair, renovation, or demolition operations which meet the following conditions:

- (1) The homeowner intends to do all work himself or herself;
- (2) All work is to be done on the homeowner's own dwelling; and
- (3) The total valuation of the work to be done is Five Thousand and No/100 (\$5,000.00) Dollars or less.

(e) Nothing herein shall be construed to relieve any person from complying with the provisions of Section 21-16 of this Code.

SECTION 2. This Ordinance shall become effective ~~six~~ three months after its adoption and shall not apply retroactively to any building, construction, repair, renovation, or demolition operations for which a City Building Permit has been issued prior to such effective date.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2020, in the _____ Year of Independence of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

ATTEST:

Vanessa Turner Maybank
Clerk of Council