

RESOLUTION

A RESOLUTION AUTHORIZING ACCEPTANCE OF AN AMENDED EASEMENT DONATION FROM BEAUFORT COUNTY SCHOOL DISTRICT NECESSARY TO COMPLETE THE PRITCHARD STREET STREETSCAPE PROJECT

WHEREAS, the Town of Bluffton is seeking to improve and enhance Pritchard Street, a town owned roadway located within the Town of Bluffton, which improvements and enhancements include, but are not limited to, drainage, sidewalk, lighting and right of way improvements (collectively, the “Project”); and,

WHEREAS, The Town and Beaufort County School District previously recorded a Streetscape Easement Agreement with the Beaufort County Register of Deeds which established a Streetscape Easement Area and a Temporary Easement Area (collectively “Easement Area”); and

WHEREAS, the parameters and location of Easement Area have changed and, to complete the Project, the Town needs to amend the previously recorded Streetscape Easement Agreement to accurately reflect the new and correct Easement Area; and,

WHEREAS, the property owner has expressed support for the Project and has voluntarily offered to execute an Amended Streetscape Easement and convey these easement interests to the Town as a donation to the Town for a public purpose; and,

WHEREAS, the Town desires to accept the donation of the easement and Town Council has determined that it is in the public interest for the Town to accept the donation and conveyance of the Easement; and,

WHEREAS, Town Council desires to authorize the Town Manager to execute such documents and to expend such funds as are necessary to complete the donation and conveyance of the Easement to the Town and, to the extent necessary, to ratify the Town Manager’s actions related to the same.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, AS FOLLOWS:

1. The Town Council hereby authorizes the acceptance of the donation and conveyance of the Easements to the Town as a donation to the Town for any valid public purpose and approves the Easements in a substantially similar form as attached hereto as Exhibit “A”.

2. The Mayor, Town Manager, and Town Clerk are each hereby authorized to execute any and all documents necessary to effect the donation and conveyance of the Easement as a donation to the Town, including, without limitation, the acceptance and recordation of the above-referenced Easement 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.

**THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION.
SIGNED, SEALED AND DELIVERED AS OF THIS _____ DAY OF _____,
2026.**

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

ATTEST:

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

EXHIBIT "A"
(EASEMENT FORM)

PREPARED BY AND WITHOUT BENEFIT OF TITLE EXAMINATION:
FINGER, MELNICK & BROOKS, P.A.
Post Office Box 24005
Hilton Head Island, South Carolina 29925
(843) 681-7000

STATE OF SOUTH CAROLINA) AMENDED STREETScape EASEMENT
) (PRITCHARD STREET-BLUFFTON)
) TMS No. R610-039-000-0057-0000
) TMS No. R610-039-000-056B-0000
COUNTY OF BEAUFORT) Dominion Energy Easement No. 906946
) *Easement No. 2025040568, Book 4463 Page 259*

THIS AMENDED STREETScape EASEMENT (“Amended Easement”) is made and entered into on this ___ day of _____, 2026, (“**Effective Date**”) by and between BEAUFORT COUNTY SCHOOL DISTRICT AS SUCCESSOR IN INTEREST OF THE BLUFFTON SCHOOL, a body politic, (“**Grantor**”) and THE TOWN OF BLUFFTON, a South Carolina municipal corporation of 20 Bridge Street, Bluffton, South Carolina 29910 (“**Town**”), and DOMINION ENERGY OF SOUTH CAROLINA, INC., a South Carolina corporation (“**Dominion**”); hereinafter the Town and Dominion collectively referred to as the “**Grantee**”; and collectively hereinafter the Grantor and Grantee are referred to as the “**Parties**” and individually as a “**Party**”.

WITNESSETH:

WHEREAS, the Parties, recorded a Streetscape Easement Agreement with the Beaufort County Register of Deeds on September 8, 2025, in Book 4463 at Page 259 (“**Streetscape Easement**”), which established a “**Streetscape Easement Area**” and “**Temporary Easement Area**” specifically shown, described, and designated as provided in an attached Exhibit A; and

WHEREAS, an additional easement area, referred to as “**Drainage Easement Area**” is being added hereto and incorporated herein to this Amended Easement and the Parties agree for purposes of the original easement and this Amended Easement, the *Streetscape Easement Area*, *Drainage Easement Area* and *Temporary Easement Area* are collectively referred to as the “**Easement Areas**”; and the Grantor affirms, acknowledges and represents that the Easement Areas are located on the Property which is owned in fee simple by the Grantor; and

