



**Agenda**  
**City Council**  
**March 2, 2026**  
**5:30 PM**  
**Council Chamber, Clemson City Hall**

**Public Hearing: 2026-R-01 Proposed Text Amendment (Neighborhood Conservation Overlay District)**

Note: The regular council meeting will begin at the conclusion of the Public Hearing.

**Call to Order**

**Invocation and Pledge of Allegiance: Council Member Fulmer**

**Proclamations: Black History Month Honoree, National School Breakfast Week**

**Public Session (3-minute limit per speaker)**

**Approval of Minutes**

- a. February 16, 2026

**Reports/Discussion (2-minute limit per speaker)**

- a. Discuss a Franchise Fee Agreement with Wire3. - Deputy City Administrator Alli Gantte
- b. Receive a Presentation from Miss Clemson. - Mayor Halfacre
- c. Discuss a Mutual Aid Agreement with the City of North Myrtle Beach. - Police Chief Jorge Campos
- d. Discuss the Anderson Regional Joint Water System Voting Representative. - Interim Utilities Director Dusty Hayes
- e. Discuss the 2026-R-01 Proposed Text Amendment (Neighborhood Conservation Overlay District). - Assistant City Administrator Nathan Woods
- f. Staff Reports

**Policy Action (2-minute limit per speaker)**

- a. Consider 2nd reading of a text amendment to Chapter 2-47-f regarding abstentions. - Council Member Jones
- b. Consider 2nd reading of a proposed amendment to the townhouse definition in the Rental Housing Ordinance. - Zoning and Codes Administrator Jacob Peabody

- c. Consider 1st Reading of an Ordinance confirming and ratifying the annexation of, and/or annexing, certain property contiguous to the city limits, and enlarging the city limits; and for providing other related matters - City Administrator Andy Blondeau

**Other Policy Items**

- a. Consider declaring Utilities vehicles and equipment surplus. - Interim Utility Administrator Dusty Hayes

**Mayor-Council reports/comments/new business**

**Executive Session**

- a. Receive a legal briefing regarding case #2024CP3900901 from the City Attorney; SC Code Section 30-4-70 (a)(2)

Note: Upon returning to open session, Council may take action on matters discussed in Executive Session.

**Adjourn**

**Regular Council Meeting  
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Council Chamber-Clemson City Hall**

**5:30 PM Work Session:** Community Action Fund

City Administrator Andy Blondeau explained this is a proposal to invest in and allocate money from development contributions towards low to moderate income initiatives. Allie Sloan, the Executive Director of the Community Foundation of Greater Clemson presented a proposal for the creation of an endowment, which would allow this money to grow tax free. The endowment uses the investment income from the fund principal and takes a portion of the income to help the community through grants. Two potential paths for grant administration include the City of Clemson as administrators or the Community Foundation of Greater Clemson as administrators. The City of Clemson needs to decide the charitable purpose of the fund in order to move forward.

**Call to Order:** Mayor Halfacre at 6:15 p.m.

**Invocation and Pledge of Allegiance:** Council Member Sherrill

**Members present:** Mayor Halfacre presiding, Council Members Evans, Fulmer, Jones, Scott, Sherrill, and Smith.

**Absent:** None

**Notification emailed:** February 12, 2026 to the *Greenville News*, the *Journal*, the *Independent Mail*, the *Post and Courier*, the *Pickens Sentinel*, the *Easley Progress*, WSNW Radio, WYFF, WSPA, and Fox Carolina.

**Public Session:** Mayor Pro Tem Scott presiding. Comment from Stephanie Platt, 103 Mountain View Lane, regarding traffic lights, brush pickup, and Conversations with Council. Comment from Gay Eitenmiller, 137 Honeycomb Lane, regarding the budget retreat.

**Approval of Minutes:** Minutes from the February 2, 2026 Regular Council Meeting were approved as presented.

**Reports/Discussion**

Recognize outgoing board and commission members for their service. - Mayor Robert Halfacre read a list recognizing the outgoing board members. Board of Architectural Review: David Allison and Christine Tedesco. Board of Zoning Appeals: Robert Healy. Economic Development Advisory Committee: Jason Beaty, Neil Burton, John Ducworth, Cameron Farish, Bryon Leggett, John Shaughnessy, Ric Ware, and Doug Zirbel. Parks, Recreation, Arts, Culture, and Tourism Committee: Fran McGuire, Kyle McLean, and Mindy Spearman. Sustainability Committee: Nanda Edgerton, Andrew Evans, and Nancy Spitler.

Discuss an Ordinance confirming and ratifying the annexation of, and/or annexing, certain property contiguous to the city limits, and enlarging the city limits; and for providing other related matters. -

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City Administrator Andy Blondeau explained clarifies the annexation of the Grange property that occurred in November of 2022. This will ensure Pickens County recognizes the annexation moving forward. We have annexation petitions for 100% of the homeowners. This will move to 1<sup>st</sup> reading at the next meeting. Residents in both the Grange and Longleaf Vickery subdivisions have contacted the City about having their addresses changed from Central to Clemson. The process to get the address changed will require a survey sent from the post office asking residents if they would be in favor of the change. After that, the post office will have 60 days to respond.

Development Strategy Discussion. - Assistant City Administrator Nathan Woods explained the history of land use planning in Clemson. He explained the growth of Clemson through its comprehensive plans from the 1970s to present. The next steps following the Comprehensive Plan include a zoning rewrite and a neighborhood protection overlay.

Discuss disposal of surplus Utilities vehicles and equipment. - Interim Utilities Director Dusty Hayes presented a list of equipment that needs to be sold to make room for new equipment.

Staff Reports

City Administrator Andy Blondeau: The Black History Luncheon is on 2/28. Please RSVP to Andy if you would like to attend. Coach Earle Gaines will be recognized next meeting due to a scheduling conflict. The parking survey is live on the website.

**Policy Action**

**Ordinances**

Consider 2nd reading of the Draft 2045 Comprehensive Plan. – Planning Intern Leah Kaisner presented that there were no updates. Comment from Rupert McGinty, 206 N Clemson Avenue, regarding the pros and cons of the Comprehensive Plan. Council Member Fulmer made a motion, seconded by Council Member Scott, to approve 2<sup>nd</sup> reading of the Draft 2045 Comprehensive Plan. Vote on this motion was unanimous.

Consider 2nd reading of the sublease agreements between the City and Clemson Free Clinic and between the Clemson Free Clinic and Healing Bridges Counseling Center. - Community Engagement Coordinator Lindsey Newton noted that there have been no changes since the last meeting. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve 2<sup>nd</sup> reading of the sublease agreements between the City and Clemson Free Clinic and between the Clemson Free Clinic and Healing Bridges Counseling Center. Vote on this motion was unanimous.

Consider 1st reading of a text amendment to Chapter 2-47-f regarding abstentions. - Council Member Jones noted this is the same as the MASC recommended policy. Comment from Robert Lee, 113 Pressley Drive, regarding definitions. Council Member Scott made a motion, seconded by Council

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Member Fulmer, to approve 1<sup>st</sup> reading of a text amendment to Chapter 2-47-f regarding abstentions. Vote on this motion was unanimous.

Consider 1st reading of a proposed amendment to the townhouse definition in the Rental Housing Ordinance. - Zoning and Codes Administrator Jacob Peabody read the proposed definition. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve 1st reading of a proposed amendment to the townhouse definition in the Rental Housing Ordinance. Vote on this motion was unanimous.

**Other Policy Items**

Consider awarding a Construction Manager at Risk Contract for the design phase of the new Arts Center Facility. - City Engineer Nathan Hinkle noted the amount is \$42,000 to Thompson Turner that was achieved through negotiations. Council Member Fulmer made a motion, seconded by Council Member Smith, to approve awarding a Construction Manager at Risk Contract for the design phase of the new Arts Center Facility. Vote on this motion was unanimous.

Consider awarding the Totties Place Connector project to the qualified low bidder. - City Engineer, Nathan Hinkle noted the low bidder was Foothills Contracting in the amount of \$165,775. Council Member Fulmer made a motion, seconded by Council Member Scott, to approve awarding the Totties Place Connector project to the qualified low bidder. Vote on this motion was unanimous.

Consider awarding the 2026 SCDOT Road Resurfacing project to the qualified low bidder. - City Engineer, Nathan Hinkle explained the low bidder was Civil Pros Inc. in the amount of \$446,254.24. Council Member Scott made a motion, seconded by Council Member Smith, to approve awarding the 2026 SCDOT Road Resurfacing project to the qualified low bidder. Vote on this motion was unanimous.

**Mayor-Council reports/comments/new business**

Council Member Evans: Offered to join the JCUAB Transportation committee.

Council Member Jones: Offered to join the JCUAB Housing committee.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

\_\_\_\_\_  
Jeremiah Jackson, MBL

Approved

By: \_\_\_\_\_  
G. Robert Halfacre, Mayor



## CITY OF CLEMSON AGENDA ITEM REQUEST FORM

Requested By:  
Allison Gantte, Deputy City Administrator

Date Submitted: 2/19/26

Council Meeting Date: March 2, 2026

Type of Request: (Choose Only One)  
Report/Discussion

Agenda Item Summary: (brief for public information and posted agenda)  
Discuss a Franchise Fee Agreement with Wire3. - Deputy City Administrator Alli Gantte

Agenda Item Detail: (expand as necessary for clarification)

**Wire3**, is a fiber-optic internet provider currently expanding its high-speed network into the local market. **Jai Ramachandran, CEO of Wire3**, will be in attendance to present an overview of the company.

**S.C. Code § 5-7-30**, allows municipalities the authority to manage public rights-of-way and ensure fair compensation for their use via Franchise Fee agreements. To remain consistent with existing franchise fee agreements, Staff recommends a franchise fee of 5% of gross revenue.

**CITY OF CLEMSON, SOUTH CAROLINA  
ORDINANCE 20[]-[]**

**AUTHORIZING THE EXECUTION AND DELIVERY OF A  
FRANCHISE AGREEMENT BETWEEN THE CITY OF CLEMSON AND  
WIRE3; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, according to South Carolina Code Annotated sections 5-7-30 and 5-7-260, the City is authorized to grant, renew, or extend a franchise by ordinance;

**WHEREAS**, Wire3, as franchisee (“Franchisee”) seeks to enter into a franchise agreement with the City to allow Franchisee to construct, install, operate, use, maintain, repair, replace, upgrade, and remove certain internet-only facilities in the City owned right-of-way;

**WHEREAS**, Franchisee holds a certificate of public convenience and necessity granted by the Public Service Commission of the State of South Carolina;

**WHEREAS**, the City manages its public rights-of-way on a competitively neutral and nondiscriminatory basis and is entitled to impose a fair and reasonable franchise or consent fee on any entity for the use of the public streets, public rights-of-way, and public property on a nondiscriminatory basis, to provide internet-only (not telecommunications) services unless the entity has an existing contractual, constitutional, statutory, or other right to contract or operate in the public streets, public rights-of-way, and public property;

**WHEREAS**, pursuant to section 12-71 of the City of Clemson Code of Ordinances, prior to the introduction of this Ordinance, Franchisee published a notice in three issues of a newspaper having a general circulation in the City stating the nature of the franchise sought and the date on which the application is to be presented to City Council, which was no less than one week after the last published notice;

**WHEREAS**, the purpose of this franchise is to allow Franchisee the right to install, operate, use, maintain, upgrade, repair, replace and remove certain network facilities for internet-only (not telecommunications) services within and through the City;

**WHEREAS**, the City desires to enter into the franchise agreement, the substantially finally form of which is attached to this Ordinance as Exhibit A, the terms of which are incorporated herein by reference as if set forth verbatim herein (“Franchise Agreement”); and

**WHEREAS**, the Mayor and City Council find that it is in the best interests of the City to enter into the Franchise Agreement with such modifications as are not materially adverse to the City.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Clemson, that the City Administrator is hereby authorized, empowered, and directed to finalize, execute, acknowledge, and deliver the Franchise Agreement.

**Section 1. *Incorporation of Findings.*** The City hereby adopts and incorporates the findings contained in the “WHEREAS” clauses above.

**Section 2. *General Repealer.*** Each order, resolution, ordinance, or part of the same in conflict with this Ordinance, is, to the extent of that conflict, repealed.

**Section 3. *Effective Date.*** This Ordinance is effective at its approval following second reading.

[ONE SIGNATURE PAGE AND TWO EXHIBITS FOLLOW]  
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[ordinance signature block to be added prior ]

**EXHIBIT A**  
**FORM OF FRANCHISE AGREEMENT**

**CITY OF CLEMSON, SOUTH CAROLINA**  
**FRANCHISE AGREEMENT**  
**WITH WIRE3**

This Franchise Agreement (“Agreement”) is made and entered into as of [] [], 20[] (“Effective Date”), by and between the CITY OF CLEMSON, a South Carolina municipal corporation (“City” or “Grantor”) and Wire3 a (“[]” or “Grantee”), having its principal office at [address], [city], [state] [zip].

WHEREAS, GRANTEE is a limited liability company duly organized and existing under the laws of South Carolina;

WHEREAS, GRANTEE desires to use and occupy the streets and public rights-of-way located within the City for the purposes of constructing, installing, operating, using, maintaining, upgrading, repairing, replacing, and removing certain network facilities for internet-only (not telecommunications) services within and through the City;

WHEREAS, pursuant to South Carolina Code Annotated section 5-7-30, GRANTOR has the authority to grant franchises and other authorizations for the use and occupancy of the streets and public rights-of-way;

[[WHEREAS, [] holds a certificate of public convenience and necessity granted by the Public Service Commission of the State of South Carolina; and]]

WHEREAS, GRANTOR is agreeable to allowing GRANTEE to use the streets and public rights-of-way, subject to the terms and conditions hereinafter set forth and subject to any and all lawful telecommunications regulatory ordinances that may be adopted by GRANTOR in the future;

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein, GRANTOR and GRANTEE agree as follows:

**Section 1. Grant of Authority.**

(a) Subject to the terms of this Agreement, GRANTOR hereby grants to GRANTEE the non-exclusive, non-permanent right to construct, install, maintain, locate, move, operate, place, protect, reconstruct, reinstall, relocate, remove, and replace fiber optic or other cable and related facilities for the provision of internet-only (not telecommunications) service in the public streets and public rights-of-way in the City. GRANTEE shall be solely responsible for obtaining any required consents from State agencies or private parties to the extent that its operations affect State or private property.

