

City Hall
80 Broad Street
January 12, 2016
5:00 p.m.

CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Seekings

C. Pledge of Allegiance

D. Presentations and Recognitions

1. Proclamation recognizing Daniel Island Live Oak Appreciation Day

E. Public Hearings

1. An ordinance authorizing the Mayor to execute on behalf of the City of Charleston the necessary documents to close and abandon a portion of Norman Street in the City and County of Charleston, State of South Carolina, running generally in a northerly direction from the northern corner of TMS #463-16-04-027 to its terminus as defined by points K,G,F,L,M,N,O,P,K as shown on a plat entitled "Plat showing the Creation of a New Subsurface Utility Easement & a New Utility Easement for an Existing Light Pole for the City of Charleston and also showing a portion of Norman Street currently maintained by the City of Charleston to be conveyed by the City of Charleston to Crosstown Development Partners, LLC", said plat being more fully shown on Exhibit A, attached hereto and incorporated by reference herein, subject to the City of Charleston and CPW having overlapping, separate, non-exclusive utility easements over the entirety of the portion of Norman Street being closed, abandoned and conveyed to Crosstown Development Partners, LLC in accordance with this ordinance; and authorizing the Mayor to execute on behalf of the City of Charleston the necessary documents to convey that portion of Norman Street closed and abandoned in accordance with this ordinance to Crosstown Development Partners, LLC.

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. December 15, 2015

H. Citizens Participation Period

I. Petitions and Communications:

1. Appointment of Corporation Counsel

J. Council Committee Reports:

1. Committee on Traffic and Transportation: (Meeting was held on January 12, 2015 at 3:00 p.m.)

- (i) Application for Original Certificate of Public Convenience and Necessity:
-- Duste Newton DBA Silicon Harbor Transportation Group (Limo)
- (ii) An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 19, Sections 418(3) and 419(a), to change the maximum charge for a nonconsensual boot from \$35.00 to \$50.00.

Give first reading to the following bills coming from Traffic and Transportation:

An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 19, Sections 418(3) and 419(a), to change the maximum charge for a nonconsensual boot from \$35.00 to \$50.00.

2. Committee on Public Works and Utilities: (Meeting was held on January 12, 2015 at 3:30 p.m.)

(Acceptance and Dedication of Rights-of-Way and Easements)

- (i) **Pemberton Farms** – acceptance and dedication of Pemberton Farms Lane (43-foot right-of-way).
 - a. Title to Real Estate and Affidavit
 - b. Partial Release
 - c. Plat
 - d. Exclusive Stormwater Drainage Easements
- (ii) **Magnolia Bluff** – acceptance and dedication of Ardeer Drive (50-foot right-of-way), Copperleaf Way (30-foot right-of-way), Grandiflora Blvd (60-foot right-of-way), Lilytree Drive (30-foot right-of-way), Mulan Lane (30-foot right-of-way), Plumier Place (50-foot right-of-way), Tepals Lane (42-foot right-of-way), Riverine View (30-foot right-of-way), and Saucer Alley (30-foot right-of-way).
 - a. Title to Real Estate and Affidavit
 - b. Partial Release
 - c. Plat
 - d. Exclusive Stormwater Drainage Easements (3)

3. Committee on Ways and Means:

(Bids and Purchases

- (Police Department: Approval to submit the 2016 Justice Assistance Grant (JAG) SC Department of Public Safety grant application in the amount of \$76,347 to continue funding the Criminal Domestic Violence Investigator, travel training and supplies. A City match is required in the amount of \$7,635.
- (Police Department: Approval to submit the 2016 Justice Assistance Grant (JAG) SC Department of Public Safety grant application in the amount of \$15,063 for CPD Forensic Services Division's Thermal Print Imaging System and laboratory furniture. This application requires a ten percent match of \$1,507.
- (Parks: Approval to accept the Palmetto Pride – Keep South Carolina Beautiful Grant in the amount of \$8,000 for the Clean City Clara & Talking Trash Program. No City match is required.
- (Police Department: Approval of a Memorandum of Understanding between the Charleston Police Department and the Turning Leaf Project for the purpose of providing a pre-release and post-release reentry program, the purpose of which is to reduce crime and allowing individuals to become contributing members of society. The amount approved for this project is \$85,000.
- (Fire Department: Approval of a Mutual Aid Agreement between Joint Base Charleston and Charleston Fire Department for fire protection services.
- (Housing and Community Development: Mayor and City Council approval is requested to amend two contracts previously awarded in the amount of \$50,000 each totaling \$100,000 in HOME Investment Partnerships Program funds. The awards were approved by City Council, April 12, 2011 and March 15, 2012. The Amendment commits an additional \$25,000 to the Human Services Commission to finalize the construction of two apartment buildings with three bedrooms and two bathrooms located at 1562 Mulberry Street for persons earning sixty (60%) percent and below the Area Median Income. The funds for this Amendment are derived from HOME Program Income.
- (Parks-Capital Projects: Approval of a Construction Contract with Three Oaks Contractors, Inc. in the amount of \$46,200 for the planting of sweetgrass along the Northbridge Park Multi-Use Trail. The construction contract will obligate \$46,200 of the \$1,909,990 project budget. The funding sources for this project are 2008 General Fund Reserves (\$15,000), 2010 CCTC (\$100,000), 2010 GO Bond (\$282,095.32), Hospitality Funds (\$242,894.68) and 2012 General Fund Reserves (\$1,270,000).
- (Request approval of the Mayor to execute the attached First Amendment to Parking Agreement between the City of Charleston ("City") and Rivers Enterprises Inc., the Charleston Gateway Center, LLC, Mazyck Holdings, LLC ("Rivers"), and Transamerica Financial Life Insurance Company ("Lender"). (TMS: 459-13-04-001; 24 Calhoun Street – Aquarium Garage) [Ordinance]
- (Request approval of the Mayor to execute the attached First Amendment to Parking Agreement between the City of Charleston ("City") and Rivers Enterprises Inc., the Charleston Gateway Center, LLC, Mazyck Holdings, LLC ("Rivers"), and Transamerica Financial Life Insurance Company ("Lender"). (TMS: 458-01-01-001; 33 Alexander Street – Gaillard Center Garage) [Ordinance]

(Consider the following annexation:

-- 2116 Saint James Drive (TMS# 343-02-00-073) 0.24 acre, James Island
(District 11)

Give first reading to the following bills coming from Ways and Means:

An ordinance authorizing the Mayor to execute on behalf of the City a First Amendment to Parking Agreement pertaining to a Parking Agreement for spaces at the Aquarium Garage, said Agreement being dated July 21, 1998, originally between the City and Rivers Enterprises, Inc., Charleston Gateway Center, LLC and John M. Rivers, Jr., said Agreement subsequently being assigned in part to Mazyck Holdings, LLC and collaterally assigned to Transamerica Financial Life Insurance Company, as lender.

An ordinance authorizing the Mayor to execute on behalf of the City a First Amendment to Parking Agreement pertaining to a Parking Agreement for spaces at the Gaillard Complex, said Agreement being dated July 20, 1999, originally between the City and Rivers Enterprises, Inc., Charleston Gateway Center, LLC and John M. Rivers, Jr., said Agreement subsequently being assigned in part to Mazyck Holdings, LLC and collaterally assigned to Transamerica Financial Life Insurance Company, as lender.

An ordinance to provide for the annexation of property known as 2116 Saint James Drive (0.24 acre) (TMS# 343-02-00-073), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11.

K. Bills up for Second Reading:

1. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1673 Boone Hall Drive (West Ashley Plantation - West Ashley) (0.23 acre) (TMS #353-14-00-151) (Council District 2), annexed into the City of Charleston November 10, 2015 (#2015-163), be zoned Single-Family Residential (SR-1) classification.*
2. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1710 Savage Road (West Ashley) (0.23 acre) (TMS #351-07-00-092) (Council District 7), annexed into the City of Charleston November 24, 2015, be zoned Single-Family Residential (SR-1) classification.*
3. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 755 Wexford Road (Long Branch - West Ashley) (0.29 acre) (TMS #310-01-00-145) (Council District 2), annexed into the City of Charleston November 24, 2015, be zoned Single-Family Residential (SR-1) classification.*
4. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the*

- Zone Map, which is a part thereof, so that 349 Howle Avenue (Pecan Grove – James Island) (0.38 acre) (TMS #343-07-00-012) (Council District 11), annexed into the City of Charleston November 24, 2015, be zoned Single-Family Residential (SR-1) classification.*
5. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on River Road at Maybank Highway (Johns Island) (58.88 acres) (TMS #346-00-00-004, 008, 076, 258, 259, 260 & 301) (Council District 5), be rezoned from Diverse Residential (DR-9), General Business (GB) and General Office (GO) classifications to Planned Unit Development (PUD) classification.*
 6. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 210 Spring Street (Westside - Peninsula) (0.44 acre) (TMS #460-11-01-013) (Council District 3), be rezoned so as to be included in the Accommodations Overlay (A) classification.*
 7. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Concord Street & Laurens Street (Gadsden Wharf - Peninsula) (approximately 7.87 acres) (TMS #458-01-02-027, 062, 063, & 066) (Council District 1), be rezoned from Mixed-Use (MU-2) classification to Planned Unit Development (PUD) classification.*
 8. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-299.3 to change off-street parking requirements for the MU-1/WH and MU-2/WH zone districts and Section 54-317 to change off-street parking requirements for multi-family dwelling units in MU-1 and MU-2 Zone Districts*
 9. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-602, Section 54-604, and Section 54-606 to update the procedures and requirements of the Technical Review Committee*
 10. *An ordinance authorizing the Mayor to execute on behalf of the City a Lease Agreement with the Charleston Digital Corridor Foundation pertaining to property owned by the City located at 999 Morrison Drive and such other documents as may be necessary to facilitate the construction of the building and related improvements contemplated by the Lease Agreement that have been approved by the office of Corporation Counsel, and a Development Agreement and such other documents as may be necessary to facilitate the construction of a public parking deck as set forth in the Lease Agreement that have been approved by the Office of Corporation Counsel.*
 11. *An ordinance to provide for the annexation of property known as 1119 Wappoo Road (4.94 acres) (TMS# 351-15-00-005), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and*

make it part of District 7.

12. *An ordinance authorizing the Mayor to execute on behalf of the City and the City of Charleston Police Department Narcotics unit a Quit-Claim Deed to 31 Amherst Street LLC, or such other documents as approved by the Office of Corporation Counsel that may be necessary to release and relinquish all interests of the City and the Police Department Narcotics Unit, including any reversionary interests, in and to property located at 31 Amherst Street, TMS No. 459-09-04-049.*
13. *An ordinance to provide for the annexation of property known as Clements Ferry Road (19.02 acres) (a portion of TMS# 271-00-01-031), Cainhoy, Berkeley County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 1. (DEFERRED)*
14. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Clements Ferry Road (Cainhoy) (approximately 19.02 acres) (a portion of TMS #271-00-01-031) (Council District 1), be zoned General Business (GB) classification. (DEFERRED)*
15. *An ordinance to provide for the annexation of property known as 2319 Savannah Highway (1.06 acres) (TMS# 310-06-00-114), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 7. (DEFERRED)*
16. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2319 Savannah Highway (West Ashley) (approximately 1.06 acres) (TMS #310-06-00-114) (Council District 7), be zoned General Business (GB) classification. (AS AMENDED) (DEFERRED)*
17. *An ordinance to provide for the annexation of property known as Savannah Highway (1.49 acres) (TMS# 350-05-00-039; 350-05-00-040 and 350-05-00-160), West Ashley, Charleston County, to the City of Charleston, and includes all public rights-of-way shown within the area annexed upon a map attached hereto and make it part of District 7. (DEFERRED)*
18. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Savannah Highway (West Ashley) (approximately 1.49 acres) (TMS #350-05-00-039, 040 and 160) (Council District 7), be zoned General Business (GB) classification. (DEFERRED FOR PUBLIC HEARING)*
19. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding to Article 9 thereof a new Part 6 providing for a temporary moratorium until January 27, 2016, on the processing of development applications and issuing of permits for properties zoned Gathering Place (GP). (DEFERRED FOR*

PUBLIC HEARING)

20. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1119 Wappoo Road (West Ashley) (4.94 acres) (TMW #351-15-00-005) (Council District 7), be zoned General Business (GB) classification. (DEFERRED FOR PUBLIC HEARING)*
21. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1708 Brantley Drive (James Island) (0.46 acre) (TMS #425-03-00-035) (Council District 6), annexed into the City of Charleston May 2, 2006 (#2006-151), be rezoned from Single-Family Residential (SR-1) classification to General Business (GB) classification. (DEFERRED FOR PUBLIC HEARING)*
22. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Bees Ferry Road (West Ashley) (approximately 1.80 acres) (a portion of TMS #301-00-00-027) (Council District 5), be rezoned from Gathering Place (GP) classification to General Business (GB) classification. (DEFERRED FOR PUBLIC HEARING)*

L. Bills up for First Reading

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 595 & 601 King Street & 32 & 34 Spring Street (Cannonborough-Elliottborough - Peninsula) (0.60 acre) (TMS #460-08-02-018, 019, 020 & 022) (Council District 4), be rezoned from General Business (GB) classification to Mixed-Use/Workforce Housing (MU-2/WH) classification and to be rezoned from the 55/30 Old City Height District classification to the 80/30 Old City Height District classification and to include 34 Spring Street (TMS #460-08-02-022) in the Accommodations Overlay Zone (A-1) classification. **(The Planning Commission recommended denial for the rezoning from the 55/30 Old City District to the 80/30 Old City Height District; requires ¾ vote of Council.) (DEFERRED)**
2. An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 21, Section 115 to provide regulations for the operation of unmanned aerial vehicles. **(DEFERRED)**
3. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 975 King Street and 6 Cleveland Street (North Central - Peninsula) (0.132 acre) (TMS #463-15-04-084) (Council District 3), be rezoned from General Business (GB) classification to Mixed Use/Workforce Housing (MU-1/WH) classification. **(DEFERRED)**
4. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 76 Columbus Street (East Side - Peninsula) (approximately 0.229 acre) (TMS #459-05-04-093) (Council District 4), be

rezoned from Diverse Residential (DR-2F) classification to General Business (GB) classification. ***(Requires ¾ vote of City Council; Planning Commission recommended Limited Business (LB).) (DEFERRED)***

5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Murraywood Road (Johns Island) (approximately 1.80 acres) (a portion of TMS #312-00-00-026) (Council District 5), be rezoned from Single-Family Residential (SR-1) classification to Single and Two Family Residential (STR) classification. *(DEFERRED)*

M. Miscellaneous Business:

1. The next regular meeting of City Council will be January 26, 2016 at 5:00 p.m. at City Hall, 80 Broad Street.

D1.)



