
R2020-4: TO ACCEPT THE DEDICATION OF A CERTAIN ROADWAY KNOWN AS AGNES LANE CONSISTING OF FOUR (4) SEGMENTS: SEGMENT (1) 60' PUBLIC RIGHT OF WAY OWNED BY THE VININGS AT MARKET COMMON; SEGMENT (2) 60' PUBLIC RIGHT-OF-WAY OWNED BY HINSON PROPERTIES II, LLC AND KENAN FAMILY HOLDINGS, LLC; SEGMENT (3) 60' PUBLIC RIGHT-OF-WAY OWNED BY HINSON PROPERTIES II, LLC AND KENAN FAMILY HOLDINGS, LLC; SEGMENT (4) PUBLIC RIGHT-OF-WAY VARIES OWNED BY HINSON PROPERTIES II, LLC AND KENAN FAMILY HOLDINGS, LLC

Applicant/Purpose: The Vining's at Market Common, Hinson Properties II, LLC & Kenan Family Holdings, LLC (owners) / to accept public dedication of Agnes Lane which consists of four segments.

Brief:

- The owners have constructed a road known as Agnes Lane, which includes 4 segments:
 - Segment 1: The Vining's (owner) / 60' wide ROW.
 - Segment 2: Kenan Family Holdings, LLC - Hinson Properties II, LLC (owners) / 60' wide ROW.
 - Segment 3: Kenan Family Holdings, LLC - Hinson Properties II, LLC (owners) / 60' wide ROW.
 - Segment 4: varying width ROW.
- Public utilities have been located w/in, along, & above the ROW.
- Street complies w/ current standards & construction requirements.
- Owner has provided executed dedication deed for the transfer of the 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.

CITY OF MYRTLE BEACH) TO ACCEPT THE DEDICATION OF A CERTAIN
COUNTY OF HORRY) ROADWAY KNOWN AS AGNES LANE
STATE OF SOUTH CAROLINA) CONSISTING OF FOUR (4)
SEGMENTS: SEGMENT (1) 60' PUBLIC RIGHT
OF WAY OWNED BY THE VININGS AT MARKET
COMMON; SEGMENT (2) 60' PUBLIC RIGHT-
OF-WAY OWNED BY HINSON PROPERTIES II,
LLC AND KENAN FAMILY HOLDINGS, LLC;
SEGMENT (3) 60' PUBLIC RIGHT-OF-WAY
OWNED BY HINSON PROPERTIES II, LLC AND
KENAN FAMILY HOLDINGS, LLC; SEGEMENT
(4) PUBLIC RIGHT-OF-WAY VARIES OWNED BY
HINSON PROPERTIES II, LLC AND KENAN
FAMILY HOLDINGS, LLC

WHEREAS, The Vinings at Market Common, LLC, Hinson Properties II, LLC, and Kenan Family Holdings, LLC, has dedicated a certain roadway known as Agnes Lane which consists of four segments, (1) - (60' Public R/W), (2) - (60' Public R/W), Section 2 (60' Public R/W), and Section 3 (Public R/W Varies) to the public.

WHEREAS, this certain roadway is shown on the following plats:

"RIGHT OF WAY PLAT OF PROPOSED AGNES LANE", prepared by Thomas & Hutton dated January 28, 2015 and recorded February 25, 2015 in Plat Book 265 at Page 95 in the Register of Deeds Office for Horry County, South Carolina, which said roadway being more particularly identified as AGNES LANE PUBLIC R/W (1) = 60' PUBLIC R/W & AGNES LANE PUBLIC R/W (2) = 60' PUBLIC R/W and are shown on the above mentioned plat; also,

"RIGHT-OF-WAY PLAT OF 3 PORTIONS OF AGNES LANE prepared by Thomas & Hutton dated August 21, 2019 and recorded November 06, 2019 in Plat Book 290 at Page 77 in the Register of Deeds Office for Horry County, South Carolina, which said roadway being more particularly identified as "AGNES LANE (60' PUBLIC R/W) & AGNES LANE PUBLIC R/W VARIES" and is shown on the above mentioned plat; and,

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

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

SIGNED, SEALED and DATED, this 14TH day of January, 2020

BRENDA BETHUNE, MAYOR

ATTEST:

JENNIFER STANFORD, CITY CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HAVE HERETOFORE THIS PLAN OF DEVELOPMENT, AND ALL THE TERMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAN.

SIGNATURE: LEON WALKER DATE: FEB 24 2015
 NAME (PRINT): LEON WALKER
 SIGNATURE: Walter Givens DATE: FEB 25 2015
 NAME (PRINT): Walter Givens

REFERENCE MAPS

- 1) RECORDED PLAT OF PARK SITE 2 CENTER POINT, FOR CENTER POINT, LLC DATED SEPT. 12, 2002 BY SURVEY TECHNOLOGY, INC.
- 2) RECOMBINATION PLAT OF TRACT 28 BEING PHASE IV AND A PORTION OF PHASE III, A PORTION OF LOT 31, PHASE V AND BLACK HORN CREEK TRACT, BEING PHASE VI, ALL BEING PART OF SECTION 36, TOWNSHIP 12N, RANGE 10E, HORRY COUNTY, SOUTH CAROLINA, BY SURVEY TECHNOLOGY, INC.
- 3) MAP OF TWO PARCELS OF LAND CITY OF MYRTLE BEACH DATED OCTOBER 1, 2003 BY SURVEY TECHNOLOGY, INC.
- 4) FINAL SUBDIVISION PLAT OF THE RESERVE AT THE MARKET COMMON DISTRICT PHASE 1A (PARCEL 1) WITHIN THE PRESENT OFFICE & RECORDED IN THE HORRY COUNTY ROAD OFFICE IN P.B. 254, PG. 60.
- 5) FINAL SUBDIVISION PLAT OF THE RESERVE AT THE MARKET COMMON DISTRICT PHASE 1B (PARCEL 1) WITHIN THE PRESENT OFFICE & RECORDED IN THE HORRY COUNTY ROAD OFFICE IN P.B. 254, PG. 60.
- 6) TESTAMENT PLAT OF PROPOSED DRAINAGE EASEMENT, EASEMENT FOR REZER HORNES CORP. DATED JUNE 1, 2002 BY SURVEY TECHNOLOGY, INC. RECORDED IN THE HORRY COUNTY ROAD OFFICE IN P.B. 254, PG. 60.
- 7) 254 PG. 60 TO AGNES LANE, PREPARED FOR HORRY COUNTY DATED OCT. 14, 2008 BY DCC ENGINEERS.
- 8) BOUNDARY SURVEY OF PARK SITE 2 PARCELS TOTALING 40.74 AC., PREPARED FOR THE CITY OF MYRTLE BEACH DATED JULY 31, 2004 BY THIS OFFICE.

