

NOTICE OF MEETING

A meeting of the Committee on Real Estate will be held beginning at 3:00 p.m. Monday, September 27, 2021, **Conference Call: 1-929-205-6099; Access Code: 835 678 884**. The agenda will be as follows:

AGENDA

Invocation – Councilmember Appel

Approval of Minutes:

September 13, 2021

- a. An ordinance to authorize the Mayor to execute an easement granting to Dominion the right to construct, perpetually maintain and operate an underground electric line or lines consisting through and under land described as follows: a lot of land containing 4.327 acres, more or less, and being the same lands conveyed to Grantor by deed of Mary Alice Detyens Yeager, etal, dated or recorded 1/11/1988, and filed in the Register of Deeds office for Charleston County in Deed Book S171 at Page 700 and at Plat Book L17 at Page 351. The property is owned by the City of Charleston. (TMS No. 459-00-00-169) (Inspection Street & Wharfside Street (Maritime Center))
- b. A Resolution to approve amendment of the agreement for development of a Joint County Industrial Park, by and between Charleston County, South Carolina and Colleton County, South Carolina, so as to include additional property in the City of Charleston as part of the Joint County Industrial Park.
- c. Request approval of the Purchase and Sale Agreement between the City of Charleston and George Griffith, Jr. for the purchase of the property located at 1850 Griffith Lane, Johns Island, South Carolina (Charleston County TMS No. 313-00-00-063 and 313-00-00-064) for a purchase price of \$800,000, with \$480,000 of Greenbelt grant funds to be used towards the purchase and up to \$42,000 to be used for eligible due diligence/closing costs. ***(To be sent under separate cover by the Real Estate Department)***
- d. Request approval of the Greenbelt Grant Agreement for the Griffith Lane tract between Charleston County and the City of Charleston for the issuance of \$522,000 in Greenbelt grant funds for the purchase of approximately 26.53 acres, located at 1850 Griffith Lane, Johns Island, South Carolina (Charleston County TMS No. 313-00-00-063 and 313-00-00-064). ***(To be sent under separate cover by the Real Estate Department)***

- e. Executive Session in accordance with 30-4-70(a)(2) of the South Carolina Code, to receive legal advice regarding the Charleston School of Law transaction. Action may or may not be taken after coming out of Executive Session. ***(Deferred for discussion at City 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.

a.

**COMMITTEE ON REAL ESTATE
GENERAL FORM**

TO: Committee on Real Estate DATE: September 17, 2021

FROM: Julia Copeland DEPT: Legal

ADDRESS: Inspection Street & Wharfside Street (Maritime Center)
TMS# 459-00-00-169

TMS: _____

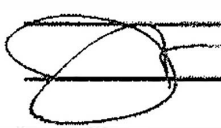
PROPERTY OWNER: City of Charleston

Ordinance to authorize the Mayor to execute an easement granting to Dominion the right to construct, perpetually maintain and operate an underground electric line or lines consisting through and under land described as follows: a lot of land containing 4.327 acres, more or less, and being the same lands conveyed to Grantor by deed of Mary Alice Detyens Yeager, Etal, dated or recorded 1/11/1988, and filed in the Register of Deeds office for Charleston County in Deed Book S171 at Page 700 and at Plat Book L17 at Page 351.

ACTION REQUEST: _____

ORDINANCE: Is an ordinance required? Yes No

COORDINATION: The request has been coordinated with:
All supporting documentation must be included

	<u>Signature</u>	<u>Attachments</u>
Department Head	_____	<input type="checkbox"/>
Legal Department		<input checked="" type="checkbox"/>
Chief Financial Officer	_____	<input type="checkbox"/>
Director Real Estate Management	_____	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>

FUNDING: Was funding needed? Yes No

If yes, was funding previously approved?* Yes No

*If approved, provide the following: Dept/Div. _____ Acct: _____

Balance in Account _____ Amount needed for this item _____

NEED: Identify any critical time constraint(s).



Ratification
Number _____

A N O R D I N A N C E

AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY AN ELECTRICAL EASEMENT, APPROVED AS TO FORM BY THE OFFICE OF CORPORATION COUNSEL, TO DOMINION ENERGY SOUTH CAROLINA, INC., ENCUMBERING A PORTION OF THE CITY'S REAL PROPERTY DESIGNATED AS CHARLESTON COUNTY TMS NO. 459-00-00-169.

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

Section 1. That the Mayor is hereby authorized to execute on behalf of the City an electrical easement, approved as to form by the Office of Corporation Counsel, to Dominion Energy South Carolina, Inc., encumbering a portion of the City's real property designated as Charleston County TMS No. 459-00-00-169, a lot of land containing 4.327 acres, more or less, and being the same lands conveyed to Grantor by deed of Mary Alice Detyens Yeager, Etal., dated or recorded 1/11/1988, and filed in the Register of Deeds office for Charleston County in Deed Book S171 at Page 700 and in Plat Book L17 at Page 351.

Section 2. That this Ordinance shall become effective upon ratification.

Ratified in City Council this ___ day of _____ in the year of Our Lord, 2021, in the 245th Year of the Independence of the United States of America.

By: _____
John J. Tecklenburg, Mayor

ATTEST: By: _____
Jennifer Cook
Clerk of Council

Easement # 900593

INDENTURE, made this _____ day of _____, 2021 by and between City of Charleston of the County of Charleston and State of South Carolina, hereinafter called "Grantor" (whether singular or plural), and the DOMINION ENERGY SOUTH CAROLINA, INC., a South Carolina corporation, having its principal office in Cayce, South Carolina, hereinafter called "Grantee".