City of Charleston

Joseph P. Riley, Jr.

Mayor

PROCLAMATION

WHEREAS, in 1991 **Daniel Island** became a part of the City of Charleston; and

WHEREAS, since that time **Daniel Island** has grown considerably and is a major contributing community within the city of Charleston; and

WHEREAS, the residents of **Daniel Island** have a great appreciation for the natural history and flora of the island; and

WHEREAS, the **Daniel Island Historical Society** has sought to celebrate that natural history and flora by cataloguing and registering 133 of the largest Live Oak trees growing on **Daniel Island** and entering them into the national data base of the Live Oak Society; and

WHEREAS, trees are a valuable community asset that promotes good physical and mental health and increases property values; and

WHEREAS, trees are a source of joy and spiritual renewal.

NOW, THEREFORE, I, John J. Tecklenburg, Mayor, City of Charleston, do proclaim today, January 12, 2016 as:

DANIEL ISLAND LIVE OAK APPRECIATION DAY

in the City of Charleston, in recognition of the tireless efforts to recognize and promote the arboreal residents of Daniel Island.

John J. Tecklenburg, Mayor



*P.O. Box 652 Charleston, South Carolina 29402
843-577-6970 Fax 843-720-3827*

PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, January 12, 2016 beginning at 5:00 p.m. at City Hall, 80 Broad Street, regarding a closing and abandonment as follows:

Request to close and abandon a portion of Norman Street that is described generally as heading generally in a southerly direction consisting of 0.083 acres (3,637 SF) as defined by points K,G,F,L,M,N,O,P,K as shown on a plat entitled "PLAT SHOWING THE CREATION OF A NEW SUBSURFACE UTILITY EASEMENT & A NEW UTILITY EASEMENT FOR AN EXISTING LIGHT POLE FOR THE CITY OF CHARLESTON - ALSO SHOWING A PORTION OF NORMAN STREET CURRENTLY MAINTAINED BY THE CITY OF CHARLESTON TO BE CONVEYED BY THE CITY OF CHARLESTON TO CROSSTOWN DEVELOPMENT PARTNERS LLC."

A detailed survey of the area under consideration for closure may be viewed at the City of Charleston Department of Public Service, 2 George Street, Charleston, South Carolina.

Interested parties are invited to attend the public hearing and express their views. Extended presentations should be submitted in writing.

VANESSA TURNER-MAYBANK
Clerk of Council

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.

Please insert as a Display Ad in the Post Courier on Sunday, December 20, 2015. Charge account PC103190. **Blanket PO# PR140059**

Please insert in the Chronicle as a Display Ad on Wednesday, December 23, 2015. **Please provide an affidavit of publication for all public hearings. PR Number PR154061**



Ratification Number _____

AN ORDINANCE

AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF CHARLESTON THE NECESSARY DOCUMENTS TO CLOSE AND ABANDON A PORTION OF NORMAN STREET IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, RUNNING GENERALLY IN A NORTHERLY DIRECTION FROM THE NORTHERN CORNER OF TMS #463-16-04-027 TO ITS TERMINUS AS DEFINED BY POINTS K,G,F,L,M,N,O,P,K AS SHOWN ON A PLAT ENTITLED "PLAT SHOWING THE CREATION OF A NEW SUBSURFACE UTILITY EASEMENT & A NEW UTILITY EASEMENT FOR AN EXISTING LIGHT POLE FOR THE CITY OF CHARLESTON AND ALSO SHOWING A PORTION OF NORMAN STREET CURRENTLY MAINTAINED BY THE CITY OF CHARLESTON TO BE CONVEYED BY THE CITY OF CHARLESTON TO CROSSTOWN DEVELOPMENT PARTNERS, LLC", SAID PLAT BEING MORE FULLY SHOWN ON EXHIBIT A, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN, SUBJECT TO THE CITY OF CHARLESTON AND CPW HAVING OVERLAPPING, SEPARATE, NON-EXCLUSIVE UTILITY EASEMENTS OVER THE ENTIRETY OF THE PORTION OF NORMAN STREET BEING CLOSED, ABANDONED AND CONVEYED TO CROSSTOWN DEVELOPMENT PARTNERS, LLC IN ACCORDANCE WITH THIS ORDINANCE; AND AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF CHARLESTON THE NECESSARY DOCUMENTS TO CONVEY THAT PORTION OF NORMAN STREET CLOSED AND ABANDONED IN ACCORDANCE WITH THIS ORDINANCE TO CROSSTOWN DEVELOPMENT PARTNERS, LLC.

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

Section 1. Authorizing the Mayor to execute on behalf of the City of Charleston the necessary documents to close and abandon a portion of Norman Street in the City and County of Charleston, State of South Carolina, running generally in a northerly direction from the northern corner of TMS #463-16-04-027 to its terminus as defined by Points K, G,F,L,M,N,O,P,K as shown on a plat entitled "Plat showing the creation of a New Subsurface Utility Easement & a New Utility Easement for an Existing Light Pole for the City of Charleston and also showing a portion of Norman Street currently maintained by the City of Charleston to be conveyed by the City of Charleston to Crosstown Development Partners, LLC", said plat being more fully shown on Exhibit A, attached hereto and incorporated by reference herein, subject to the City of Charleston and CPW having overlapping, separate, non-

exclusive utility easements over the entirety of the portion of Norman Street being closed, abandoned and conveyed to Crosstown Development Partners, LLC in accordance with this Ordinance; and authorizing the Mayor to execute on behalf of the City of Charleston the necessary documents to convey that portion of Norman Street closed and abandoned in accordance with this Ordinance to Crosstown Development Partners, LLC.

Ratified in City Council this ____ day of _____ in the Year of Our Lord, 2016, and in the 240th Year of the Independence of the United States of America.

John J. Tecklenburg
Mayor, City of Charleston

ATTEST:

Vanessa Turner Maybank
Clerk of Council



Ratification
Number _____

AN ORDINANCE

TO AMEND THE CODE OF THE CITY OF CHARLESTON, SOUTH CAROLINA, CHAPTER 19, SECTIONS 418(3) AND 419(A), TO CHANGE THE MAXIMUM CHARGE FOR A NONCONSENSUAL BOOT FROM \$35.00 TO \$50.00.

Section 1. Chapter 19, Section 418(3) of the Code of the City of Charleston is hereby amended by deleting the following struck through text and adding thereto the following underlined words, which shall read as follows:

“Sec. 19-418. - Booting from private property.

(3) The posted signs contain a clear warning that: 1) violators' vehicles will be booted, at the vehicle owner's expense; 2) the telephone number to call for release of the vehicle; 3) that the maximum price for release of the vehicle is ~~thirty five dollars (\$35.00)~~ fifty dollars (\$50.00); and 4) that the booting operator must arrive to release the vehicle within thirty (30) minutes of calling for release of the vehicle or there can be no charge for the release of the vehicle.”

Section 2. Chapter 19, Section 419(a) of the Code of the City of Charleston is hereby amended by deleting the following struck through text and adding thereto the following underlined words, which shall read as follows:

“Sec. 19-419. Maximum charge for nonconsensual boot.

(a) The maximum rate that may be charged for a nonconsensual boot of a vehicle on commercially zoned private property shall be ~~thirty five~~ fifty dollars (~~\$35~~50.00) inclusive of any and all additional fees. Notwithstanding the provisions of any other law, when a vehicle has been booted on commercially zoned private property and subsequently towed from such property, no additional charge may be imposed for the towing of such vehicle.”

Section 3. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in
the Year of Our Lord, 2016, in the 240th Year of
Independence of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

ATTEST:

Vanessa Turner Maybank
Clerk of Council

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON) TITLE TO REAL ESTATE
CITY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that Southwind Homes at Pemberton Farms 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 the 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, located in Pemberton Farms--Residential Subdivision as shown and designated on a plat entitled FINAL PLAT OF LOTS 1-22 OF PEMBERTON FARMS LOCATED ON JAMES ISLAND PREPARED FOR SOUTHWIND HOMES, LLC CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.

prepared by Foresight Surveying, dated 9/11/15, revised 11/24/15, and recorded in Plat Book _____ at Page _____ in the RMC 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 Beasley Tract, Inc. dated May 5, 2015 and recorded May 6, 2015 in Book 0474 at Page 098 in the RMC 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

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 we do hereby bind ourselves and our 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 us and our heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 27th day of October 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Grantor

Carrie B. Boyer
Witness Number One

Southern Acres at Pemberton Farms, LLC
by Chris K. Phillips
its Manager
Chris K. Phillips as Manager
Printed Name

Carrie B. Boyer
Printed Name

William Bobo, Jr
Witness Number Two

WILLIAM BOBO, JR
Printed Name

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

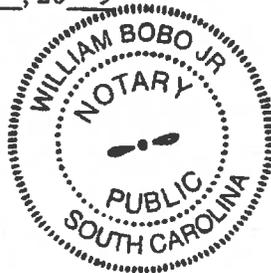
PERSONALLY APPEARED before me the undersigned witness and made oath that (s)he saw the within named Southern Acres at Pemberton Farms, LLC, by its duly authorized officer Chris K. Phillips, Manager, sign, seal and as its act and deed, deliver the within written Deed, and that(s)he with the other witness witnessed the execution thereof.

Carrie B. Boyer

SWORN to before me this 27th day of October, 2015

William Bobo, Jr
NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES: 2/22/2020



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:

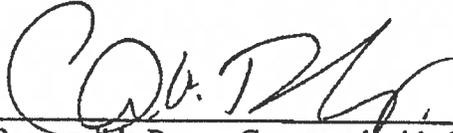
1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by Southwind Homes at Pemberton Farms LLC
to _____ on _____.
3. Check one of the following: The deed is
 - (A) _____ subject to the deed recording fee as a transfer for consideration paid 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): Except. #2-Transfer to Municipality (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

CHRIS K. PHILLIPS, JR.

Print or Type Name Here

Sworn this 23RD day of November 2015

ASBURN
Notary Public for CHARLESTON COUNTY, SC

My Commission Expires: November, 2018

FEBRUARY 4

STATE OF SOUTH CAROLINA)
) PARTIAL RELEASE
COUNTY OF CHARLESTON)

KNOWN ALL MEN BY THESE PRESENTS, that NEWBRIDGE BANK is the owner and holder of that certain mortgage, judgment, lis pendens, lien, delinquent tax lien, executed by Southwind Homes at Pemberton Farms LLC dated May 5, 2015, and recorded in the Office of the RMC for Charleston County in Book 0474 at Page 101 on May 6, 2015, 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, located in (Insert Property Description) FINAL PLAT OF LOTS 1-22 OF PEMBERTON FARMS LOCATED ON JAMES ISLAND PREPARED FOR SOUTHWIND HOMES, LLC, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.

TMS# 428-06-00-022 (portion of)

PROVIDED, HOWEVER, that the security of the said NEWBRIDGE BANK 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, NEWBRIDGE BANK, by its _____, _____ has caused its name to be hereunto subscribed and its seal to be hereunto affixed this 26 day of October, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Krista Fuller
Witness Number 1

Judith Graves
Witness Number 2

Gregory W. Wynn
By: Larry H. Hall
Its: Sec. V.P.

North Carolina
STATE OF SOUTH CAROLINA)

ACKNOWLEDGEMENT

COUNTY OF Guilford)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Newbridge Bank by LARRY HILL, its sign seal and as his act and deed, deliver the within written instrument and that (s)he with the other witness witnessed the execution and delivery thereof.