WHEREAS, the Parties acknowledge and agree that in order to complete the Project the Streetscape Easement must be amended to remove and replace the Exhibit A to accurately reflect the correct Easement Areas; and

WHEREAS, the Parties acknowledge and agree that the Easement Areas are accurately shown in “*Exhibit A*” attached hereto and incorporated herein by reference, and that the exhibit attached to the Streetscape Easement is hereby removed and replaced by Exhibit A of this Amended Easement;

WHEREAS, the Parties desire to execute this Amended Easement to accurately establish the Easement Areas as shown in Exhibit A, attached hereto.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS, subject to the terms and conditions set forth herein, Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained, granted and sold and by these presents does hereby bargain grant and sell to the Grantee, its successor and assigns, a perpetual, non-exclusive easement upon, over, along, across, through, and under the Streetscape Easement Area and Drainage Easement Area and a temporary, non-exclusive easement upon, over, along, across, through and under the Temporary Easement Area for the following purposes and as more fully set forth herein, to wit:

1. **Incorporation of Recitals.** The above recitals are hereby incorporated herein as if restated fully and are hereby made an integral part hereof so that their contents are a substantive part of this Agreement.

2. **Amendment to Streetscape Easement.** Parties agree the exhibit attached to the Streetscape Easement is hereby removed and replaced with Exhibit A to this Amended Easement, where said Exhibit A is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, subject to the conditions and limitations set forth above, all and singular, the rights, privileges and easements aforesaid unto the Grantee, their successors and assigns, forever.

[Remainder of Page Intentionally Omitted. Signature Page(s) and Exhibit(s) to Follow.]

WITNESS Grantee's Hand and Seal this ____ day of _____, 2026.

SIGNED, SEALED AND DELIVERED IN
THE PRESENCE OF:

GRANTEE:

**TOWN OF BLUFFTON, A SOUTH CAROLINA
MUNICIPAL CORPORATION**

Signature of First Witness

Printed Name of First Witness

Signature of Second Witness or Notary Public

Printed Name of Second Witness or Notary Public

By: _____ (L.S.)

Name: STEPHEN STEESE, ICMA-CM

Title: TOWN MANAGER

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I HEREBY CERTIFY that on this ____ day of _____, 2026, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **STEPHEN STEESE** as TOWN MANAGER for the **TOWN OF BLUFFTON**, a South Carolina municipal corporation, known or satisfactorily proven to me to be the person whose name is subscribed to the within instrument, who, on behalf of the corporation, acknowledged the execution thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

Signature of Notary Public (SEAL)

Notary Printed Name: _____
Notary Public for the State of South Carolina
My Commission Expires: _____

EXHIBIT “A”
(Easement Depiction)

