



Town of Sullivan's Island

Sullivan's Island, South Carolina

Information and Data Sheet

Sullivan's Island Building Department
2056 Middle Street, 29482

Phone: (843) 883-5744
Sullivan's Island South Carolina

FAX: (843) 883-3009
<https://sullivanisland.sc.gov>

Town approval of all plats is required before a plat may be recorded with Charleston County Records of Mesne Conveyance (RMC). The Planning Commission is charged with review and approval of all plat requests, providing the Zoning Administrator discretion for some staff level approval.

Process for Plat Review/Approval: Preliminary & Final

1. Complete this information sheet and submit appropriate fees
2. Complete and submit Restrictive Covenant Affidavit

Submit initial package to Lisa Darrow (contact information below)

Preliminary Plat Request: Current Fee \$290.00

Provide Staff with at least ONE (1) "to scale" plat on 11" x 17" paper.

The preliminary plat will be reviewed by various departments before presented to the Planning Commission for consideration. The monthly Planning Commission agenda is established one (1) week in advance of their monthly meeting. Therefore, you will need to have all plat issues finalized with the Town approximately ten (10) days before the meeting agenda is finalized. You may inquire with Lisa Darrow as to whether your plat is on the agenda.

Final Plat Approval: Current Fee \$290.00

Once the preliminary plat has been recommended for approval by the Planning Commission and Staff has confirmed that all contingencies have been satisfied, provide the Town with Final Plat documents (six copies for recording with RMC) for Town Planning Commission endorsement.

NOTE: It will be the applicant's sole responsibility to have the final plat recorded with Charleston County RMC and return a copy of that recorded plat to the Town for its records. There is a \$565 refundable deposit due before pickup of final plat. Checks will be returned when a copy of the recorded plat is returned to Lisa at Town Hall.

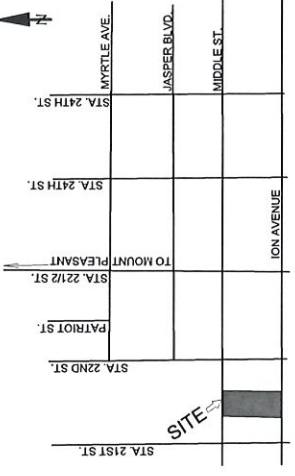
STAFF CONTACTS:

Zoning Administrator: Joe Henderson 843-883-5731 jhenderson@sullivanisland.sc.gov
Planning Comm. Staff Liaison: Pam Otto 843-883-5744 potto@sullivanisland.sc.gov

PROPERTY / CONTACT INFORMATION

Property Address:	2107 Middle Street	
TMS Number:	529	
Legal identifier:	BLOCK: _____	LOT(S): 272
Property Owner(s) Name(s):	Parking Partners LLC	
General Purpose of plat approval (i.e. adjust lines, sale contingent, etc.):	subdivision	
CONTACT NAME:	Troy Barber	
PHONE #:	843-364-0432	CELL #: 864-350-1763
EMAIL:	tbarber@kingandsociety.com ; diggshunter@gmail.com	
PROPERTY OWNER(S) Phone:	Troy Barber	Email: tbarber@kingandsociety.com

PLANNING AND ROD USE ONLY



VICINITY MAP N.T.S.

LINE TABLE	Bearing	Distance
L1	S 70°25'48" W	20.00'
L2	N 70°49'59" E	20.00'