Judy Graves

SWORN to before me this 28th day

of October, 2015

Notary Public of North Carolina

My Commission Expires: Nov. 29, 2018



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 Southwind Homes at Pemberton Farms 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 Pemberton Farms-Residential Subdivision designated by Charleston County tax map number 428-06-00-022 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through a portion of 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 Four (4) 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 Four (4) NEW EXCLUSIVE 16 -FOOT WIDE PERMANENT STORM WATER DRAINAGE EASEMENTS, more fully shown on a plat entitled "FINAL PLAT OF LOTS 1-22 OF PEMBERTON FARMS LOCATED ON JAMES ISLAND PREPARED FOR SOUTHWIND HOMES, LLC CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.

prepared by Foresight Surveying, LLC dated 11/23/15, executed by Clifton Clements, on 11/24/15, and recorded in Plat Book _____ at page _____ in the RMC Office for Charleston, 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 16 -Foot Wide Permanent Stormwater Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Stormwater System. These

Exclusive 16-Foot Wide Permanent Stormwater 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 Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive 16-Foot Wide Permanent Stormwater 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 us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness
Its: Public Service Director
Date: _____

Witness #2

WITNESSES

OWNER

Carrie Boyer
Witness #1

SOUTHWIND HOMES AT DEARBORN FARMS, LLC
Chris Phillips
Name: CHRIS PHILLIPS MANAGER

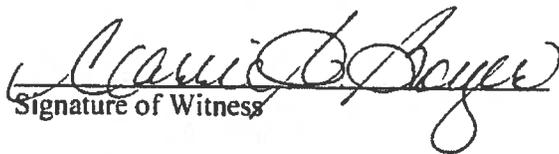
[Signature]
Witness #2

Date: 11/24/15

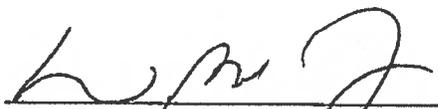
STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

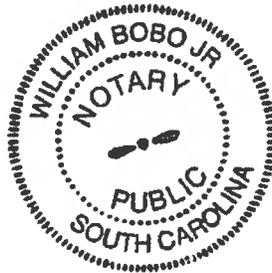
PROBATE

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named CHRIS PHILLIPS sign, on behalf of SOUTHWIND HOMES AT PEMBERTON FARMS, LLC AS TRUSTEE the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.


Signature of Witness

SWORN to before me this
27th day of OCTOBER, 2015.


Notary Public for South Carolina
My Commission Expires: 1/22/2020



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named _____ sign, on behalf of the City of Charleston the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Signature of Witness

SWORN to before me this _____ day of _____, 20____.

Notary Public for South Carolina
My Commission Expires: _____

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON) TITLE TO REAL ESTATE
CITY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that MUNGO HOMES COASTAL DIV., 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 the 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, located in MAGNOLIA BLUFF as shown and designated on a plat entitled FINAL PLAT SHOWING THE SUBDIVISION OF TRACT C, TMS NO. 358-00-00-010 (23.807 AC) TO CREATE MAGNOLIA BLUFF CONTAINING 93 LOTS (9.778 AC), RIGHT OF WAYS (4.379 AC), AND H.O.A. AREAS (9.650 AC) PROPERTY OF MUNGO HOMES COASTAL DIVISION, LLC prepared by HLA, INC., dated 09/07/2015, revised _____, and recorded 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 REDUS South Carolina, LLC dated 08/30/2013 and recorded 09/04/2013 in Book 0358 at Page 483 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

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.

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 MUNGO HOMES COASTAL DIVISION, LLC
to THE CITY OF CHARLESTON on 2015.
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): #2 (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

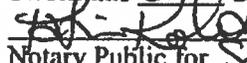
4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - (A) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
 - (B) The fee is computed on the fair market value of 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 OWNER.
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

Walt D. Martin, III, Vice President Land Development
Print or Type Name Here

Sworn this 23rd day of November 2015

Notary Public for South Carolina
My Commission Expires: February 6, 2024

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PARTIAL RELEASE

KNOWN ALL MEN BY THESE PRESENTS, that TEXAS CAPITAL BANK, NATIONAL ASSOCIATION is the owner and holder of that certain mortgage, judgment, lis pendens, lien, delinquent tax lien, executed by MUNGO HOMES, INC. AND OTHERS dated January 15, 2015, and recorded in the Office of the RMC for CHARLESTON County in Book 0454 at Page 354 on January 29, 2015, 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, located in (Insert Property Description) All that certain piece, parcel, or lot of land lying and being in the City of Charleston, Charleston County, South Carolina and being more fully shown on a plat entitled: FINAL PLAT SHOWING THE SUBDIVISION OF TRACT C TMS NO. 358-00-00-010 (23.807 AC) TO CREATE MAGNOLIA BLUFF CONTAINING 93 LOTS (9.778AC), RIGHT OF WAYS (4.379 AC), AND H.O.A. AREAS (9.650 AC) PROPERTY OF MUNGO HOMES COASTAL DIVISION, LLC

TMS# 358-00-00-010 (portion of)

PROVIDED, HOWEVER, that the security of the said TEXAS CAPITAL BANK, NATIONAL ASSOCIATION 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, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, by its Banking Officer, Rita L. Jones has caused its name to be hereunto subscribed and its seal to be hereunto affixed this 2 day of November, 2015.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
Witness Number 1

[Signature]
Witness Number 2

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

[Signature]

By: Rita L. Jones
Banking Officer
Its: _____

TEXAS
STATE OF SOUTH CAROLINA)
COUNTY OF DAWAS)

ACKNOWLEDGMENT

PERSONALLY appeared before me Cory Elson, and made oath that (s)he saw the within named TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, by its Banking officer, Rita L. Jones sign, seal and deliver the within written partial release and that (s)he with Celia Chavez witnessed the execution thereof this 20th day of November, 2015.

SWORN to before me this 20 day
of November, 2015.

Alfredo Reyes
Notary Public for South Carolina STATE OF TEXAS
My commission expires: 06/17/2018

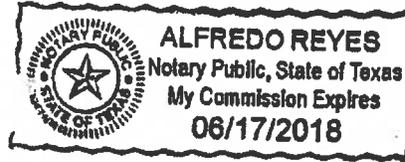


EXHIBIT "A"
LEGAL DESCRIPTION

All that certain piece, parcel, or lot of land lying and being in the City of Charleston, Charleston County, South Carolina and being more fully shown on a plat entitled: FINAL PLAT SHOWING THE SUBDIVISION OF TRACT C, TMS NO. 358-00-00-010 (23.807 AC) TO CREATE MAGNOLIA BLUFF CONTAINING 93 LOTS (9.778AC), RIGHT OF WAYS (4.379 AC), AND H.O.A. AREAS (9.650 AC) PROPERTY OF MUNGO HOMES COASTAL DIVISION, LLC

REFERENCES

1. THIS NO. 338-00-00-010.
2. PLAT 61 FORBES ENGINEERING & SURVEYING, INC. DATED DECEMBER 1, 1984. RECORDED IN PLAT BOOK B, PAGE 178. CHARLESTON COUNTY REC. DEPT. NOVEMBER 17, 2004.
3. PLAT 67 FORBES ENGINEERING & SURVEYING, INC. DATED AUGUST 18, 1989. RECORDED IN PLAT BOOK 84, PAGE 144. CHARLESTON COUNTY REC. DEPT. DECEMBER 1, 2004.
4. BOOK 85, P. 144, INC. DATED SEPTEMBER 25, 2003. RECORDED IN PLAT BOOK 85, PAGE 144. CHARLESTON COUNTY REC. DEPT. DECEMBER 1, 2004.
5. PLAT BY M.A. INC. DATED JANUARY 5, 2004. RECORDED IN PLAT BOOK 85, PAGE 138. CHARLESTON COUNTY REC. DEPT. DECEMBER 1, 2004.
6. PLAT BY M.A. INC. DATED JANUARY 5, 2004. RECORDED IN PLAT BOOK 85, PAGE 137. CHARLESTON COUNTY REC. DEPT. DECEMBER 1, 2004.
7. PLAT BY M.A. INC. DATED DECEMBER 12, 2004. RECORDED IN PLAT BOOK 85, PAGE 134. CHARLESTON COUNTY REC. DEPT. DECEMBER 1, 2004.
8. PLAT BY M.A. INC. DATED AUGUST 5, 2003. RECORDED IN PLAT BOOK 81, PAGE 100. CHARLESTON COUNTY REC. DEPT. DECEMBER 1, 2004.

NOTES

1. AREA DETERMINED BY THE COORDINATE METHOD.
2. PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES X, SHADY & AFD. (S) AS SHOWN ON THE CHARLESTON COUNTY FLOOD INSURANCE RATE MAP NUMBER 4500000100, COMBINATION PANEL 45041 0017 J, EFFECTIVE NOVEMBER 17, 2004.
3. FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD ZONE. FLOOD ZONE SHADY IS AN AREA OF 800-YEAR FLOOD OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. AREAS WITH A FOOT SPECIAL FLOOD HAZARD AREA (SFA) OR 100-YEAR FLOOD ZONE ARE AS A SPECIAL FLOOD HAZARD AREA. FLOOD ZONE AFD (S) IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED AND ARE SHOWN.
4. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
5. ALL FOUND PINS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
6. ALL SET PINS ARE 3/8" REBAR.
7. PUBLIC STREETS ARE TO BE DEDICATED TO THE USE OF THE PUBLIC FOREVER.
8. OTHER SPACE TRAILS MUST BE INSTALLED PRIOR TO FINAL PLAT APPROVAL.
9. NO FRESHWATER WETLAND AREAS PER ADC 54C-2013-0108-2-27.
10. H.O.A. AREAS WILL BE DEDICATED TO AND OWNED AND MAINTAINED BY A NEIGHBORHOOD HOME OWNERS ASSOCIATION (H.O.A.).
11. WATER & SEWER TO BE PROVIDED BY CHARLESTON WATER SYSTEM (CWS).
12. THE H.O.A. DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE WATER FACILITIES WITHIN THE H.O.A. DRAINAGE AREA OF THE STORMWATER FACILITIES OF THE CITY OF CHARLESTON.
13. THE CITY OF CHARLESTON (CWS) DEBARRELS EASEMENTS ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM.
14. THE ACCESS FOR ACCESS EASEMENT IS DEDICATED TO THE CITY OF CHARLESTON FOR LONG-TERM MAINTENANCE AND OPERATION OF THE STORMWATER FACILITIES (S) OR TO THE HOME OWNER'S RESPONSIBILITY TO CHANGE (S) MAINTENANCE IN ACCORDANCE WITH THE COMMENTS FOR PERMANENT MAINTENANCE FROM THE CITY OF CHARLESTON.
15. TOTAL LOTS 63 = LOT 82 (1,843 SF) - LARGEST LOT = LOT 50 (8,305 SF)

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT INFORMATION AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE INFORMATION IS PROVIDED AS IS AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED. THE DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.

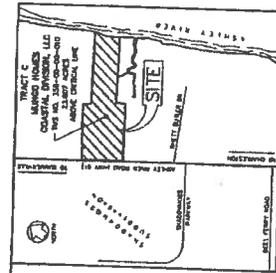
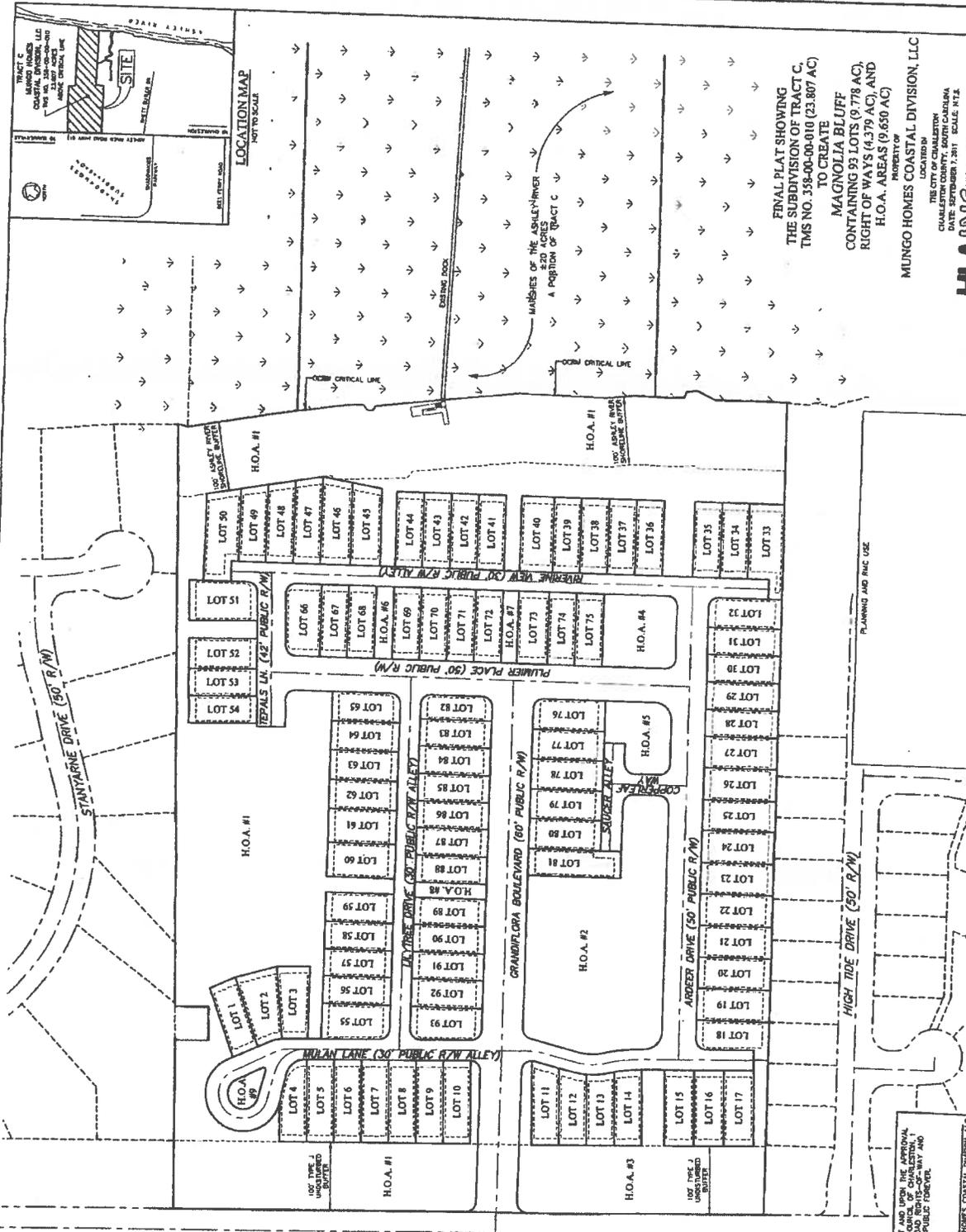