LEGEND

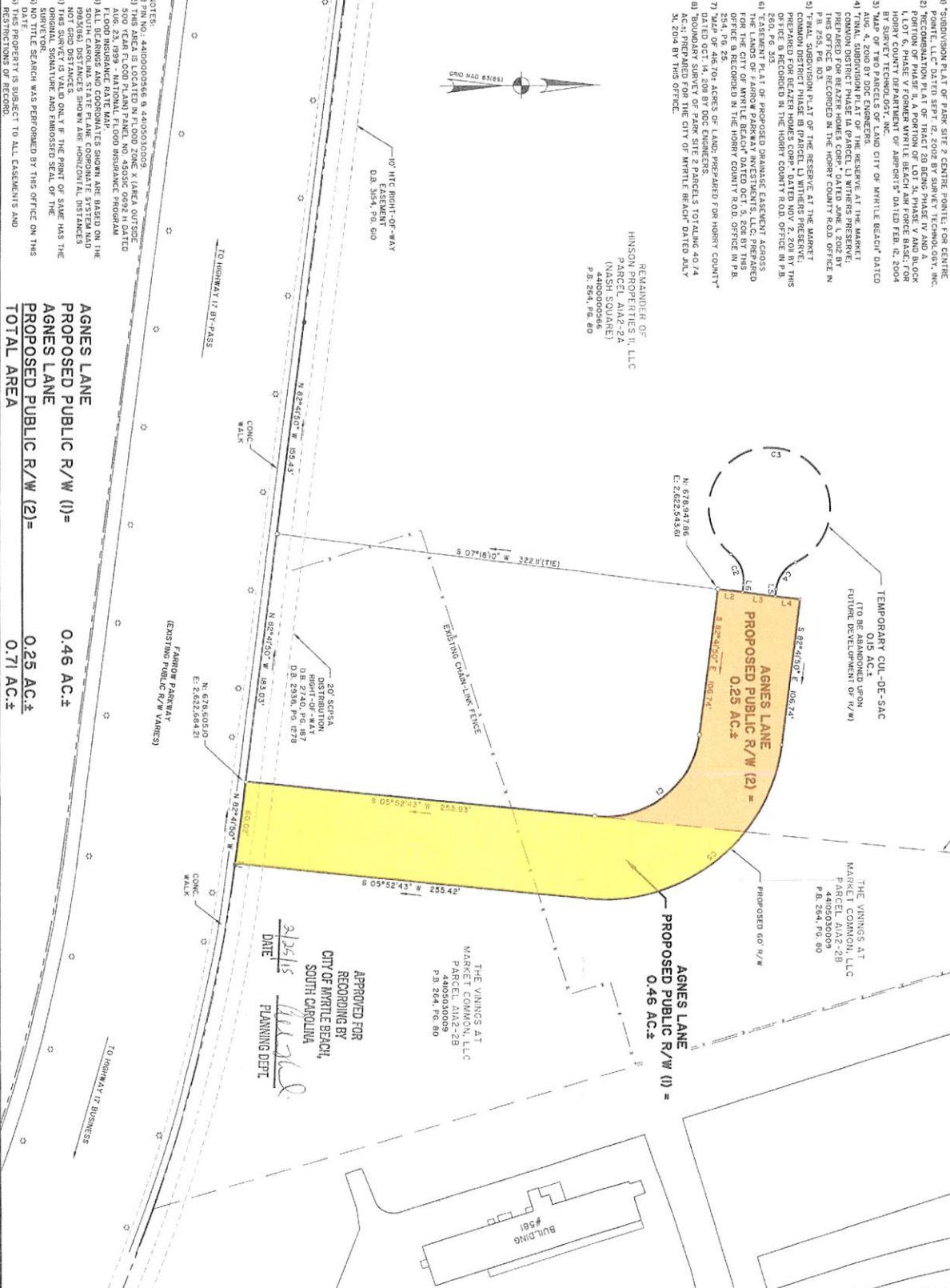
- IRON REBAR FOUND
- IRON REBAR SET
- LIGHT POLE
- BOUNDARY POINT

LINE	BEARING	LENGTH
L1	S 02°41'00" E	0.96
L2	S 07°18'00" E	18.00
L3	N 07°18'00" E	18.00
L4	N 87°47'00" W	5.29
L5	N 02°41'00" W	5.29

CH. BEARING	CH. LENGTH	DELTA
C1	N 38°24'34" W	37.16
C2	S 49°50'53" W	24.08
C3	N 07°18'00" E	43.79
C4	S 35°24'40" E	24.08
C5	S 38°24'34" E	18.55

BOUNDARY LINE PER PLAT RECORDED IN P.B. 264 PG. 60

REMANDED OF
 HINSON PROPERTIES II, LLC
 PARCEL A1A2-2A
 (NASH SQUARE)
 FUTURE DEVELOPMENT OF R/W
 P.B. 264, PG. 60



AGNES LANE
 PROPOSED PUBLIC R/W (1) = 0.46 AC.±
 AGNES LANE
 PROPOSED PUBLIC R/W (2) = 0.25 AC.±
 TOTAL AREA 0.71 AC.±

APPROVED FOR
 RECORDING BY
 CITY OF MYRTLE BEACH,
 SOUTH CAROLINA
 DATE: 3/25/15
 PLANNING DEPT.