(b) GRANTEE acknowledges that this grant of authority is for the benefit of GRANTEE only, and that GRANTEE is not authorized to lease, sublease, assign or otherwise allow other providers to use or occupy the public rights-of-way except in accordance with provisions of this Agreement.

(c) GRANTEE acknowledges that, to the extent allowed by State and Federal law, GRANTOR has the authority to adopt ordinances regulating the use of the public rights-of-way, so long as such ordinances apply equally to all certificated providers of internet-only (not telecommunications) services and are related to using the public streets and public rights-of-way in the City. GRANTEE agrees to be bound by all such future lawful ordinances so long as it operates internet-only (not telecommunications) services or has property or equipment within the public streets or rights-of-way located in the City.

(d) This Agreement is not a grant by GRANTOR of any fee simple or other property interest except as expressly contemplated by this Agreement, is not a grant of a franchise to provide “telecommunications services” as that term is defined in South Carolina Code Annotated section 58-9-10(15), but rather is a franchise to provide internet-only services, and is made subject and subordinate to the South Carolina Constitution, other applicable state law and judicial precedent, and the prior and continuing right of



*“Public streets and public rights-of-way”* or *“public ways”* include the surface of, and the space above and below, any public street, road, highway, avenue, sidewalk, way, bridge, viaduct, alley or other public right-of-way, including unimproved surfaces, now or hereafter held by GRANTOR for the purpose of public travel, communications, alarm, street lighting, power distribution, water or sewer service or other public use, whether present or future, to the extent of GRANTOR’s right, title, interest or authority to grant a franchise to occupy and use such streets and easements for the purpose of providing internet-only (not telecommunications) services.

*“Public works project or public improvements”* include, without limitation, the construction, realignment, paving or repaving, or other work on any public street or public right-of-way, change of grade or alignment of any public street or public right-of-way, the construction or reconstruction of any water, sanitary sewer, storm sewer, force main, drainage or communications facility of the City.

**Section 3. Term of Agreement.** The term of this Agreement shall be for an initial term of ten years, commencing on the Effective Date (“Initial Term”). Unless either party gives 90 days written notice of its intention to terminate the Agreement prior to the end of the Initial Term, the Agreement shall thereafter automatically renew for up to three additional five-year terms, for a maximum of 25 years (each, “Renewal Term”); however, such renewal shall not automatically occur if a material, uncured breach has not been remedied and the non-breaching party provides 90 days’ written notice prior to the end of a Renewal Term. Upon termination of this Agreement as herein provided, and unless the parties are in active good faith negotiation of a replacement agreement or otherwise agree in writing to an extension, GRANTEE shall be prohibited from further access to the public rights-of-way in the City.

**Section 4. Compliance With Applicable Law.** GRANTEE shall at all times during the term of this Agreement, including any renewal period, comply with all applicable federal, state, and local laws, ordinances, and regulations. Expressly reserved to GRANTOR is the right to adopt, in addition to the provisions of this Agreement and existing laws, such additional ordinances and regulations as are necessary for the lawful exercise of its police power for the benefit and safety of the public.

**Section 5. Construction; Location or Relocation of Facilities.** All GRANTEE facilities shall be constructed, installed, and located according to the terms and conditions contained herein, unless otherwise specified by GRANTOR.

5.1. Grantee shall place facilities underground when commercially reasonable and subject to the rights and obligations set forth in Sections 5.8 and 5.9 below. Commercially reasonable means, with respect to any action required to be made, attempted or taken by GRANTEE under this Section 5.1, the level of effort in light of the facts known to GRANTEE at the time a decision is made that: (a) can reasonably be expected to accomplish the desired action without a material increase in costs incurred by GRANTEE; (b) is consistent with industry practices; and (c) takes into consideration the amount of advance notice required to take such action, the duration and type of action, and the competitive environment in which such action occurs.

5.2. Whenever all existing electric utilities, cable facilities or Facilities are located underground within a particular segment of a street or public right-of-way of the City, GRANTEE shall also install its Facilities underground.

5.3. Whenever existing overhead electric utilities, cable facilities or Facilities are relocated underground within a particular segment of a street or public right-of-way of the City, GRANTEE shall relocate its facilities underground within a reasonable amount of time after notification by the City that such facilities must be relocated. Absent extraordinary circumstances or undue hardship as reasonably determined by the City, such relocation shall be made concurrently to minimize the disruption of the public streets and public rights-of-way.

5.4. GRANTEE shall obtain all required permits for the construction or installation of its facilities as required in this Agreement, provided, however, that nothing in this Agreement shall prohibit the City and GRANTEE from agreeing to an alternative plan to review permit and construction procedures, provided such alternative procedures provide substantially equivalent safeguards for responsible

construction practices.

5.5. In the performance and exercise of its rights and obligations under this Agreement, GRANTEE shall not interfere in any manner with the existence and operation of any public street and public or private right-of-way, sanitary sewer infrastructure, water infrastructure, storm water infrastructure, natural gas infrastructure, poles, overhead or underground wires, television cables, public works, facilities of other service providers, or City Property, without the prior approval of the City.

5.6. Except as may be expressly provided herein, nothing in this Agreement shall be construed to abrogate or limit the right of the City to perform any public works or public improvements. If any facilities of GRANTEE interfere with the construction, operation, maintenance, repair or removal of such public works or public improvements, within 90 days after written notice by the City (or such other period of time set forth in Section 5.7 or as may be agreed upon in writing by the City and GRANTEE), GRANTEE shall, at its own expense protect, alter, remove or relocate facilities, as directed by the City Administrator or City Engineer. If GRANTEE fails to so protect, alter, remove, or relocate equipment within such period, the City may break through, remove, alter, or relocate the facilities of GRANTEE without any liability to City, and GRANTEE shall pay to the City the costs incurred in connection with such breaking through, removal, alteration, or relocation. GRANTEE shall also reimburse the City for or bear any additional cost actually incurred by the City as a result of GRANTEE's failure to comply with the City's request to protect, alter or remove equipment under this Agreement. The City may collect such costs, and any reasonable expenses and attorney fees incurred in collecting such costs, as debts owed to the City, by bringing action in any court of competent jurisdiction or exercising the City's rights to draw on bonds or in any other lawful manner, individually or in combination.

5.7. The City retains the right and privilege to cut or move any Facilities located within the public ways or other areas of the City as the City may determine to be necessary, appropriate, or useful in response to any life-threatening emergency. The City will endeavor to provide prior notice to GRANTEE of such emergencies which may impact its Facilities. If City is unable to provide prior notice of the life-threatening emergency as described above, City shall notify GRANTEE within 24 hours of the occurrence of such emergency.

5.8. The facilities of GRANTEE shall be located so as not to interfere with public safety or, to the extent possible, with the convenience of persons using the public streets and public rights-of-way. GRANTEE shall construct, maintain, and locate its system so as not to interfere with the construction, location and maintenance of sewer, water, drainage, electrical, signal, and fiber optic facilities of the City.

5.9. The City shall have the right to specifically designate the location of the facilities of GRANTEE with reference to sewer and water mains, drainage facilities, fiber optic cable, signal poles and lines and similar services, other facilities, such as public telephone utilities, public electric utilities, cable television facilities, and railway, communication, and power lines, in such a manner as to protect the public safety and public and private property. Failure by the City to designate the location of GRANTEE's facilities shall not relieve GRANTEE of its responsibilities in matters of public safety, as provided in this Agreement.

5.10. Except in the cases of emergencies, GRANTEE shall not move, alter, change, or extend any of its system in any public street or public right-of-way unless prior written notice of its intention to do so is given to the City Administrator and permission in writing to do so is granted, or such requirement is waived, by the City Administrator. The City Administrator shall either approve or deny GRANTEE's request to relocate its facilities within five days of receipt of GRANTEE's request. Such permission shall not be unreasonably withheld by the City Administrator City Administrator and shall be conditioned upon compliance with the terms and conditions of this Agreement, with such other terms and conditions as will preserve, protect and promote the safety of the public using the public ways, and as will prevent undue interference with or obstruction of the use of the public ways by the public, the City or by any other public utility, public service corporation or cable operator for their respective purposes and functions. Such work by GRANTEE shall also be coordinated with the City's annual paving program through the Office of the City Engineer.

5.11. GRANTEE shall not open, disturb or obstruct, at any time, any more of the public streets and public rights-of-way than is reasonably necessary to enable it to proceed in laying or repairing its system. GRANTEE shall not permit any public street or public right-of-way so opened, disturbed, or obstructed by it to remain open, disturbed, or obstructed for a longer period of time than shall be reasonably necessary. In all cases where any public street or public right-of-way is excavated, disturbed, or obstructed by GRANTEE, GRANTEE shall take all precautions necessary or proper for the protection of the public and shall maintain adequate warning signs, barricades, signals, and other devices necessary or proper to adequately give notice, protection, and warning to, the public of the existence of all actual conditions present.

5.12. After the installation, removal, relocation, construction, or maintenance of the fiber optic or other cable and related facilities is completed, GRANTEE shall, at its own cost, repair and return the public streets and public rights-of-way to a minimum of the same or similar condition existing before such installation, removal, relocation, construction, or maintenance, in a manner as may be reasonably specified by the City and to the reasonable satisfaction of the City. GRANTEE shall be responsible for damage to City street pavements, existing utilities, curbs, gutters, and sidewalks due to GRANTEE's installation, construction, maintenance, repair, or removal of its Facilities in the public streets, public rights-of-way, and shall repair, replace, and restore in kind, the said damaged property at its sole expense. Upon failure of GRANTEE to repair, replace and restore said damaged property, in a manner as may be reasonably specified by the City and to the reasonable satisfaction of the City, after 60 days' notice in writing shall have been given by the City, the City may cause such necessary repairs to be made and may collect the costs incurred from GRANTEE, including but not limited to, exercising the City's rights to draw on bonds. The City may collect such costs, and any expenses and attorney fees incurred in collecting such costs, as debts owed to the City, by bringing an action in any court of competent jurisdiction or in any manner allowed by law.

5.13. Neither GRANTEE, nor any person acting on GRANTEE's behalf, shall take any action or permit any action to be done which may impair or damage any City Property more than is reasonably necessary to enable it to install or repair its system, including, but not limited to, any public street, public right-of-way or other property located in, on or adjacent thereto.

5.14. In the event of an unexpected repair or emergency, GRANTEE may commence such repair and emergency response work as required under the circumstances, provided GRANTEE shall notify the City as promptly as possible, before such repair or emergency work is started or as soon thereafter as possible if advance notice is not practicable.

5.15. GRANTEE shall maintain its facilities in good and safe condition and in a manner that complies with all applicable federal, state and local requirements, laws, ordinances, and regulations.

5.16. GRANTEE shall at all times employ a high standard of care and shall install and maintain and use approved methods and devices for preventing failure or accidents which are likely to cause damages, injuries, or nuisances to the public.

5.17. GRANTEE shall obtain all required permits from the City and any other governmental entity having jurisdiction prior to commencing work of any nature and shall comply with all terms and conditions of any such permit. GRANTEE shall furnish detailed plans of the work and other required information prior to issuance of a permit. GRANTEE shall comply with all applicable ordinances and permitting requirements.

A single permit may be issued for multiple excavations to be made in public streets and public rights-of-way. Exceptions to the requirement for a written permit may be allowed in cases of emergencies involving public safety or restoration of service. In the case of emergency excavations made in a public street or public right-of-way without a permit, GRANTEE shall make a report of each such excavation to the City within two working days. Any permit application and inspection related to repair of excavations shall be promptly acted upon by the City so as not to unreasonably delay GRANTEE in efficiently discharging its public service obligation and in any event shall be granted or denied within 30 days from submission and, if denied, accompanied by a written explanation of the reasons the permit was denied and the actions required to cure the denial.

5.18. (a) Promptly after installation, repair or extension of the system or any portion thereof or any pavement cut by GRANTEE in any public way of the City, the incidental trenches or excavations shall be refilled by GRANTEE in a manner acceptable to the City Administrator. Pavement, sidewalks, curbs, gutters or any other portions of public ways damaged, disturbed or destroyed by such work shall be promptly restored and replaced with like materials to their former condition by GRANTEE at its own expense; however, where it is necessary, and if authorized by the City, in order to achieve the former conditions, GRANTEE shall use materials whose type, specification and quantities exceed or are different from those used in the installation, then GRANTEE at its own expense shall provide such different materials. Where a cut or disturbance is made in a section of sidewalk or paving, rather than replacing only the area actually cut, GRANTEE shall replace the full width of the existing sidewalk or appropriate sections of paving as determined by the City Engineer and the full length of the section or sections cut, a section being defined as that area marked by expansion joints or scoring or as determined by the City Engineer. GRANTEE shall maintain, repair, and keep in good condition for a period of one (1) year following such disturbance all portions of public ways disturbed by GRANTEE, provided such maintenance and repair shall be necessary because of defective workmanship or materials supplied by GRANTEE.

(b) All trees, landscaping and grounds removed, damaged, or disturbed as a result of the construction, installation maintenance, repair or replacement of Facilities shall be replaced or restored, as nearly as may be practicable, to the condition existing prior to performance of work. All restoration work within the public ways or other areas shall be done in accordance with landscape plans approved by the City.