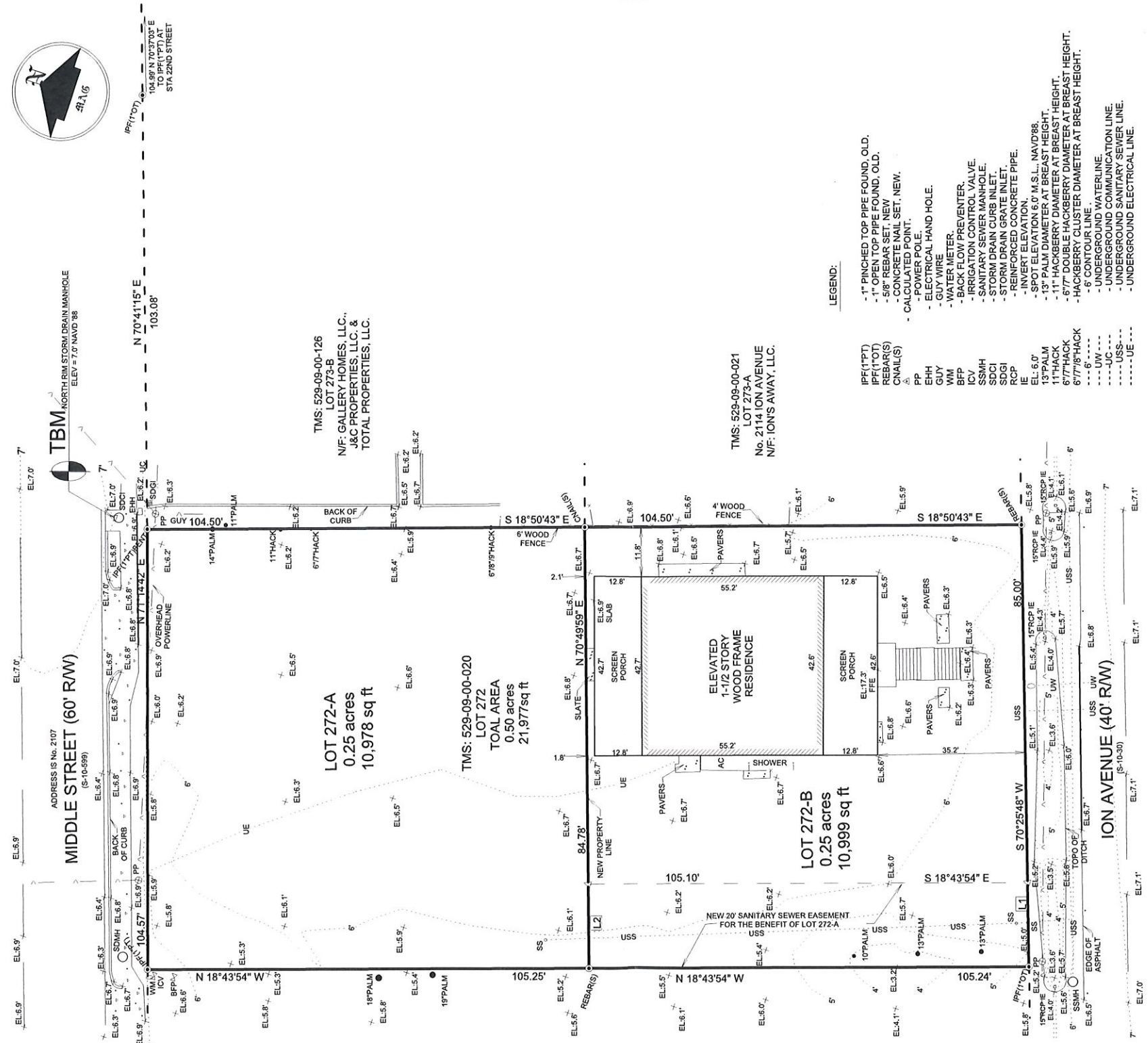
REFERENCES:

1. PLAT BK "AX", PG. 054 BY CHARLES F. DAWLEY, JR. RECORDED MAY 5, 1983
2. UNRECORDED PLAT BY CHARLES F. DAWLEY, JR. DATED JULY 9, 1991
3. PLAT BK "L14", PG. 0274 BY THOMAS & HUTTON RECORDED JUNE 25, 2014

NOTES:

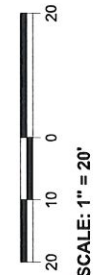
1. THE PROPERTY DESCRIBED ON THIS SURVEY SHOULD BE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN FLOOD ZONE AE. EL. 10' ON FLOOD INSURANCE RATE MAP NUMBER 4801500339K. MAP REVISED JANUARY 29, 2021.
2. THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
5. ALL TREES 6" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

TMS: 529-09-00-019
LOT 271
2102 ION AVENUE
N/F: RICHARD A. GRAHAM



LEGEND:

