R2020-13: TO ACCEPT THE DEDICATION OF A CERTAIN ROADWAY KNOWN AS ROCK DOVE ROAD (50' PUBLIC R/W), AND PORTIONS OF CERTAIN ROADWAYS KNOWN AS GOLDFINCH DRIVE (50' PUBLIC R/W), LARK SPARROW STREET (50' PUBLIC R/W) AND GOLDEN CHESTNUT WAY (50' PUBLIC R/W) WITHIN THE BELLE HARBOR PHASE 1A SECTION OF THE BELLE HARBOR SUBDIVISION

Applicant/Purpose: Lennar Carolinas, LLC (owners) / to accept public dedication of Rock Dove Road, & portions of Goldfinch Drive, Lark Sparrow Street & Golden Chestnut Way in the Belle Harbor Phase 1A Section of the Belle Harbor Subdivision.

Brief:

- The owner has constructed 50' wide Right-of-Ways (ROW) known as Rock Dove Road, & portions of roadways known as Goldfinch Drive, Lark Sparrow Street & Golden Chestnut Way w/in the Belle Harbor Phase 1A Section of the Belle Harbor Subdivision.
- Public utilities have been located w/in, along, & above the ROW's.
- Streets comply w/ current standards & construction requirements.
- Owner has provided executed dedication deed for the transfer of the roadways.

Issues:

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

Public Notification: Normal meeting notifications.

Alternatives: None considered.

Financial Impact:

- Typical 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.

RESOLUTION R2020-13

CITY OF MYRTLE BEACH	)	**TO ACCEPT THE DEDICATION OF A CERTAIN ROADWAY KNOWN AS ROCK DOVE ROAD (50' PUBLIC R/W), AND PORTIONS OF CERTAIN ROADWAYS KNOWN AS GOLDFINCH DRIVE (50' PUBLIC R/W), LARK SPARROW STREET (50' PUBLIC R/W), AND GOLDEN CHESNUT WAY (50' PUBLIC R/W) WITHIN THE BELLE HARBOR PHASE 1A SECTION OF THE BELLE HARBOR SUBDIVISION**
COUNTY OF HORRY	)	
STATE OF SOUTH CAROLINA	)	

WHEREAS, Lennar Carolinas LLC, has dedicated of a certain roadway known as Rock Dove Road, and portions of certain roadways known as Goldfinch Drive, Lark Sparrow Street and Golden Chestnut Way within the Belle Harbor Phase 1A Section of the Belle Harbor Subdivision to the public.

WHEREAS, these certain roadways are shown on the following final plat: "SUBDIVISION PLAT OF BELLE HARBOR PHASE 1A", prepared by Thomas & Hutton dated March 15, 2017 and recorded on April 25, 2017 in Plat Book 275 at Page 78 in the Register of Deeds Office for Horry County, South Carolina, which said roadways being more particularly identified as "(50' PUBLIC R/W)", and shown on the above mentioned final plat; and,

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

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

SIGNED, SEALED and DATED, this 25TH day of February, 2020.

_____
BRENDA BETHUNE, MAYOR

ATTEST:

_____
JENNIFER STANFORD, CITY CLERK

STATE OF SOUTH CAROLINA)
) DEED
COUNTY OF HORRY)

KNOW ALL MEN BY THESE PRESENTS, that Lennar Carolinas, LLC, a Delaware Limited liability company, having an address of 1904 Savage Road, suite 100C, Charleston, South Carolina 29407 hereinafter 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 #447-00-00-0006

BEING all of that certain parcel or tract of land depicted and described as "ROCK DOVE ROAD (50' PUBLIC R/W)", and portions of "GOLDEN CHESTNUT WAY (50' PUBLIC R/W)", "GOLDFINCH DRIVE (50' PUBLIC R/W)", "LARK SPARROW STREET (50' PUBLIC R/W)" on that certain map or plat entitled "SUBDIVISION PLAT OF BELLE HARBOR PHASE 1A" dated March 15, 2017, prepared by Matthew D. Svejkovsky (PLS 21233) of Thomas & Hutton Engineering Co. and recorded on April 25, 2017 in the Record of Deeds Office for Horry County in Plat Book 275, at Page 78, reference to said plat being made hereby for a more complete and accurate description of the property herein conveyed.