5.19. (a) GRANTEE shall promptly remove or correct any obstruction, damage, or defect in any public street or public right-of-way caused by GRANTEE in the installation, operation, maintenance, or extension of GRANTEE's system. Any such obstruction, damage, or defect which is not promptly removed, repaired, or corrected by GRANTEE after 30 days' notice to do so, given by the City to GRANTEE, may be removed or corrected by the City, and the cost thereof shall be charged against GRANTEE and payable on demand. Any expense, cost, or damages incurred for repair, relocation, or replacement to GRANTEE water, sanitary sewer, storm sewer, storm drainage, communication facilities (of whatever kind or nature) or other property resulting from construction or maintenance of GRANTEE shall be borne by GRANTEE and any and all expense and cost incurred in connection therewith by the City shall be fully reimbursed by GRANTEE to the City.

(b) If weather or other conditions do not permit the complete restoration required by this Section, GRANTEE shall temporarily restore the affected property. Such temporary restoration shall be at GRANTEE's sole expense and GRANTEE shall only be required to make reasonable, temporary restorations based on the conditions. GRANTEE shall promptly undertake and complete the required permanent restoration when the weather or other conditions no longer prevent such permanent restoration.

(c) GRANTEE or other person acting on its behalf shall use suitable barricades, flags, flaggers, lights, flares and other measures as required for the safety of all members of the general public and to prevent injury or damage to any person, vehicle or property by reason of such work in or affecting such ways or property and shall comply with all federal, state, and local laws and regulations, including, but not limited to, the flagging requirements of the South Carolina Department of Transportation.

5.20. Except in the case of the City's negligence or intentional or willful misconduct, the City, its officers, agents, or employees, shall not be liable for any damage to or loss of any of GRANTEE's internet-only (not telecommunications) services or Facilities within the public ways or any other areas of the City as a result of or in connection with any public works, public improvements, construction, excavation, grading, filling, or work or activity or lack of any activity of any kind by or on behalf of the City.

5.21. GRANTEE shall cooperate with the City in coordinating its construction activities as follows:

(a) GRANTEE shall provide the City with a schedule of its proposed construction activities prior to commencing any expansion of GRANTEE's system;

(b) Upon request, GRANTEE shall meet with the City and other users of the public ways to

coordinate construction in the public ways;

(c) All construction locations, activities and schedules shall be coordinated, as directed by the City Engineer, to minimize public inconvenience, disruption, or damages. GRANTEE shall submit a written construction schedule to the City Engineer at least ten (10) working days before commencing any work in or about the public streets and public rights-of-way. GRANTEE shall further notify the City Engineer not less than five (5) working days in advance of such excavation or work and shall comply with the provisions of the South Carolina Underground Facility Damage Prevention Act, South Carolina Title 58, Chapter 36;

(d) GRANTEE shall provide written notice to all abutting parcels through mailing to occupants and owners at the last known address, use of “door hangers,” placement of flyers (without use of mail receptacles), and/or by other similar means, no less than 30 days prior to commencement of moving, alteration, changing, or extension of GRANTEE’s system; and

(e) All construction locations and construction-related activities, and installation and installation-related activities and those individuals providing the same shall be appropriately and clearly marked and otherwise identified through sufficient signage and badging to reflect the entity(ies) operating at such location and/or providing such activities. Failure to provide such identification shall be grounds for the City Administrator immediately to stop work by written cease work order and shall be a material breach of this Agreement.

**Section 6. Mapping.** (a) GRANTEE shall maintain an accurate map of its Facilities in the City. GRANTEE shall provide the City with “as built” drawings and an accurate map or maps showing the location of its facilities, including pole lines and conduit lines and any other facilities requested by the City, to include a digitized map(s) in both printed and electronic form. GRANTEE shall, upon request, provide updated maps annually of Facilities in the City.

(b) If any of the requested information of GRANTEE in this Agreement is considered proprietary, confidential, or a trade secret, GRANTEE will notify the City of this opinion, and the City will keep such information confidential to the extent permitted by the South Carolina Freedom of Information Act (South Carolina Code Title 30 Chapter 4) or other any successor statute or law. As for new installations, after the Effective Date, GRANTEE shall submit the proposed Mapping of its plans for new construction to the City prior to any construction. As-built drawings of any new construction of facilities shall be furnished to the City within 60 days of completion of such construction. All as-built maps and drawings shall be drawn to scale and reference to a physical City benchmark to the extent the physical benchmark is in reasonable proximity to GRANTEE new installation. All mapping shall be provided in a format compatible to the City’s present and future mapping systems. Alternatively, GRANTEE will pay for the cost of making the mapping compatible.

(c) Prior to its installation of any Facilities in the public streets and public rights-of-way and after GRANTEE provides the City with its proposed plans for the Facilities, the City may in its reasonable discretion designate certain locations to be excluded from use by GRANTEE for its Facilities, including, but not limited to, ornamental or similar specially designed streets lights or other facilities or locations which, in the reasonable judgment of the City Engineer, do not have electrical service adequate for or appropriate for GRANTEE’s facilities or cannot safely bear the weight or wind loading thereof, or any other facility or location that in the reasonable judgment of the City Engineer is incompatible with the proposed Facilities or would be rendered unsafe or unstable by the installation. The City Engineer may further exclude certain other facilities that have been designated or planned for other use or are not otherwise proprietary, legal, or other limitations or restrictions as may be reasonably determined by the City. In the event such exclusions conflict with reasonable requirements of GRANTEE, the City will cooperate in good faith with GRANTEE to attempt to find suitable alternatives, if available, provided that the City shall not be required to incur financial costs nor require the City to acquire new locations for GRANTEE. GRANTEE shall, prior to any excavation or installation within the public streets and public rights-of-way, provide sufficient notification and joint installation opportunity on a shared cost basis to potential users of the public streets and public rights-of-way as may be provided for by a separate City policy. Such notification and adopted policies shall be designed to maximize co-location of providers to minimize the disturbance to the public streets and public rights-of-way and maximize its useable capacity.

**Section 7. Insurance Requirements.** At all times during the term of this Agreement and any renewal period, GRANTEE shall, at its expense, maintain the following insurance policies. Any required insurance shall be in a form and with an insurance company authorized to do business in South Carolina and have a rating of no less than A-VII by A.M. Best Co.

(a) *Commercial General Liability.* Commercial General Liability insurance coverage on an occurrence basis insuring against all claims, loss, cost, damage, expense, or liability from loss of life or damage or injury to persons or property arising out of any of the work or activity under or by virtue of this Agreement. The minimum limit of liability for such coverage shall be \$2,000,000 combined single limit for any one occurrence. However, the parties acknowledge that GRANTEE may meet the policy limit in this section by combination of GRANTEE's General Commercial Liability Policy and GRANTEE's Umbrella or Excess Liability Policy.

(b) *Contractual Liability.* Broad form Contractual Liability insurance, including the indemnification obligations of GRANTEE set forth in this Agreement.

(c) *Workers' Compensation.* Workers' Compensation insurance covering GRANTEE's statutory obligation under the laws of South Carolina and Employer's Liability insurance for all its employees engaged in work under this Agreement.

(d) *Automobile Liability.* Automobile Liability insurance having minimum limits of liability of \$1,000,000 combined single limit applicable to owned or non-owned vehicles used in the performance of any work under this Agreement.

(e) *Pollution Liability Insurance.* GRANTEE shall maintain during the life of this Agreement Pollution Liability Insurance in the amount of \$1,000,000 for each occurrence. Coverage shall be provided for bodily injury and property damage resulting from pollutants which are discharged suddenly and accidentally. Such insurance shall also provide coverage for cleanup costs.

(f) *Umbrella Coverage.* The insurance coverages and amounts set forth in this Section may be met by an umbrella liability policy following the form of the underlying primary coverage in a minimum amount of 5,000,000.

(g) Prior to commencing construction pursuant to this Agreement or within 10 days after the granting of the franchise contemplated by this Agreement, whichever is sooner, GRANTEE shall provide the City with a memorandum certificate or certificates of insurance, showing the type, amount, effective dates, and date of expiration of the policies, and thereafter prior to the expiration of any such policy or change in the amount or conditions, of coverage. Such certificate or certificates and evidence of insurance shall include the City, its officers, agents, and employees as additional insureds. GRANTEE shall obtain a written obligation on the part of each insurance company to notify GRANTEE at least 30 days before cancellation or a material change of any such insurance. Upon receipt of such notice from GRANTEE's insurance company, GRANTEE will immediately notify the City of any of the required coverages that are not replaced.

## **Section 8. Surety.**

(a) Within 10 days after the Effective Date, and prior to the commencement of any construction by GRANTEE, GRANTEE shall furnish and file with the City an irrevocable bond, in a form and by a surety authorized to do business in South Carolina, in the amount of \$50,000 securing its faithful performance of the terms and conditions of this Agreement. GRANTEE shall maintain such bond for the duration of this Agreement, unless otherwise agreed to in writing by the City. Failure to maintain the bond shall be deemed a material default by GRANTEE of this Agreement.

The bond shall guarantee GRANTEE's faithful performance of the terms and conditions of this Agreement, including, but not limited to: (1) the timely completion of construction; (2) compliance with applicable plans, permits, technical codes and standards; (3) proper location of the facilities as specified by the City; (4) restoration of the public ways and other property affected by the construction as required by this Agreement; (5) the submission of "as-built" drawings after completion of the work as required by this Agreement; (6) timely payment and satisfaction of all claims, demands or liens for labor, material or services

provided in connection with the work; and (7) the payment by GRANTEE of all lawful liens, taxes, damages, claims, costs or expenses which the City has been compelled to pay or has incurred by reason of any act or default of GRANTEE under this Agreement and all other payments due the City from GRANTEE pursuant to this Agreement.

(b) Whenever the City determines that GRANTEE has violated one or more terms, conditions, or provisions of this Agreement for which relief is available against the bond, a written notice shall be given to GRANTEE. The written notice shall describe in reasonable detail the violation so as to afford GRANTEE an opportunity to remedy the violation. GRANTEE shall have 30 days subsequent to receipt of the notice in which to correct the violation before the City may make demand upon the bond. Failure to maintain the bond shall be a martial default under this Agreement.

(c) Such bond shall be in addition to any performance, defect bond, or other surety required by the City in connection with the issuance of any construction or any successor ordinance.

**Section 9. Indemnification.** GRANTEE agrees to indemnify, defend and hold harmless the City, its officers, employees and agents from and against all claims, demands, losses, damages, liabilities, fines, and penalties, and all costs and expenses incurred in connection therewith, including, without limitation, reasonable attorney's fees and costs of defense (collectively, the losses), arising out of any breach by GRANTEE of the terms and conditions of this Agreement, except to the extent proximately caused by the negligence or willful misconduct of the City, its officers, employees and agents. In addition, GRANTEE shall protect, indemnify, and hold harmless the City, its officers, agents, and employees, from any and all demands for fees, claims, suits, actions, causes of action, or judgments based on the alleged infringement or violation of any patent, invention, article, arrangement, or other apparatus that may be used in the performance of any work or activity arising out of the use of any Telecommunication facilities or the provision of Telecommunication service, except to the extent proximately caused by the negligence or willful misconduct of the City, its officers, employees or agents.

The City is a governmental entity and political subdivision of the State of South Carolina and enjoys sovereign immunity, as well as the imposition of duties and protections afforded by the South Carolina Tort Claims Act. Although the City cannot, by law, hold harmless and indemnify any contracting party, subject to the application of the aforementioned laws and to the limits of its insurance, the City agrees that GRANTEE shall not be liable from and against all claims, liabilities, penalties, fines, costs, damages, losses, causes of action, suits, demands, judgements and expenses (including, court costs and attorney's fees) of any nature, kind or description of any acts of negligence by the City, or its employees and agents, related to the City's breach of the terms and conditions of this Agreement.

**Section 10. Hazardous Substances.** In its performance of this Agreement, GRANTEE shall not transport, dispose of, or release any hazardous substance, material, or waste, except as necessary in performance of its work under this Agreement, and in any event GRANTEE shall comply with all federal, state, and local laws, rules, regulations, and ordinances controlling air, water, noise, solid wastes, and other pollution, and relating to the storage, transport, release, or disposal of hazardous material, substances, or waste. Regardless of the City's acquiescence, GRANTEE shall indemnify and hold the City, its officers, agents, employees, and volunteers harmless from all costs, claims, damages, causes of action, liabilities, fines, or penalties, including reasonable attorney's fees, resulting from GRANTEE's violation of this section and agrees to reimburse City for all costs and expenses incurred by the City in eliminating or remedying such violations. GRANTEE also agrees to reimburse the City and hold the City, its officers, agents, employees, and volunteers harmless from any and all costs, expenses, attorney's fees and all penalties or civil judgments obtained against any of them as a result of GRANTEE's use or release of any hazardous substance or waste onto the ground, or into the water or air from, near or upon the City's premises. For purposes of this Section, the following definitions shall apply:

"Hazardous Substances" means asbestos and any and all pollutants, dangerous substances, toxic substances, hazardous wastes, hazardous materials and hazardous substances as referenced or defined in, or pursuant to, any federal, state, local or other applicable environmental law, statute, ordinance, rule, order, regulation or standard in effect on the date hereof including, without limitation, the Resource Conservation and Recovery Act (42 U.S.C 6901, *et seq.*), as amended, the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. 136, *et seq.*), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601, *et seq.*), as amended, and the Toxic Substances Control Act (15 U.S.C. 2601, *et seq.*), as

amended.

As used in this Section, “release” includes the placing, releasing, depositing, spilling, leaking, pumping, emitting, emptying, discharging, injecting, escaping, leaching, disposing, or dumping of any substance.