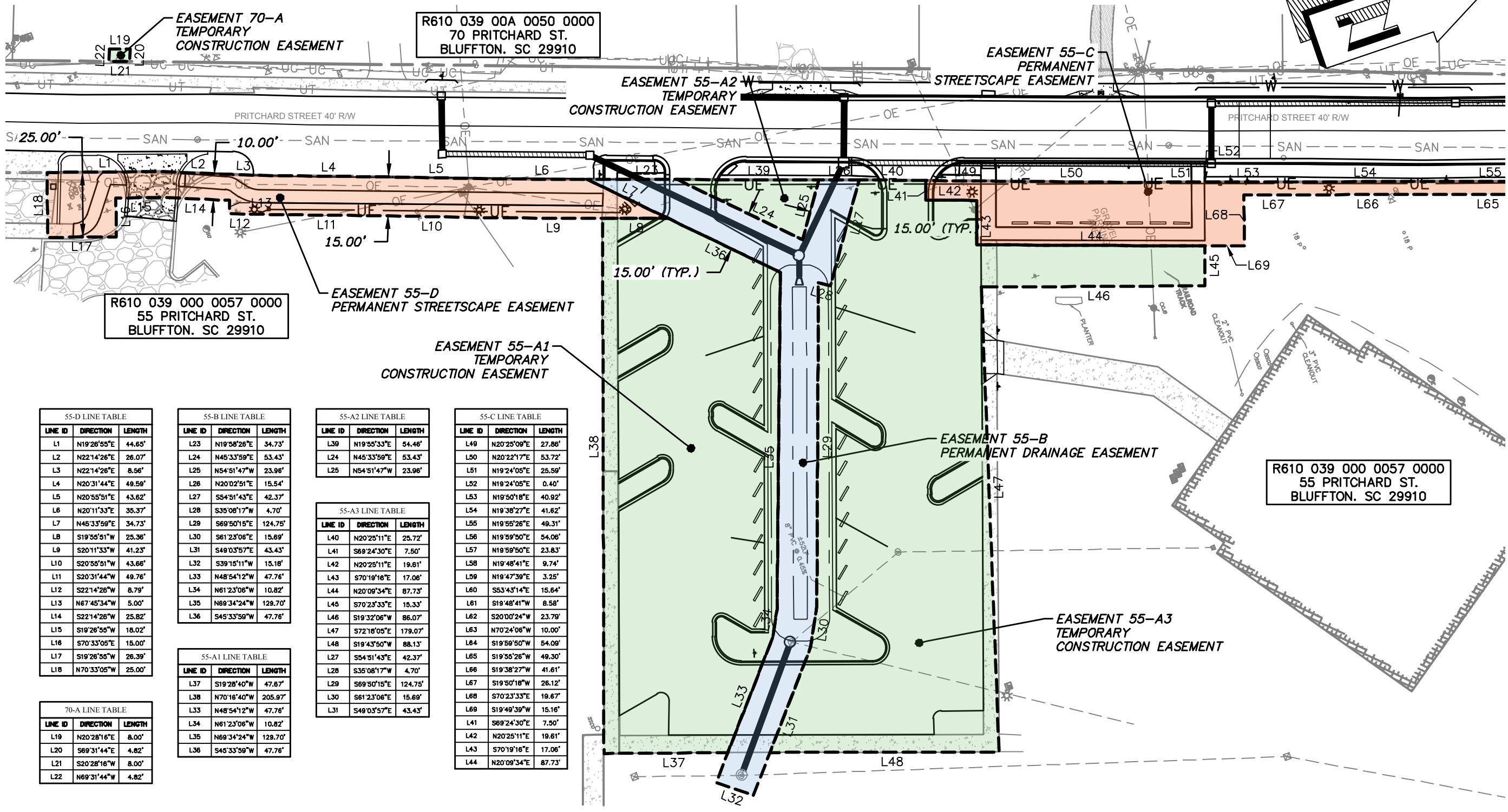
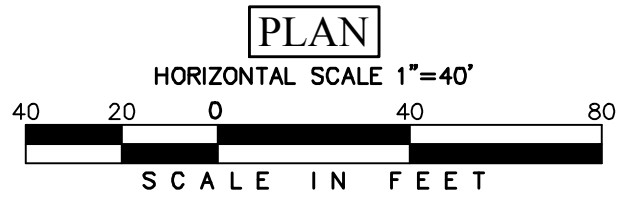
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EASEMENT NUMBER	EASEMENT TYPE	EASEMENT AREA
EASEMENT 55-A1	TEMPORARY	12953.43 SF
EASEMENT 55-A2	TEMPORARY	629.58 SF
EASEMENT 55-A3	TEMPORARY	15677.0 SF
EASEMENT 55-B	DRAINAGE	4684.33 SF
EASEMENT 55-C	STREETSCAPE	4040.74 SF

EASEMENT NUMBER	EASEMENT TYPE	EASEMENT AREA
EASEMENT 55-D	STREETSCAPE	3397.32 SF
EASEMENT 70-A	TEMPORARY	38.56 SF

EASEMENT LEGEND

- PERMANENT STREETSCAPE
- PERMANENT DRAINAGE
- TEMPORARY CONSTRUCTION



55-D LINE TABLE

LINE ID	DIRECTION	LENGTH
L1	N19°26'55"E	44.65'
L2	N22°14'26"E	26.07'
L3	N22°14'26"E	8.56'
L4	N20°31'44"E	49.59'
L5	N20°55'51"E	43.62'
L6	N20°11'33"E	35.37'
L7	N45°33'59"E	34.73'
L8	S19°55'51"W	25.36'
L9	S20°11'33"W	41.23'
L10	S20°55'51"W	43.66'
L11	S20°31'44"W	49.76'
L12	S22°14'26"W	8.79'
L13	N67°45'34"W	5.00'
L14	S22°14'26"W	25.82'
L15	S19°26'55"W	18.02'
L16	S70°33'05"E	15.00'
L17	S19°26'55"W	26.39'
L18	N70°33'05"W	25.00'