The premises herein granted are taken from that certain property conveyed to the undersigned by deed of Garrison MB Land, LLC dated the 26th day of October, 2016 and recorded in Deed Book 3958 at Page 3316 in the Record of Deeds Office for Horry County.

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.

WITNESS the execution hereof by Grantor this 6 day of February, in the year of our Lord Two Thousand and twenty.

Signed, Sealed and Delivered
in the presence of:

Witnesses:

Keri Roscoe
1st Witness

Keri Roscoe
(print name)

lindsay duval
2nd Witness

Lindsay Duval
(print name)

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

By: Jason Byham
(print name)

Its: VP

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that he/she saw the within named Grantor sign, seal and as the grantor's act and deed deliver the within Deed and that deponent with the other witness whose name is subscribed above witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

Keri Roscoe
Witness

Keri Roscoe
Print Name

SWORN to before me this 6

day of February, 2020.

Casidy J Bozzelli (SEAL)
Cassidy J Bozzelli
Notary Public for South Carolina
(print name)

CASSIDY J BOZZELLI
My Commission Expires
NOTARY PUBLIC
10-28-2024
STATE OF SOUTH CAROLINA

My Commission Expires: 10/28/24

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located Belle Harbor Phase 1A, bearing Horry County Tax Map Number 447-00-00-0006 was transferred by Lennar Carolinas, LLC to the City of Myrtle Beach on _____ _____.
3. Check one of the following: The deed is

   (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

   (c) ___X___ exempt from the deed recording fee because (See Information section of affidavit); Transfer to Government Entity.
   (If exempt, please skip items 4 – 7, and go to item 8 of this affidavit.

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

   (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.

   (b) _____ The fee is computed on the fair market value of the realty which is _____.

   (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes ____ or NO ____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes"' the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:

   (a) Place the amount listed in item 4 above here: _____

   (b) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here.)

   (c) Subtract line 6(b) from Line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line6(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:
   VP _____.
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

Jason Byham
_____
Print or type the above name here

SWORN to before me this 6
day of February year of 2020

Cassidy J Bozzelli
_____
Notary Public for South Carolina
My Commission Expires: 10/28/24

CASSIDY J BOZZELLI
My Commission Expires
NOTARY PUBLIC
10-28-2024
STATE OF SOUTH CAROLINA

275-78

LOT AREA	
LOT 1	8,698 S.F.±
LOT 2	10,034 S.F.±
LOT 3	9,899 S.F.±
LOT 27	9,534 S.F.±
LOT 28	6,434 S.F.±
LOT 29	6,240 S.F.±
LOT 30	6,240 S.F.±
LOT 31	6,761 S.F.±
LOT 32	6,723 S.F.±
LOT 33	6,240 S.F.±
LOT 34	6,240 S.F.±
LOT 35	7,667 S.F.±
LOT 36	7,567 S.F.±
LOT 37	7,567 S.F.±
LOT 38	7,567 S.F.±
LOT 39	8,153 S.F.±
LOT 40	9,008 S.F.±
LOT 41	8,242 S.F.±
LOT 42	8,336 S.F.±
LOT 43	8,756 S.F.±
LOT 44	8,279 S.F.±
LOT 45	8,047 S.F.±
LOT 46	8,817 S.F.±

AMENITY AREA	**4.64 AC.±**
COMMON AREA	**5.82 AC.±**
ROADS	**1.83 AC.±**
LOTS	**3.62 AC.±**
TOTAL AREA	**15.91 AC.±**

COMMON AREA	
COMMON AREA 1	2.42 AC.±
COMMON AREA 2	3.40 AC.±
TOTAL	5.82 AC.±

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I (OR WE, WE) 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: _____