I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA, AND I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION. I HAVE CONDUCTED THIS SURVEY AS REQUIRED BY THE CITY OF CHARLESTON AND I HAVE NO OTHER INTERESTS IN THE PROPERTY OTHER THAN AS SHOWN.

Richard C. Lacey, S.C.P.L. 11960

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL HEREBY DEDICATE TO THE CITY COUNCIL OF CHARLESTON, S.C. THE PUBLIC FOREVER.

OWNER/REPRESENTATIVE: MUNGO HOMES COASTAL DIVISION, LLC



FINAL PLAT SHOWING
THE SUBDIVISION OF TRACT C,
TMS NO. 338-00-00-010 (23.807 AC)
TO CREATE
MAGNOLIA BLUFF
CONTAINING 93 LOTS (9,778 AC),
RIGHT OF WAYS (4,379 AC), AND
H.O.A. AREAS (9,650 AC)
PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC

THE CITY OF CHARLESTON
LOCATION: 1015 ASHLEY BLVD., SUITE 200
DATE: SEPTEMBER 1, 2011 SCALE: N.T.S.
LAW OFFICE
MUNGO HOMES COASTAL DIVISION, LLC
201 Leitchwood Blvd., Charleston, SC 29405-0400
PH: 843.763.1160 FAX: 843.763.1169
WWW.MUNGOHOMES.COM

Exclusive 20 -Foot Wide Permanent Stormwater 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 Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive 20 -Foot Wide Permanent Stormwater 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 us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness
Its: Public Service Director
Date: _____

Witness #2

WITNESSES

OWNER
MUNGO HOMES COASTAL DIVISION, LLC

Mark J. Heitz

Witness #1

Walt D. Martin, III

Name: Walt D. Martin, III
Vice President Land Development

[Signature]

Witness #2

Date: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Walt D. Martin, III, its, Vice President Land Development sign, on behalf of MUNGO HOMES COASTAL DIVISION, LLC, the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

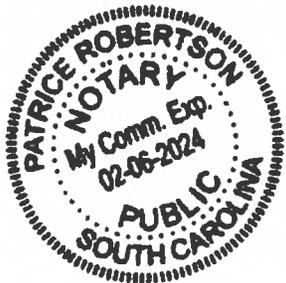
Walt D. Martin, III
Signature of Witness

SWORN to before me this
23rd day of November, 2015.

Patrice Robertson

Notary Public for South Carolina

My Commission Expires: February 6, 2024



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

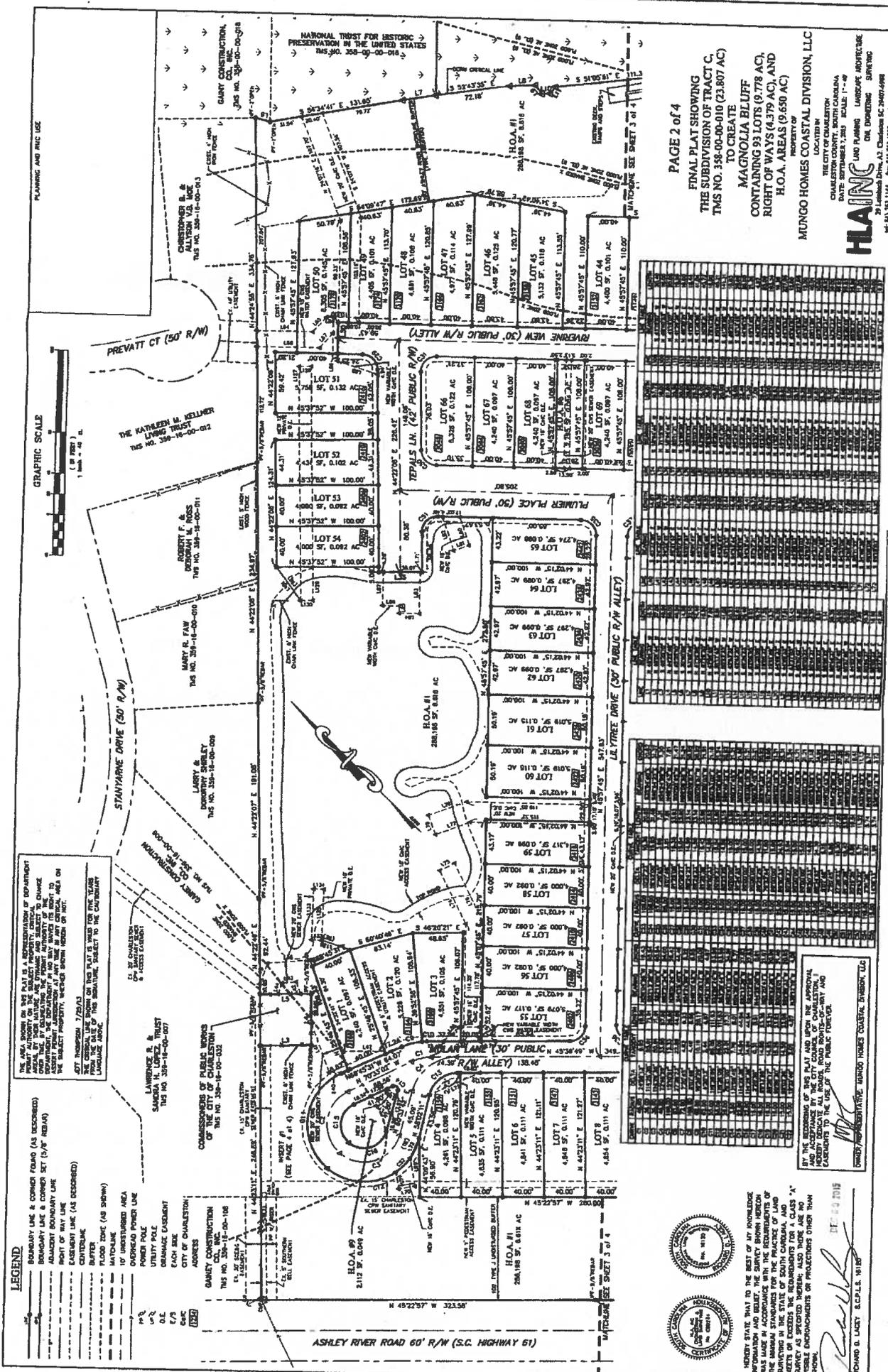
PROBATE

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named _____ sign, on behalf of the City of Charleston the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Signature of Witness

SWORN to before me this
_____ day of _____, 20__.

Notary Public for South Carolina
My Commission Expires: _____



PAGE 2 of 4
 FINAL PLAT SHOWING
 THE SUBDIVISION OF TRACT C,
 TMS NO. 358-00-00-010 (73.807 AC)
 TO CREATE
 MAGNOLIA BLUFF
 CONTAINING 93 LOTS (9.778 AC,
 RIGHT OF WAYS (4.379 AC), AND
 H.O.A. AREAS (9.650 AC)
 PROPERTY OF
 MUNGO HOMES COASTAL DIVISION, LLC

THE CITY OF CHARLESTON
 LOCAL ORDINANCE
 DATE: SEPTEMBER 1, 2003 SCALE: 1" = 40'
 CHARLESTON COUNTY, SOUTH CAROLINA
HLA INC.
 CIVIL ENGINEERING ARCHITECTURE
 25 Lombard Drive, A2 Charleston, SC 29404-6998
 TEL: 843.763.1144 FAX: 843.763.1000

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF INFORMATION
 AS FURNISHED BY THE SUBJECT PROPERTY, ORIGINAL
 SURVEYOR, AND THE CITY OF CHARLESTON. THE CITY OF CHARLESTON
 DOES NOT WARRANT THE ACCURACY OF THE INFORMATION OR THE
 RESULTS OF THE SURVEY. THE CITY OF CHARLESTON IS NOT
 RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.
 ANY INFORMATION, WHETHER SHOWN HEREON OR NOT,
 NOT SHOWN ON THIS PLAT IS WARRANTED FOR FIVE YEARS
 FROM THE DATE OF RECORDATION OF THIS PLAT.
 ANY INFORMATION, WHETHER SHOWN HEREON OR NOT,
 NOT SHOWN ON THIS PLAT IS WARRANTED FOR FIVE YEARS
 FROM THE DATE OF RECORDATION OF THIS PLAT.