55-B LINE TABLE

LINE ID	DIRECTION	LENGTH
L23	N19°58'28"E	34.73'
L24	N45°33'59"E	53.43'
L25	N54°51'47"W	23.96'
L26	N20°02'51"E	15.54'
L27	S54°51'43"E	42.37'
L28	S35°08'17"W	4.70'
L29	S69°50'15"E	124.75'
L30	S61°23'08"E	15.69'
L31	S49°03'57"E	43.43'
L32	S39°15'11"W	15.16'
L33	N48°54'12"W	47.76'
L34	N61°23'06"W	10.82'
L35	N69°34'24"W	128.70'
L36	S45°33'59"W	47.76'

55-A2 LINE TABLE

LINE ID	DIRECTION	LENGTH
L39	N19°55'33"E	54.46'
L24	N45°33'59"E	53.43'
L25	N54°51'47"W	23.96'

55-C LINE TABLE

LINE ID	DIRECTION	LENGTH
L49	N20°25'09"E	27.86'
L50	N20°22'17"E	53.72'
L51	N19°24'05"E	25.59'
L52	N19°24'05"E	0.40'
L53	N19°50'18"E	40.92'
L54	S35°08'17"E	41.62'
L55	N19°55'26"E	49.31'
L56	N19°59'50"E	54.06'
L57	N19°59'50"E	23.83'
L58	N19°48'41"E	9.74'
L59	N19°47'39"E	3.25'
L60	S53°43'14"E	15.64'
L61	S19°48'41"W	8.58'
L62	S20°00'24"W	23.79'
L63	N70°24'08"W	10.00'
L64	S19°59'50"W	54.09'
L65	S19°55'26"W	49.30'
L66	S19°38'27"W	41.61'
L67	S19°50'18"W	26.12'
L68	S70°23'33"E	19.87'
L69	S19°49'39"W	15.16'
L41	S69°24'30"E	7.50'
L42	N20°25'11"E	19.61'
L43	S70°19'16"E	17.06'
L44	N20°09'34"E	87.73'

55-A3 LINE TABLE

LINE ID	DIRECTION	LENGTH
L40	N20°25'11"E	25.72'
L41	S69°24'30"E	7.50'
L42	N20°25'11"E	19.61'
L43	S70°19'16"E	17.06'
L44	N20°09'34"E	87.73'
L45	S70°23'33"E	15.33'
L46	S19°32'06"W	86.07'
L47	S72°18'05"E	179.07'
L48	S19°43'50"W	88.13'
L27	S54°51'43"E	42.37'
L28	S35°08'17"W	4.70'
L29	S69°50'15"E	124.75'
L30	S61°23'08"E	15.69'
L31	S49°03'57"E	43.43'

55-A1 LINE TABLE

LINE ID	DIRECTION	LENGTH
L37	S19°28'40"W	47.67'
L38	N70°16'40"W	205.97'
L33	N48°54'12"W	47.76'
L34	N61°23'06"W	10.82'
L35	N69°34'24"W	128.70'
L36	S45°33'59"W	47.76'

70-A LINE TABLE

LINE ID	DIRECTION	LENGTH
L19	N20°28'16"E	8.00'
L20	S69°31'44"E	4.82'
L21	S20°28'16"W	8.00'
L22	N69°31'44"W	4.82'