WITNESSETH:

That, in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor, being the owner of land situate in the County of Charleston, State of South Carolina, hereby grants and conveys to Grantee, its successors and assigns, the right to construct, extend, replace, relocate, perpetually maintain and operate an underground electric line or lines consisting of any or all of the following: conductors, lightning protective wires, municipal, public or private communication lines, cables, conduits, pad mounted transformers, and other accessory apparatus and equipment deemed by Grantee to be necessary or desirable, upon, over, across, through and under land described as follows: a lot of land containing 4.327 acres, more or less, and being the same lands conveyed to Grantor by deed of Mary Alice Detyens Yeager, Etal, dated or recorded 1/11/1988, and filed in the Register of Deeds office for Charleston County in Deed Book S171 at Page 700 and at Plat Book L17 at Page 351.

The Right of Way is generally shown on Dominion Energy South Carolina, Inc. drawing #D-82428, and is by reference made a part hereof, with the actual final Right of Way to be determined by the facilities as installed in accordance with the easement. A Dominion Energy South Carolina, Inc. drawing, approved by the Grantor, its successors or assigns, will provide authorization for revisions and or future lines.

TMS: a portion of 459-00-00-169 Inspection St & Wharfside St (Maritime Center)

Together with the right from time to time to install on said line such additional lines, apparatus and equipment as Grantee may deem necessary or desirable and the right to remove said line or any part thereof.

Together also with the right (but not the obligation) from time to time to trim, cut or remove trees, underbrush and other obstructions that are within, over, under or through a strip of land ("Easement Space") extending Five (5) feet on each side of any underground wires and within, over, under or through a section of land extending Twelve (12) feet from the door side(s) of any pad mounted transformers, elbow cabinets, switchgears or other devices as they are installed; provided, however, any damage to the property of Grantor (other than that caused by trimming, cutting or removing) caused by Grantee in maintaining or repairing said lines, shall be borne by Grantee; provided further, however, that Grantors agree for themselves, their successors and assigns, not to build or allow any structure to be placed on the premises in such a manner that any part thereof will exist within the applicable above specified Easement Space, and in case such structure is built, then Grantor, or such successors and assigns as may be in possession and control of the premises at the time, will promptly remove the same upon demand of Grantee herein. Grantor further agrees to maintain minimum ground coverage of thirty six (36) inches and maximum ground coverage of fifty four (54) inches over all underground primary electric lines. Together also with the right of entry upon said lands of Grantor for all of the purposes aforesaid.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.

IN WITNESS WHEREOF, Grantor has caused this indenture to be duly executed the day and year first above written.

WITNESS:

City of Charleston

1st Witness

By: _____

Print: _____

Title: _____

2nd Witness

34 PAD MOUNT TRANSFORMER CONCRETE PAD NOTES

1. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL REINFORCEMENT FOR TRANSMISSION AND DISTRIBUTION STRUCTURES, 1987 EDITION, AS SUPPLEMENTED BY THE LATEST REVISIONS AND ADDENDUMS, AND THE STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL REINFORCEMENT FOR TRANSMISSION AND DISTRIBUTION STRUCTURES, 1987 EDITION, AS SUPPLEMENTED BY THE LATEST REVISIONS AND ADDENDUMS, AND THE STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL REINFORCEMENT FOR TRANSMISSION AND DISTRIBUTION STRUCTURES, 1987 EDITION, AS SUPPLEMENTED BY THE LATEST REVISIONS AND ADDENDUMS.

2. THE CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL REINFORCEMENT FOR TRANSMISSION AND DISTRIBUTION STRUCTURES, 1987 EDITION, AS SUPPLEMENTED BY THE LATEST REVISIONS AND ADDENDUMS.

3. THE REINFORCEMENT SHALL BE CAST AND CURED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL REINFORCEMENT FOR TRANSMISSION AND DISTRIBUTION STRUCTURES, 1987 EDITION, AS SUPPLEMENTED BY THE LATEST REVISIONS AND ADDENDUMS.

4. THE CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL REINFORCEMENT FOR TRANSMISSION AND DISTRIBUTION STRUCTURES, 1987 EDITION, AS SUPPLEMENTED BY THE LATEST REVISIONS AND ADDENDUMS.

5. THE REINFORCEMENT SHALL BE CAST AND CURED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL REINFORCEMENT FOR TRANSMISSION AND DISTRIBUTION STRUCTURES, 1987 EDITION, AS SUPPLEMENTED BY THE LATEST REVISIONS AND ADDENDUMS.