LEGEND
 BOUNDARY LINE & CORNER FOUND (AS RECORDED)
 BOUNDARY LINE & CORNER SET (1/4" R/W) (REDA)
 ALTIMETER BOUNDARY LINE
 RIGHT OF WAY LINE
 EASEMENT LINE (AS DECORATED)
 FLOOD ZONE (AS SHOWN)
 MATCHLINE
 UNDEVELOPED AREA
 OVERHEAD POWER LINE
 POWER POLE
 UTILITY POLE
 DRAINAGE EASEMENT
 COCH LINE
 CITY OF CHARLESTON
 ADDRESSES
 GAMMAY CONSTRUCTION
 THE NO. 358-18-00-108
 11, 22, 33, 44, 55, 66, 77, 88, 99, 100, 111, 122, 133, 144, 155, 166, 177, 188, 199, 200, 211, 222, 233, 244, 255, 266, 277, 288, 299, 300, 311, 322, 333, 344, 355, 366, 377, 388, 399, 400, 411, 422, 433, 444, 455, 466, 477, 488, 499, 500, 511, 522, 533, 544, 555, 566, 577, 588, 599, 600, 611, 622, 633, 644, 655, 666, 677, 688, 699, 700, 711, 722, 733, 744, 755, 766, 777, 788, 799, 800, 811, 822, 833, 844, 855, 866, 877, 888, 899, 900, 911, 922, 933, 944, 955, 966, 977, 988, 999, 1000, 1011, 1022, 1033, 1044, 1055, 1066, 1077, 1088, 1099, 1100, 1111, 1122, 1133, 1144, 1155, 1166, 1177, 1188, 1199, 1200, 1211, 1222, 1233, 1244, 1255, 1266, 1277, 1288, 1299, 1300, 1311, 1322, 1333, 1344, 1355, 1366, 1377, 1388, 1399, 1400, 1411, 1422, 1433, 1444, 1455, 1466, 1477, 1488, 1499, 1500, 1511, 1522, 1533, 1544, 1555, 1566, 1577, 1588, 1599, 1600, 1611, 1622, 1633, 1644, 1655, 1666, 1677, 1688, 1699, 1700, 1711, 1722, 1733, 1744, 1755, 1766, 1777, 1788, 1799, 1800, 1811, 1822, 1833, 1844, 1855, 1866, 1877, 1888, 1899, 1900, 1911, 1922, 1933, 1944, 1955, 1966, 1977, 1988, 1999, 2000, 2011, 2022, 2033, 2044, 2055, 2066, 2077, 2088, 2099, 2100, 2111, 2122, 2133, 2144, 2155, 2166, 2177, 2188, 2199, 2200, 2211, 2222, 2233, 2244, 2255, 2266, 2277, 2288, 2299, 2300, 2311, 2322, 2333, 2344, 2355, 2366, 2377, 2388, 2399, 2400, 2411, 2422, 2433, 2444, 2455, 2466, 2477, 2488, 2499, 2500, 2511, 2522, 2533, 2544, 2555, 2566, 2577, 2588, 2599, 2600, 2611, 2622, 2633, 2644, 2655, 2666, 2677, 2688, 2699, 2700, 2711, 2722, 2733, 2744, 2755, 2766, 2777, 2788, 2799, 2800, 2811, 2822, 2833, 2844, 2855, 2866, 2877, 2888, 2899, 2900, 2911, 2922, 2933, 2944, 2955, 2966, 2977, 2988, 2999, 3000, 3011, 3022, 3033, 3044, 3055, 3066, 3077, 3088, 3099, 3100, 3111, 3122, 3133, 3144, 3155, 3166, 3177, 3188, 3199, 3200, 3211, 3222, 3233, 3244, 3255, 3266, 3277, 3288, 3299, 3300, 3311, 3322, 3333, 3344, 3355, 3366, 3377, 3388, 3399, 3400, 3411, 3422, 3433, 3444, 3455, 3466, 3477, 3488, 3499, 3500, 3511, 3522, 3533, 3544, 3555, 3566, 3577, 3588, 3599, 3600, 3611, 3622, 3633, 3644, 3655, 3666, 3677, 3688, 3699, 3700, 3711, 3722, 3733, 3744, 3755, 3766, 3777, 3788, 3799, 3800, 3811, 3822, 3833, 3844, 3855, 3866, 3877, 3888, 3899, 3900, 3911, 3922, 3933, 3944, 3955, 3966, 3977, 3988, 3999, 4000, 4011, 4022, 4033, 4044, 4055, 4066, 4077, 4088, 4099, 4100, 4111, 4122, 4133, 4144, 4155, 4166, 4177, 4188, 4199, 4200, 4211, 4222, 4233, 4244, 4255, 4266, 4277, 4288, 4299, 4300, 4311, 4322, 4333, 4344, 4355, 4366, 4377, 4388, 4399, 4400, 4411, 4422, 4433, 4444, 4455, 4466, 4477, 4488, 4499, 4500, 4511, 4522, 4533, 4544, 4555, 4566, 4577, 4588, 4599, 4600, 4611, 4622, 4633, 4644, 4655, 4666, 4677, 4688, 4699, 4700, 4711, 4722, 4733, 4744, 4755, 4766, 4777, 4788, 4799, 4800, 4811, 4822, 4833, 4844, 4855, 4866, 4877, 4888, 4899, 4900, 4911, 4922, 4933, 4944, 4955, 4966, 4977, 4988, 4999, 5000, 5011, 5022, 5033, 5044, 5055, 5066, 5077, 5088, 5099, 5100, 5111, 5122, 5133, 5144, 5155, 5166, 5177, 5188, 5199, 5200, 5211, 5222, 5233, 5244, 5255, 5266, 5277, 5288, 5299, 5300, 5311, 5322, 5333, 5344, 5355, 5366, 5377, 5388, 5399, 5400, 5411, 5422, 5433, 5444, 5455, 5466, 5477, 5488, 5499, 5500, 5511, 5522, 5533, 5544, 5555, 5566, 5577, 5588, 5599, 5600, 5611, 5622, 5633, 5644, 5655, 5666, 5677, 5688, 5699, 5700, 5711, 5722, 5733, 5744, 5755, 5766, 5777, 5788, 5799, 5800, 5811, 5822, 5833, 5844, 5855, 5866, 5877, 5888, 5899, 5900, 5911, 5922, 5933, 5944, 5955, 5966, 5977, 5988, 5999, 6000, 6011, 6022, 6033, 6044, 6055, 6066, 6077, 6088, 6099, 6100, 6111, 6122, 6133, 6144, 6155, 6166, 6177, 6188, 6199, 6200, 6211, 6222, 6233, 6244, 6255, 6266, 6277, 6288, 6299, 6300, 6311, 6322, 6333, 6344, 6355, 6366, 6377, 6388, 6399, 6400, 6411, 6422, 6433, 6444, 6455, 6466, 6477, 6488, 6499, 6500, 6511, 6522, 6533, 6544, 6555, 6566, 6577, 6588, 6599, 6600, 6611, 6622, 6633, 6644, 6655, 6666, 6677, 6688, 6699, 6700, 6711, 6722, 6733, 6744, 6755, 6766, 6777, 6788, 6799, 6800, 6811, 6822, 6833, 6844, 6855, 6866, 6877, 6888, 6899, 6900, 6911, 6922, 6933, 6944, 6955, 6966, 6977, 6988, 6999, 7000, 7011, 7022, 7033, 7044, 7055, 7066, 7077, 7088, 7099, 7100, 7111, 7122, 7133, 7144, 7155, 7166, 7177, 7188, 7199, 7200, 7211, 7222, 7233, 7244, 7255, 7266, 7277, 7288, 7299, 7300, 7311, 7322, 7333, 7344, 7355, 7366, 7377, 7388, 7399, 7400, 7411, 7422, 7433, 7444, 7455, 7466, 7477, 7488, 7499, 7500, 7511, 7522, 7533, 7544, 7555, 7566, 7577, 7588, 7599, 7600, 7611, 7622, 7633, 7644, 7655, 7666, 7677, 7688, 7699, 7700, 7711, 7722, 7733, 7744, 7755, 7766, 7777, 7788, 7799, 7800, 7811, 7822, 7833, 7844, 7855, 7866, 7877, 7888, 7899, 7900, 7911, 7922, 7933, 7944, 7955, 7966, 7977, 7988, 7999, 8000, 8011, 8022, 8033, 8044, 8055, 8066, 8077, 8088, 8099, 8100, 8111, 8122, 8133, 8144, 8155, 8166, 8177, 8188, 8199, 8200, 8211, 8222, 8233, 8244, 8255, 8266, 8277, 8288, 8299, 8300, 8311, 8322, 8333, 8344, 8355, 8366, 8377, 8388, 8399, 8400, 8411, 8422, 8433, 8444, 8455, 8466, 8477, 8488, 8499, 8500, 8511, 8522, 8533, 8544, 8555, 8566, 8577, 8588, 8599, 8600, 8611, 8622, 8633, 8644, 8655, 8666, 8677, 8688, 8699, 8700, 8711, 8722, 8733, 8744, 8755, 8766, 8777, 8788, 8799, 8800, 8811, 8822, 8833, 8844, 8855, 8866, 8877, 8888, 8899, 8900, 8911, 8922, 8933, 8944, 8955, 8966, 8977, 8988, 8999, 9000, 9011, 9022, 9033, 9044, 9055, 9066, 9077, 9088, 9099, 9100, 9111, 9122, 9133, 9144, 9155, 9166, 9177, 9188, 9199, 9200, 9211, 9222, 9233, 9244, 9255, 9266, 9277, 9288, 9299, 9300, 9311, 9322, 9333, 9344, 9355, 9366, 9377, 9388, 9399, 9400, 9411, 9422, 9433, 9444, 9455, 9466, 9477, 9488, 9499, 9500, 9511, 9522, 9533, 9544, 9555, 9566, 9577, 9588, 9599, 9600, 9611, 9622, 9633, 9644, 9655, 9666, 9677, 9688, 9699, 9700, 9711, 9722, 9733, 9744, 9755, 9766, 9777, 9788, 9799, 9800, 9811, 9822, 9833, 9844, 9855, 9866, 9877, 9888, 9899, 9900, 9911, 9922, 9933, 9944, 9955, 9966, 9977, 9988, 9999, 10000.



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE
 INFORMATION AND BELIEF, THE SURVEY BYRON HAZELTON
 WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
 THE SURVEYING ACT OF 1962, AND THE REQUIREMENTS OF
 SURVEYING IN THE STATE OF SOUTH CAROLINA.
 SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO
 UNLAWFUL ENCUMBRANCES OR PROJECTIONS OTHER THAN
 THOSE SHOWN.

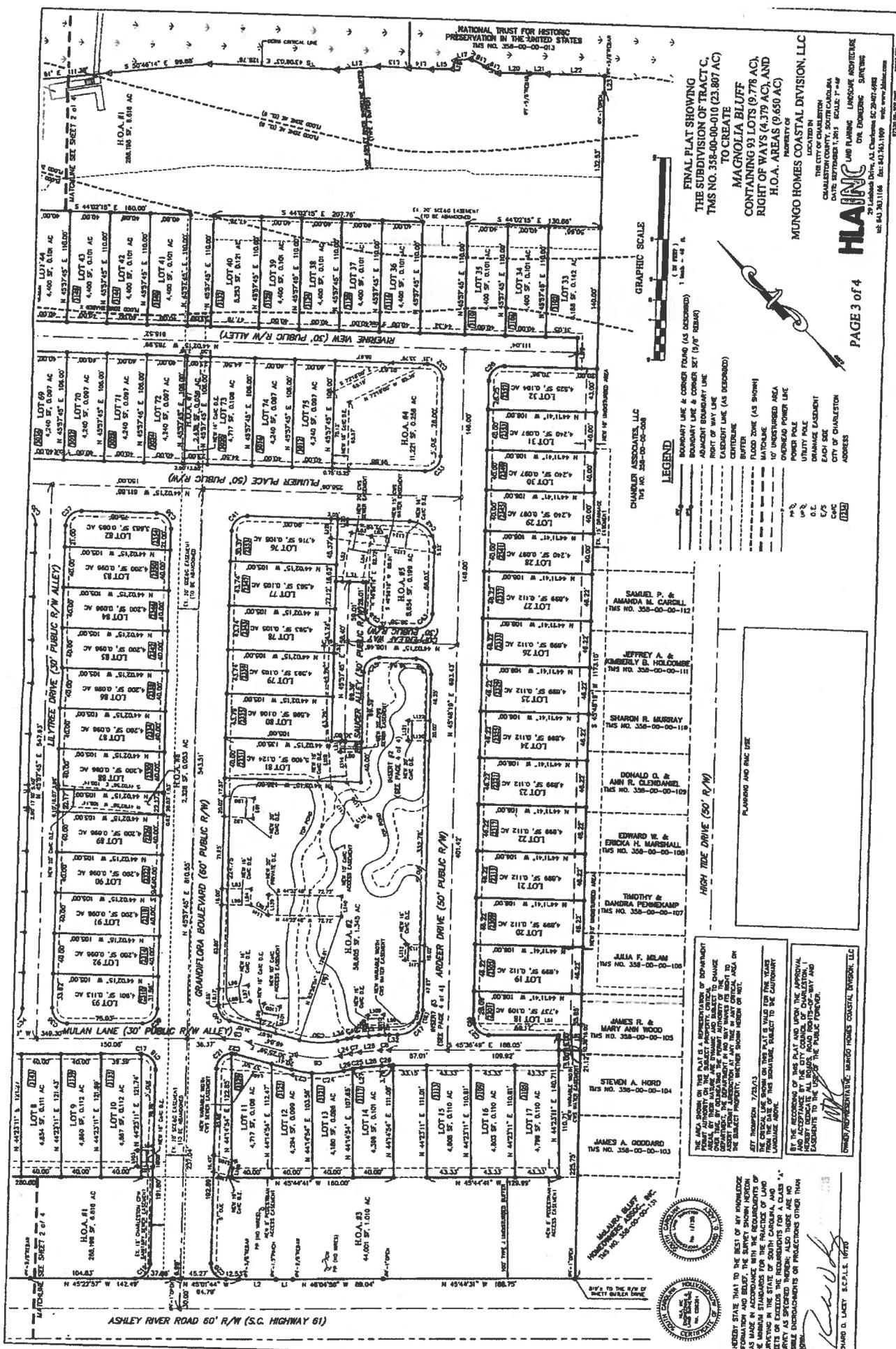
Richard D. Lacey
 RICHARD D. LACEY & C.P.A., No. 18187

H. G. Jones
 H. G. JONES, No. 18187

BY THE RECORDING OF THIS PLAT AND THE APPROVAL
 AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON
 AND THE CITY ENGINEER OF CHARLESTON, THE CITY OF
 CHARLESTON IS NOT RESPONSIBLE FOR ANY ERRORS OR
 OMISSIONS IN THIS PLAT.