CRANSTON
ENGINEERING

PRITCHARD STREET STREETSCAPE

EASEMENT EXHIBIT

JOB NO.	DATE	CHECKED	APPROVED
2021-0735	04/23/2025	CLA MER	MER MER

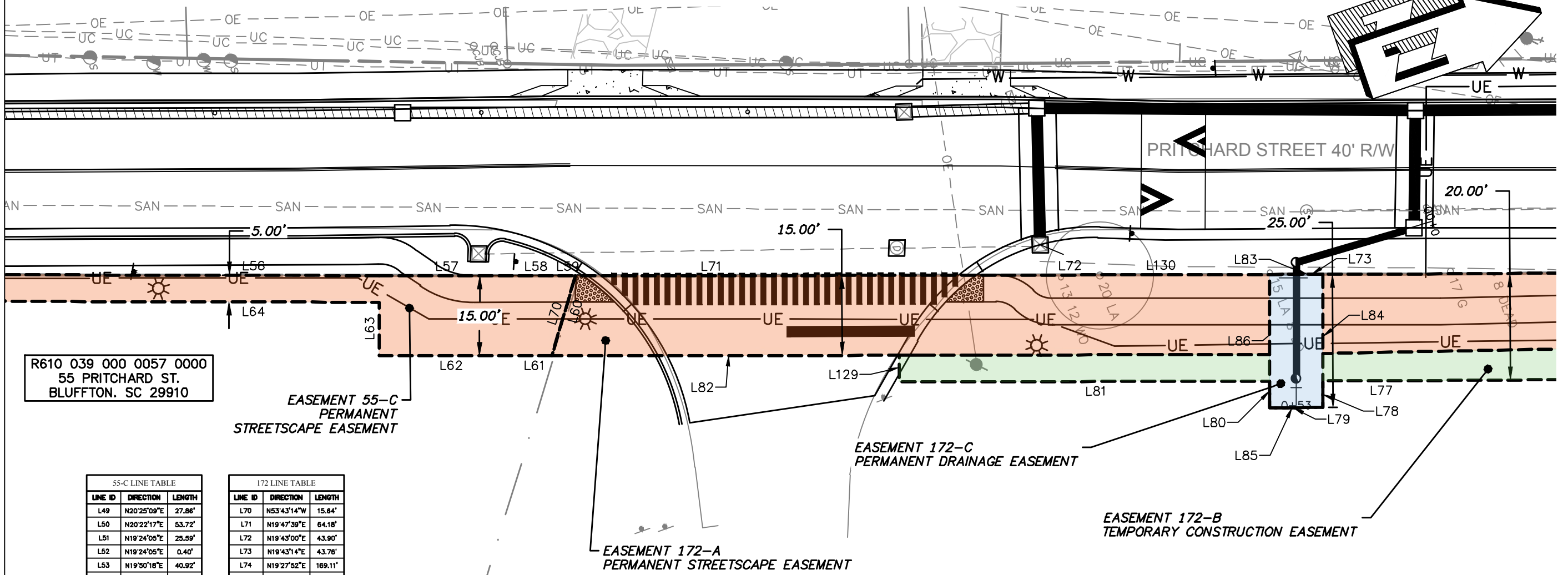
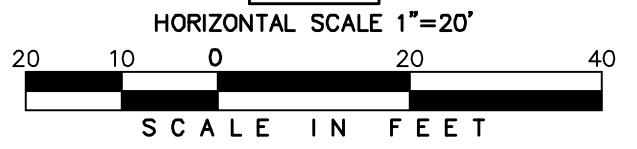
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EASEMENT NUMBER	EASEMENT TYPE	EASEMENT AREA
EASEMENT 55-C	STREETSCAPE	4040.74 SF
EASEMENT 172-A	STREETSCAPE	4384.57 SF
EASEMENT 172-B	TEMPORARY	1723.12 SF
EASEMENT 172-C	DRAINAGE	250 SF

EASEMENT LEGEND

- PERMANENT STREETSCAPE
- PERMANENT DRAINAGE
- TEMPORARY CONSTRUCTION

PLAN



R610 039 000 0057 0000
55 PRITCHARD ST.
BLUFFTON, SC 29910

EASEMENT 55-C
PERMANENT
STREETSCAPE EASEMENT

EASEMENT 172-C
PERMANENT DRAINAGE EASEMENT

EASEMENT 172-A
PERMANENT STREETSCAPE EASEMENT

EASEMENT 172-B
TEMPORARY CONSTRUCTION EASEMENT

R610 039 000 056B 0000
172 BRUNT CHURCH RD.
BLUFFTON, SC 29910

55-C LINE TABLE

LINE ID	DIRECTION	LENGTH
L49	N20°25'09"E	27.86'
L50	N20°22'17"E	53.72'
L51	N19°24'05"E	25.59'
L52	N19°24'05"E	0.40'
L53	N19°30'18"E	40.92'
L54	N19°38'27"E	41.62'
L55	N19°55'28"E	49.31'
L56	N19°59'50"E	54.06'
L57	N19°59'50"E	23.83'
L58	N19°48'41"E	9.74'
L59	N19°47'39"E	3.25'
L60	S53°43'14"E	15.64'
L61	S19°48'41"W	8.58'
L62	S20°00'24"W	23.79'
L63	N70°24'06"W	10.00'
L64	S19°59'50"W	54.09'
L65	S19°55'26"W	48.30'
L66	S19°38'27"W	41.61'
L67	S19°50'18"W	26.12'
L68	S70°23'33"E	19.87'
L69	S19°49'39"W	15.16'
L41	S69°24'30"E	7.50'
L42	N20°25'11"E	19.61'
L43	S70°19'18"E	17.06'
L44	N20°09'34"E	87.73'