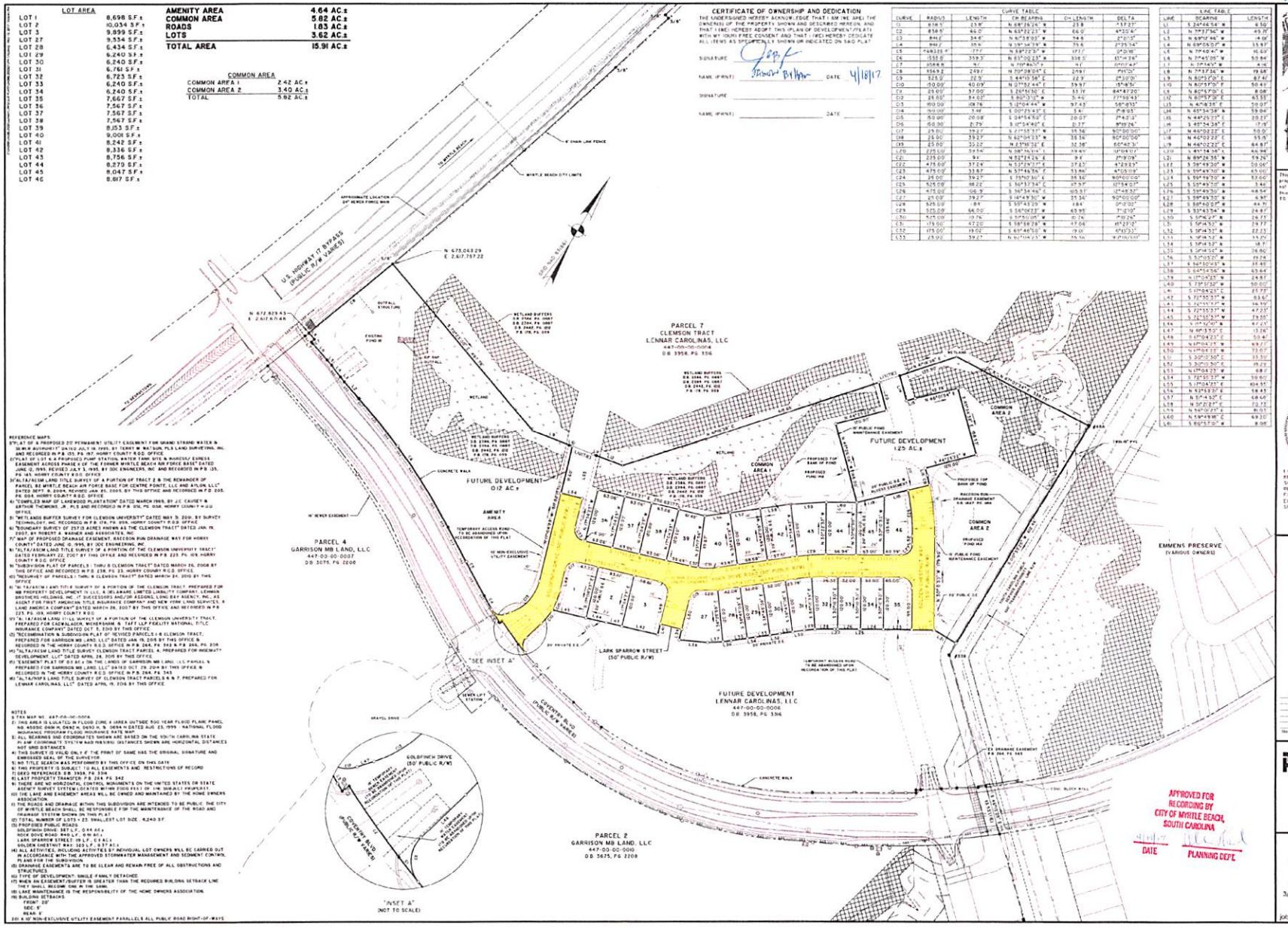
NAME (PRINT): _____ DATE: 4/18/17

SIGNATURE: _____

NAME (PRINT): _____ DATE: _____

CURVE TABLE						
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	818.5'	23.8'	N 68°26'24" W	23.8	1°37'27"
C2	858.5'	46.0'	N 63°22'23" W	46.0	4°20'46"
C3	846.2'	34.4'	N 67°18'07" W	34.4	2°19'17"
C4	846.2'	39.5'	N 59°14'39" W	39.5	2°25'34"
C5	1446.25 F'	17.7'	N 59°12'31" W	17.7'	0°20'18"
C6	1334.0'	339.3'	N 63°10'23" W	338.3'	14°34'28"
C7	1568.8'	9.1'	N 70°46'07" W	9.1'	0°19'42"
C8	1569.2'	249.1'	N 70°28'03" W	249.1'	9°15'20"
C9	325.0'	22.9'	S 44°10'38" E	22.9'	4°30'01"
C10	150.00'	40.09'	N 27°52'44" E	39.97'	15°18'51"
C11	25.00'	37.00'	S 26°41'50" E	33.79'	84°47'20"
C12	25.00'	34.02'	S 80°13'13" W	31.46'	77°56'43"
C13	150.00'	104.76'	S 27°04'44" W	97.43'	38°18'33"
C14	150.00'	1.46'	S 00°25'43" E	1.4'	0°18'31"
C15	150.00'	20.08'	S 04°54'50" E	20.07'	7°40'13"
C16	150.00'	2.75'	S 07°14'40" E	2.37'	0°52'24"
C17	25.00'	39.27'	S 27°15'31" W	35.36'	90°00'00"
C18	25.00'	39.27'	N 62°44'29" W	35.36'	90°00'00"
C19	25.00'	33.22'	N 23°36'32" E	32.38'	50°42'31"
C20	225.00'	39.54'	N 38°16'14" E	39.49'	10°04'07"
C21	225.00'	9.1'	N 52°42'26" E	9.1'	2°19'09"
C22	475.00'	37.24'	N 57°27'17" E	37.23'	4°29'33"
C23	475.00'	33.87'	N 57°46'26" E	33.86'	4°05'09"
C24	25.00'	39.27'	S 15°03'36" E	35.36'	90°00'00"
C25	525.00'	98.22'	S 50°41'34" E	97.97'	10°44'07"
C26	475.00'	106.19'	S 36°34'46" E	105.97'	12°48'32"
C27	25.00'	39.27'	S 64°43'30" W	35.36'	90°00'00"
C28	525.00'	1.84'	S 59°43'09" W	1.84'	0°12'02"
C29	525.00'	64.00'	S 56°00'32" W	63.96'	7°00'10"
C30	525.00'	10.76'	S 51°50'06" W	10.74'	1°10'24"
C31	175.00'	47.20'	S 58°18'28" W	47.06'	15°27'12"