### **Section 11. Fees**

(a) In consideration of the grant of authority to utilize the streets and public places of the City for the provision of Internet-only (not telecommunications) service, and in accordance with applicable law and ordinances, GRANTEE shall pay such franchise fees, business license taxes, and administrative fees as are presently permitted by Article 20 of Chapter 9 of Title 58 of the 1976 Code of Laws of South Carolina, as enacted in 1999, and as may be enacted and imposed by the City. GRANTEE shall also pay all such ad valorem taxes, service fees, sales taxes, or other taxes and fees as may now or hereafter be lawfully imposed on other businesses within the City. Provided, however, that in the event that Article 20 of Chapter 9 of Title 58 of the 1976 Code of Laws of South Carolina, as enacted in 1999, or other laws governing franchise fees, business license taxes and/or other fees with respect to Internet-only (not telecommunications) service shall be substantially modified by subsequent legislation or court decision, the provisions herein contained shall be brought into conformity with the changes in the applicable law by appropriate amendment to this ordinance. If the limitations on the amount of franchise fees, administrative fees, and business license taxes on Internet-only (not telecommunications) service providers presently contained in said statute shall be removed or modified, the City will be free, by amendment to this ordinance, to impose such fair, reasonable, competitively neutral, and non-discriminatory fees and taxes as may then be permitted by that statute or by such applicable law as may then govern; GRANTEE will be free to challenge any fee structure not in compliance with applicable law.

(b) For the use of the public streets and public rights-of-way to provide Internet-only (not telecommunications) service, GRANTEE shall pay to the City a franchise fee of 5% of the gross revenues derived from the Company’s operations in the same manner and time as provided in the City Code.

(c) Interest will be charged on any late payment at the maximum rate permitted under state law, or if there is no such rate, the interest will be 1.5% per month a payment is late.

### **Section 12. General provisions.**

(a) *Authority.* GRANTEE warrants and represents that it has obtained all necessary and appropriate authority and approval from all applicable federal and state agencies or authorities to provide all Facilities and services it intends to provide within the City, and upon request by the City will provide evidence of such authority.

(b) *Other remedies.* Nothing in this Agreement shall be construed as waiving or limiting any rights or remedies that the City or GRANTEE may have at law or in equity, for enforcement of this Agreement.

(c) *Severability.* If any section, subsection, sentence, clause, phrase, or other portion of this Agreement, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

(d) *Nonenforcement.* Neither party shall be excused from complying with any of the provisions of this Agreement by any failure of the other party, upon any one or more occasions, to insist upon strict performance of this Agreement or to seek the other party’s compliance with any one or more of such terms or conditions of this Agreement.

(e) *Conflicts of law.* If there is a conflict between the provisions of this Agreement and any law, whether federal, state, or City, including all future laws and ordinances, the law and conflicting Agreement provision will, to the extent reasonably possible, be construed so as to be consistent with each other and if such construction is not reasonably possible, the conflicting provision of this Agreement shall be deemed superseded by such law and have no effect, notwithstanding the contract clause of the United States Constitution.

(f) *Controlling law and venue.* By virtue of entering into this Agreement, GRANTEE agrees and submits

itself to a court of competent jurisdiction in the City, South Carolina or in the United States District Court for the District of South Carolina, and further agrees that this Agreement is controlled by the laws of South Carolina or any applicable federal laws and that all claims, disputes and other matters shall be decided only by such court according to the laws of South Carolina or any applicable federal laws or by any regulatory body with jurisdiction, including the Federal Communications Commission.

(g) *Captions.* The section captions and headings in this Agreement are for convenience and reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

(h) *Nondiscrimination.* During the performance of this Agreement, GRANTEE agrees that it will not discriminate against any employee or applicant for employment on the basis of race, religion, color, sex, handicap, or national origin. GRANTEE agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause. GRANTEE, in all solicitations or advertisements for employees placed by or on behalf of GRANTEE, will state that GRANTEE is an equal opportunity employer. Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting the requirements herein.

(i) *Notices.* (a) Notices given pursuant to this Agreement shall be in writing and addressed as follows:

To the City: City of Clemson, South Carolina  
Attn: City Administrator  
1250 Tiger Boulevard  
Clemson, South Carolina 29631

With a Copy to: Michael E. Kozlarek, Esq.  
City Attorney  
Kozlarek Root Law LLC  
Post Office Box 565  
Greenville, South Carolina 29602-0565

To GRANTEE:                    [] [] []  
  []  
  []  
  [], [] []

Either party may change the address at which it will receive notices by providing written notice of the change to the other party.

(j) *Assignment.* GRANTEE may assign or transfer this Agreement or any interest therein with the City's written consent, which consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, this Agreement may be assigned by GRANTEE without City's written consent to any entity that purchases substantially all of the assets or ownership interests of the GRANTEE; any entity that results from a merger, consolidation, or restructuring of the GRANTEE; or, any entity that assumes control of the GRANTEE. Upon such assignment by [], the successor entity assuming the Agreement shall execute a written document that the successor entity shall fully perform the obligations of [] under this Agreement and shall be entitled to all of []'s rights herein ("Assignment and Assumption Agreement"). [] shall provide City with a copy of the executed Assignment and Assumption Agreement.

[ONE SIGNATURE PAGE FOLLOWS]  
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed, effective as of the date indicated above.

[], a []

---

By: \_\_\_\_\_

Its: \_\_\_\_\_

**City of Clemson, South Carolina**

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By: \_\_\_\_\_

Its: \_\_\_\_\_



## **CITY OF CLEMSON AGENDA ITEM REQUEST FORM**

Requested By:  
Robert Halfacre, Mayor

Date Submitted: 2/18/2026

Council Meeting Date: March 2, 2026

Type of Request: (Choose Only One)  
Report/Discussion

Agenda Item Summary: (brief for public information and posted agenda)  
Miss Clemson 2026 Pageant winners

Agenda Item Detail: (expand as necessary for clarification)



## **CITY OF CLEMSON AGENDA ITEM REQUEST FORM**

Requested By:  
Jorge Campos, Chief of Police

Date Submitted: 02/16/2026

Council Meeting Date: March 2, 2026

Type of Request: (Choose Only One)  
Policy/Action

Agenda Item Summary: (brief for public information and posted agenda)

Listen to a presentation from Chief Campos regarding an assistance request from North Myrtle Beach for Memorial Day Weekend and approve signing the corresponding Mutual Aid Agreement.

Agenda Item Detail: (expand as necessary for clarification)

**State of South Carolina )**  
**)**  
**County of Horry )**                    **MUTUAL AID AND LAW ENFORCEMENT**  
**SUPPORT AGREEMENT BETWEEN THE**  
**CITY OF NORTH MYRTLE BEACH AND**  
**THE CLEMSON POLICE DEPARTMENT**

**WHEREAS**, the Law Enforcement and Support Act (the Act), beginning at § 23-20-10 et seq. of the South Carolina Code of Laws, § 23-20-30 provides “Any county, incorporated municipality, or other political subdivision of this State may enter into mutual aid agreements for the proper and prudent exercise of public safety functions. All agreements must adhere to the requirements contained in § 23-20-40”; and

**WHEREAS**, § 23-20-20(4) of the Act defines a Mutual Aid Agreement as “any agreement entered into on behalf of a law enforcement agency in this State for the purpose of providing the proper and prudent exercise of public safety functions across jurisdictional lines, including, but not limited to, multijurisdictional task forces, criminal investigations, patrol services, crowd control, traffic control and safety, and other emergency service situations. Such agreements must not be permitted for the sole purpose of speed enforcement”; and

**WHEREAS**, § 23-20-20 also defines the following as:

- (1) "Law enforcement agency" means any state, county, municipal, or local law enforcement authority that enters into an agreement for the procurement of law enforcement support services.
- (2) "Law enforcement provider" means any in-state or out-of-state law enforcement authority that provides law enforcement services to a law enforcement agency pursuant to this chapter.
- (3) "Law enforcement services" means any law enforcement assistance or service performed by a certified law enforcement officer; and
- (4) "Mutual aid agreement" means any agreement entered into on behalf of a law enforcement agency in this State for the purpose of providing the proper and prudent exercise of public safety functions across jurisdictional lines, including, but not limited to, multijurisdictional task forces, criminal investigations, patrol services, crowd control, traffic control and safety, and other emergency service situations. Such agreements must not be permitted for the sole purpose of speed enforcement.

WHEREAS, § 23-20-40 provides

- (A) All mutual aid agreements for law enforcement services must be in writing and include, but may not be limited to, the following:
  - (1) a statement of specific services to be provided;
  - (2) specific language dealing with financial agreements between the parties;
  - (3) specification of the records to be maintained concerning the performance of services to be provided to the agency;
  - (4) language dealing with the duration, modification, and termination of the agreement;
  - (5) specific language dealing with the legal contingencies for any lawsuits or the payment of damages that arise from the provided services;
  - (6) a stipulation as to which law enforcement authority maintains control over the law enforcement provider's personnel;
  - (7) specific arrangements for the use of equipment and facilities; and
  - (8) specific language dealing with the processing of requests for information pursuant to the Freedom of Information Act for public safety functions performed or arising under these agreements.
- (B) Except as provided in subsection (C), a mutual aid agreement entered into on behalf of a law enforcement authority must be approved by the appropriate governing bodies of each concerned county, incorporated municipality, or other political subdivision of this State. Agreements entered into are executed between governing bodies, and, therefore, may last until the agreement is terminated by a participating party of the agreement.
- (C) An elected official whose office was created by the Constitution or by general law of this State is not required to seek approval from the elected official's governing body in order to participate in mutual aid agreements.

**NOW THEREFORE, PURSUANT TO THE CODE OF LAWS OF SOUTH CAROLINA, SECTION 23-20-10 ET SEQ, THE NORTH MYRTLE BEACH POLICE DEPARTMENT (NMBPD) AND CLEMSON POLICE THE PARTIES AGREE AS FOLLOWS:**

**1. TEMPORARY TRANSFER OF OFFICERS, SPECIFIC SERVICES TO BE PROVIDED, MODIFICATION AND TERMINATION OF AGREEMENT:**

(a) CPD shall provide Officers on a temporary basis to provide law enforcement services in the City of North Myrtle Beach, South Carolina during the Memorial Day Bike Event beginning on May 21, 2026, through May 25, 2026. The Agreement shall be effective for the period beginning at 12:00 a.m. on May 22, 2026, and ending at 11:59 p.m. on May 25, 2026. However, the CPD shall not be required to begin providing assistance until May 22, 2026, continuing through May 25, 2026, unless otherwise requested by the City of North Myrtle Beach to commence providing services prior to May 22, 2026, during the above referenced effective period.

(b) The specific law enforcement services that the CPD shall provide include, but are not limited to, patrol services, crowd control, and traffic control.

(c) This agreement shall terminate, as indicated in paragraph 1(a) on Monday, May 25, 2026, at 11:59 pm. This agreement shall not be modified unless both parties consent, in writing, to a modification. The terms of the modification shall be in writing and shall become a part of the original Agreement.

## **2. AUTHORITY**

(a) The North Myrtle Beach City Council has approved this Agreement and has authorized the CPD to request the temporary transfer of law enforcement officers from the CPD to the extent of available personnel and equipment not required for the adequate protection of the remainder of City of Clemson. The Police Chief or commanding officer of the CPD shall determine the amount of personnel and equipment available for law enforcement aid in North Myrtle Beach. The decision of the Police Chief or the commanding officer of the CPD shall be final.

(b) The City of Clemson authorizes the Chief of the CPD or his designee to render temporary law enforcement aid to the NMBPD to the extent of available personnel and equipment not required for adequate protection of the remainder of the CPD.

(c) Law enforcement officers from the CPD acting under this Agreement shall be commanded by superior authority from within the CPD to maintain the peace or perform duties in the municipality of North Myrtle Beach, South Carolina. While in North Myrtle Beach, officers from the CPD shall be under the direction and authority of a designated person from the CPD. The designated person from the CPD with authority over the officers from the CPD shall in turn be under the direction and authority of Chief of Police for the NMBPD or the Chief's designee. Officers from the CPD transferred to perform law enforcement duties within the City of North Myrtle Beach shall have all powers and authority of a law enforcement officer employed by the City of North Myrtle Beach. The bond for any officer transferred from the CPD shall include coverage for his/her activity in the municipality of North Myrtle Beach in the same manner and to the same extent provided by bonds of officers employed by the NMBPD.

## **3 COMPENSATION**

The NMBPD shall provide a fifty dollar (\$50) per diem to each officer from the CPD transferred to the municipality of North Myrtle Beach pursuant to this Agreement. In addition, the NMBPD shall provide lodging for each officer from the CPD transferred to the municipality of North Myrtle Beach pursuant to this Agreement. The NMBPD shall also reimburse the CPD the rate of salary or the hourly rate of wages for each officer transferred from the CPD. Such reimbursement for each officer shall include any overtime and any applicable state and federal taxes and SCPORS contributions. CPD shall submit an invoice to the NMBPD within thirty (30) days from May 25, 2026

regarding reimbursement for officers transferred pursuant to this Agreement. Reimbursement shall not include travel expenses.

Other than the compensation to be paid to the CPD as indicated above, the NMBPD shall not be obligated to pay additional remuneration to the CPD however, in the event any extraordinary cost is incurred by the CPD in the rendering of law enforcement services pursuant to this Agreement, the CPD may submit a request for compensation to off-set any extraordinary cost. The NMBPD shall not unreasonably withhold payment to the CPD for any extraordinary costs incurred by the CPD while rendering law enforcement services pursuant to this Agreement.

The temporary transfer of officers from the CPD to the NMBPD pursuant to this Agreement shall in no manner affect or reduce the compensation, pension, or retirement rights of transferred or assigned officers and such officers shall continue to be paid by the City of Clemson where such officers are permanently employed.

#### **4. LIABILITY**

(a) To the extent permitted by law, and without waiving sovereign immunity, each agency shall be responsible for any and all claims, demands, suits, actions, damages and causes of action related to or arising out of or in any way connected with its own actions and the actions of its personnel in providing law enforcement services under this agreement.

(b) The NMBPD and the City of North Myrtle Beach shall not be responsible for reimbursing any amounts paid or due as benefits to employees of the CPD or the City of Clemson under the terms of the South Carolina Workers' Compensation Act due to personal injury or death occurring while such employees are engaged in rendering aid under this Agreement. The NMBPD and the City of Clemson shall be responsible for payment of compensation and benefits only to their respective employees.