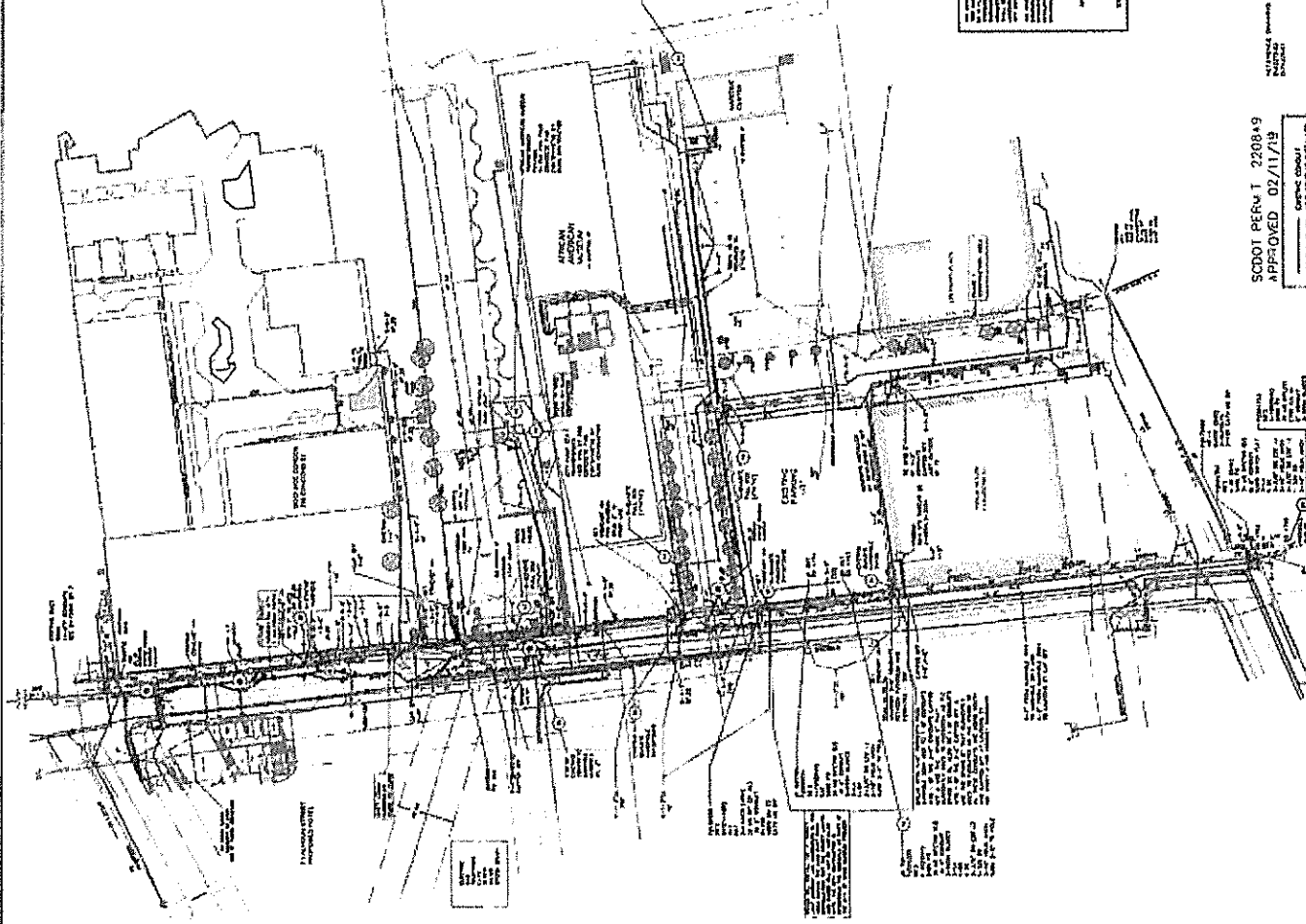
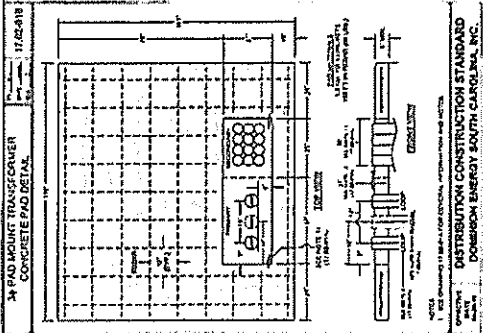
6. THE CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL REINFORCEMENT FOR TRANSMISSION AND DISTRIBUTION STRUCTURES, 1987 EDITION, AS SUPPLEMENTED BY THE LATEST REVISIONS AND ADDENDUMS.

7. THE REINFORCEMENT SHALL BE CAST AND CURED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL REINFORCEMENT FOR TRANSMISSION AND DISTRIBUTION STRUCTURES, 1987 EDITION, AS SUPPLEMENTED BY THE LATEST REVISIONS AND ADDENDUMS.

8. THE CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL REINFORCEMENT FOR TRANSMISSION AND DISTRIBUTION STRUCTURES, 1987 EDITION, AS SUPPLEMENTED BY THE LATEST REVISIONS AND ADDENDUMS.

9. THE REINFORCEMENT SHALL BE CAST AND CURED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL REINFORCEMENT FOR TRANSMISSION AND DISTRIBUTION STRUCTURES, 1987 EDITION, AS SUPPLEMENTED BY THE LATEST REVISIONS AND ADDENDUMS.

10. THE CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL REINFORCEMENT FOR TRANSMISSION AND DISTRIBUTION STRUCTURES, 1987 EDITION, AS SUPPLEMENTED BY THE LATEST REVISIONS AND ADDENDUMS.