C32	175.00'	19.02'	S 43°46'50" W	19.01'	6°13'32"
C33	25.00'	39.27'	N 61°04'25" W	35.36'	90°00'00"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 24°44'54" W	4.50'
L2	N 79°37'56" W	49.71'
L3	N 89°07'46" W	14.00'
L4	N 69°06'07" W	35.97'
L5	N 77°40'47" W	16.00'
L6	N 77°41'06" W	50.84'
L7	N 77°14'57" W	19.68'
L8	N 77°37'36" W	19.68'
L9	N 80°57'00" E	87.47'
L10	N 80°57'00" E	50.49'
L11	N 80°57'00" E	8.08'
L12	N 80°57'00" E	63.55'
L13	N 4°08'35" E	39.07'
L14	N 45°14'38" W	59.04'
L15	N 44°25'27" E	20.21'
L16	S 45°14'38" E	17.19'
L17	N 46°02'22" E	50.00'
L18	N 46°02'22" E	55.15'
L19	N 46°02'22" E	84.81'
L20	S 45°14'38" E	46.94'
L21	N 89°26'35" W	59.26'
L22	S 59°49'30" W	50.06'
L23	S 59°49'30" W	45.00'
L24	S 59°49'30" W	53.00'
L25	S 59°49'30" W	3.46'
L26	S 59°49'30" W	48.54'
L27	S 59°49'30" W	6.97'
L28	S 88°40'07" W	44.71'
L29	S 53°43'34" W	24.87'
L30	S 5°06'27" W	24.75'
L31	S 5°06'57" W	29.77'
L32	S 5°06'57" W	22.23'
L33	N 5°06'57" E	33.77'
L34	S 5°06'57" W	18.7'
L35	S 5°06'57" W	26.80'
L36	S 5°05'20" W	19.74'
L37	S 56°50'45" W	35.46'
L38	S 64°54'56" W	63.64'
L39	N 17°04'23" W	24.87'
L40	S 79°13'32" W	50.02'
L41	S 17°04'23" E	21.77'
L42	S 72°55'37" W	83.6'
L43	S 72°55'37" W	14.19'
L44	S 72°55'37" W	47.23'
L45	S 72°55'37" W	29.55'
L46	N 17°04'23" W	47.01'
L47	N 86°33'07" E	13.26'
L48	S 17°04'23" E	50.4'
L49	N 17°04'23" W	69.77'
L50	N 17°04'23" W	73.07'
L51	S 30°10'30" E	33.31'
L52	S 30°10'30" E	19.23'
L53	N 17°04'23" W	68.1'
L54	S 72°55'37" W	59.91'
L55	S 17°04'23" E	104.91'
L56	N 62°13'37" E	58.43'
L57	N 17°04'23" W	68.60'
L58	N 30°10'27" E	72.73'
L59	N 56°10'27" E	81.01'
L60	N 56°49'36" E	69.20'
L61	S 86°57'07" W	8.06'