Richard D. Lacey
 RICHARD D. LACEY & C.P.A., No. 18187

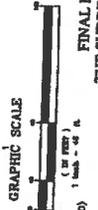
H. G. Jones
 H. G. JONES, No. 18187



FINAL PLAT SHOWING
 THE SUBDIVISION OF TRACT C,
 TMS NO. 358-00-00-010 (23.807 AC)
 TO CREATE
 MACROLIA BLUFF
 CONTAINING 93 LOTS (9.778 AC)
 RIGHT OF WAYS (4.379 AC), AND
 H.O.A. AREAS (9.650 AC)

MUNGO HOMES COASTAL DIVISION, LLC
 THE CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA
 DATE REVISION: 1.2015 SCALE: 1"=40'
HLA INC.
 LAND PLANNING AND SURVEYING
 29 Lakeshore Drive, A.S. Charleston, SC 29407-2488
 TEL: 843.763.1166 FAX: 843.763.1169 WWW: WWW.HLA.COM

PAGE 3 of 4



LEGEND
 BOUNDARY LINE & CORNER TOWARD (AS DESCRIBED)
 BOUNDARY LINE & CORNER SET (5/8" REBAR)
 FRONT OF WAY LINE
 EASEMENT LINE (AS DESCRIBED)
 EASEMENT
 FLOOD ZONE (AS SHOWN)
 MATCHLINE
 UNDEVELOPED AREA
 OVERHEAD POWER LINE
 POWER POLE
 UTILITY POLE
 DRAINAGE EASEMENT
 EACH SIDE
 CITY OF CHARLESTON
 ADDRESS

HOA #1	HOA #2	HOA #3	HOA #4	HOA #5	HOA #6	HOA #7	HOA #8	HOA #9	HOA #10	HOA #11	HOA #12	HOA #13	HOA #14	HOA #15	HOA #16	HOA #17	HOA #18	HOA #19	HOA #20	HOA #21	HOA #22	HOA #23	HOA #24	HOA #25	HOA #26	HOA #27	HOA #28	HOA #29	HOA #30	HOA #31	HOA #32	HOA #33	HOA #34	HOA #35	HOA #36	HOA #37	HOA #38	HOA #39	HOA #40	HOA #41	HOA #42	HOA #43	HOA #44	HOA #45	HOA #46	HOA #47	HOA #48	HOA #49	HOA #50	HOA #51	HOA #52	HOA #53	HOA #54	HOA #55	HOA #56	HOA #57	HOA #58	HOA #59	HOA #60	HOA #61	HOA #62	HOA #63	HOA #64	HOA #65	HOA #66	HOA #67	HOA #68	HOA #69	HOA #70	HOA #71	HOA #72	HOA #73	HOA #74	HOA #75	HOA #76	HOA #77	HOA #78	HOA #79	HOA #80	HOA #81	HOA #82	HOA #83	HOA #84	HOA #85	HOA #86	HOA #87	HOA #88	HOA #89	HOA #90	HOA #91	HOA #92	HOA #93	HOA #94	HOA #95	HOA #96	HOA #97	HOA #98	HOA #99	HOA #100
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CHAMBER ASSOCIATES, LLC TMS NO. 358-00-00-008	SAMUEL P. & AMANDA M. CARROLL TMS NO. 358-00-00-009	JEFFREY A. & AMBERLY B. HOLLOMAN TMS NO. 358-00-00-010	SHARON R. MURRAY TMS NO. 358-00-00-011	DONALD G. & AMY R. CLELAND TMS NO. 358-00-00-012	EDWARD W. & ERICKA H. MARSHALL TMS NO. 358-00-00-013	TIMOTHY & DANIRA PERDUE TMS NO. 358-00-00-014	JULIA F. ISLAN TMS NO. 358-00-00-015	JAMES R. & MARY ANN WOOD TMS NO. 358-00-00-016	STEVEN A. HORD TMS NO. 358-00-00-017	JAMES A. GOODARD TMS NO. 358-00-00-018
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THE AREA SHOWN ON THIS PLAT IS A SUBDIVISION OF BOUNDARY PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER AND SUBJECT TO CHANGE OVER TIME BY CONVEYANCE, EASEMENT, ENCUMBRANCE, OR OTHERWISE. THE SUBJECT PROPERTY IS NOT TO BE CONSIDERED AS A PART OF THE SUBJECT PROPERTY UNLESS SHOWN OTHERWISE ON THIS PLAT.

6777 PROVISION 2.7.20.13

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL HEREBY INDICATED BY THE CITY COUNCIL OF CHARLESTON, I EXEMPT TO THE USE OF THE PUBLIC FOREVER.

ROBERT D. LUCKY, CLERK, SCALE: 1"=40'

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR AS SPECIFIED IN A CLASS "A" SURVEY AS SPECIFIED IN PROJECTIONS OTHER THAN STATE PLAT.

ROBERT D. LUCKY, CLERK, SCALE: 1"=40'

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 Mungo Homes Coastal Division, 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 Magnolia Bluff designated by Charleston County tax map number 358-00-00-010 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through a portion of 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 4 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 4 **NEW EXCLUSIVE Var-FOOT WIDE PERMANENT STORM WATER DRAINAGE EASEMENTS**, more fully shown on a plat entitled

"FINAL PLAT SHOWING THE SUBDIVISION OF TRACT C, TMS NO. 358-00-00-010 (23.807 AC) TO CREATE MAGNOLIA BLUFF CONTAINING 93 LOTS (9.778AC), RIGHT OF WAYS (4.379 AC), AND H.O.A. AREAS (9.650 AC) PROPERTY OF MUNGO HOMES COASTAL DIVISION, LLC

prepared by HLA, Inc. dated September 7, 2015, executed by Richard Lacey, on December 8, 2015, and recorded in Plat Book ____ at page ____ in the RMC Office for Charleston, 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 Variable-Foot Wide Permanent Stormwater Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Stormwater System. These

Exclusive Variable-Foot Wide Permanent Stormwater 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 Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive Variable -Foot Wide Permanent Stormwater 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 us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness
Its: Public Service Director
Date:

Witness #2

WITNESSES

OWNER
MUNGO HOMES COASTAL DIVISION

Witness #1

Name: Walt D. Martin, III
Vice President Land Development

Witness #2

Date: 11.23.2015

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Walt D. Martin, III, its, Vice President Land Development sign, on behalf of MUNGO HOMES COASTAL DIVISION, LLC, the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

M. A. J. Heltz
Signature of Witness

SWORN to before me this
23rd day of November, 2015.

Patrice Robertson

Notary Public for South Carolina

My Commission Expires: February 6, 2024



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

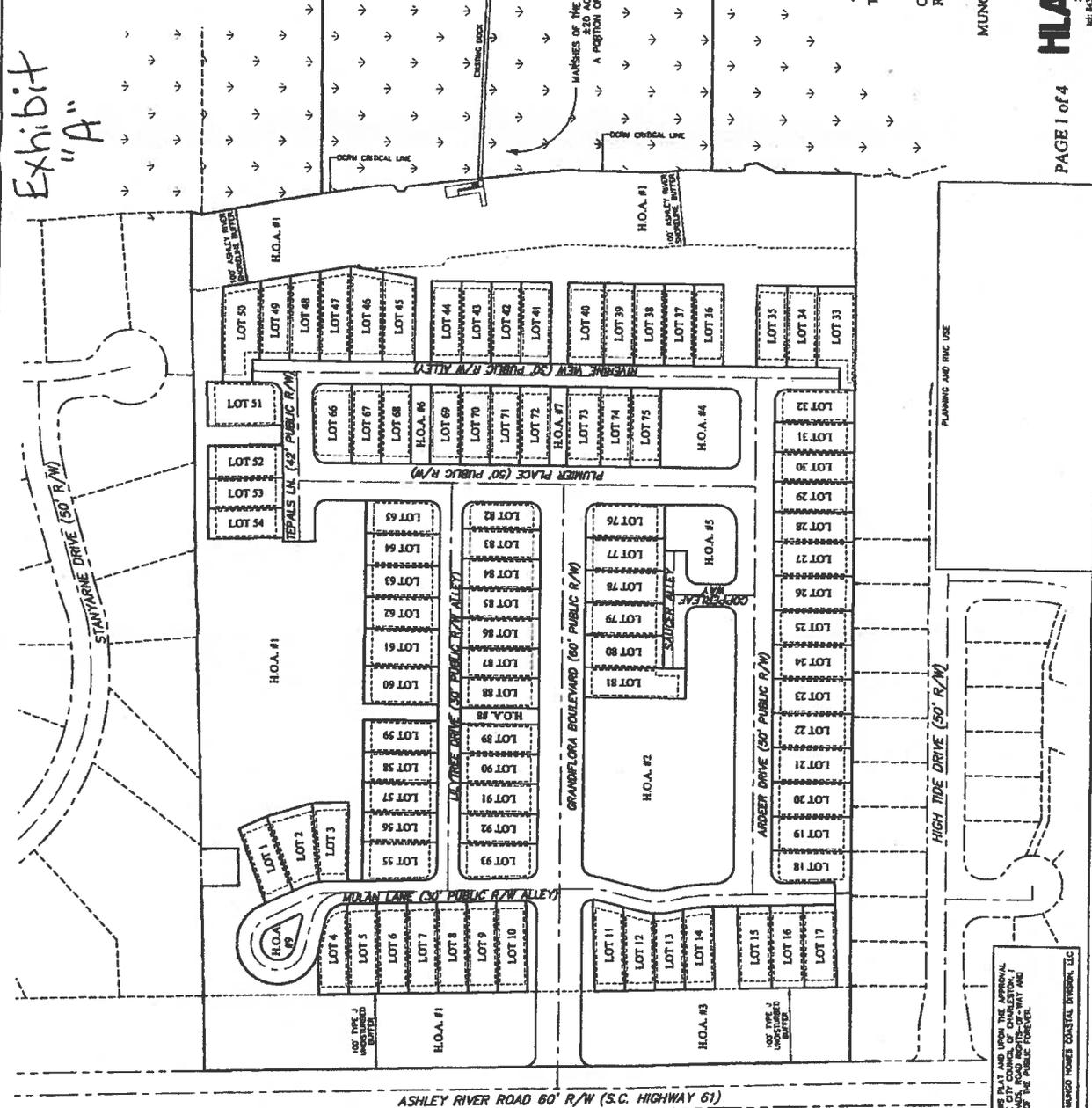
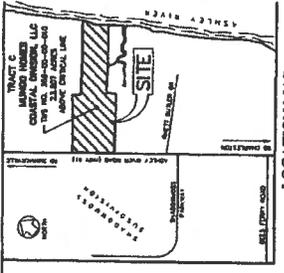
PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named _____ sign, on behalf of the City of Charleston the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Signature of Witness

SWORN to before me this _____ day of _____, 20____.

Notary Public for South Carolina
My Commission Expires: _____

Exhibit "A"



- REFERENCES**
1. TMS NO. 358-00-00-00
 2. PLAT BY FORBES ENGINEERING & SURVEYING, INC. DATED DECEMBER 1, 1984. RECORDED IN PLAT BOOK B, PAGE 171, CHARLESTON COUNTY REC.
 3. PLAT BY FORBES ENGINEERING & SURVEYING, INC. DATED AUGUST 18, 1989. RECORDED IN PLAT BOOK B, PAGE 144, CHARLESTON COUNTY REC.
 4. PLAT BY N.A. INC. DATED SEPTEMBER 23, 2001. RECORDED IN PLAT BOOK EC, PAGE 311, CHARLESTON COUNTY REC.
 5. PLAT BY N.A. INC. DATED JANUARY 9, 2004. RECORDED IN PLAT BOOK EN, PAGE 311, CHARLESTON COUNTY REC.
 6. PLAT BY N.A. INC. DATED DECEMBER 12, 2008. RECORDED IN PLAT BOOK EN, PAGE 374, CHARLESTON COUNTY REC.
 7. PLAT BY N.A. INC. DATED AUGUST 3, 2013. RECORDED IN PLAT BOOK L13, PAGE 021, CHARLESTON COUNTY REC.

- NOTES**
1. AREA DETERMINED BY THE COORDINATE METHOD.
 2. PROPERTY BOUNDARIES ARE SHOWN BY THE CENTERLINE OF THE ADJACENT LOTS AND ARE TO BE USED FOR THE DETERMINATION OF THE PROPERTY BOUNDARIES. THE CENTERLINE OF THE ADJACENT LOTS IS TO BE USED FOR THE DETERMINATION OF THE PROPERTY BOUNDARIES.
 3. FLOOD-PRONE AREAS ARE SHOWN BY THE DOTTED LINE. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT ARE SHOWN BY THE DOTTED LINE. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR MORE ARE SHOWN BY THE DOTTED LINE. AREAS OF SPECIAL FLOOD HAZARD ARE SHOWN BY THE DOTTED LINE. AREAS OF SPECIAL FLOOD HAZARD ARE SHOWN BY THE DOTTED LINE.
 4. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
 5. ALL POUND PINS ARE 3/8" REBAR UNLESS OTHERWISE NOTED.
 6. PUBLIC STREETS ARE TO BE DEDICATED TO THE USE OF THE PUBLIC FOREVER. ALL SET PINS ARE 3/8" REBAR.
 7. OPEN SPACE TRAILS MUST BE INSTALLED PRIOR TO FINAL PLAT APPROVAL.
 8. NO FRESHWATER WETLAND AREAS PER ACF 602-2913-0100-227.
 9. TREE VARIANCE APPROVED APRIL 2, 2014 WITH CONDITIONS.
 10. H.O.A. AREAS WILL BE DEDICATED TO AND OWNED AND MAINTAINED BY A HOMEOWNERS HOME OWNERS ASSOCIATION (H.O.A.).
 11. WATER & SEWER TO BE PROVIDED BY CHARLESTON WATER SYSTEM (CWS).
 12. THE H.O.A. DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE FACILITIES WITHIN THE H.O.A. DRAINAGE EASEMENT. THE DRAINAGE FACILITIES WITHIN THE H.O.A. DRAINAGE EASEMENT ARE DEDICATED TO THE CITY OF CHARLESTON (CWC) THROUGH EASEMENTS ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM.
 13. THE ACCESS EASEMENT SHOWN IS DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM.
 14. THE ACCESS EASEMENT SHOWN IS DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM.
 15. TOTAL LOTS = 83
 - LARGEST LOT = LOT 25 (1.88 AC)
 - SMALLEST LOT = LOT 26 (0.008 AC)

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF THE PROPERTY OWNED BY THE SUBDIVIDER. THE SUBDIVIDER HAS BEEN ADVISED BY THE CITY OF CHARLESTON THAT THE CITY OF CHARLESTON HAS THE AUTHORITY TO REVIEW AND APPROVE ALL PLATS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

BY THE SUBDIVIDER: [Signature]
 OWNER/REPRESENTATIVE: MUNDO HOMES COASTAL DIVISION, LLC



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I HAVE MADE A CAREFUL EXAMINATION OF THE PLAT AND THE RECORDS OF THE CITY OF CHARLESTON AND I HAVE FOUND NO ERRORS OR OMISSIONS. I HAVE ALSO MADE A VISUAL EXAMINATION OF THE PROJECTIONS OTHER THAN SHOWN.