THE VININGS AT
 MARKET COMMON, LLC
 PARCEL A1A2-2B
 FUTURE DEVELOPMENT OF R/W
 P.B. 264, PG. 60

Instrument: 2015000022126, PLAT BK: 265 PG. 95 DOCTYPE: 081 02/25/2015 at 04:23:50 PM, OF 1
 BATTERY V. SKIPPER HORRY COUNTY, SC REGISTRAR OF DEEDS

205-45

VICINITY MAP

RIGHT OF WAY PLAT
 OF PROPOSED
 AGNES LANE

CITY OF MYRTLE BEACH
 HORRY COUNTY, SOUTH CAROLINA
 Prepared for
 HINSON PROPERTIES II, LLC

THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting
 6111 Bourne & Chapin Boulevard
 Suite 202
 Myrtle Beach, SC 29577
 P 843.839.3545 | 843.839.3565
 www.thomashutton.com

DATE: 3/25/15
 BY: Walter Givens
 JOB: 23539 0000x01

1/28/15 JED MDS xx/xx/xx xx

SHEET 1 OF 1

CERTIFICATE OF PREPARATION AND RECORDATION

THE STATE OF NORTH CAROLINA, COUNTY OF HENRY, BEFORE ME, the undersigned authority, on this 10th day of April, 2019, personally appeared **Kevin Walker**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires 12/31/2021.

Notary Public *Kevin Walker* **Notary Seal**

WITNESSES my hand and the seal of my office this 10th day of April, 2019.

Notary Public *Kevin Walker* **Notary Seal**

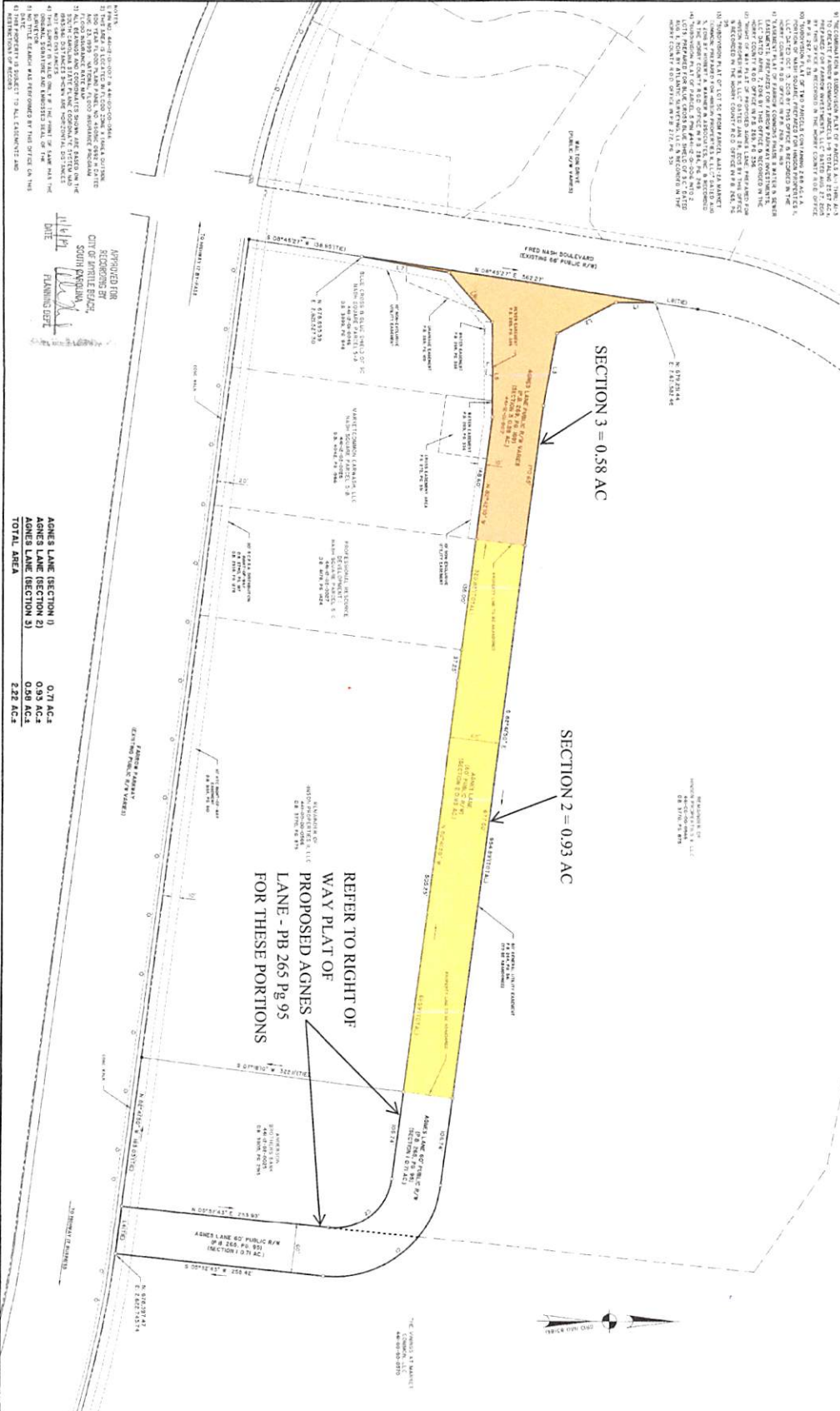


TABLE 1: AREA DATA

SECTION	AREA (AC)	PERCENT OF TOTAL
SECTION 1	0.37	16.7%
SECTION 2	0.93	42.3%
SECTION 3	0.58	26.4%
TOTAL	2.22	100.0%

PLAT FOR 20' WIDE RIGHT-OF-WAY FOR AGNES LANE

Section 1 of 3

Henry County, NC

Maple D. Thompson, Jr.