(c) All individuals retain all compensation, pension, retirement and disability rights while performing duties in accordance with this agreement, and all officers shall continue to be paid by the entity where they are permanently employed as of the dates services are rendered.

(d) This Agreement shall not be construed as, or deemed to be, an agreement for the benefit of any third party or parties. No third party or parties shall have any right of action under this agreement for any cause of action whatsoever.

**5. EQUIPMENT AND FACILITIES**

The CPD may utilize equipment from its own agency, if approved of by the Chief of Police for the NMBPD or his designee, in carrying out law enforcement services pursuant to this Agreement.

**6. RECORDS**

In the event that it is necessary for any officer with the CPD to issue a uniform traffic ticket, prepare an incident report, traffic accident report, and/or prepare any document(s) necessary for the issuance of an arrest warrant, the originals of the above stated documents shall remain with and be maintained by the NMBPD. In the event it is necessary for an officer with the CPD to return to the City of North Myrtle Beach to aid in the prosecution of any traffic citation issued or arrest warrant obtained by, or with the assistance of, any officer from the CPD while he/she was performing law enforcement services pursuant to this Agreement, such officer shall reasonably cooperate with the NMBPD to return to North Myrtle Beach for the purpose of providing testimony if the matter is to be disposed of via bench trial or jury trial. The NMBPD shall pay for the officer's mileage at the prevailing IRS mileage rate.

**7. PROCESSING REQUESTS FOR INFORMATION PURSUANT TO THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT**

Any requests for information submitted to the City of North Myrtle Beach and/or the North Myrtle Beach Police Department pursuant to the South Carolina Freedom of Information Act (FOIA) regarding public safety functions performed or arising under these agreements shall be processed by the City of North Myrtle Beach. Any requests for information submitted to the CLEMSON POLICE DEPARTMENT pursuant to the South Carolina Freedom of Information Act (FOIA) regarding public safety functions performed or arising under these agreements shall be processed by CLEMSON POLICE DEPARTMENT.

\_\_\_\_\_  
Ryan Fabbri, City Manager  
City of North Myrtle Beach

\_\_\_\_\_  
Chief Jorge Campos  
CLEMSON POLICE DEPARTMENT

Date: \_\_\_\_\_

Date: \_\_\_\_\_



## **CITY OF CLEMSON AGENDA ITEM REQUEST FORM**

Requested By:  
Dustin Hayes, Interim Utilities Director

Date Submitted: 02/17/2026

Council Meeting Date: March 2, 2026

Type of Request: (Choose Only One)  
Policy/Action

Agenda Item Summary: (brief for public information and posted agenda)  
Consider approval of a new voting delegate for the City of Clemson seat on the board of the Anderson Regional Joint Water System (ARJWS).

Agenda Item Detail: (expand as necessary for clarification)  
With the retirement of former Utilities Director Benjie McGill, the City of Clemson needs to appoint a new voting member for its board seat for the Anderson Regional Joint Water System. This appointment requires Council approval and the recommended voting structure is detailed below.

Primary Voting and Board Member: Dustin Hayes, Interim Utilities Director.

Alternate Voting and Board Member: Nathan Hinkle, PE, City Engineer.

CITY OF CLEMSON )  
COUNTY OF PICKENS )  
STATE OF SOUTH CAROLINA )

RESOLUTION

A RESOLUTION APPOINTING A REPRESENTATIVE AND ALTERNATE REPRESENTATIVE OF THE CITY OF CLEMSON, SOUTH CAROLINA TO THE BOARD OF DIRECTORS OF THE ANDERSON REGIONAL JOINT WATER SYSTEM, AND SETTING THE TERM FOR SAID REPRESENTATIVE.

WHEREAS, the City Council of the City of Clemson, South Carolina has previously passed an Ordinance and been accepted as a member of the Anderson Regional Joint Water System, and currently is a participant in a formal Water Purchase Contract that allows the purchase of capacity and water delivery for a term of 30 years, and

WHEREAS, the City of Clemson is authorized, through the By-laws of the Anderson Regional Joint Water System to have a representative and alternate representative appointed to the Board of Directors of said System,

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CLEMSON, SOUTH CAROLINA:

Section 1. A representative of the City of Clemson, South Carolina, shall be appointed to a three (3) year term on the Board. All future terms of representation to this Board shall be for a three (3) year period. In the event that the designated representative cannot attend the meeting of the Board, an alternate representative shall attend the meetings and perform the duties of the primary representative. The term of the alternate representative shall run concurrently with the primary representative.

Section 2. The representative of the City of Clemson for the three year term, beginning on the date of this Resolution, for a term of three (3) years, shall be Dustin Hayes. The alternate representative for the term of three (3) years shall be Nathan Hinkle. Passed by a vote of the Clemson City Council and signed by the Mayor on the 2nd day of March, 2026.

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Robert Halfacre, Mayor

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Attest: Jeremiah Jackson, City Clerk



## **CITY OF CLEMSON AGENDA ITEM REQUEST FORM**

Requested By:  
Nathan Woods, Assistant City Administrator

Date Submitted: 2/18/2026

Council Meeting Date: March 2, 2026

Type of Request: (Choose Only One)  
Policy/Action

Agenda Item Summary: (brief for public information and posted agenda)  
Discuss the 2026-R-01 Proposed Text Amendment (Neighborhood Conservation Overlay District)

Agenda Item Detail: (expand as necessary for clarification)

The proposed amendment would establish a new zoning overlay district intended to facilitate stability and promote continuity that will help maintain the character and minimize negative impacts of change on designated existing residential neighborhood(s). Among the issues addressed by draft's standards are the prioritization of the preservation and protection of the natural terrain and existing landscape, and ensuring the architectural elements and placement of new development conform to the character of the surrounding existing neighborhood. It also authorizes the Board of Architectural Review to establish additional design criteria.

The Planning Commission approved the proposal on February 9, 2026.

Attached:

2026-R-01 Proposed Text Amendment (Neighborhood Conservation Overlay)

## CODE OF ORDINANCES

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### CHAPTER 19 ZONING (1)

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#### ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

##### DIVISION 2. CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS FOR RESIDENTIAL DISTRICTS

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###### Sec. 19-305. Purpose of conditional use and special exception standards.

C.

C. RESIDENTIAL ACCESSORY STRUCTURES & USES <sup>2</sup>: See Section 19-305, Endnote 2

12. Guest Cottage

a. Conditional Use Standards [All Residential Districts]: See Section 19-305 C.1.

4. ~~Guest cottages shall meet the minimum setbacks for primary structures in the district. Guest cottages must be a minimum of 25 feet from any street, 10 feet from any side property line, and 15 feet from any rear property line.~~

11. Shall be located behind the front building line of the principal structure. ~~and shall otherwise meet all dimensional requirements for principal structure(s) (other than height) of the district.~~

#### ARTICLE XI. ARCHITECTURAL REVIEW

##### Sec. 19-1104. Powers and duties of the BAR.

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- A. The Board of Architectural Review (BAR) shall review applications for permits for the following activities within AR ~~and NC~~ districts which are subject to architectural review by the BAR pursuant to regulations in ~~this~~ article 12.

#### ARTICLE XII. Neighborhood Conservation Overlay District (NC District)

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##### Sec. 19-1201. Establishment and Purpose.

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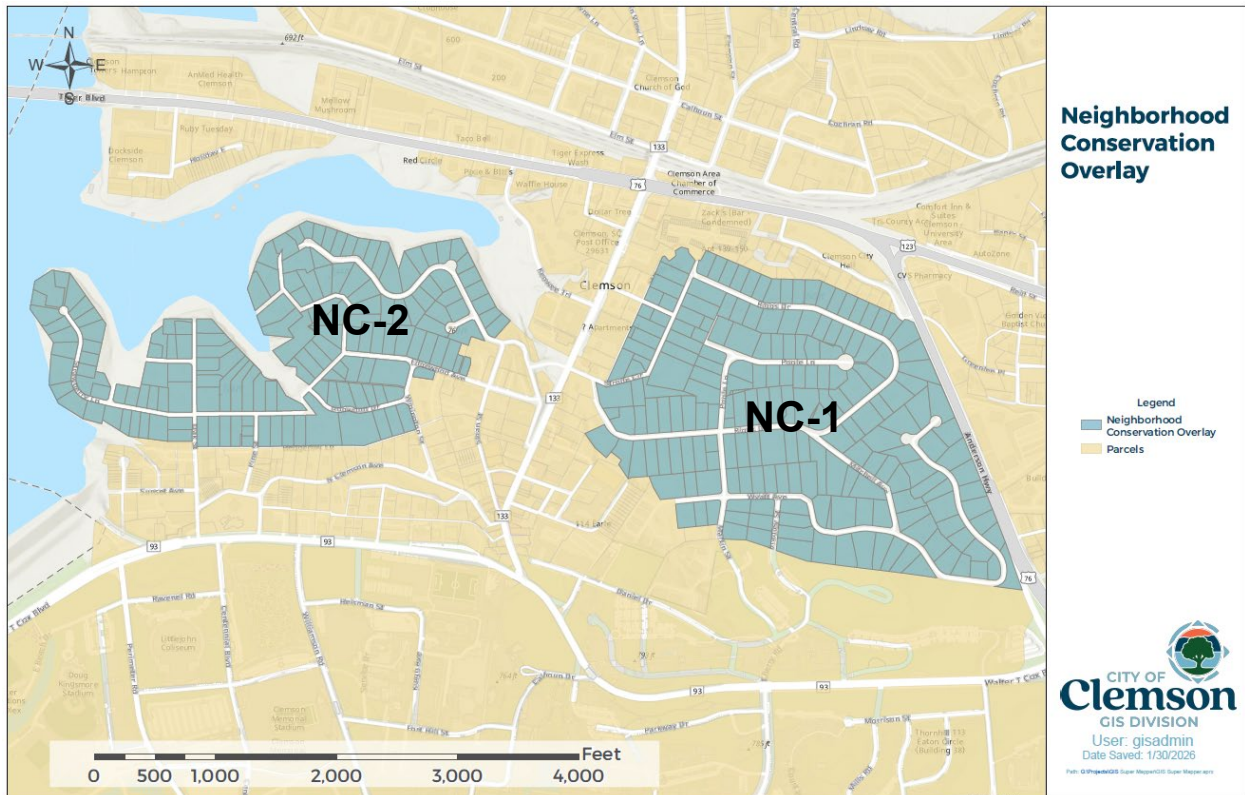
The zoning overlay hereby established by these standards in conformity with the provisions of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 shall be known as the Neighborhood Conservation Overlay (NC District). The purpose of the NC District is to facilitate stability and promote continuity within the designated areas in order to maintain the character of, and to minimize negative impacts of change on, the existing neighborhood(s). The boundaries of the NC District, including

DRAFT 2026-R-01 Neighborhood Conservation Overlay  
Proposed edits to existing standards in RED font.

each constituent portion or sub-district, shall be as delineated and identified on MAP 19-1202 (below). The boundaries of the NC District may be amended as deemed necessary.

**Sec. 19-1202. Boundaries.**

**MAP 19-1202**



\*Sub-districts:  
NC-1 Cold Springs  
NC-2 Sloan-Poe

\*Names of sub-districts are intended for reference only, and may or may not reflect the names of original subdivisions of all portions of a designated area.

**Sec. 19-1203. District Regulations.**

A. Application.

The district regulations established by this article shall apply to the construction of all new residences, guest cottages, accessory structures, garages, subdivisions of land, and only those additions to existing residences or occupied structures that incorporate an apartment unit. Planned Development will not be allowed within the boundaries of this district.

**B. Exemptions.**

The following shall be exempt from the application of the regulations of this section:

1. Temporary uses or structures permitted by district regulations;
2. Ordinary maintenance, painting, or repair which does not require a building permit;
3. Public and private utility structures permitted by district regulations;
4. Structures on public streets or public property approved by the City Council;
5. Demolition or modification of any structure which is certified by the Building Official in writing as being necessary to protect the public from unsafe or dangerous conditions.
6. Fences, wall or sports courts.
7. Accessory structures less than two hundred (200) square feet that do not contain habitable spaces.
8. Additions that do not contain an apartment.

**C. Certificate of Approval.**

Notwithstanding any other standard or regulation contained in this Chapter, a Certificate of Approval granted by the Board of Architectural Review (BAR) shall, with the exception of subdivisions governed by Chapter 15 of the City of Clemson Code of Ordinances, be required for any use or structure subject to these standards prior to the issuance of any other permit or approval. Said Certificate of Approval shall be based upon the review and consideration of the particular proposed use or structure, and may include conditions deemed necessary by the BAR to ensure conformity with these standards. Such approval shall be pursuant to Section 3 of the Vested Rights Ordinance (CC-2005-11) [section 15-30.2]. Subdivisions governed by Chapter 15 of the City of Clemson Code of Ordinances shall be subject to applicable rules contain therein.

**D. Dimensional Standards.**

In the event applicable standards of the NC District do not include dimensional limitations or other rules governing modifications of a proposed use or structure, the regulations of the underlying zoning district shall apply.

**E. General Standards.**

The following general standards shall be applied in the review of all applications for Certificates of Approval:

1. The natural terrain and landscape shall be preserved and protected to the degree feasible. In all cases existing trees and shrubs shall not be destroyed indiscriminately.
2. Architectural scale, location, form, line, color, texture, and other design elements of buildings and other structures shall conform to the character of existing structures on the lot; no Certificate of Approval shall be issued for proposed projects that fail to meet quality of design standards called for by these regulations.
3. The placement and relative location of proposed structures/additions must be consistent with that of existing structures in the surrounding area.
4. Exterior lighting shall be used only for safety and design.
5. All electrical and mechanical equipment and refuse containers shall be concealed or screened from view of the public right-of-way.
6. The BAR will establish supplemental design criteria for future evaluation.

