

ORDINANCE NO. 2024-__

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY OWNED BY THE TOWN OF BLUFFTON TO BEAUFORT COUNTY, LOCATED ADJACENT TO 140 BUCK ISLAND ROAD AND CONSISTING OF 0.072 ACRES, MORE OR LESS, AND IDENTIFIED AS A PORTION OF BEAUFORT COUNTY TAX MAP NO. R610 031 000 0003 0000; AND, AUTHORIZING THE EXECUTION AND RECORDING OF ASSOCIATED DOCUMENTS.

WHEREAS, the Town of Bluffton, South Carolina, (the "Town") presently owns the property located at 140 Buck Island Road consisting of approximately 15.109 acres identified as Beaufort County Tax Map No. R610 031 000 0003 0000 ("Town Owned Property"); and,

WHEREAS, Beaufort County is the record owner of that approximately 8.51-acre parcel of real property, more or less, identified as Phase 3 of the Bluffton Parkway as shown and designated on that certain plat recorded with the ROD in Plat Book 124 at Pages 175-176 through condemnation, title to which is evidenced by that certain annotated Condemnation Notice and Tender of Payment recorded with the ROD on January 28, 2006, in Record Book 2676 at Page 1304, which parcel has been assigned Beaufort County Tax Map No. R610-031-000-1561-0000 (the "County Property"); and,

WHEREAS, a survey of the Town Property revealed that (i) the multi-use pathway constructed and maintained by Beaufort County alongside the Bluffton Parkway right-of-way and (ii) a portion of the County-maintained stormwater pond encroached onto the Town Property from the County Property (collectively, the "Encroachments"); and,

WHEREAS, the Town of Bluffton desires to convey such portions of the Town Property to Beaufort County so that the Encroachments are no longer on the Town Property and Beaufort County desires to accept title to the same.

NOW, THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA:

SECTION 1. Conveyance of Town Owned Property. Approval of the conveyance of approximately 0.072 acres identified as a portion of Beaufort County Tax Map No. R610 030 000 0003 0000 to Beaufort County, as detailed in the Property Description provided as Exhibit "A", which is attached and incorporated herein,

and shown on the Plat provided as Exhibit "B", which is attached and incorporated herein.

SECTION 2. AUTHORIZATION FOR ADDITIONAL ACTIONS. The Mayor, Town Manager, and Town Clerk are each hereby authorized to execute any and all documents necessary to consummate the exchange, acceptance, transfer and conveyance of the property, easements and obligations including, without limitation, the delivery and recordation of a Deed, to be attached and incorporated as Exhibit "C", which is to be a with the Office of the Register of Deeds for Beaufort County, South Carolina. The Town Manager is hereby authorized to pay such reasonable costs of the transaction as may be necessary.

SECTION 3. This ordinance shall become effective upon its final adoption.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2024.

This Ordinance was read and passed at First Reading on July 9, 2024.

This Ordinance was passed at Second and Final Reading held on _____, 2024.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter
Clerk, Town of Bluffton, South Carolina

Exhibit "A"
PROPERTY DESCRIPTION

ALL that certain piece, parcel and lot of land, situate, lying and being in the Bluffton Township, Beaufort County, South Carolina, containing 0.072 acres, more or less, and being shown and described as "**AREA TO BE ACQUIRED BY BEAUFORT COUNTY**" on that certain plat entitled, "*A Lot Line Reconfiguration Plat of #140 Buck Island Road, Tax Parcel Nos. R610-031-000-0003-0000 & R610-031-000-1561-0000, Town of Bluffton, Beaufort County, South Carolina,*" dated June 11, 2024, prepared by Jeremy W. Reeder, SCPLS No. 28139, recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book _____ at Page _____. For a more specific description as to metes and bounds, reference to the aforementioned plat is hereby craved.

Derivation Clause: This being a portion of the property conveyed to the Grantor herein by F & D, LLC, by deed dated March 4, 2024, and recorded with the ROD on March 8, 2024, in Record Book 4316 at Page 1306.

Tax Map No. Portion of R610-039-000-0498-0000

Exhibit "B"
PLAT

Exhibit "C"
DEED