Notary Public



RIGHT-OF-WAY PLAT

OF 3 PORTIONS OF

AGNES LANE

CONTAINING

2.22 AC ±

PROPOSED BY

HINSON PROPERTIES II, LLC

CITY OF HENRY, NC

HENRY COUNTY, NC

THOMAS & HUTTON

4111 Rainsford & Company Blvd • Suite 200

Myrtle Beach, SC 29577 • 843.339.3465

www.thomashutton.com

LEGEND

- 20' WIDE RIGHT-OF-WAY
- 10' WIDE RIGHT-OF-WAY
- 5' WIDE RIGHT-OF-WAY

NOTES:

1. THIS PLAT IS A PART OF THE RIGHT-OF-WAY PLAT FOR AGNES LANE, WHICH IS BEING PREPARED IN THREE SECTIONS.
2. THE TOTAL AREA OF THE RIGHT-OF-WAY IS 2.22 AC ±.
3. THE TOTAL AREA OF THE PORTIONS SHOWN HEREON IS 2.22 AC ±.
4. THE TOTAL AREA OF THE PORTIONS SHOWN HEREON IS 2.22 AC ±.
5. THE TOTAL AREA OF THE PORTIONS SHOWN HEREON IS 2.22 AC ±.

DATE: 10/10/2019

BY: [Signature]

NOTARY PUBLIC

STATE OF SOUTH CAROLINA

ROAD AND DRAINAGE DEDICATION DEED

COUNTY OF HORRY

KNOW ALL MEAN BE THESE PRESENTS that **The Vinings at Market Common, LLC**, a South Carolina limited liability company, for and in consideration of the sum of Five and No/100 (\$5.00) Dollars, to them in hand paid at and before the sealing of these presents by **CITY OF MYRTLE BEACH**, having an address at P.O. Box 2648, Myrtle Beach, South Carolina 29578, the receipt and sufficiency of which 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, all right title and interest in and to the property described as follows:

ALL AND SINGULAR, that certain property located in the City of Myrtle Beach, Horry County, South Carolina, being a right-of-way of Sixty (60) feet in width, being more particularly described as shown as "**AGNES LANE PROPOSED PUBLIC R/W (1) = 0.46 AC.±**" on that certain map entitled "**RIGHT OF WAY PLAT OF PROPOSED AGNES LANE**" prepared for Hinson Properties II, LLC by Thomas & Hutton Engineering, dated January 28, 2015 and recorded February 25, 2015 in Plat Book 265 at Page 95, in the Office of the Register.

SUBJECT to any easements of record, of which run on, over, under or through the subject property; and attach and run in perpetuity with the premises herein described and are binding upon the undersigned, its successors and assigns forever.

DERIVATION: This being a portion of the property conveyed to The Vinings of Market Common, LLC by deed of Hinson Properties II, LLC and Kenan Family Holdings, LLC recorded February 9, 2015 in Deed Book 3797 at Page 1455.

PIN No.: Being a portion of 441-05-03-0009

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

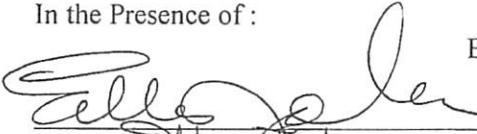
TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said **CITY OF MYRTLE BEACH**, its successors and assigns forever.

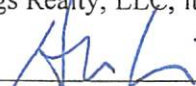
AND the said **The Vinings at Market Common, LLC**, a South Carolina limited liability company, does bind itself and its successors and assigns, against itself and its successors and assigns and all other persons whomsoever lawfully claiming or to claim the same, or any party thereof.

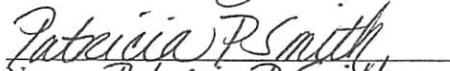
IN WITNESS WHEREOF the said THE VININGS AT MARKET COMMON, LLC, a South Carolina limited liability company, have caused these presents to be signed this 8th day of October, 2019.

Signed, Sealed and Delivered
In the Presence of :

THE VININGS AT MARKET COMMON, LLC, a
South Carolina limited liability company
By: Vinings Realty, LLC, its Manager


Name: Ellen Johnson

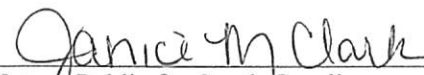
By: 
Hunter Gibson, its Manager


Name: Patricia P. Smith

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

Personally appeared before me this 8th day of October, 2019, Hunter Gibson, as Manager of Vinings Realty, the Manager of The Vinings at Market Common, LLC, a South Carolina limited liability company, as his or her act and deed and as the act and deed of the limited liability company.


Notary Public for South Carolina
Name: Janice M. Clark
My Commission Expires: 05/07/2028

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 the back of this affidavit and I understand such information.
2. The property being transferred is located in Horry County, South Carolina known as a part of **AGNES LANE**.
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): **Exemption #2, Transferring Realty to a Municipal corporation**

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 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: _____.

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: **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

THE VININGS AT MARKET COMMON, LLC, a South Carolina limited liability company

By: Virings Realty, LLC, its Manager

By: Hunter Gibson
Hunter Gibson, its Manager

SWORN to before me this 8th
day of October, 2019.

Janice M Clark [L.S.]
Notary Public for South Carolina
Name: Janice M Clark
My Commission Expires: 05/07/2028



EXHIBIT A

ALL AND SINGULAR, that certain property located in the City of Myrtle Beach, Horry County, South Carolina, being a right-of-way of Sixty (60) feet in width, being more particularly described as shown as **"AGNES LANE PROPOSED PUBLIC R/W (1) = 0.46 AC.±"** on that certain map entitled **"RIGHT OF WAY PLAT OF PROPOSED AGNES LANE"** prepared for Hinson Properties II, LLC by Thomas & Hutton Engineering, dated January 28, 2015 and recorded February 25, 2015 in Plat Book 265 at Page 95, in the Office of the Register.