F. Legal Non-conformance.

Any existing use or structure deemed to be in legal non-conformance with these standards shall be permitted to continue provided proposed changes or alterations do not result in an increase of said non-conformity.

**Sec. 19-1204. Amendment of District.**

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- A. The NC District may be amended from time to time as deemed necessary in accordance with the zoning amendment procedures established by this Chapter.
- B. Standards addressing the specific conditions of each sub-district may be adopted as needed. Consideration of such standards should at a minimum include:
  1. Promoting harmonious and attractive development both in the district and in surrounding areas;
  2. Ensuring pedestrian accessibility and safety;
  3. Protection of the character of established neighborhoods;
  4. Encouragement of creativity and superior and/or innovative architectural and site design.
  5. Protection and enhancement of the City's tree canopy.

- C. Design review standards shall reflect the goals set forth in the Comprehensive Plan and other applicable adopted plans. The Board of Architectural Review shall use these standards to encourage development that both draws from and responds to the architectural features of existing structures, and respects the impact on adjacent residential properties.

### **Sec. 19-1205. Application for Certificate of Approval.**

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All projects proposed to be located in any portion of the NC District shall require review and approval of a Certificate of Approval by the BAR prior to the issuance of any building or other permit/approval. Application for review of proposed projects shall be made to the Planning and Development Department Office. City Council may establish, and from time to time amend, appropriate fees for said review. Applications shall include the completion and submittal of appropriate forms provided by Planning and Development Department staff, and any support materials deemed necessary to address all pertinent aspects of a proposed project.

A. The following architectural review procedure is hereby established:

1. *Conceptual review.* Applicants are encouraged to meet with the Zoning and Codes Administrator prior to the preparation of working drawings and specifications. The purpose of this meeting shall be to acquaint the applicant with NC District standards and guidelines. Applicants may also meet with the BAR to present the concept of a proposed project in order to obtain general input during formative phases. Conceptual review is mandatory for all projects including new structures.
2. *Preliminary review.* During preliminary reviews the BAR shall provide applicants with specific input and guidance related to the application. However, in the event the materials presented are deemed to be sufficiently clear and the proposal is determined to meet applicable standards, the BAR, or its designee, may grant preliminary and final approval. Notwithstanding this standard, the first time a project involving construction of a new structure is listed as an item on a BAR meeting agenda, public input shall be obtained pursuant to the BAR Rules of Procedure prior to the board rendering a decision.
3. *Final Review.* At the conclusion of a final review, the BAR, or its designee, may grant, grant with conditions, or disapprove an application for a Certificate of Approval.

B. The BAR may, on a case-by-case basis, delegate its authority to conduct conceptual, preliminary, or final design reviews regarding one or more aspects/categories of projects to the Zoning and Codes Administrator. In the event a delegated review reveals the applicant has met all applicable standards, the Zoning and Codes Administrator may, if appropriate, issue a Certificate of Approval. Notwithstanding the delegation of authority, however, the Zoning and Codes Administrator may at any point refer a matter back to the BAR, who shall take it up again at their earliest opportunity.

C. In addition to the required completed application form and any applicable fees, applicants for review of projects for Certificates of Approval shall submit nine (9) full-color paper copies and one (1) digital copy of the following materials to the Zoning and Codes Administrator by the application deadline:

1. Site plan, drawn to scale;
2. Landscape plan;
3. Elevation plans, including any portions of the structure visible from a public right-of-way; and
4. Other information as may be required, and may include pictures of any buildings adjacent to the subject property.
5. Tree Survey

The Zoning and Codes Administrator shall reserve the right to accept additional application support materials after the deadline for submission provided the application, appropriate fees, and primary information were received on time.

D. Decisions of the Zoning and Codes Administrator may be appealed to the Board of Architectural Review pursuant to procedures set forth in this article.

E. All subdivisions (Simple Lot, Minor or Major) shall follow the standard review processes established in Chapter 15 of the City of Clemson Code of Ordinances.

### **Sec. 19-1206. Fee**

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A. Fee for submission to the BAR is \$50.00.

### **Sec. 19-1207. Appeals.**

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- A. A person aggrieved by a decision of the Zoning and Codes Administrator related to an application for an architectural review Certificate of Approval, or any officer, department, or board of the city may appeal the decision to the BAR, as follows:
1. The appealing party shall file written notice of appeal with the Zoning and Codes Administrator and the BAR within 30 days after receipt of written notification of the Zoning and Codes Administrator's decision. The notice of appeal shall specify the grounds of appeal;
  2. The Zoning and Codes Administrator shall provide the BAR with all documents in the record upon which the action appealed was taken;
  3. An appeal stays all proceedings to enforce the action, unless the Zoning and Codes Administrator certifies that a stay would cause imminent peril to life and property. The BAR or Circuit Court may grant a restraining order for due cause;
  4. The BAR shall hear the appeal at its next regularly scheduled meeting, provided that notification of the appeal is published in a newspaper of general circulation 15 days before the meeting;
  5. The appealing party may appear in person or by attorney at the meeting;
  6. The BAR shall hear the appeal in accordance with adopted procedure. The BAR shall provide a written decision, including findings of fact and conclusions; and
  7. The BAR shall serve a copy of its decision on parties in interest by certified mail and keep a copy as a permanent public record.

**Sec. 19-1208. Appeal of BAR's decision.**

Decisions of the Board of Architectural Review may be appealed to the Circuit Court within 30 days of the BAR's decision pursuant to S.C. Code 1976, § 6-29-900.

**Sec. 19-1209. Architectural Review- Neighborhood Conservation Sub-district Standards.**

Table 19-1209 Neighborhood Conservation District: Sub-district Standards		
"✓" = required    "-" = not required		
Standards	NC District	
	# 1	#2

DRAFT 2026-R-01 Neighborhood Conservation Overlay  
Proposed edits to existing standards in RED font.

Building Standards		
1. The design and materials of any addition or accessory structure must match that of the primary house.	✓	✓
2. Design of any new construction must fit in with the existing structures on the property. <del>surrounding properties and advance the aesthetics of the neighborhood.</del>	✓	✓
3. All <del>new homes</del> developments to which these standards are applicable are subject to the City's Site Management Plan during construction	✓	✓
Site Standards		
1. Planned Development proposals are <b>not allowed</b> for properties located within the NC District Sub-district	✓	✓
2. New lots created will avoid irregular shapes with side lots lines being perpendicular to the road.	✓	✓
3. All <del>new residences</del> developments to which these standards are applicable are required to adhere to landscaping standards found in the Architectural District Standards table 19-1110 and Article IX.	✓	✓
4. Site plans for new construction or subdivisions must map mature trees and describe the measures that will be to conserve them, minimizing the loss of mature trees. For each <del>6 8"</del> DBH or greater <del>hardwood canopy tree</del> taken down that is not within the footprint of the primary residence, two (2) canopy trees must be installed in its place. If no approved suitable location can be found, the property owner shall pay \$500.00 into the tree bank fund for every missing tree. <del>The BAR can approve the substitution of a required canopy tree for one or more ornamental tree or bush for cause.</del>	✓	✓
5. New buildings and additions shall be designed to set into the landscape with a minimum of reshaping to the topography and loss of mature trees.	✓	✓
6. New construction should provide for large, native trees that will reach at least fifty (50) feet in height at maturity. At least two (2) trees of this type should be placed and maintained in an approved manner in each of the front and rear yards; existing trees may be counted in this amount.	✓	✓
7. At least two ornamental trees such as a dogwood or redbud should be shown in the front and rear yards of each building being submitted for approval for new construction.	✓	✓
8. The BAR may on a case-by-case basis modify setback requirement to make proposed new construction fit in better with the surrounding properties; in no case may a permitted setback be less than five (5) feet .	✓	✓
9. The BAR shall approve all landscaping plans.	✓	✓

**Sec. 19-1210. Enforcement.**

DRAFT 2026-R-01 Neighborhood Conservation Overlay  
Proposed edits to existing standards in RED font.

A. Failure to maintain structures and landscaping in the manner approved by the BAR shall be a violation of this ordinance.

B. Failure to comply with the approved subdivision plans shall be a violation of this ordinance.

ARTICLE ~~XIII~~ XIII. ADMINISTRATION

ARTICLE ~~XIV~~ XIV. APPEALS

ARTICLE ~~XV~~ XV. AMENDMENT

DRAFT



## CITY OF CLEMSON AGENDA ITEM REQUEST FORM

Requested By:  
Adam Jones, Council Member

Date Submitted: 2/19/26

Council Meeting Date: March 2, 2026

Type of Request: (Choose Only One)  
Policy/Action

Agenda Item Summary: (brief for public information and posted agenda)  
Discuss a text amendment to Chapter 2-47-f regarding abstentions.

Agenda Item Detail: (expand as necessary for clarification)

f. Except in a case of a conflict of interest, all council members shall vote on all questions. When a council member is present, whether physically or electronically, abstention or failure to vote shall be counted in ~~opposition~~ support of the motion.



## **CITY OF CLEMSON AGENDA ITEM REQUEST FORM**

Requested By:  
Jacob Peabody, Zoning and Codes Administrator

Date Submitted: 2/19/26

Council Meeting Date: March 2, 2026

Type of Request: (Choose Only One)  
Policy/Action

Agenda Item Summary: (brief for public information and posted agenda)  
Consider 2nd reading of a proposed amendment to the townhouse definition in the Rental Housing Ordinance. - Zoning and Codes Administrator Jacob Peabody

Agenda Item Detail: (expand as necessary for clarification)  
The proposal will clarify definition of Townhouse in the Rental Housing Ordinance

# CODE OF ORDINANCES

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## CHAPTER 13 OFFENSES AND MISCELLANEOUS PROVISIONS (1)

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FOOTNOTE(S):

--- (1) ---

Cross reference—Traffic, ch. [18](#).

## ARTICLE III. RENTAL HOUSING REGULATIONS (3)

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FOOTNOTE(S):

--- (3) ---

**Editor's note**—Ord. No. CC-2012-03, adopted March 19, 2012, amended art. III in its entirety to read as set out herein. Former art. III, §§ 13-55—13-75, pertained to similar subject matter and derived from Ord. No. CC-2010-10, adopted Sept. 7, 2010.

### Sec. 13-55. Definitions.

...

**Short-term residential rental** - (As regulated in sections 13-76 through 13-82)The legally permitted accessory use of a dwelling or portion thereof for a fee or other compensation for a period or periods of up to a total of no more than 25 rental days per calendar year. Short-term residential rentals do not include hotels, motels, bed and breakfast establishments, or inns that are subject to and compliant with the city's business license and other applicable Code requirements, nor does the term include longer-term rentals subject to the City's Rental Housing Regulations (sections 13-55 through 13-75).

Effective on: 9/18/2017

**Townhouse Dwelling Unit** means a ~~single-family~~ dwelling-unit constructed in a group of three or more attached units in ~~a single building or series of attached buildings in which no separate dwelling unit is above or below another and which each unit extends from the foundation to roof and with yard or public way exterior walls are open to the outside~~ on not less than two sides. (CC-2019-08, 7-1-2019)

Effective on: 9/18/2017

**Violation** - breach of law.



## CITY OF CLEMSON AGENDA ITEM REQUEST FORM

Requested By:  
Andy Blondeau, City Administrator

Date Submitted: 2/9/2026

Council Meeting Date: March 2, 2026

Type of Request: (Choose Only One)  
Policy/Action

Agenda Item Summary: (brief for public information and posted agenda)

Consider 1st Reading of an Ordinance confirming and ratifying the annexation of, and/or annexing, certain property contiguous to the city limits, and enlarging the city limits; and for providing other related matters - City Administrator Andy Blondeau

Agenda Item Detail: (expand as necessary for clarification)

In 2022, the City of Clemson received a petition for annexation from 100% of the freeholders of the property commonly known as the Grange. City Council took action to annex the property.

However, Pickens County did not recognize portions of the annexation and expressed confusion over the annexation boundaries. This ordinance ratifies the city's annexation action and provides additional legal and boundary clarification to resolve any of the county's outstanding issues or concerns.