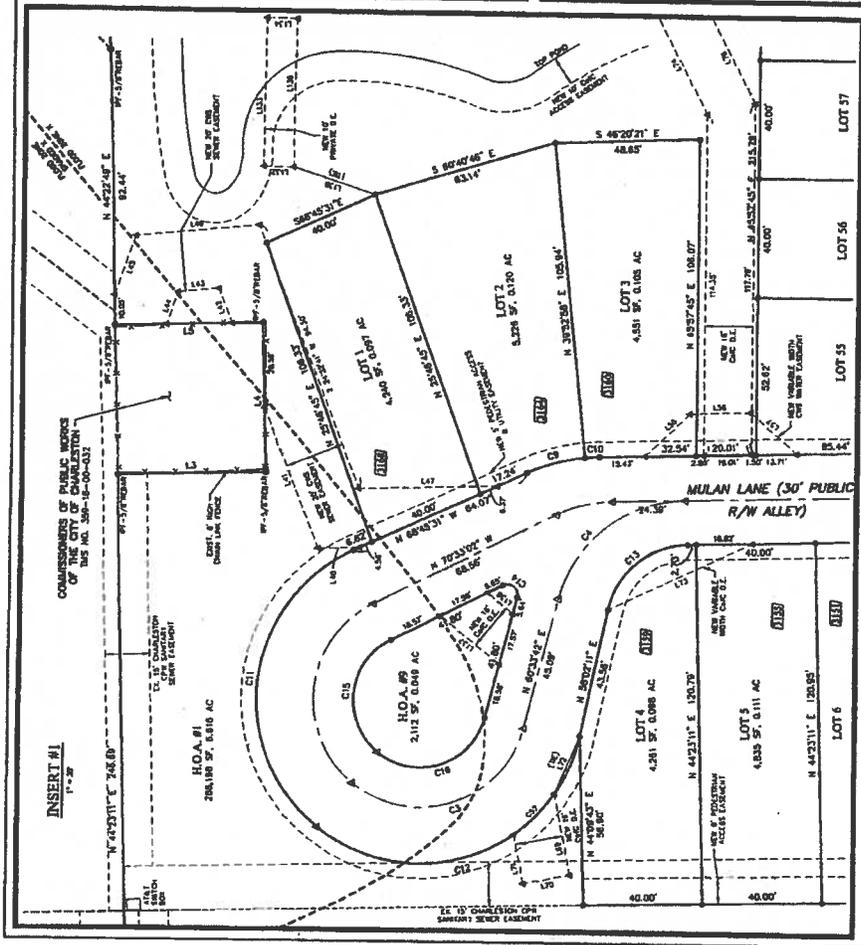
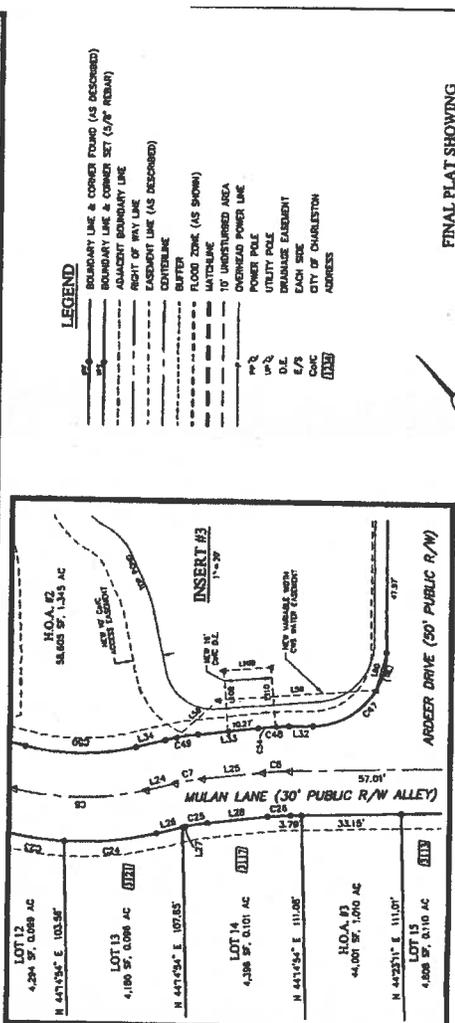
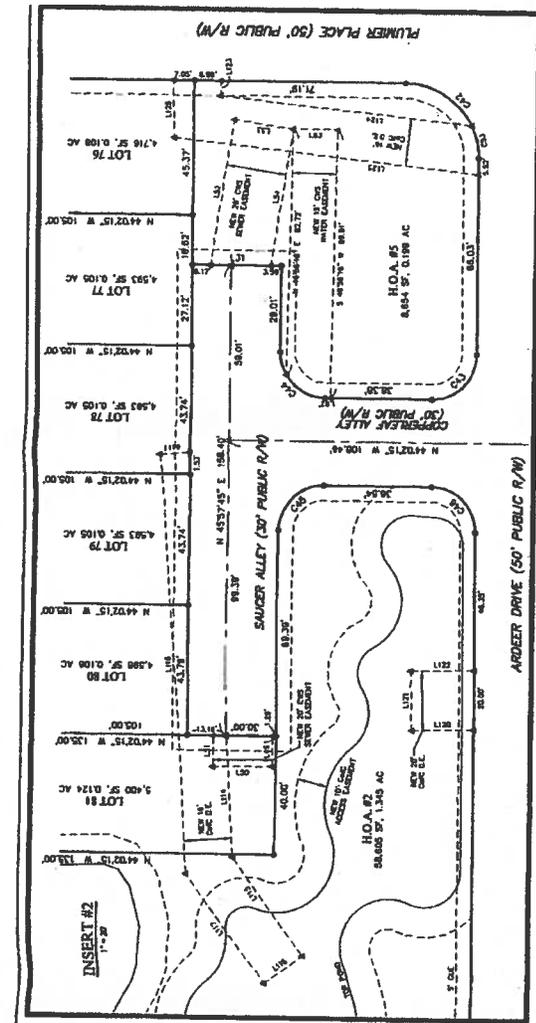
[Signature]
 ROBERT D. LACEY, S.C.P.L.S. 1486

FINAL PLAT SHOWING
 THE SUBDIVISION OF TRACT C,
 TMS NO. 358-00-00-010 (23.807 AC)
 TO CREATE
MAGNOLIA BLUFF
 CONTAINING 93 LOTS (9.778 AC),
 RIGHT OF WAYS (4.379 AC), AND
 H.O.A. AREAS (9.650 AC)

MUNDO HOMES COASTAL DIVISION, LLC
 LOCATED IN
 THE CITY OF CHARLESTON,
 CHARLESTON COUNTY, SOUTH CAROLINA
 DATE: SEPTEMBER 1, 2013 SCALE: N.T.S.

HLA INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING SURVEYING
 29 Lockwood Drive, 412 Charleston, SC 29407-4983
 Tel: 843.763.1166 Fax: 843.763.1099 web: www.hla.com

PLAT NO. 1486



- LEGEND**
- BOUNDARY LINE (AS DEPICTED)
 - BOUNDARY LINE (AS DEPICTED)
 - ADJACENT BOUNDARY LINE
 - RIGHT OF WAY LINE
 - EXISTING LINE (AS DEPICTED)
 - CONTINGENT
 - BUFFER
 - FLOOD ZONE (AS SHOWN)
 - UNIMPAVED AREA
 - OVERHEAD POWER LINE
 - UTILITY POLE
 - DRAINAGE EXHURDENT
 - EACH SIDE
 - CITY OF CHARLESTON
 - ADDRESS

FINAL PLAT SHOWING
THE SUBDIVISION OF TRACT C,
TMS NO. 358-00-00-010 (23.807 AC)
TO CREATE
MAGNOLIA BLUFF
CONTAINING 93 LOTS (6,778 AC),
RIGHT OF WAYS (4,379 AC), AND
H.O.A. AREAS (9,650 AC)
PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC

LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
DATE RECORDED: 08/15/2013 SCALE: 1"=32'

HILTING
LAND SURVEYING
25 Ladbroke Drive, A2, Charleston, SC 29403-4988
Tel: 843.763.1166 Fax: 843.763.1169 www.hilting.com



PLANNING AND RUC USE

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF INFORMATION PRESENTED TO THE SURVEYOR BY THE SUBMITTER. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION IS CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION IS CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION IS CORRECT.



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON ACCURATELY REPRESENTS THE INFORMATION AND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND THAT THE SURVEYING HAS BEEN CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN.

Richard D. Lacey
RICHARD D. LACEY S.C.P.L.S. 0878

Exclusive 16 -Foot Wide Permanent Stormwater 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 Owners for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive 16 -Foot Wide Permanent Stormwater 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 us and our heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness
Its: Public Service Director
Date: _____

Witness #2

WITNESSES

OWNER
MUNGO HOMES COASTAL DIVISION, LLC

W. J. Helter

Witness #1

W.D. Martin, III

Name: Walt D. Martin, III
Vice President Land Development

[Signature]

Witness #2

Date: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named Walt D. Martin, III, its, Vice President Land Development sign, on behalf of MUNGO HOMES COASTAL DIVISION, LLC, the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Walt J. Hester
Signature of Witness

SWORN to before me this
23rd day of November, 2015.

Patrice Robertson
Notary Public for South Carolina
My Commission Expires: February 6, 2024



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

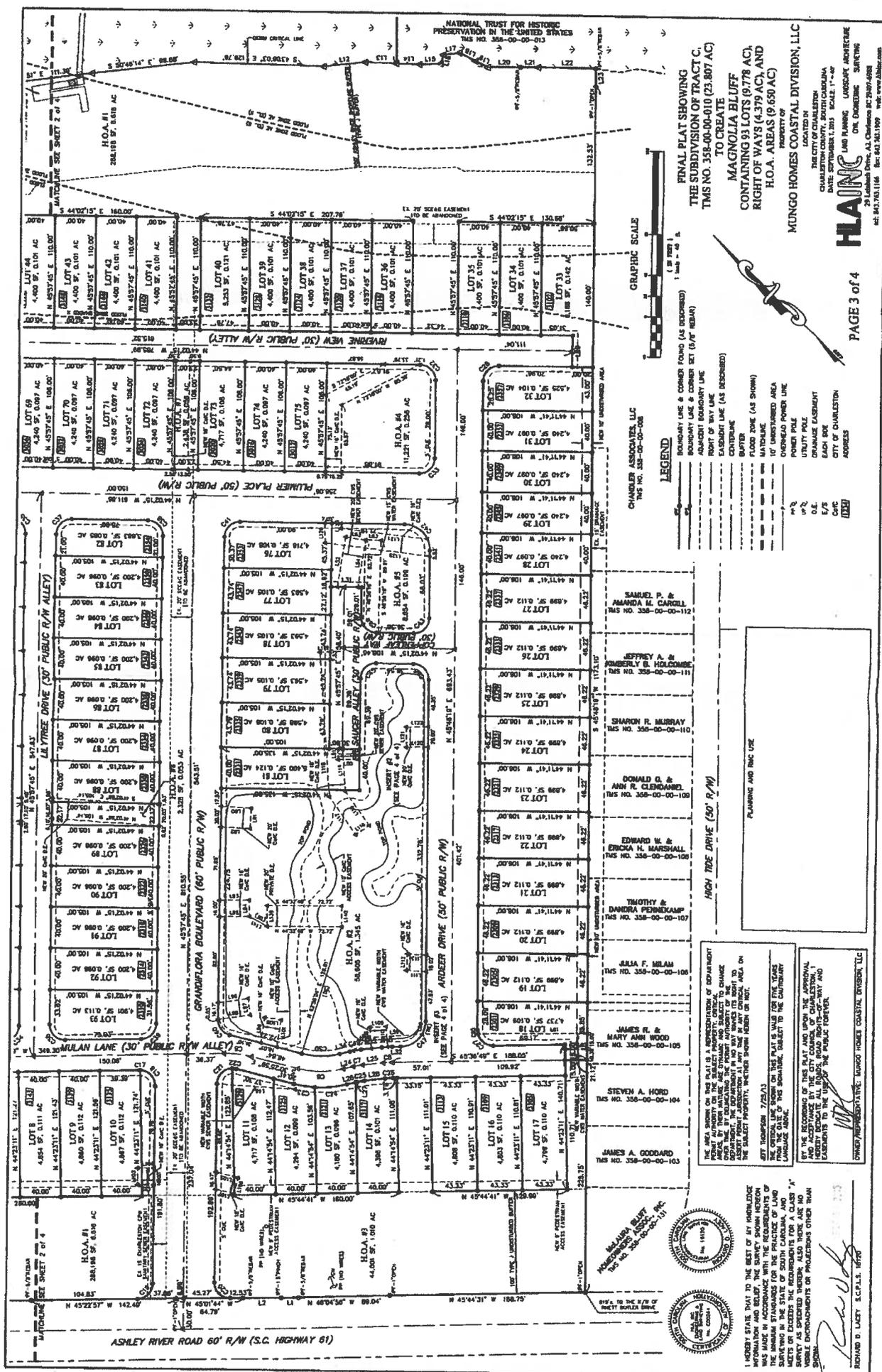
PROBATE

PERSONALLY appeared before me the above named witness, who, on oath, says that (s)he saw the within named _____ sign, on behalf of the City of Charleston the within Exclusive Permanent Stormwater Drainage Easements, and seal said Exclusive Permanent Stormwater Drainage Easements, and as its act and deed, deliver the same, and that (s)he with the other witness named, witnessed the execution thereof.