Revised 03/14/2017

Section 1

CERTIFICATE OF OWNERSHIP AND DEDICATION
 THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM THE (SHE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

SIGNATURE: Veron Walker DATE: FEB 2 4 2015
 NAME (PRINT): Veron Walker
 SIGNATURE: B. Allen
 NAME (PRINT): Hunter Gibson DATE: FEB 2 5 2015

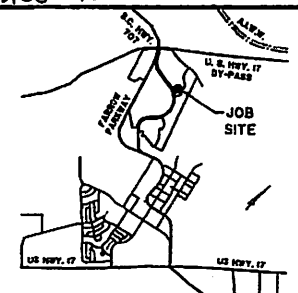
LEGEND

- IRON REBAR FOUND
- IRON REBAR SET
- LIGHT POLE
- BOUNDARY POINT

LINE	BEARING	LENGTH
L1	S 01°47'50" E	0.98'
L2	S 07°15'20" E	10.00'
L3	N 07°15'20" E	14.00'
L4	N 07°15'20" E	18.00'
L5	N 02°47'30" W	5.25'
L6	N 02°47'30" W	5.25'

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	70.00'	108.22'	N 32°34'34" W	97.76'	68°34'33"
C2	25.00'	75.00'	S 48°30'15" W	24.08'	57°34'25"
C3	44.00'	225.88'	N 07°15'20" E	47.22'	295°05'48"
C4	25.00'	75.00'	S 53°24'40" E	24.08'	87°34'21"
C5	130.00'	200.97'	S 50°24'34" E	101.93'	89°34'33"

Instrument: 2015000022126, PLAT BK:
 255 PG: 96 DOCTYPE: 061 02/28/2015 at
 04:22:50 PM, 1 OF 1
 GALLERY V. SKIPPER, Horry County,
 SC REGISTRAR OF DEEDS



VICINITY MAP

This document and all reproductions of this document are the property of Thomas D. Hutton. Reproduction of this document is not permitted without written consent of Thomas D. Hutton unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

MATTHEW D. SVEHLINSKY
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 21233

RIGHT OF WAY PLAT

OF PROPOSED AGNES LANE

CITY OF MYRTLE BEACH
 Horry County, SOUTH CAROLINA

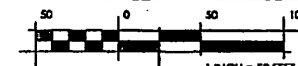
prepared for
 HINSON PROPERTIES II, LLC

No. Revisions	By	Date

THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting

611 Burroughs & Chapin Boulevard
 Suite 202
 Myrtle Beach, SC 29577
 p 843.839.3545 f 843.839.3565

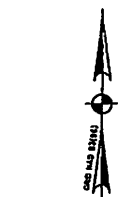
www.thomasonhutton.com



plot 1/28/15 drawn JED reviewed MDS field 10/10/15 crew xx

- REFERENCE MAPS:**
- "SUBDIVISION PLAT OF PARK SITE 2 CENTRE POINTS, FOR CENTRE POINTS, LLC DATED SEPT. 12, 2002 BY SURVEY TECHNOLOGY, INC.
 - "RECOMBINATION PLAT OF TRACT 28 BEING PHASE IV AND A PORTION OF PHASE V, A PORTION OF LOT 31, PHASE V AND BLOCK 1, LOT 6, PHASE V FORMER MYRTLE BEACH AIR FORCE BASE, FOR Horry COUNTY DEPARTMENT OF AIRPORTS DATED FEB. 12, 2004 BY SURVEY TECHNOLOGY, INC.
 - "MAP OF TWO PARCELS OF LAND CITY OF MYRTLE BEACH DATED AUG. 4, 2000 BY DDC ENGINEERS.
 - "FINAL SUBDIVISION PLAT OF THE RESERVE AT THE MARKET COMMON DISTRICT PHASE II (PARCEL 1) WITHIN PRESERVE, PREPARED FOR BEAZER HOMES CORP. DATED JUNE 1, 2002 BY THIS OFFICE & RECORDED IN THE Horry COUNTY R.O.D. OFFICE IN P.D. 254, PG. 103.
 - "FINAL SUBDIVISION PLAT OF THE RESERVE AT THE MARKET COMMON DISTRICT PHASE II (PARCEL 1) WITHIN PRESERVE, PREPARED FOR BEAZER HOMES CORP. DATED NOV. 2, 2004 BY THIS OFFICE & RECORDED IN THE Horry COUNTY R.O.D. OFFICE IN P.D. 260, PG. 305.
 - "EASEMENT PLAT OF PROPOSED DRAINAGE EASEMENT ACROSS THE LANDS OF FARM ROAD INVESTMENTS, LLC, PREPARED FOR THE CITY OF MYRTLE BEACH DATED OCT. 4, 2004 BY THIS OFFICE & RECORDED IN THE Horry COUNTY R.O.D. OFFICE IN P.D. 254, PG. 23.
 - "MAP OF 48.70% ACRES OF LAND PREPARED FOR Horry COUNTY DATED OCT. 14, 2004 BY DDC ENGINEERS.
 - "BOUNDARY SURVEY OF PARK SITE 2 PARCELS TOTALING 40.74 AC.± PREPARED FOR THE CITY OF MYRTLE BEACH DATED JULY 31, 2004 BY THIS OFFICE.