**CITY OF CLEMSON, SOUTH CAROLINA**

**ORDINANCE #2026-[]**

**OF THE CITY COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA,  
CONFIRMING AND RATIFYING THE ANNEXATION OF, AND/OR  
ANNEXING, CERTAIN PROPERTY CONTIGUOUS TO THE CITY LIMITS,  
AND ENLARGING THE CITY LIMITS; AND PROVIDING FOR OTHER  
RELATED MATTERS.**

[GRANGE ANNEXATION]

**WHEREAS**, in or about November 2022, the City of Clemson (“City”) received one or more petition(s) for annexation from 100 percent of the freeholder(s) of the real property parcels (collectively, “Prior Annexation Petition”), encompassing approximately 114.42 acres, platted for 199 residential lots, along with all related, contiguous, internal roads and streets, all located on the south side of Highway 123, situated in Pickens County, South Carolina, constituting a portion of what was then known as a portion of Pickens County Tax Map Number 4064-00-63-1901 (collectively, “Annexed Property”);

**WHEREAS**, the Annexed Property is more particularly described and depicted on Exhibit A, which is attached to, and incorporated in this Ordinance;

**WHEREAS**, in conformity with South Carolina Code Annotated section 5-3-150(3), on or about November 15, 2022, the City lawfully enacted Ordinance No. CC-2022-22 (“Annexation Ordinance”), thereby annexing the Annexed Property;

**WHEREAS**, a copy of the Annexation Ordinance, as well as minutes from each City Council meeting during the Annexation Ordinance was considered, along with other materials related to the Annexation Ordinance are, collectively, attached to, and incorporated in, this Ordinance, as Exhibit B;

**WHEREAS**, (a) at the time of the City’s Prior Annexation Ordinance, the Annexed Property was, and (b) the Annexed Property is now, located in a geographically unified area in relation to the City and to the property in the City that the Annexed Property abuts;

**WHEREAS**, (a) at the time of the City’s Prior Annexation Ordinance, the Annexed Property was, and (b) the Annexed Property is now, contiguous to, touches directly and substantially upon, and shares a common boundary with property located within the then-existing, and now-existing, City limits;

**WHEREAS**, (a) at the time of the City’s Prior Annexation Ordinance, the Annexed Property was, and (b) the Annexed Property is now, located in the same drainage system as the portion of the City to which the Annexed Property was/is contiguous;

**WHEREAS**, (a) at the time of the City’s Prior Annexation Ordinance, the Annexed Property was, and (b) the Annexed Property is now, located in the City’s utility service area as contemplated by the Order, filed August 1, 1988, ending *Dyar, et al. v. City of Central, South Carolina*, 87-CP-39-625 and *City of Central, et al. v. City of Clemson*, 87-CP-39-693, as a result of the “Agreement,” dated July 20, 1988, entered into between the City of Clemson and the City of Central with the intention of resolving matter 87-CP-39-625 and matter 87-CP-39-693, and the Annexed Property developers have constructed one or more utility service lines to connect to the City’s utility system, and have requested and obtained service from the City’s utility system;

**WHEREAS**, by enacting the Annexation Ordinance, the City intended to annex, and the Annexation Ordinance annexed, the Annexed Property;

**WHEREAS**, following enactment of the Annexation Ordinance, Pickens County, South Carolina (“Pickens”), refused to acknowledge the legal effect of the Annexation Ordinance, expressing confusion over the scope of the Annexed Property;

**WHEREAS**, representatives from the City and Pickens communicated on a number of occasions

regarding the legal effect of the Annexation Ordinance and the scope of the Annexed Property;

**WHEREAS**, by letter dated July 1, 2024, a copy of which is attached to, and incorporated in, this Ordinance as Exhibit C, a representative of the original property owner(s) of the Annexed Property confirmed the original property owner'(s)' intent in petitioning the City for annexation using the 100% annexation method and requesting the City to enact the Annexation Ordinance as well the intended scope of the Annexed Property;

**WHEREAS**, despite a copy of this letter having been provided to Pickens, Pickens continues to refuse to acknowledge the legal effect of the Annexation Ordinance and the scope of the Annexed Property;

**WHEREAS**, notwithstanding (i) Pickens' lack of legal standing to challenge and (ii) Pickens' not otherwise having legally challenged, either the City's enactment of the Annexation Ordinance or the annexation of the Annexed Property, and despite the original property owner'(s)' having subsequently and specifically confirmed assent to the City's enacting the Annexation Ordinance and the City's annexing the Annexed Property, Pickens continues to fail and/or refuse to acknowledge the legal effect of the City's enacting the Annexation Ordinance and the scope of the Annexed Property;

**WHEREAS**, Pickens' failure and/or refusal has had the practical impact of denying the City its legal right to annex the Annexed Property;

**WHEREAS**, as a result, for a second time, the City has obtained annexation petitions providing for the 100% method of annexation of the Annexed Property (collectively, "Annexation Petitions"), a copy of which are, collectively, attached to, and incorporated in, this Ordinance, as Exhibit D;

**WHEREAS**, City Council has received and considered the contents of (a) the "Report on Proposed Annexation," a copy of which is attached to, and incorporated in, this Ordinance as Exhibit E;

**WHEREAS**, by confirmation, ratification, and/or annexation, it appears in the best interests of the City, its residents, and businesses, as well as its future residents and businesses, for the Annexed Property to be a part of, and incorporated in, the City limits;

**NOW THEREFORE, BE IT ORDAINED**, by the City Council of the City of Clemson, South Carolina, duly assembled and with a quorum present, that:

**Section 1. Confirmation and Incorporation of Recitals.** To the best of the City Council's knowledge, the recitals above are true and correct in all respects, and the City Council incorporates the recitals herein, by reference, as if fully set forth in this paragraph;

**Section 2. Prior Annexation Petition.** The City confirms and ratifies the City's prior acceptance of the Prior Annexation Petition, the City's enactment of the Prior Annexation Ordinance, and the City's intent that the Annexed Property be included as part of the City limits, and the City annexes the same.

**Section 3. Annexation Petition.** The City accepts the Annexation Petition, and, to the extent not already so annexed into the City limits, annexes the Annexed Property, and amends the City limits to include the Annexed Property.

**Section 4. City Services.** According to generally applicable law, the City shall provide such services to the Annexed Property as the City provides to parcels located in the City limits.

**Section 5. Pickens County.** The City directs Pickens to acknowledge enactment of this Ordinance, the enactment of the Prior Annexation Ordinance, and give legal effect to the City's annexation of the Annexed Property.

**Section 6. Authority of City Administrator.** The City Administrator is authorized to implement the intent of this Ordinance and the City's annexation of the Annexed Property, including whatever action and/or executing and delivering whatever documents, as the City Administrator deems necessary and/or

proper to effect the same.

**Section 7. General Repealer.** Each ordinance, resolution, order, policy, or similar directive, or any part of the same, in conflict with this Ordinance is, to the extent of that conflict, repealed.

**Section 8. Severability.** If any part of this Ordinance is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

**Section 9. Savings Clause.** Nothing in this Ordinance abrogates, diminishes, or otherwise alters any matter that arose under the Prior Annexation Ordinance, prior to the enactment of this Ordinance, and any matter that so arose shall continue.

**Section 10. Effective Date.** This Ordinance is effective immediately on second reading by the City Council.

[ONE SIGNATURE PAGE AND SIX EXHIBITS FOLLOW]  
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

**IT IS SO ORDAINED:** September \_\_\_\_, 2025.

**ATTEST:**

\_\_\_\_\_  
Jeremiah Jackson, City Clerk

\_\_\_\_\_  
G. Robert Halfacre, Mayor

First reading: September \_\_\_\_, 2025

Second reading: September \_\_\_\_, 2025

**EXHIBIT LIST**

Exhibit A	Description/Depiction of Annexed Property
Exhibit B	Prior Annexation Materials
Exhibit C	July 1, 2024, Letter Regarding Prior Annexation
Exhibit D	Annexation Petitions

**EXHIBIT A**

**DESCRIPTION/DEPICTION OF ANNEXED PROPERTY**

[SEE [] PAGES, ATTACHED]

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CITY OF CLEMSON, SOUTH CAROLINA

ORDINANCE No. CC-2022-22

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA, ANNEXING CONTIGUOUS PROPERTY INTO THE CITY LIMITS.**

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**WHEREAS**, the City of Clemson (the "City") has received a petition for annexation from 100 percent of the freeholder(s) of real property parcels collectively entitled as The Grange Phase 1, encompassing 114 acres, more or less, located on the south side of Highway 123, situated in Pickens County, South Carolina (the "Phase I Property"), and more particularly described in the "Report on Proposed Annexation;" and,

**WHEREAS**, a plat of the Phase I Property is attached hereto as Attachment A; and,

**WHEREAS**, the Phase I Property is contiguous to a parcel located within and owned by the City of Clemson following a purchase of the property from the owners, Burton Timberland, LLC, DJB Timberland, LLC, and LWB Pickens #4, LLC, and subsequent annexation into the City limits pursuant to S.C. Code §5-3-100; and,

**WHEREAS**, pursuant to S.C. Code §5-3-150(3), any area or property that is contiguous to a municipality may be annexed by that municipality upon receipt of a petition signed by 100 percent of the freeholders of that area or property;

**WHEREAS**, City Council has received and considered the contents of the "Report on Proposed Annexation" regarding the Phase I Property; and,

**WHEREAS**, it appears in the best interests of the City, its residents, and businesses, as well as its future residents and businesses, for the Phase I Property to be annexed into the City limits; and,

**NOW THEREFORE**, it is hereby found, decided, declared, and ordained by the City Council of the City of Clemson, South Carolina, duly assembled and with a quorum present, that:

1. The recitals above are incorporated by reference as if fully set forth herein;
2. The Phase I Property is contiguous to, touches directly and substantially upon, and shares a common boundary with property located within the City limits of the City of Clemson;
3. The Phase I Property is located in a geographically unified area in relation to the City and to the property within the City that it abuts;

- 4. The Phase I Property is located in the same drainage system as the portion of the City to which it is contiguous;
- 5. The Phase I Property is located in the City's water service area and the Phase I Property developers have constructed a line or lines to the City's water utility system, and have requested and obtained service from the system;
- 6. Once annexed, the City shall make available other City services to the Phase I parcels; and,
- 7. The City hereby accepts the petition and declares as annexed the Phase I Property, that property being more fully described in the Report on Proposed Annexation and reflected in Attachment A, so as to bring the parcel within the City limits of the City of Clemson, South Carolina.

IT IS SO ORDAINED this the 5<sup>th</sup> day of November, 2022.

ATTEST:

Beverly Coleman  
Beverly Coleman, City Clerk

G. Robert Halfacre  
G. Robert Halfacre, Mayor  
Aksia Smith, Mayor Pro Tem

First reading: 11/8, 2022

Second reading: 11/15, 2022

100 Percent Annexation Petition

TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3) and that certain Phase 1 Utility Services and Annexation Agreement for the Grange Subdivision dated November 4, 2022.

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

All those certain pieces, parcels or lots of land lying, being and situate in Pickens County, South Carolina, comprised of a total of 114.42 acres, more or less, designated as Phase 1, The Grange Subdivision as shown on plat of survey entitled FINAL PLAT – PHASE 1 (SHBETS, 1, 2, AND 3) THE GRANGE SUBDIVISION, prepared by Jay Dunn Land Surveyor, dated April 26, 2022, and recorded on April 26, 2022 in Plat Book 615 at Page 116 in the records of the Register of Deeds Office for Pickens County, South Carolina, and having such courses and distances, metes and bounds as shown on said plat, which plat is incorporated herein by reference.

TMS#: Originally part of Pickens County Tax Map # 4064-00-63-1901

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County pursuant to the following deeds:

1. Limited Warranty Deed to Chapman Hill LLC from Habersham, Inc. dated June 5, 2020 and recorded June 5, 2020 in the Office of the Register of Deeds for Pickens County, South Carolina in Deed Book 2164 at Page 43 (portion of).
2. Limited Warranty Deed to Chapman Hill LLC from K & N Associates of Seneca, LLC dated June 5, 2020 and recorded June 5, 2020 in Deed Book 2164 at Page 7, aforesaid records (portion of).
3. Limited Warranty Deed to Dan Ryan Builders South Carolina, LLC from Chapman Hill LLC dated May 31, 2022 and recorded May 31, 2022 in Deed Book 2408 at Page 133, aforesaid records (portion of). Dan Ryan Builders South Carolina LLC subsequently changed its name to DRB Group South Carolina, LLC.
4. Limited Warranty Deed to DRB Group South Carolina, LLC from Chapman Hill LLC dated August 1, 2022 and recorded August 3, 2022 in Deed Book 2433 at Page 27, aforesaid records (portion of).
5. Limited Warranty Deed to DRB Group South Carolina, LLC from Chapman Hill LLC dated September 8, 2022 and recorded September 9, 2022 in Deed Book 2448 at Page 24, aforesaid records (portion of).

6. Limited Warranty Deed to DRB Group South Carolina, LLC from Chapman Hill LLC dated September 8, 2022 and recorded September 9, 2022 in Deed Book 2448 at Page 46, aforesaid records (portion of).

7. Limited Warranty Deed to DRB Group South Carolina, LLC from Chapman Hill LLC dated September 8, 2022 and recorded September 9, 2022 in Deed Book 2448 at Page 58, aforesaid records (portion of).

8. Limited Warranty Deed to DRB Group South Carolina, LLC from Chapman Hill LLC dated October 11, 2022 and recorded October 11 in Deed Book 2461 at Page 134, aforesaid records (portion of).

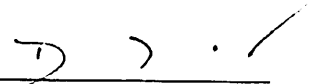
A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Chapman Hill LLC, a South Carolina  
limited liability company

By: Youngblood Development  
Corporation, a South Carolina  
corporation

Its: Manager

By:   
Name: Daniel E. Youngblood  
Title: President

Address: 1909 East Main Street  
Easley, South Carolina 29640

Date: November 4, 2022

[Signatures continued on next page]

DRB Group South Carolina, LLC, f/k/a  
Dan Ryan Builders South Carolina, LLC, a South  
Carolina limited liability company