172 LINE TABLE

LINE ID	DIRECTION	LENGTH
L70	N53°43'14"W	15.84'
L71	N19°47'39"E	64.18'
L72	N19°43'00"E	43.90'
L73	N19°43'14"E	43.76'
L74	N19°27'52"E	169.11'
L75	S85°13'01"E	20.68'
L76	S19°27'52"W	174.39'
L77	S19°51'01"W	17.03'
L78	S70°07'43"E	5.04'
L79	S19°43'14"W	10.00'
L80	N70°07'43"W	5.00'
L81	S19°43'17"W	69.46'
L82	S19°47'39"W	64.01'
L129	N70°12'21"W	5.00'
L130	N19°43'00"E	5.33'

172-C LINE TABLE

LINE ID	DIRECTION	LENGTH
L83	N19°43'14"E	10.00'
L84	S70°07'43"E	19.96'
L85	S19°43'14"W	10.00'
L86	N70°07'43"W	14.97'

REV#	DATE
1	4/9/2026



PRITCHARD STREET STREETSCAPE	EASEMENT EXHIBIT	JOB NO.	DATE	APPROVED
		2021-0735	04/23/2025	MER
		DRAWN	CHECKED	MER
		CLA	MER	MER

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EASEMENT NUMBER	EASEMENT TYPE	EASEMENT AREA
EASEMENT 172-A	STREETSCAPE	4384.57 SF
EASEMENT 172-B	TEMPORARY	1723.12 SF
EASEMENT TRCA-C	STREETSCAPE	149.59 SF
EASEMENT TRCA-C	TEMPORARY	208.99 SF
EASEMENT 28-A	TEMPORARY	32.54 SF

EASEMENT NUMBER	EASEMENT TYPE	EASEMENT AREA
EASEMENT 25-A	STREETSCAPE	158.92 SF
EASEMENT 25-B	TEMPORARY	307.35 SF

EASEMENT LEGEND

- PERMANENT STREETSCAPE
- PERMANENT DRAINAGE
- TEMPORARY CONSTRUCTION

PLAN

HORIZONTAL SCALE 1"=20'

SCALE IN FEET

172 LINE TABLE

LINE ID	DIRECTION	LENGTH
L70	N53°43'14"W	15.64'
L71	N19°47'39"E	64.18'
L72	N19°43'00"E	43.90'
L73	N19°43'14"E	43.76'
L74	N19°27'52"E	189.11'
L75	S85°13'01"E	20.68'
L76	S19°27'52"W	174.39'
L77	S19°51'01"W	17.03'
L78	S70°07'43"E	5.04'
L79	S19°43'14"W	10.00'
L80	N70°07'43"W	5.00'
L81	S19°43'17"W	69.46'
L82	S19°47'39"W	64.01'
L129	N70°12'21"W	5.00'
L130	N19°43'00"E	5.33'

TRCA-C LINE TABLE

LINE ID	DIRECTION	LENGTH
L87	N19°27'52"E	29.92'
L89	N85°13'01"W	12.41'
L96	N85°08'29"W	7.21'
L128	S19°25'43"W	29.90'