REMAINDER OF
 HINSON PROPERTIES II, LLC
 PARCEL A1A2-2A
 (NASH SQUARE)
 4400000368
 P.D. 264, PG. 60

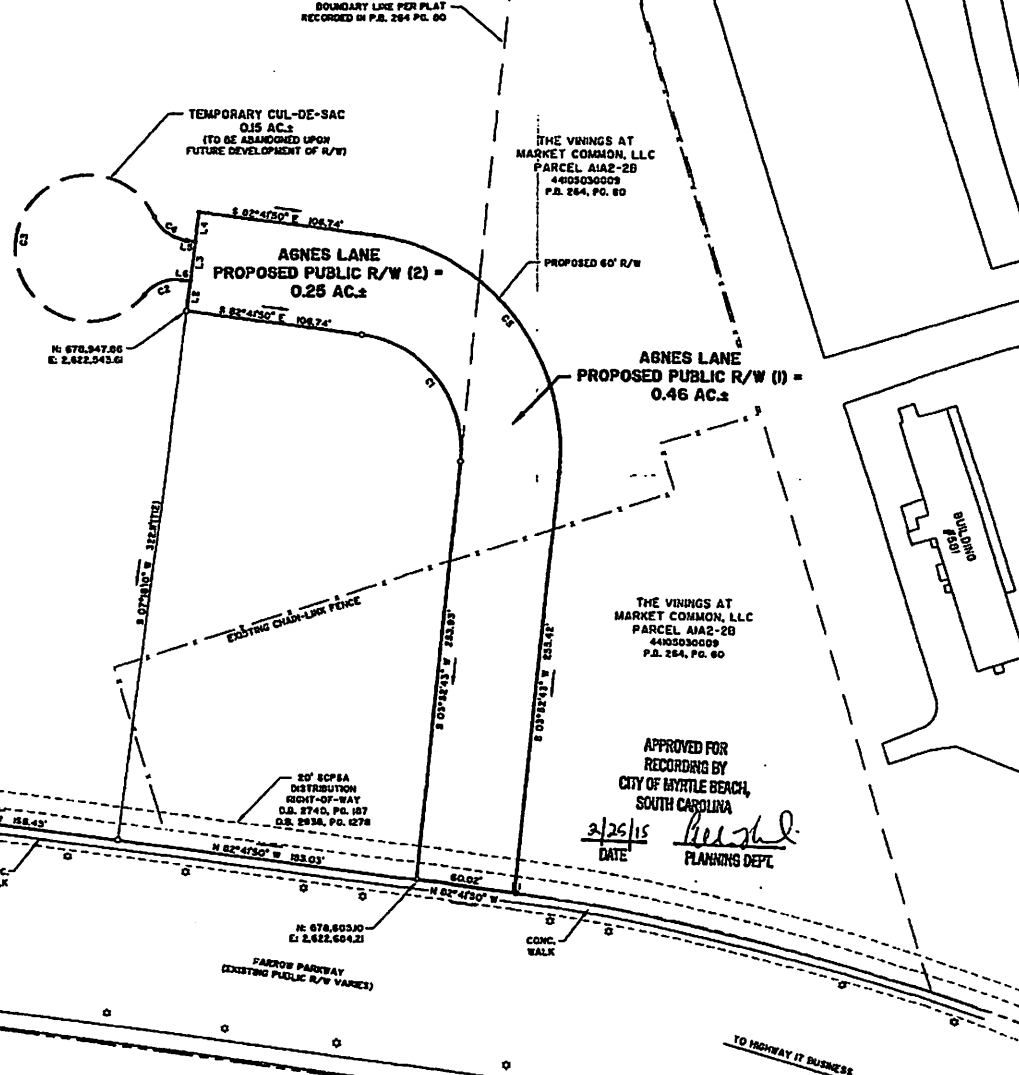


10' NYC RIGHT-OF-WAY
 EASEMENT
 O.D. 354, PG. 60

TO HIGHWAY 17 BY-PASS

- NOTES:**
- PIN NO. 4400000568 & 4400000569.
 - THIS AREA IS LOCATED IN FLOOD ZONE X (AREA OUTSIDE 500 YEAR FLOOD PLAIN) PANEL NO. 4803C 0892 H DATED AUG. 23, 1999 - NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP.
 - ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM HAD (HORIZONTAL DISTANCES SHOWN ARE HORIZONTAL DISTANCES NOT GRID DISTANCES).
 - THIS SURVEY IS VALID ONLY IF THE PRINT OF NAME HAS THE ORIGINAL SIGNATURE AND EXHIBITED SEAL OF THE SURVEYOR.
 - NO TITLE SEARCH WAS PERFORMED BY THIS OFFICE ON THIS DATE.
 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**AGNES LANE
 PROPOSED PUBLIC R/W (I)= 0.46 AC.±
 AGNES LANE
 PROPOSED PUBLIC R/W (2)= 0.25 AC.±
 TOTAL AREA 0.71 AC.±**



STATE OF SOUTH CAROLINA

COUNTY OF HORRY

ROAD AND DRAINAGE DEDICATION DEED

KNOW ALL MEAN BE THESE PRESENTS that **KENAN FAMILY HOLDINGS, LLC**, a South Carolina limited liability company and **HINSON PROPERTIES II, LLC**, a South Carolina limited liability company, for and in consideration of the sum of Five and No/100 (\$5.00) Dollars, to them in hand paid at and before the sealing of these presents by **CITY OF MYRTLE BEACH**, having an address at P.O. Box 2648, Myrtle Beach, South Carolina 29578, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **CITY OF MYRTLE BEACH**, its successors and assigns, the property described as follows:

ALL AND SINGULAR, that certain property located in the City of Myrtle Beach, Horry County, South Carolina, being a right-of-way of Sixty (60) feet in width, being more particularly described as shown as "**AGNES LANE PROPOSED PUBLIC R/W (2), 0.25 AC. +/-**" on that certain map entitled "**RIGHT-OF-WAY PLAT OF PROPOSED AGNES LANE, CITY OF MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA**" prepared for Hinson Properties II, LLC by Thomas & Hutton Engineering, recorded February 25, 2015 in Plat Book 265 at Page 95, in the Office of the Register.

SUBJECT to any easements of record, of which run on, over, under or through the subject property; and attach and run in perpetuity with the premises herein described and are binding upon the undersigned, its successors and assigns forever.

DERIVATION: This being a portion of the property conveyed to Keith C. Hinson and Kenan Family Holdings, LLC by Deed of Nash Blvd. Land Holding Company, LLC, dated May 29, 2014 and recorded June 2, 2014 in Deed Book 3737 at Page 3062, Keith C. Hinson thereafter conveying his interest unto Hinson Properties II, LLC by Deed dated October 7, 2014 and recorded October 10, 2014 in Deed Book 3770 at Page 875, in the Office of the Register of Deeds for Horry County, South Carolina.