REFERENCE MAPS:

1) "PLAT OF A PROPOSED 20' PERMANENT UTILITY EASEMENT FOR GRAND STRAND WATER & SEWER AUTHORITY" DATED JULY 16, 1999, BY TERRY W. WATSON, PLS LAND SURVEYING, INC. AND RECORDED IN P.B. 135, PG. 187, HORRY COUNTY R.O.D. OFFICE.
2) "PLAT OF LOT 6, A PROPOSED PUMP STATION, WATER TANK SITE, & INGRESS/EGRESS EASEMENT ACROSS PHASE II OF THE FORMER MYRTLE BEACH AIR FORCE BASE" DATED JUNE 12, 1995, REVISED JULY 3, 1995, BY DDC ENGINEERS, INC. AND RECORDED IN P.B. 125, PG. 145, HORRY COUNTY R.O.D. OFFICE.
3) "ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF TRACT 2 & THE REMAINDER OF PARCEL B2 MYRTLE BEACH AIR FORCE BASE FOR CENTRE POINTE, LLC AND AYLON, LLC" DATED SEPT. 8, 2004, REVISED JAN. 25, 2005, BY THIS OFFICE AND RECORDED IN P.B. 205, PG. 204, HORRY COUNTY R.O.D. OFFICE.
4) "COMPILED MAP OF LAKEWOOD PLANTATION" DATED MARCH 1969, BY J.C. CAUSEY & ARTHUR THOMKINS, JR., PLS AND RECORDED IN P.B. 050, PG. 038, HORRY COUNTY R.O.D. OFFICE.
5) "WETLANDS BUFFER SURVEY FOR CLEMSON UNIVERSITY" DATED MAY 31, 2006, BY SURVEY TECHNOLOGY, INC. RECORDED IN P.B. 174, PG. 099, HORRY COUNTY R.O.D. OFFICE.
6) "BOUNDARY SURVEY OF 257.13 ACRES KNOWN AS THE CLEMSON TRACT" DATED JAN. 19, 2007, BY ROBERT A. WAGNER AND ASSOCIATES, INC.
7) "MAP OF PROPOSED DRAINAGE EASEMENT, RACCOON RUN DRAINAGE WAY FOR HORRY COUNTY" DATED JUNE 10, 1995, BY DDC ENGINEERING, INC.
8) "ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF THE CLEMSON UNIVERSITY TRACT" DATED FEBRUARY 22, 2007 BY THIS OFFICE AND RECORDED IN P.B. 223, PG. 109, HORRY COUNTY R.O.D. OFFICE.
9) "SUBDIVISION PLAT OF PARCELS 1 THRU 8 CLEMSON TRACT" DATED MARCH 26, 2008 BY THIS OFFICE AND RECORDED IN P.B. 238, PG. 23, HORRY COUNTY R.O.D. OFFICE.
10) "RESURVEY OF PARCELS 1 THRU 8 CLEMSON TRACT" DATED MARCH 24, 2010 BY THIS OFFICE.
11) "ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF THE CLEMSON TRACT, PREPARED FOR MB PROPERTY DEVELOPMENT II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LENNAR BROTHERS HOLDINGS, INC. (T SUCCESSORS AND/OR ASSIGNS), LINC EAY AGENCY, INC., AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY AND NEW YORK LAND SERVICES, A LAND AMERICA COMPANY" DATED MARCH 28, 2007 BY THIS OFFICE AND RECORDED IN P.B. 225, PG. 109, HORRY COUNTY R.O.D.
12) "ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF THE CLEMSON UNIVERSITY TRACT, PREPARED FOR CADWALADER, WICKERSHAM & TAFT LLP FIDELITY NATIONAL TITLE INSURANCE COMPANY" DATED OCT. 5, 2009 BY THIS OFFICE.
13) "RECOMBINATION & SUBDIVISION PLAT OF REVISED PARCELS 1-8 CLEMSON TRACT, PREPARED FOR GARRISON MB LAND, LLC" DATED JAN. 15, 2015 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 264, PG. 343 & P.B. 264, PG. 338.
14) "ALTA/ACSM LAND TITLE SURVEY CLEMSON TRACT PARCEL 4, PREPARED FOR MIDWATT DEVELOPMENT, LLC" DATED APRIL 28, 2015 BY THIS OFFICE.
15) "EASEMENT PLAT OF 0.12 AC ± ON THE LANDS OF GARRISON MB LAND, LLC PARCEL 4, PREPARED FOR GARRISON MB LAND, LLC" DATED OCT. 29, 2014 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 264, PG. 343.
16) "ALTA/NSPS LAND TITLE SURVEY OF CLEMSON TRACT PARCELS 6 & 7, PREPARED FOR LENNAR CAROLINAS, LLC" DATED APRIL 19, 2016 BY THIS OFFICE.