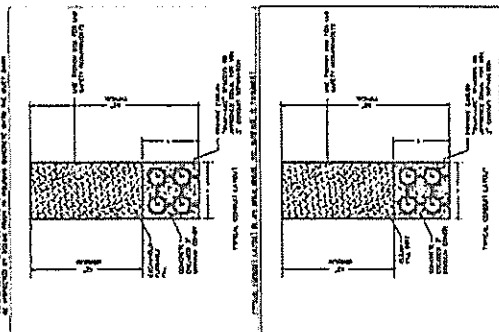


<p>DATE: 17/02/01B</p> <p>PROJECT: 34 PAD MOUNT TRANSFORMER CONCRETE PAD DETAIL</p> <p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 17/02/01B</p>	<p>DATE: 17/02/01B</p> <p>PROJECT: 34 PAD MOUNT TRANSFORMER CONCRETE PAD DETAIL</p> <p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 17/02/01B</p>	<p>DATE: 17/02/01B</p> <p>PROJECT: 34 PAD MOUNT TRANSFORMER CONCRETE PAD DETAIL</p> <p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 17/02/01B</p>	<p>DATE: 17/02/01B</p> <p>PROJECT: 34 PAD MOUNT TRANSFORMER CONCRETE PAD DETAIL</p> <p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 17/02/01B</p>
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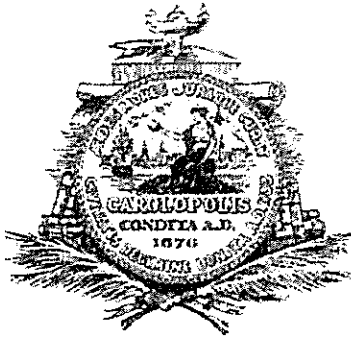
ELECTRONIC DRAWING - DO NOT REVISE MANUALLY

PLAN "SAFETY" INTO EVERY JOB

SCDOT PERMIT 220849
APPROVED 02/11/19



b.



A RESOLUTION

TO APPROVE AMENDMENT OF THE AGREEMENT FOR DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL PARK, BY AND BETWEEN CHARLESTON COUNTY, SOUTH CAROLINA AND COLLETON COUNTY, SOUTH CAROLINA, SO AS TO INCLUDE ADDITIONAL PROPERTY IN THE CITY OF CHARLESTON AS PART OF THE JOINT COUNTY INDUSTRIAL PARK

WHEREAS, Charleston County, South Carolina and Colleton County, South Carolina (jointly the "Counties") are authorized under Article VIII, Section 13 of the South Carolina Constitution to jointly develop an industrial or business park within the geographical boundaries of one or more of the member Counties; and

WHEREAS, in order to promote the economic welfare of the citizens of the Counties by providing employment and other benefits to the citizens of the Counties, the Counties entered into an Agreement for Development for a Joint County Industrial Park effective as of September 1, 1995 (the "Original Agreement") to develop jointly an industrial and business park (the "Park"), as provided by Article VIII, Section 13 of the South Carolina Constitution and in accordance with Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended (the "Act"); and

WHEREAS, the Original Agreement was substantively amended by (i) the First Modification to Agreement for Development for Joint County Industrial Park, effective December 31, 2006 (the "First Modification"), which First Modification was approved by Charleston County Council Ordinance 1475, enacted December 5, 2006; and by Colleton County Council Ordinance 06-O-20 enacted January 2, 2007; (ii) the Second Modification to Agreement for Development of Joint Industrial Park, dated as of December 31, 2014 (the "Second Modification"), which Second Modification was approved by Charleston County Council Ordinance 1828, enacted on September 9, 2014, and by Colleton County Ordinance 14-O-13, enacted on December 11, 2014; and (iii) the Third Modification to Agreement for Development of Joint Industrial Park, effective as of November 29, 2017 (the "Third Modification"), which Third Modification was approved by Charleston County Council Ordinance 1982, enacted on October 24, 2017, and by Colleton County Ordinance 17-O-08, enacted on November 7, 2017; and

WHEREAS, the Original Agreement, as amended, is referred to herein as the “Agreement”; and

WHEREAS, the Agreement contemplates the inclusion and removal of additional property within the Park from time to time, and Section 3(B) of the Agreement requires, in the case of inclusion of additional property, “if applicable, written evidence of approval of such enlargement by any municipality in which the property to be added is actually located”; and

WHEREAS, the Counties desire to further amend the Agreement to include certain additional parcels in order to fulfil commitments made to companies which are considering expansion or location decisions in the City of Charleston; and

WHEREAS, all property to be added lies within the City of Charleston, and the City of Charleston desires to evidence its approval of the addition of such property.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Charleston in meeting duly assembled:

SECTION 1: Subject to the following condition, the City of Charleston hereby approves expansion of the Park to include that property within the City of Charleston set forth in the attached Exhibit A. Such approval is subject to the condition that the Agreement continues to provide that all revenues (net of any payments to Colleton County and the Charleston County Economic Development Fund) derived by the County under the Agreement from the properties described in Exhibit A are distributed to the applicable taxing districts on a pro-rata basis based on the respective millage rates of such taxing districts.

SECTION 2: This resolution shall take effect immediately upon its adoption by City Council.

ATTEST:

Resolved in City Council the ____ day of _____, in the Year of Our Lord, 2021, and in the 246th year of the Independence of the United States of America.