PIN No.: Being a portion of 441-00-00-0566

TOGETHER with all and singular the rights, 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 said **CITY OF MYRTLE BEACH**, its successors and assigns forever.

AND the said **KENAN FAMILY HOLDINGS, LLC**, a South Carolina limited liability company, and **HINSON PROPERTIES II, LLC**, a South Carolina limited liability company, do bind themselves and their successors and assigns, against themselves and their successors and assigns and all other persons whomsoever lawfully claiming or to claim the same, or any party thereof.

SECTION 7

IN WITNESS WHEREOF the said **KENAN FAMILY HOLDINGS, LLC**, a South Carolina limited liability company and **HINSON PROPERTIES II, LLC**, a South Carolina limited liability company, have caused these presents to be signed this 18 day of ~~September~~ December, 2019.

Signed, Sealed and Delivered
In the Presence of :

KENAN FAMILY HOLDINGS, LLC, a
South Carolina limited liability company

Pamela Smith
Name: Pamela Smith

By: Kenan S. Walker
Kenan S. Walker, its Manager

Leah Smith
Name: Leah Smith

HINSON PROPERTIES II, LLC, a South
Carolina limited liability company

Pamela Smith
Name: Pamela Smith

By: Keith C. Hinson
Keith C. Hinson, its Manager

Leah Smith
Name: Leah Smith

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

Personally appeared before me this 16 day of December, 2019, Kenan S. Walker, as Manager of KENAN FAMILY HOLDINGS, LLC, a South Carolina limited liability company, as his or her act and deed and as the act and deed of the limited liability company.

Leah Smith

Notary Public for South Carolina

Name: Leah Smith

My Commission Expires: August 15, 2027

STATE OF SOUTH CAROLINA

COUNTY OF HORRY



Personally appeared before me this 18th day of December, 2019, Keith C. Hinson, as Manager of HINSON PROPERTIES II, LLC, a South Carolina limited liability company, as his or her act and deed and as the act and deed of the limited liability company.

Leah Smith

Notary Public for South Carolina

Name: Leah Smith

My Commission Expires: August 15, 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 the back of this affidavit and I understand such information.

2. The property being transferred is located in Horry County, South Carolina known as **AGNES LANE PROPOSED PUBLIC R/W, 0.25 AC+/-**, being a portion of Horry County PIN No.: 441-00-00-0566 was transferred from **KENAN FAMILY HOLDINGS, LLC and HINSON PROPERTIES II, LLC** to **CITY OF MYRTLE BEACH** on December 18, 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) X exempt from the deed recording fee because (See Information section of affidavit): **Exemption #2, Transferring Realty to a Municipal corporation**

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 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:

_____.

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: **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

KENAN FAMILY HOLDINGS, LLC, a South Carolina
limited liability company

By: _____

Kenan S. Walker, its Manager

SWORN to before me this 16
day of December, 2019.

Leah Smith [L.S.]

Notary Public for South Carolina

Name: Leah Smith

My Commission Expires: August 15, 2027



STATE OF SOUTH CAROLINA)

COUNTY OF HORRY)

DEED

KNOW ALL MEN BY THESE PRESENTS, that **KENAN FAMILY HOLDINGS, LLC**, a South Carolina limited liability company and **HINSON PROPERTIES II, LLC**, a South Carolina limited liability company, hereinafter collectively called the Grantor, in consideration of the premises and also in consideration of the sum of Five and 00/100 (\$5.00) dollars to the Grantor in hand paid at and before the sealing of these presents by the Grantee, hereinafter named, the receipt of which is hereby acknowledged; have granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto the said City of Myrtle Beach, P.O. Drawer 2468 Myrtle Beach, South Carolina 29578, hereinafter called Grantee, to wit:

PIN / TMS #: Portion of 441-00-00-0566

SEE EXHIBIT "A" ATTACHED HERETO

Together with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said City of Myrtle Beach, its Heirs, Successors and Assigns forever.

And the Grantor herein hereby binds itself, themselves, its or their successors, or his, her, and their Heirs, Executors or Administrators, (as the case may be), to warrant and forever defend all and singular the said premises unto the said Grantee, its and their successors and assigns, or his, her and their Heirs and assigns, (as the case may be), against itself, themselves, and its or their successors, or his, her and their heirs, (as the case may be), and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

[Signatures appear on the following page]

2/3
JRMCS

WITNESS the execution hereof by Grantor this ____ day of November, in the year of our Lord Two Thousand and Nineteen.

Signed, Sealed and Delivered
in the presence of:

Yvonne K. Gould
Name: Yvonne K. Gould

Lendra J. Whitworth
Name: Lendra J. Whitworth

KENAN FAMILY HOLDINGS, LLC,
a South Carolina limited liability company

By: Kenan S. Walker
Kenan S. Walker, its Manager

HINSON PROPERTIES II, LLC,
a South Carolina limited liability company

By: Hinson Properties, LLC, its Manager

Kenneth Smith
Name: Kenneth Smith

Robert S. Brown
Name: Robert S. Brown

By: Keith C. Hinson
Keith C. Hinson, its Manager

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that he/she saw the within named Kenan S. Walker, as Manager of KENAN FAMILY HOLDINGS, LLC 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.

Zyonna K. Gould
Witness

SWORN to before me this 7th
day of November, 2019.

Lenora J. Whitworth (SEAL)
Notary Public for South Carolina
Name: Lenora J. Whitworth

My Commission Expires: 03-30-2026

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that he/she saw the within named Keith C. Hinson, as Manager of Hinson Properties, LLC, Manager of HINSON PROPERTIES II, LLC 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.

Gayle Smith
Witness

SWORN to before me this 6th
day of November, 2019.