- IPF(1'PT) - 1" PINCHED TOP PIPE FOUND, OLD.
- IPF(1'OT) - 1" OPEN TOP PIPE FOUND, OLD.
- REBAR(S) - 5/8" REBAR SET, NEW
- CNAIL(S) - CONCRETE NAIL SET, NEW.
- ▲ - CALCULATED POINT.
- PP - POWER POLE.
- EHH - ELECTRICAL HAND HOLE.
- GUY - GUY WIRE
- WM - WATER METER
- BPP - BRIGGS OVERFLOW VALVE
- SCAH - STORM CURB AND HAND HOLE
- SDCI - STORM DRAIN CURB INLET
- SDCI - STORM DRAIN GRATE INLET
- RCP - REINFORCED CONCRETE PIPE.
- IE - INVERT ELEVATION.
- EL: 6.0' - SPOT ELEVATION 6.0' M.S.L., NAVD'83.
- 13" PALM - 13" PALM DIAMETER AT BREAST HEIGHT.
- 11" HACK - 11" HACK DIAMETER AT BREAST HEIGHT.
- 6" 7" HACK - 6" 7" DOUBLE HACKBERRY DIAMETER AT BREAST HEIGHT.
- 6" 7" 7" 8" HACK - 6" 7" 7" 8" HACKBERRY CLUSTER DIAMETER AT BREAST HEIGHT.
- 6" --- - 6" CONTOUR LINE.
- UW --- - UNDERGROUND WATERLINE.
- UC --- - UNDERGROUND COMMUNICATION LINE.
- US --- - UNDERGROUND SANITARY SEWER LINE.
- UE --- - UNDERGROUND ELECTRICAL LINE.



DATE: MAY 13, 2021
REV: MAY 20, 2021
REV: DECEMBER 13, 2021
(NEW SANITARY SEWER SERVICES ONLY)
REF: JANUARY 25, 2022

REF: SEE REFERENCES

TMS: 529-09-00-020

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN 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.

FOR REVIEW ONLY

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22646, CHARLESTON, SC 29413
OFFICE 843-723-5225 MOBILE 843-270-4847

TOPOGRAPHIC PLAT

OF A SUBDIVISION OF LOT 272 (0.5 ACRES) INTO LOT 272-A (0.25 ACRES) AND LOT 272-B (0.25 ACRES), MOULTRIEVILLE, TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA. PREPARED FOR TROY BARBER.



CHARLESTON COUNTY
SOUTH CAROLINA

STATE OF SOUTH CAROLINA) DECLARATION OF 20' SANITARY
) SEWER EASEMENT
COUNTY OF CHARLESTON)

This Declaration is made this 7th day of February, 2028, by **Parking Partners, LLC**, a South Carolina limited liability company (the "Declarant").

WHEREAS, Declarant is the owner of the real property and improvements commonly known as 2107 Middle Street, Sullivan's Island, SC 29451 (as more fully described in Exhibit A attached hereto, the "Property"); and

WHEREAS, Declarant is proceeding to subdivide the Property into two separate parcels, Lot 272-A and Lot 272-B, as shown and described on a plat attached hereto and incorporated herewith as Exhibit "B"; and

WHEREAS, in anticipation of the subdivision of the Property, it will be necessary for Declarant to impose, create and declare a perpetual, non-exclusive appurtenant easement for the purpose of a new 20' sanitary sewer easement for the benefit of Lot 272-A over and upon the Property, as shown on that certain plat prepared by Alexander C. Peabody, PLS, Peabody & Associates, Inc., entitled "TOPOGRAPHIC PLAT OF A SUBDIVISION OF LOT 272 (0.5 ACRES) INTO LOT 272-A (0.25 ACRES) AND LOT 272-B (0.25 ACRES), MOULTRIEVILLE, TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA", dated May 13, 2021, revised May 20, 2021, December 13, 2021 and January 25, 2022. Said plat is attached hereto and incorporated herewith as Exhibit "B"; and

WHEREAS, said easement is more particularly described as a perpetual easement for the purpose of constructing and maintaining a sewer line and any and all incidental requirements of the Town of Sullivan's Island, and of the laws and regulations of the State of South Carolina, regarding such sewer lines in, to, over, across and on the Property; and

WHEREAS, at such time as the Town of Sullivan's Island installs a municipal sewer line on Middle Street to which Lot 272-A is permitted or required by the Town to connect into, the owner of Lot 272-A will be required to connect with such sewer line and, subject to the terms herein, the easement granted herein will automatically terminate.