Municipal Clerk

Mayor

APPROVED AS TO FORM:

Legal Counsel

EXHIBIT A

PROPERTY DESCRIPTION
CHARLESTON COUNTY ADDITIONAL PARCEL

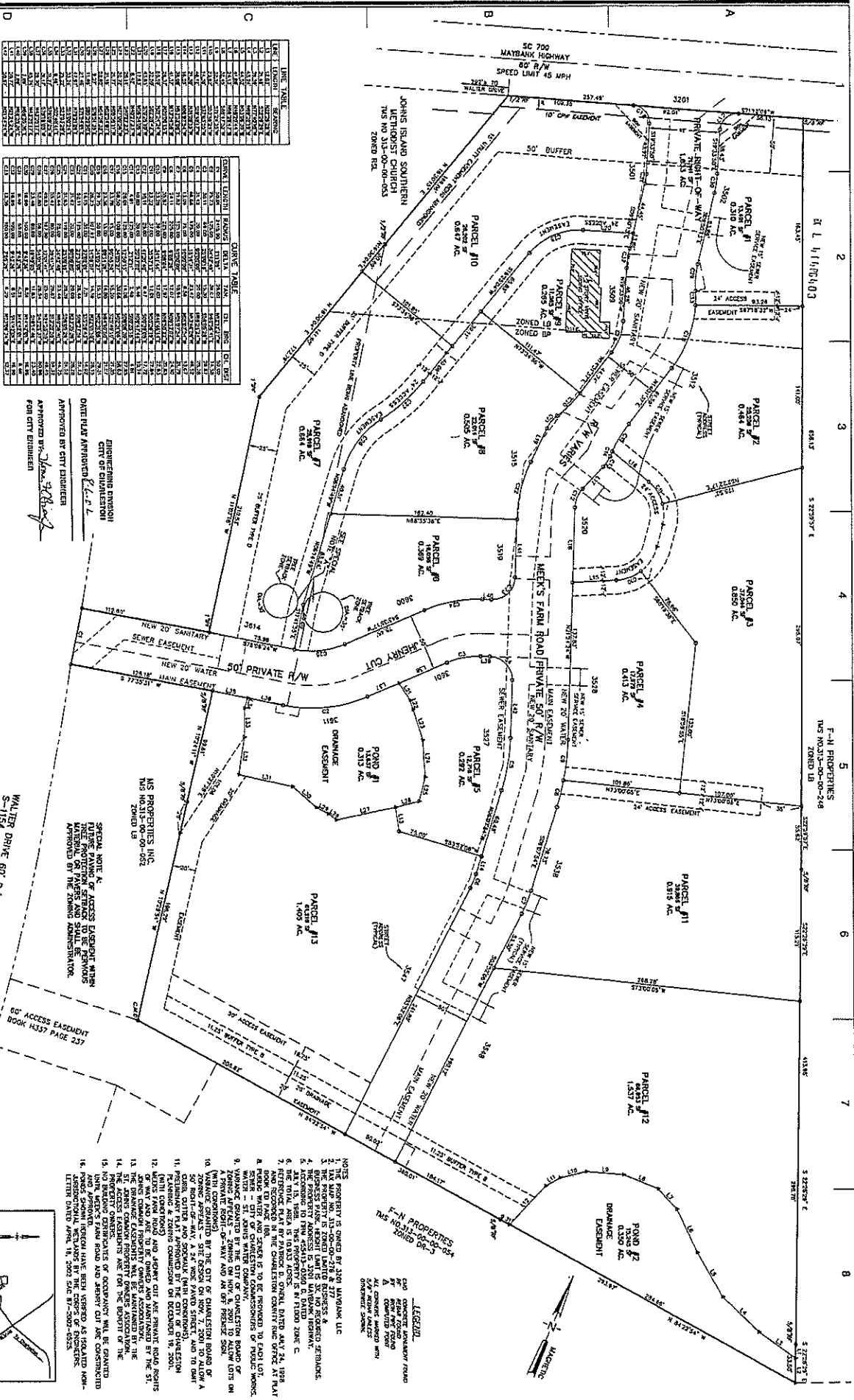
<u>Parcels to be Added</u>	<u>Property Description</u>	<u>Initial Tax Year</u>
Charleston Distilling	TMS # 313-00-00-297	2020
Charles River Labs	TMS # 351-15-00-008	2020
Highwire Distilling	TMS # 463-16-03-103	2020

EXHIBIT "A"

Legal Description for Property Known as 3548 Meeks Farm Road, Johns Island

ALL that certain lot, piece or parcel of land situate lying and being in Johns Island, Charleston County, South Carolina shown and designated as "Parcel #12 66,953 SF 1.537 AC," on that certain plat by Forsberg Engineering and Surveying, Inc. dated February 5, 2002, last revised July 19, 2002 entitled "FINAL SUBDIVISION PLAT ST. JOHN'S COMMON 3201 MAYBANK HWY. JOHN'S ISLAND, CITY OF CHARLESTON, CHARLESTON COUNTY, S.C." and recorded August 7, 2002 in Plat Book EF at Page 782 in the RMC Office for Charleston County, SC. Said lot having such size, shape, metes, bounds, location and dimensions as shown on said plat.

DERIVATION: This being a portion of the property conveyed to Tidelands Bank by deed of JI Development Venture, LLC dated April 19, 2012 and recorded April 24, 2012 in the Office of the RMC for Charleston County in Deed Book 0247 at Page 189.



