

ORDINANCE 2022/ 01

AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO CONVEY A PORTION OF, ACCEPT A DEED FOR, AND CONVEY A PERPETUAL EASEMENT ON A PORTION OF PROPERTY OWNED BY BEAUFORT COUNTY WITH TMS NO. R600 021 000 0673 0000; EXECUTE AN AMENDMENT TO A DEED OF PERPETUAL EASEMENT ON A PORTION OF THE PROPERTY WITH TMS NO. R600 021 000 0007 0000; AND ACCEPT A DONATION TO THE RURAL AND CRITICAL LANDS PROGRAM

WHEREAS, Beaufort County ("County") purchased real property from Robert L. Graves, and is the current fee simple owner of the real property known as Okatie River Park with TMS No. R600 021 000 0673 0000 and being recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on December 20, 2013, in Book 3293 Pages 2884-2893; hereinafter referred to as the "Public Park"; and

WHEREAS, the County purchased the Public Park through the Rural and Critical Lands Program and intends to develop a public passive park on the real property; and

WHEREAS, the County desires to provide the citizens and visitors of Beaufort County with public access to the Public Park in the most direct and accessible manner possible; and

WHEREAS, adjacent to the Public Park is the real property with TMS No. R600 021 000 0007 0000 which was previously owned by Verna G. Crosby, and is currently owned by James E. Crosby, Michael S. Crosby, and Geoffrey S. Crosby; hereinafter the "Adjacent Property"; and

WHEREAS, Verna Crosby previously provided Robert L. Graves a Deed of Perpetual Easement of ingress and egress over a portion of the Adjacent Property for livestock, farm equipment and human foot traffic; whereby the easement was executed on January 30, 1996, and recorded in the Beaufort County Register of Deeds in Book 432 Page 5389; hereinafter the "Access Easement"; and

WHEREAS, the land survey dated January 18, 1996 and being recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 55 Page 82 identifies Parcel A as a "Disputed Area", Parcel B which abuts the Adjacent Property, and Parcel C with an Access Easement located on the Adjacent Property; the aforementioned survey is shown in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the County desires to convey Parcel A by way of a quit claim deed to James E. Crosby, Michael S. Crosby, and Geoffrey S. Crosby; and

WHEREAS, the owners of the Adjacent Property desire to convey any and all potential interest in Parcel B to the County; and

WHEREAS, the County desires to convey a perpetual easement on Parcel B for the continued existing use of the real property to James E. Crosby, Michael S. Crosby, and Geoffrey S. Crosby; and

WHEREAS, the County and owners of the Adjacent Property desire to amend the Access Easement on Parcel C, including but not limited to, permitting the County to further develop the already existing dirt pathway and establish a permeable road; to permit public vehicular access to the Public Park; to require the County to maintain vegetation along the road abutting the Adjacent Property; and to permit a gated access to the Adjacent Property from the Access Easement; and

WHEREAS, in support of providing the citizens and visitors of Beaufort County vehicular access to the Public Park, Robert L. Graves desires to provide a Twenty-Five Thousand (\$25,000) Dollar donation to the Rural and Critical Lands Program.

NOW, THEREFORE BE IT ORDAINED BY BEAUFORT COUNTY COUNCIL, duly assembled, does hereby authorize the County Administrator as follows:

1. Execute the necessary documents to convey Parcel A, as shown in Exhibit A, by way of a quit claim deed to James E. Crosby, Michael S. Crosby, and Geoffrey S. Crosby; and
2. Execute the necessary documents and accept the conveyance of any and all interest in Parcel B, as shown in Exhibit A, from the owners of the Adjacent Property; and
3. Execute the necessary documents to convey a perpetual easement on Parcel B, as shown in Exhibit A, for the continued existing use of the real property to James E. Crosby, Michael S. Crosby, and Geoffrey S. Crosby; and
4. Accept from Robert L. Graves a donation of Twenty-Five Thousand (\$25,000) Dollars to the Rural and Critical Lands Program.

ADOPTED, this 10th day of January 2022.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____


Joseph Passiment, Chairman

ATTEST:



Sarah Brock, Clerk to Council

First Reading: November 8, 2021 Vote: 7/4

Second Reading: December 13, 2021 Vote: 9/2

Public Hearing: January 10, 2022

Third and Final Reading: January 10, 2022 Vote: 7/4



NOT TO SCALE

US HWY 278

PARCEL 7A

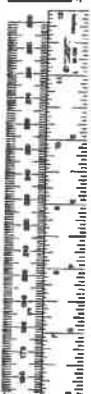
N/F GRAVES
BARBER 7

MARSHES OF THE OKATEE RIVER

File #

FILED 3150
JAN 11 1961
FBI - NEW YORK

22X



ORIGINAL DOCUMENT

COMPARISON OF CONTRAST



GRAPHIC SCALE



2
C. J. Smith

N/F GRAVES
PARCEL 7B

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SADIE P. GRAVES, VERA G. GRAVES & ROBERT L. GRAVES

A DIVISION OF A PORTION OF THE ESTATE OF J. WILTON GRAVES
OF HUNTER TOWNSHIP, REAIFORT COUNTY, SOUTH CAROLINA

NOTE: This Lot Lies In A Federal Flood Plain Zone C
Minimum Required Elevation NA Ft. NGVD29

DIST 800, TAX MAP 21, A PORTION OF PARCEL 7 & 7B
REFERENCE PLAT:
A PLAT FOR J. WILTON GRAVES, BY R.D. TROGDON, JR.
(LAST REVISED 8-21-1989)