NOW, THEREFORE, Declarant hereby declares that the Property, including all improvements now or hereafter constructed thereon, are hereby subjected to the provisions of this Declaration and shall be held, leased, sold, transferred, conveyed, used, occupied, and mortgaged or otherwise encumbered, subject to the sanitary sewer easement hereinafter set forth, and which shall run with the title to the Property and shall be binding upon all persons having any legal or equitable right, title, or interest in all or any portion of the Property, their respective heirs, successors and assigns, and shall inure to the benefit of each and every owner and occupant of all or any portion of the Property and to the Declarant, its successors and assigns.

1. The Property shall be restricted to that perpetual, non-exclusive, appurtenant easement for the purpose of constructing and maintaining sewer lines and any and all incidental requirements of the Town of Sullivan's Island, and of the laws and regulations of the State of South Carolina, regarding such sewer lines in, to, over, across and on the Property, as shown and more particularly described as "NEW 20' SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 272-A" on that certain plat attached hereto as Exhibit "B entitled "TOPOGRAPHIC PLAT OF A SUBDIVISION OF LOT 272 (0.5 ACRES) INTO LOT 272-A (0.25 ACRES) AND LOT 272-B (0.25 ACRES), MOULTRIEVILLE, TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA", dated May 13, 2021, revised May 20, 2021, December 13, 2021 and January 25, 2022.

2. **Cost of Connecting Lot 272-A with the Town of Sullivan's Island Middle Street Sewer Lines.** At such time as the Town of Sullivan's Island installs a municipal sewer line on Middle Street to which Lot 272-A is permitted or required by the Town to connect into, the owner of Lot 272-A will be required to connect with such sewer line and the cost of such connection and any disconnection or un-tapping, together with the removal of any portion of the sewer line located on the Property at or above ground level, including any clean outs, and any installation of a new sewer line, shall be borne solely by the Owner of Lot 272-A.

3. **Termination.** Upon the earlier of (i) the date that is one year after the date the Town of Sullivan's Island installs a municipal sewer line on Middle Street to which Lot 272-A is required to connect into, or (ii) such time as Lot 272-A shall connect with the Town of Sullivan's Island sewer lines on Middle Street, the sewer easement herein shall be terminated and the owner of Lot 272-A shall have no further rights in the easement. Upon termination of said easement and as stated above, the owner of Lot 272-A shall remove any portion of the sewer line located above ground, including any clean out mechanism. Upon the termination, the owners of Lot 272-A and Lot 272-B shall cooperate to have all of such portion of the easement terminated or otherwise removed from the land records of Charleston County.

4. The owner(s) of the Property shall be equally responsible for any and all maintenance of the sewer easement premises.

IN WITNESS WHEREOF, the Declarant has hereunto set her hand and seal this 17th day of February, 2020, meow


(Witness #1)


(Witness #2)

Parking Partners, LLC, a South Carolina limited liability company, Declarant

By: 

Its: Owner

EXHIBIT "A"

2107 Middle Street, Sullivan's Island, SC 29451

ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in Moultrieville, on Sullivans Island, in the County of Charleston, State of South Carolina, known and designated as Lot No. 272, Sullivans Island, as shown on a plat made by H. S. Lamble, dated April 1902, and recorded in the ROD Office for Charleston County in Plat Book D, Page 189, and more fully delineated on a plat made by Charles F. Dawley, Jr., Surveyor, dated May 3, 1983, and recorded in the ROD Office for Charleston County in Book AX, Page 54; said lot having such size, shape, dimensions, buttings and boundings as will by reference to said latter plat more fully appear.

SUBJECT TO any and all applicable restrictions, covenants, conditions, easements and rights-of-way of record in the ROD Office for Charleston County, South Carolina.

BEING the same property conveyed to Parking Partners, LLC by deed dated June 16, 2021, and recorded June 25, 2021, in the Charleston County ROD Office in Book 1007, at Page 564.

TMS No. 529-09-00-020