LEGEND

CD CONCEPT DEVELOPER PLANS
 PD PRELIMINARY DESIGN
 A ADJUSTED PLANS
 C CONCEPT PLANS WITH
 CONFORMANCE WITH

PLANNING AND RMC USE ONLY

DATE: 5-25-02
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 PROJECT NO: 2553
 SHEET NUMBER: 1

PLANNING AND RMC USE ONLY

DATE: 5-25-02

APPROVED BY: [Signature]

PROJECT NO: 2553

SHEET NUMBER: 1

ENGINEERING DIVISION

DATE: 5-25-02

APPROVED BY: [Signature]

PROJECT NO: 2553

SHEET NUMBER: 1

PLANNING AND RMC USE ONLY

DATE: 5-25-02

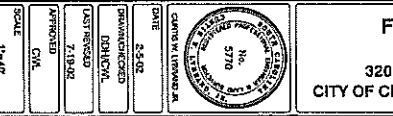
APPROVED BY: [Signature]

PROJECT NO: 2553

SHEET NUMBER: 1

NOTES

1. THE PROPERTY IS OWNED BY JOHN MAYBANK, LLC
2. THE PROPERTY IS ZONED LUTHERIST CHURCH & BUSINESS PARK, RESIDENT (LUT) IS ZONED RESIDENTIAL BUSINESS & ACCORDING TO PLAN 2553-02-02-01 DATED 12/15/01.
3. THE TOTAL AREA IS 10.833 ACRES.
4. REFERENCE PLAN BY PARMOR & O'NEAL DATED MAY 24, 1998 SHOWS THE PROPERTY IS A 10.833 ACRE TRACT.
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17. REFERENCE PLAN BY PARMOR & O'NEAL DATED MAY 24, 1998 SHOWS THE PROPERTY IS A 10.833 ACRE TRACT.
18. REFERENCE PLAN BY PARMOR & O'NEAL DATED MAY 24, 1998 SHOWS THE PROPERTY IS A 10.833 ACRE TRACT.



FOR THE CITY ENGINEER

DATE: 5-25-02

PROJECT NO: 2553

SHEET NUMBER: 1

FINAL SUBDIVISION PLAT

ST. JOHN'S COMMON

3201 MAYBANK HWY, JOHN'S ISLAND

CITY OF CHARLESTON, CHARLESTON COUNTY, SC

FORSBERG ENGINEERING AND SURVEYING, INC.

1147 S. HANCOCK HIGHWAY, SUITE 103

P.O. BOX 10975

CHARLESTON, SOUTH CAROLINA 29417

(843) 571-0322 FAX (843) 571-4290

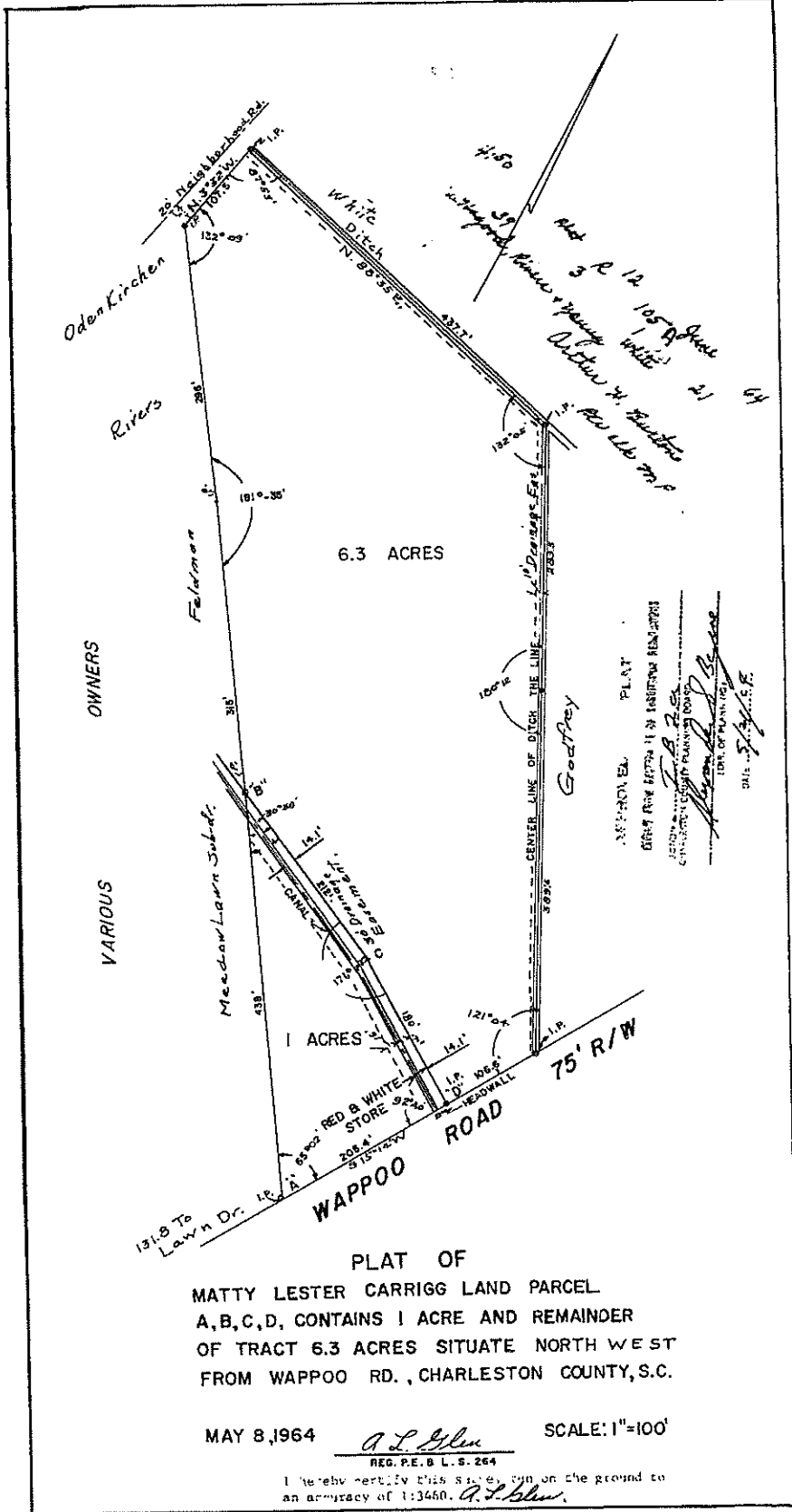
CIVIL ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE

EXHIBIT "A"

ALL that certain piece, parcel or tract of land, together with the any buildings and improvements thereon, situate, lying and being in St. Andrew's Parish, Charleston County, South Carolina, and containing approximately one (1) acre within the confines of A-B-C-D-A as shown on a plat by A.L. Glen, registered surveyor, dated May 8, 1964, entitled "Plat of Matty Lester Carrigg Land Parcel, A, B, C, D, Contains 1 Acre and Remainder of Tract 6.3 acres, situate Northwest from Wappoo Rd., Charleston County, SC", and recorded in the RMC Office for Charleston County in Plat Book R, page 105.

Being the same property conveyed to John W. Carrigg, Sr., by deed of Mattie Lester Carrigg dated June 4, 2003, and recorded June 13, 2003, in Charleston County RMC Office at Book X452, page 162.

TMS# 351-15-00-008



OWNERS
VARIOUS

6.3 ACRES

1 ACRES

WAPPOO ROAD

75' R/W

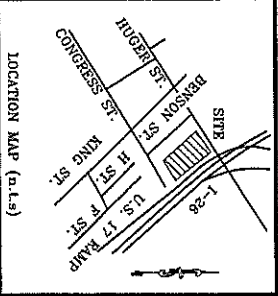
PLAT OF
MATTY LESTER CARRIGG LAND PARCEL
A, B, C, D, CONTAINS 1 ACRE AND REMAINDER
OF TRACT 6.3 ACRES SITUATE NORTH WEST
FROM WAPPOO RD., CHARLESTON COUNTY, S.C.

MAY 8, 1964 A. L. Glen SCALE: 1"=100'
REG. P.E. B. L. S. 264

I hereby certify this survey, run on the ground to
an accuracy of 1:3460. A. L. Glen

APPROVED PLAT
GIVEN THIS EIGHTH DAY OF MAY 1964
IN PRESENCE OF THE FOLLOWING COMMISSIONERS
[Signature]
COMMISSIONER OF PUBLIC WORKS
STATE OF SOUTH CAROLINA
DATE: May 8, 1964

4:50
Map 3 to 105th Ave
Odenkirchen
Rivers
Feldman
White Ditch
Godfrey



BMC

RECORDED

DATE: 08/24/16 TIME: 09:57 AM
 Book Page: 518 (1125) DocType: Small Plat
 Charles E. McBeath, Register, Charleston County, SC

Record Fee: \$100.00
 Postage: \$3.00
 TOTAL: \$103.00
 Date: 08/24/16

City of Charleston
 Planning Department
 Location: HUGER ST

APPROVED PLAT

DATE: 08/24/16

SIGNED: *Matthew E. McBeath*

REGISTERED PROFESSIONAL LAND SURVEYOR
 CITY OF CHARLESTON

CITY OF CHARLESTON PLANNING

LEGEND:

- = IRON SET (5/8" REBAR UNLESS OTHERWISE NOTED)
- = IRON ROUND (6/6" REBAR UNLESS OTHERWISE NOTED)
- = CONCRETE MONUMENT FOUND
- = SIGN
- = LIGHT POLE
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = FENCE LINE
- = SANITARY MANHOLE
- = POWER POLE
- = TELEPHONE PEDestal
- = STORM MANHOLE
- = SS SEWER CLEAN OUT
- = ADJACENT PROPERTY LINE
- = CL. OF RR TRACK
- = CONCRETE PAVEMENT
- = OVERHEAD POWER



EAST COOPER LAND SURVEYING, LLC

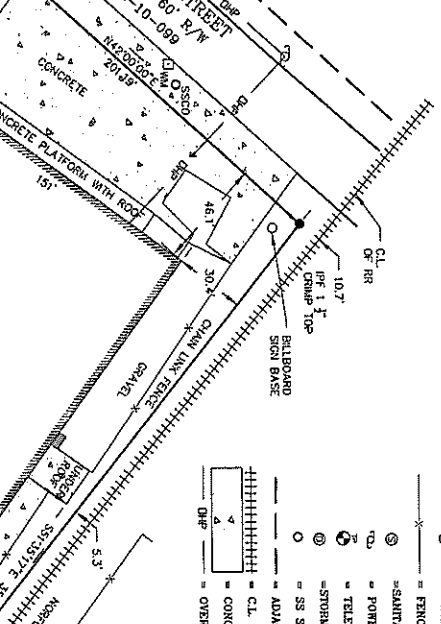
PROFESSIONAL LAND SURVEYORS
 1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466
 OFFICE (843) 856-1277 E-MAIL eclsl@BELLSOUTH.NET

NOTES:

- AREA DETERMINED BY COORDINATES.
- THIS PROPERTY LIES IN FLOOD ZONE "AE" ELEVATION 13 AS SHOWN ON FEMA MAP 45049C0512, COUNTY CITY OF CHARLESTON NUMBER 450412 DATED 11-17-04.
- THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANY ENCUMBRANCES OR ENCUMBRANCES OF RECORD MAY NOT BE SHOWN ON THIS SURVEY.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF METALLIC CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- DISTANCES SHOWN ON MAP ARE HORIZONTAL GROUND DISTANCES.
- DATE OF FIELD SURVEY MAY 2016.
- THERE IS NO HOODENOVENS OR PROPERTY OWNERS ASSOCIATION IN PLACE OR RULES THAT WILL PREVENT OR VIOLATE THE PLAT PUT FORTH.
- ALL TREES 24" DBH AND ABOVE LOCATED AT 311 HUGER ST. AS SHOWN.