Signature of Witness

SWORN to before me this
_____ day of _____, 20 ____.

Notary Public for South Carolina
My Commission Expires: _____



**FINAL PLAT SHOWING
THE SUBDIVISION OF TRACT C,
TMS NO. 358-00-010 (23.807 AC)
TO CREATE
MAGNOLIA BLUFF
CONTAINING 93 LOTS (9.778 AC),
RIGHT OF WAYS (4.379 AC), AND
H.O.A. AREAS (9.639 AC)**

PROPERTY OF
MUNGO HOMES COASTAL DIVISION, LLC
THE CITY OF CHARLESTON
LOCATED IN
COUNTY OF CHARLESTON, SOUTH CAROLINA
DATE: SEPTEMBER 1, 2013 SCALE: 1" = 40'
HLA INC. LAND MARKING LANDSCAPE ARCHITECTURE
ONE DECATUR DRIVE, SUITE 200
CHARLESTON, SOUTH CAROLINA 29405
TEL: 843.541.1146 FAX: 843.541.1149 WWW.HLAINC.COM

GRAPHIC SCALE
1" = 40'
1" = 80'

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- ADJACENT BOUNDARY LINE
- POINT OF WAY LINE
- ADJACENT LINE (AS DESCRIBED)
- BLUFF
- FLOOD ZONE (AS SHOWN)
- 10' UNDISTURBED AREA
- OVERHEAD POWER LINE
- POWER POLE
- UTILITY POLE
- DRAINAGE EASEMENT
- EACH SIDE
- E/E
- E/C
- C/E
- C/E

PLANNING AND ZONING USE

LOT 1: JAMES A. GODDARD TMS NO. 358-00-010-101

LOT 2: STEVEN A. HORD TMS NO. 358-00-010-102

LOT 3: JAMES R. & MARY ANN WOOD TMS NO. 358-00-010-103

LOT 4: JULIA F. MILAN TMS NO. 358-00-010-104

LOT 5: TIMOTHY & DANORA PERDEKAMP TMS NO. 358-00-010-105

LOT 6: EDWARD W. & ERICKA M. MARSHALL TMS NO. 358-00-010-106

LOT 7: DONALD G. & ANN R. CLEMMANDER TMS NO. 358-00-010-107

LOT 8: SHARON R. MURRAY TMS NO. 358-00-010-108

LOT 9: JEFFREY A. & KIMBERLY B. HOLCOMBE TMS NO. 358-00-010-109

LOT 10: SAMUEL P. & AMANDA M. CARROLL TMS NO. 358-00-010-110

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF SEPARATE PLAT APPLICABLE TO THE SUBJECT PROPERTY. OTHER PLATS COVERING THE SAME AREA MAY BE FILED WITH THE COUNTY CLERK'S OFFICE. THE PLAT IS SUBJECT TO THE PRESENT AND FUTURE RIGHTS OF THE SUBJECT PROPERTY, INCLUDING RIGHTS OF WAY, EASEMENTS, AND ENCUMBRANCES. THE PLAT IS SUBJECT TO THE PRESENT AND FUTURE RIGHTS OF THE SUBJECT PROPERTY, INCLUDING RIGHTS OF WAY, EASEMENTS, AND ENCUMBRANCES.

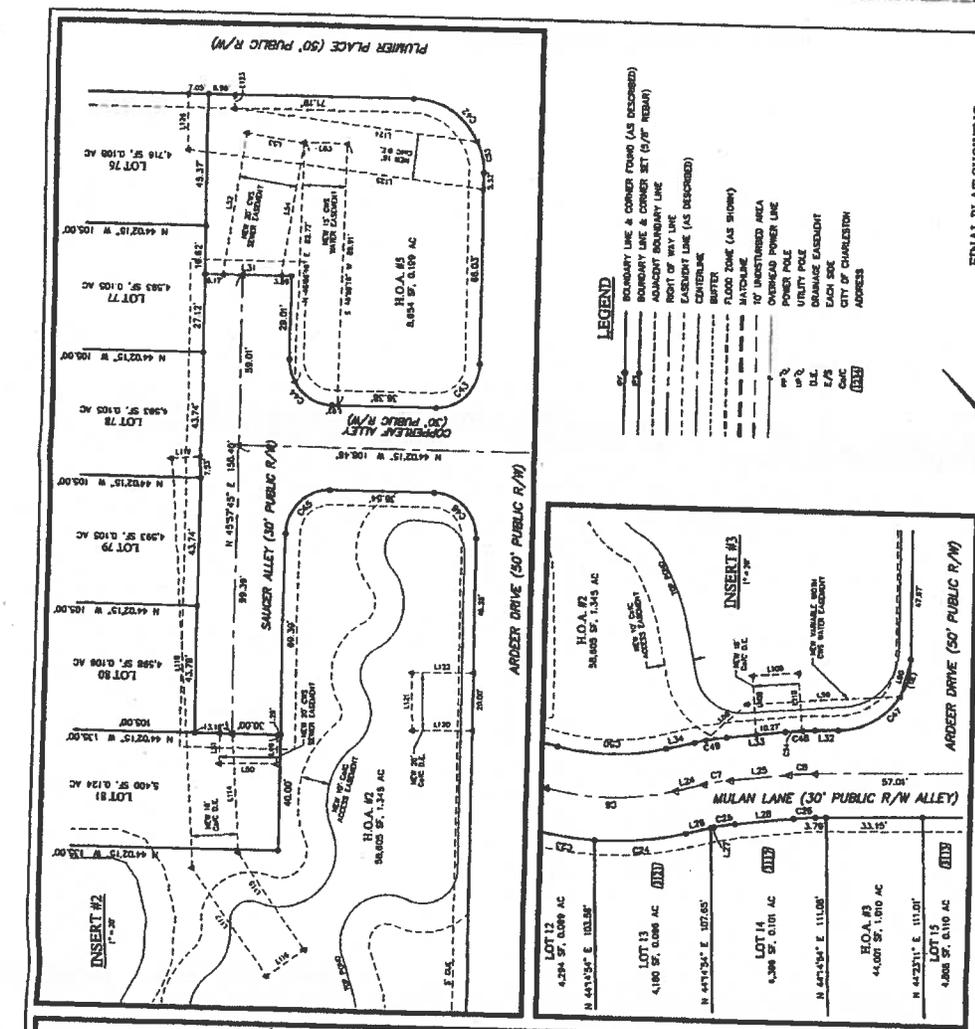
BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL HEREBY DENOTES ALL RIGHTS ROAD RIGHT-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

ATTEST: JAMES R. WOOD, COUNTY CLERK



RENEE D. LACY, ESQ. 10/10

ASHLEY RIVER ROAD 60' R/W (S.C. HIGHWAY 61)



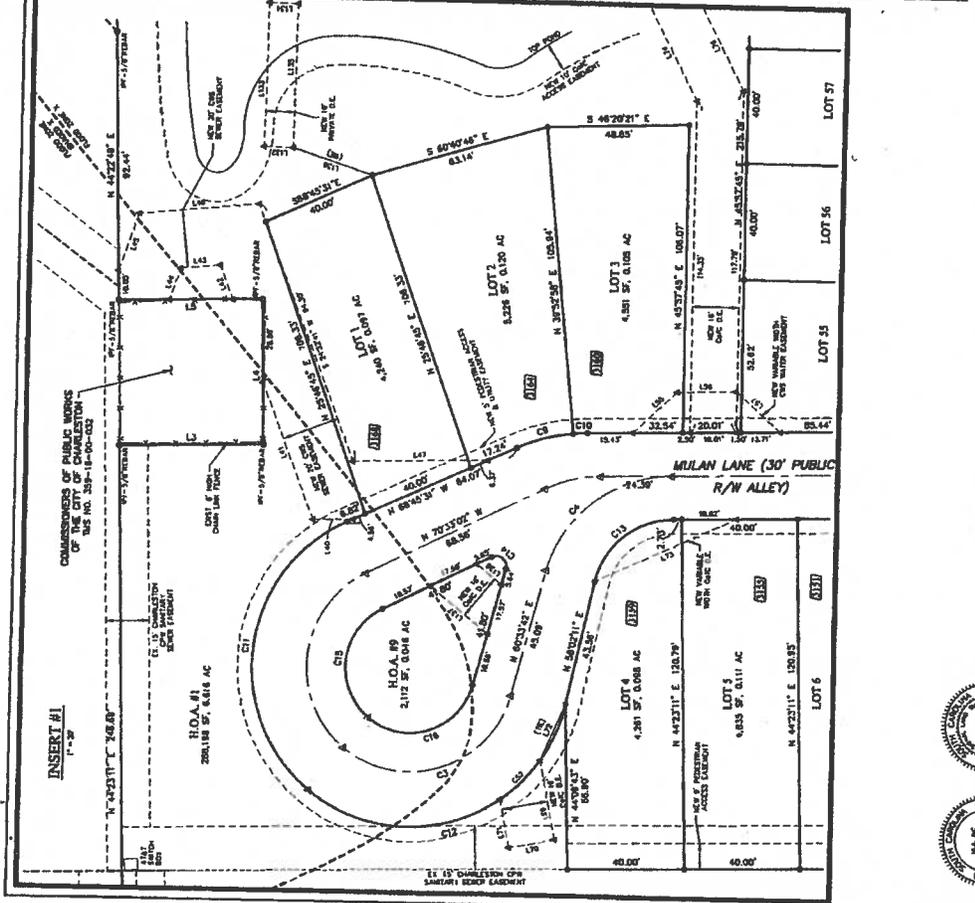
FINAL PLAT SHOWING
 THE SUBDIVISION OF TRACT C,
 TMS NO. 338-00-00-010 (23.807 AC)
 TO CREATE
 MAGNOLIA BLUFF
 CONTAINING 93 LOTS (9.778 AC),
 RIGHT OF WAYS (4.379 AC), AND
 H.O.A. AREAS (9.650 AC)

MUNGO HOMES COASTAL DIVISION, LLC
 PROJECT CO.
 20 Lashburn Drive, A1, Charleston SC 29407-6998
 TEL: 843.763.1166 FAX: 843.763.1899 www.mhcd.com

- LEGEND**
- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
 - BOUNDARY LINE & CORNER SET (5/7' REQUIR)
 - ADJACENT BOUNDARY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE (AS DESCRIBED)
 - EASEMENT LINE (AS DESCRIBED)
 - BUFFER
 - FLOOD ZONE (AS SHOWN)
 - HATCHLINE
 - 10' UNDISTURBED AREA
 - OVERHEAD POWER LINE
 - POWER POLE
 - WATER MAIN
 - SANITARY SEWER
 - DRAINAGE EASEMENT
 - EACH SIDE
 - C&G
 - CITY OF CHARLESTON
 - ADDRESS



PAGE 4 of 4



THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF THE DEPARTMENT OF THE CITY OF CHARLESTON. THE DEPARTMENT OF THE CITY OF CHARLESTON HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLESTON. THE DEPARTMENT OF THE CITY OF CHARLESTON HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLESTON. THE DEPARTMENT OF THE CITY OF CHARLESTON HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLESTON.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLESTON. I HAVE REVIEWED THE SURVEY AND I HAVE DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLESTON. I HAVE REVIEWED THE SURVEY AND I HAVE DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLESTON.

RODNEY D. LANEY, S.C.P.L.S. 10783
 10783
 10783