NOTES

1) TAX MAP NO. 447-00-00-0006
2) THIS AREA IS LOCATED IN FLOOD ZONE X (AREA OUTSIDE 500 YEAR FLOOD PLAIN) PANEL NO. 45051C 0608 H, DATED NO. 0650 H, S. 0654 H DATED AUG. 23, 1999 - NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP.
3) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 1983(NSRS). DISTANCES SHOWN ARE HORIZONTAL DISTANCES NOT GRID DISTANCES.
4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.
5) NO TITLE SEARCH WAS PERFORMED BY THIS OFFICE ON THIS DATE.
6) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
7) DEED REFERENCE: D.B. 3958, PG. 336.
8) LAST PROPERTY TRANSFER: P.B. 264, PG. 342.
9) THERE WERE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES OR STATE AGENCY SURVEY SYSTEM LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
10) DRAINAGE AND EASEMENT AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
11) THE ROADS AND DRAINAGE WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC. THE CITY OF MYRTLE BEACH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD AND DRAINAGE SYSTEM SHOWN ON THIS PLAT.
12) TOTAL NUMBER OF LOTS = 23. SMALLEST LOT SIZE: 6,240 S.F.
13) PROPOSED PUBLIC ROADS:
GOLDFINCH DRIVE: 387 L.F., 0.44 AC.±
ROCK DOVE ROAD: 840 L.F., 0.96 AC.±
LARK SPARROW STREET: 95 L.F., 0.1 AC.±
GOLDEN CHESTNUT WAY: 323 L.F., 0.37 AC.±
14) ALL ACTIVITIES, INCLUDING ACTIVITIES BY INDIVIDUAL LOT OWNERS WILL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLANS FOR THE SUBDIVISION.
15) DRAINAGE EASEMENTS ARE TO BE CLEAR AND REMAIN FREE OF ALL OBSTRUCTIONS AND STRUCTURES.
16) TYPE OF DEVELOPMENT: SINGLE FAMILY DETACHED.
17) WHEN AN EASEMENT/BUFFER IS GREATER THAN THE REQUIRED BUILDING SETBACK LINE THEY SHALL BECOME ONE IN THE SAME.
18) LAKE MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
19) BUILDING SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 5'
20) A 10' NON-EXCLUSIVE UTILITY EASEMENT PARALLEL ALL PUBLIC ROAD RIGHT-OF-WAYS.

VICINITY MAP not to scale

Instrument#: 2017000046103, PLAT BK: 275 PG: 78 DOCTYPE: 061 04/25/2017 at 03:56:40 PM, 1 OF 1 MARION D. FOXKWORTH III, HORRY COUNTY, SC REGISTRAR OF DEEDS

LEGEND

- IRON REBAR FOUND
- IRON REBAR SET
- MEANDER POINT (NO MONUMENT)
- LIGHT POLE
- UNDERGROUND UTILITY LINE MARKER
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE BOX
- SANITARY MANHOLE
- CABLE BOX
- GAS VALVE

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00293

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. SVEJKOVSKY
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21233

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 21233 MATTHEW D. SVEJKOVSKY

SUBDIVISION PLAT OF

BELLE HARBOR PHASE 1A

CITY OF MYRTLE BEACH
HORRY COUNTY, SOUTH CAROLINA

prepared for
LENNAR CAROLINAS, LLC

No.	Revision	By	Date

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

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100 0 100 200
1 INCH = 100 FEET

plot	drawn	reviewed	field	crew
3/15/17	JED	MDS	XX	XX

job: 24588.2000-01(PH 1A) SHEET 1 OF 1