25-A LINE TABLE

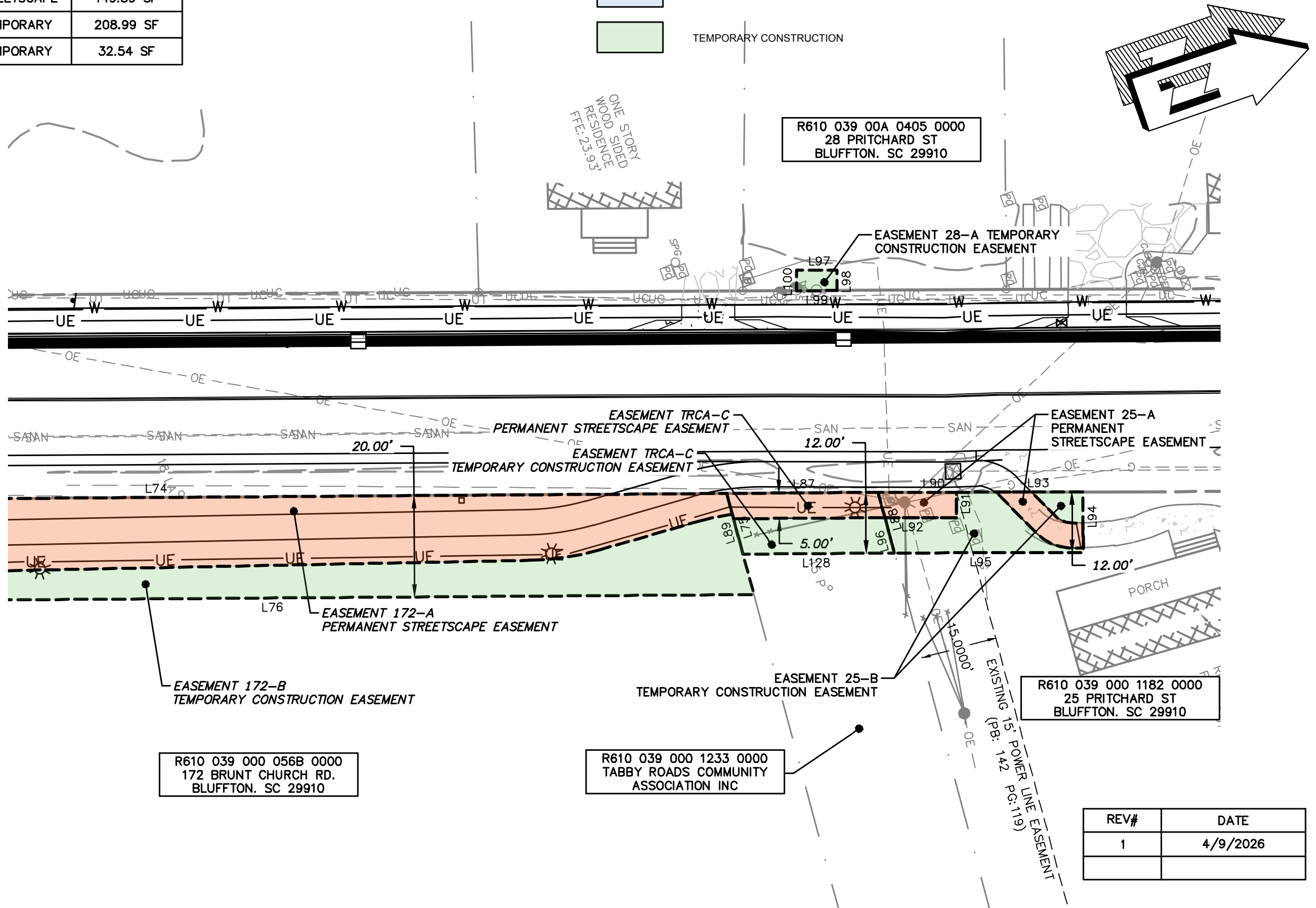
LINE ID	DIRECTION	LENGTH
L90	N19°43'33"E	15.52'
L91	S69°56'17"E	5.00'
L92	S19°43'33"W	14.16'
L88	S85°08'29"E	5.17'

25-B LINE TABLE

LINE ID	DIRECTION	LENGTH
L93	N19°43'33"E	24.99'
L94	S70°16'27"E	12.00'
L95	S19°46'35"W	37.33'
L96	N85°08'29"W	7.21'
L91	S69°56'17"E	5.00'
L92	S19°43'33"W	14.16'

28-A LINE TABLE

LINE ID	DIRECTION	LENGTH
L97	N19°33'16"E	8.00'
L98	S70°26'44"E	4.07'
L99	S19°33'16"W	8.00'
L100	N70°26'44"W	4.07'



CRANSTON
ENGINEERING

PRITCHARD STREET STREETSCAPE

EASEMENT EXHIBIT

APPROVED	MER
CHECKED	MER
DRAWN	CLA
DATE	04/23/2025
JOB NO.	2021-0735

REV#	DATE
1	4/9/2026