[Signature] (SEAL)
Notary Public for South Carolina
Name: [Signature]

My Commission Expires: 7/17/20

Seal HMC 7/3

EXHIBIT "A"

Description of Property

ALL AND SINGULAR, that certain property located in the City of Myrtle Beach, Horry County, South Carolina, being a right-of-way of Sixty (60) feet in width, being more particularly described as shown as "AGNES LANE PUBLIC R/W VARIES (P.B. 269, PG. 169), (SECTION 3, 0.58 AC.)" and AGNES LANE (60' PUBLIC R/W), (SECTION 2 0.93 AC.), on that certain map entitled "RIGHT-OF-WAY PLAT OF 3 PORTIONS OF AGNES LANE, CONTAINING 2.22 AC.+/-, CITY OF MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA" prepared for Hinson Properties II, LLC by Thomas & Hutton Engineering, dated August 21, 2019 and recorded November 10, 2019 in Plat Book 390 at Page 77, in the Office of the Register.

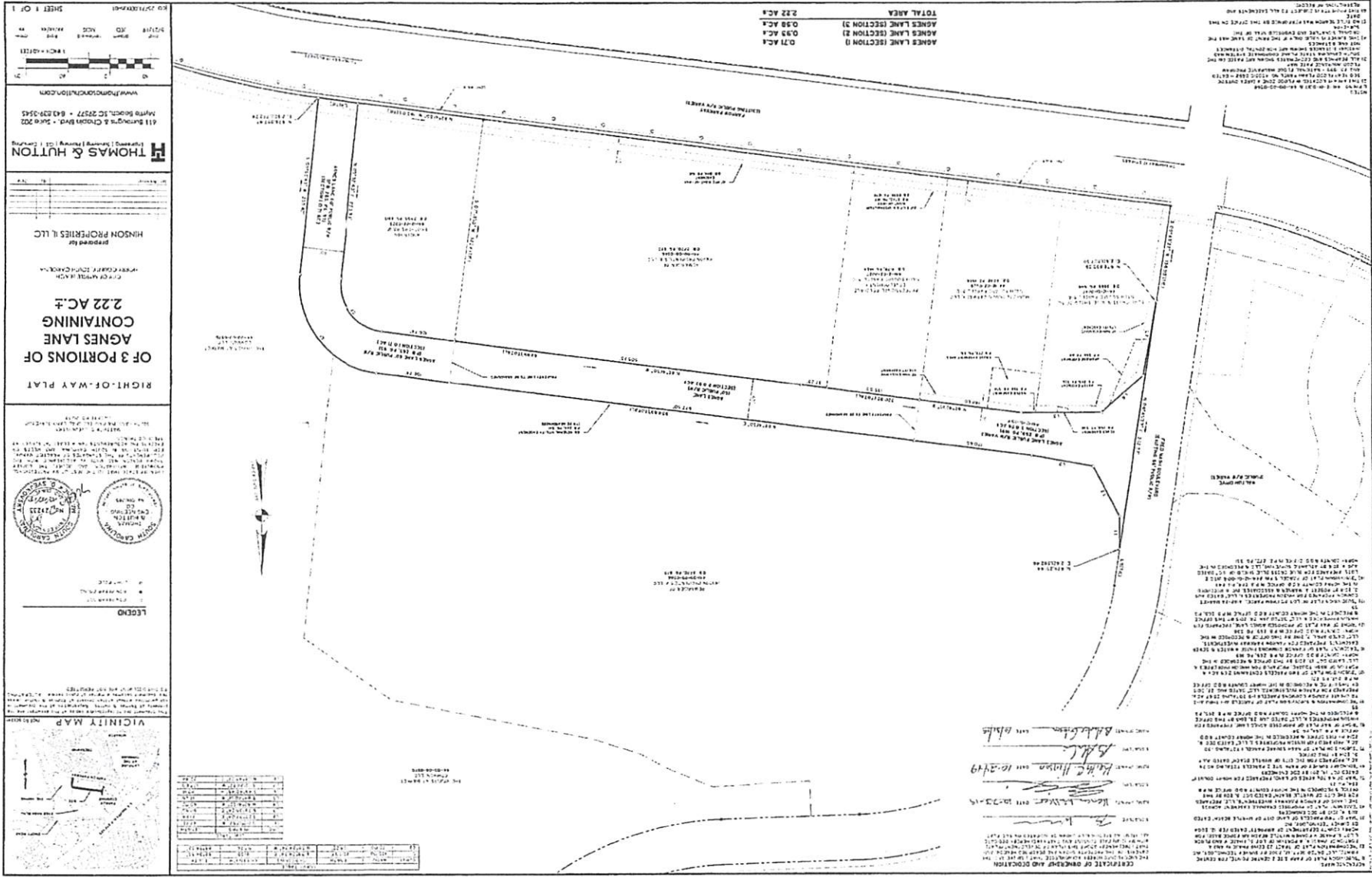
SUBJECT to any easements of record, of which run on, over, under or through the subject property; and attach and run in perpetuity with the premises herein described and are binding upon the undersigned, its successors and assigns forever.

DERIVATION: This being a portion of the property conveyed to Keith C. Hinson and Kenan Family Holdings, LLC by Deed of Nash Blvd. Land Holding Company, LLC, dated May 29, 2014 and recorded June 2, 2014 in Deed Book 3737 at Page 3062, Keith C. Hinson thereafter conveying his interest unto Hinson Properties II, LLC by Deed dated October 7, 2014 and recorded October 10, 2014 in Deed Book 3770 at Page 875, in the Office of the Register of Deeds for Horry County, South Carolina.

PIN No.: Being a portion of 441-00-00-0566

Griffin 8/3

"EXHIBIT A"



Sections
2-13

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 in the City of Myrtle Beach identified as a portion of Agnes Lane, a public right-of-way, being a portion of the property bearing Horry County PIN No.: 441-00-00-0566, was transferred by Kenan Family Holdings, LLC and Hinson Properties II, LLC to the City of Myrtle Beach on November ____, 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) 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:

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.

KENAN FAMILY HOLDINGS, LLC

SWORN to before me this 7th
day of November, year of 2019

Denora J. Whitworth
Notary Public for South Carolina
My Commission Expires: 03-30-2026

By: Ken S. Walker
Kenan S. Walker, its Manager

Certified 7/3