REFERENCES:

- SUBDIVISION OF TRACT OF LAND IN THE SOUTH EAST CORNER OF HUGER AND KING STREET INTO 40 LOTS, SUBDIVISION BASED ON MY PLAT OF JULY 10TH 1919 WHICH WAS MADE FOR MR. J.A.F. MEYER, SUBDIVIDED, STAKED OUT, AND PLATTED AT THE REQUEST OF MESSRS. HENRY SCHWARTZ & SONS BY G. M. HOWE, SURVEYOR DATED MARCH 18TH, 1920 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK C, PAGE 142.
- PLAT OF HUGER STREET OWNED BY S.P.-CHAS. JONES CHARLESTON CITY S.C. SURVEYED JUNE 28, 1954 BY W. L. GALLARD, SURVEYOR AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK J PAGE 131.



LINE TABLE

LINE	LENGTH	BEARING
L1	34.94	S55°46'12"E
L2	141.68	S56°31'52"E

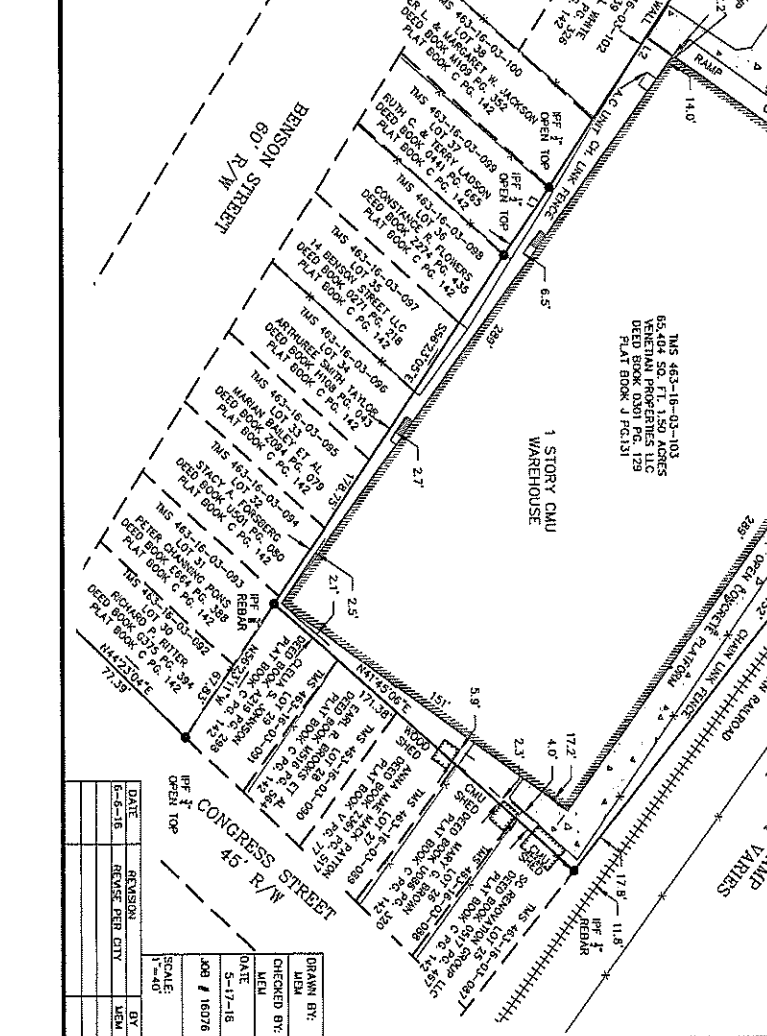
GRAPHIC SCALE

1" = 40' FT.

1. Matthew E. McBeath, a Professional Land Surveyor in the State of South Carolina, hereby state that to the best of my knowledge, information and belief, the survey herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A Survey as specified therein, also there are no visible encroachments or projections other than shown, unless my original signature and license number and seal on this day the 8th day of August 2016.

Matthew E. McBeath

Matthew E. McBeath
 1500 Huxley Drive Mount Pleasant, South Carolina 29466
 Telephone (843) 856-1277



PREPARED FOR:
 311 HUGER, LLC

CHARLESTON COUNTY
 SOUTH CAROLINA

311 HUGER STREET
 65,404 SQ. FT. 1.50 ACRES
 CITY OF CHARLESTON
 TMS 463-16-03-103

BOUNDARY PLAT

SHEET
 1 OF 1

DATE	REVISION	BY
8-24-16	REVISE PER CITY	MEM

DRAWN BY:	CHECKED BY:
MEM	MEM
DATE	JOB #
5-17-16	16076
SCALE	1"=40'