By: Marv Wann  
Name: MARV MCDARIS  
Its: VICE PRESIDENT

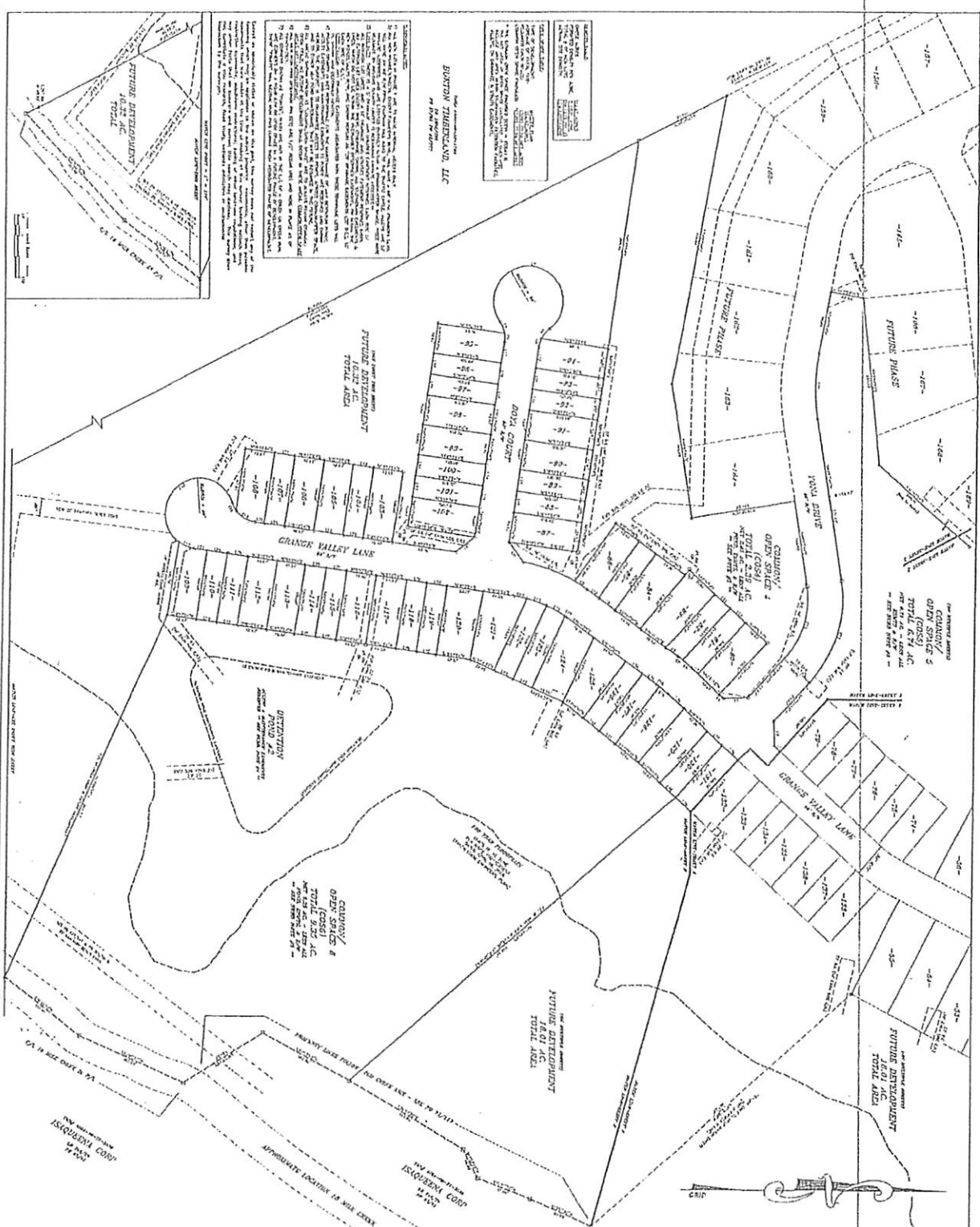
Address: 2099 Gaither Road, Suite 600  
Rockville, MD 20850

=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_





**LEGEND**

LOT OR GROUP OF LOTS TO BE DEVELOPED BY THE SUBDIVIDER

LOT OR GROUP OF LOTS TO BE DEVELOPED BY OTHERS

LOT OR GROUP OF LOTS TO BE DEVELOPED BY THE SUBDIVIDER AT A LATER DATE

LOT OR GROUP OF LOTS TO BE DEVELOPED BY OTHERS AT A LATER DATE

LOT OR GROUP OF LOTS TO BE DEVELOPED BY THE SUBDIVIDER AT A LATER DATE

LOT OR GROUP OF LOTS TO BE DEVELOPED BY OTHERS AT A LATER DATE

**BORTON THIBBLELAND, LLC**  
 1100 HUNTERS BLVD  
 SUITE 100  
 FORT WORTH, TEXAS 76104

**NOTES:**

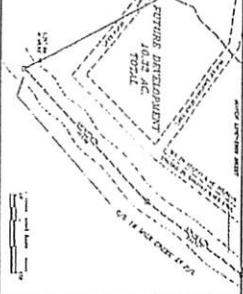
1. THE SUBDIVIDER HAS BEEN ADVISED BY THE TARRANT COUNTY ENGINEER THAT THE SUBDIVISION IS SUBJECT TO THE TARRANT COUNTY SUBDIVISION ACT, CHAPTER 213, SUBCHAPTER C, OF THE TEXAS NATURAL RESOURCES CODE, WHICH ACT PROVIDES THAT THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SUBDIVISION'S UTILITY SYSTEMS, INCLUDING BUT NOT LIMITED TO THE WATER, SEWER, AND GAS SYSTEMS, AND THAT THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE SYSTEMS AFTER THE SUBDIVISION IS COMPLETED.

2. THE SUBDIVIDER HAS BEEN ADVISED BY THE TARRANT COUNTY ENGINEER THAT THE SUBDIVISION IS SUBJECT TO THE TARRANT COUNTY SUBDIVISION ACT, CHAPTER 213, SUBCHAPTER C, OF THE TEXAS NATURAL RESOURCES CODE, WHICH ACT PROVIDES THAT THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SUBDIVISION'S UTILITY SYSTEMS, INCLUDING BUT NOT LIMITED TO THE WATER, SEWER, AND GAS SYSTEMS, AND THAT THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE SYSTEMS AFTER THE SUBDIVISION IS COMPLETED.

3. THE SUBDIVIDER HAS BEEN ADVISED BY THE TARRANT COUNTY ENGINEER THAT THE SUBDIVISION IS SUBJECT TO THE TARRANT COUNTY SUBDIVISION ACT, CHAPTER 213, SUBCHAPTER C, OF THE TEXAS NATURAL RESOURCES CODE, WHICH ACT PROVIDES THAT THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SUBDIVISION'S UTILITY SYSTEMS, INCLUDING BUT NOT LIMITED TO THE WATER, SEWER, AND GAS SYSTEMS, AND THAT THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE SYSTEMS AFTER THE SUBDIVISION IS COMPLETED.

4. THE SUBDIVIDER HAS BEEN ADVISED BY THE TARRANT COUNTY ENGINEER THAT THE SUBDIVISION IS SUBJECT TO THE TARRANT COUNTY SUBDIVISION ACT, CHAPTER 213, SUBCHAPTER C, OF THE TEXAS NATURAL RESOURCES CODE, WHICH ACT PROVIDES THAT THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SUBDIVISION'S UTILITY SYSTEMS, INCLUDING BUT NOT LIMITED TO THE WATER, SEWER, AND GAS SYSTEMS, AND THAT THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE SYSTEMS AFTER THE SUBDIVISION IS COMPLETED.

5. THE SUBDIVIDER HAS BEEN ADVISED BY THE TARRANT COUNTY ENGINEER THAT THE SUBDIVISION IS SUBJECT TO THE TARRANT COUNTY SUBDIVISION ACT, CHAPTER 213, SUBCHAPTER C, OF THE TEXAS NATURAL RESOURCES CODE, WHICH ACT PROVIDES THAT THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SUBDIVISION'S UTILITY SYSTEMS, INCLUDING BUT NOT LIMITED TO THE WATER, SEWER, AND GAS SYSTEMS, AND THAT THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE SYSTEMS AFTER THE SUBDIVISION IS COMPLETED.



**OWNER'S CERTIFICATE**

THE UNDERSIGNED CERTIFY THAT HE OR SHE OR HE, HIS, HER, JOINT TENANT, PARTNER, SPOUSE, OR CO-OWNER HAS READ AND UNDERSTANDS THE CONTENTS OF THIS SUBDIVISION MAP AND THE INFORMATION CONTAINED THEREIN AND HEREBY CERTIFIES THAT HE OR SHE OR HE, HIS, HER, JOINT TENANT, PARTNER, SPOUSE, OR CO-OWNER HAS APPROVED THE SUBDIVISION MAP AND THE INFORMATION CONTAINED THEREIN AND THAT HE OR SHE OR HE, HIS, HER, JOINT TENANT, PARTNER, SPOUSE, OR CO-OWNER HAS AUTHORIZED THE SUBDIVIDER TO FILE THIS SUBDIVISION MAP AND THE INFORMATION CONTAINED THEREIN WITH THE TARRANT COUNTY ENGINEER.

**OWNER:** \_\_\_\_\_ DATE: \_\_\_\_\_

**AGENT:** \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF FINAL PLAT APPROVAL**

FOR RECORDATION

I, THE TARRANT COUNTY ENGINEER, HAVE EXAMINED THE SUBDIVISION MAP AND THE INFORMATION CONTAINED THEREIN AND HAVE FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE TARRANT COUNTY SUBDIVISION ACT, CHAPTER 213, SUBCHAPTER C, OF THE TEXAS NATURAL RESOURCES CODE, AND THAT THE SUBDIVISION IS SUBJECT TO THE TARRANT COUNTY SUBDIVISION ACT, CHAPTER 213, SUBCHAPTER C, OF THE TEXAS NATURAL RESOURCES CODE, WHICH ACT PROVIDES THAT THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SUBDIVISION'S UTILITY SYSTEMS, INCLUDING BUT NOT LIMITED TO THE WATER, SEWER, AND GAS SYSTEMS, AND THAT THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE SYSTEMS AFTER THE SUBDIVISION IS COMPLETED.

**TARRANT COUNTY ENGINEER:** \_\_\_\_\_ DATE: \_\_\_\_\_

**THE GRANGE SUBDIVISION**

FINAL PLAT - PHASE 1 (SHEET 5 OF 3)

**OWNER:** BORTON THIBBLELAND, LLC  
 1100 HUNTERS BLVD, SUITE 100, FORT WORTH, TEXAS 76104

**AGENT:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**SCALE:** \_\_\_\_\_

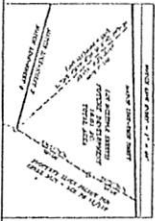
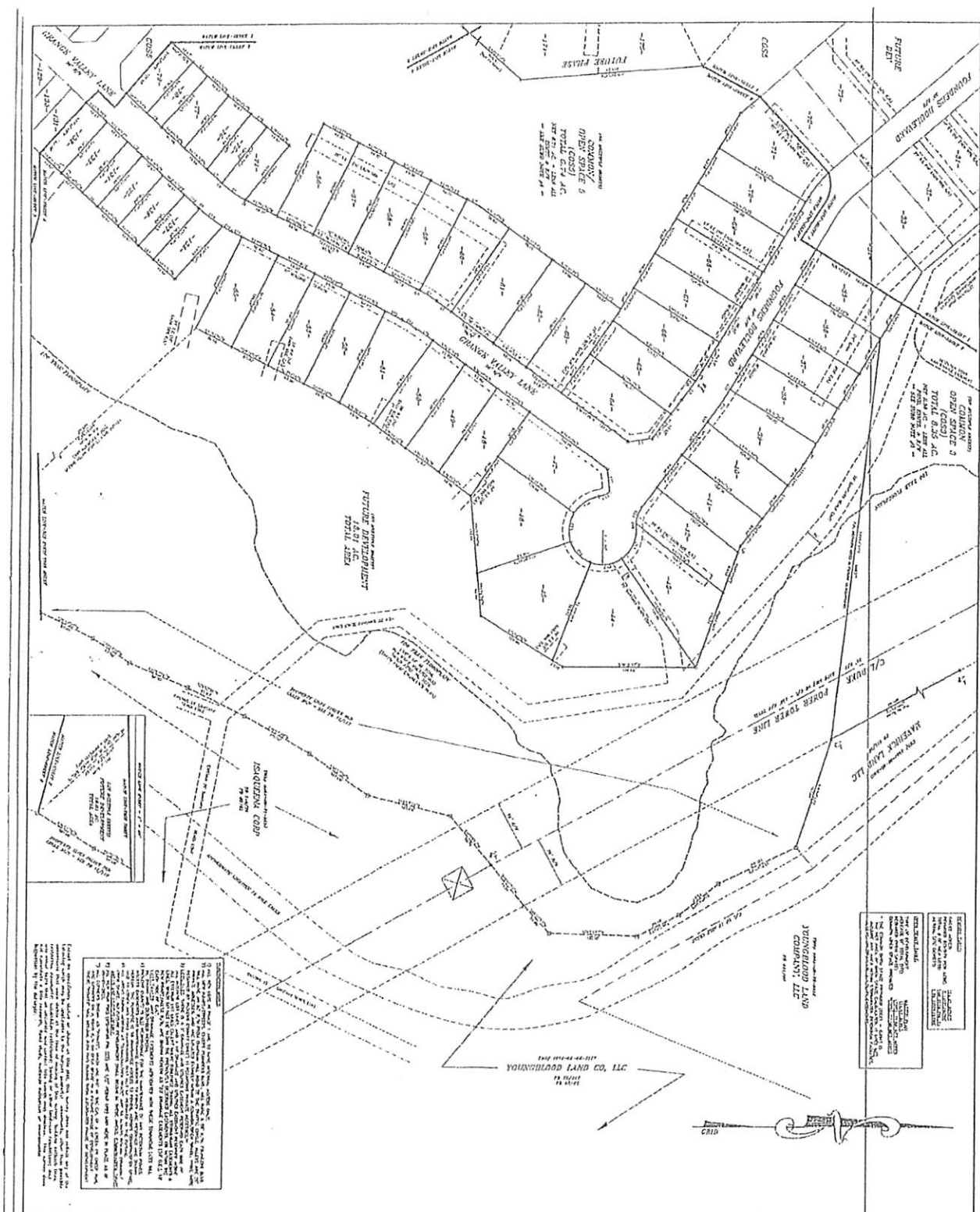
**PROJECT NO.:** \_\_\_\_\_

**DATE OF PREPARATION:** \_\_\_\_\_

**DATE OF RECORDATION:** \_\_\_\_\_

**DATE OF FILING:** \_\_\_\_\_

**DATE OF APPROVAL:** \_\_\_\_\_



**NOTES:**  
 1. THIS PLAN IS SUBJECT TO THE RECORDS OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA.  
 2. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE DISTRICT OF COLUMBIA.  
 3. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE DISTRICT OF COLUMBIA.  
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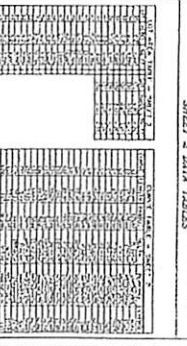
**LEGEND:**  
 - - - - - UNIMPROVED LOTS  
 - - - - - IMPROVED LOTS  
 - - - - - UNIMPROVED COMMON AREAS  
 - - - - - IMPROVED COMMON AREAS  
 - - - - - UNIMPROVED PUBLIC AREAS  
 - - - - - IMPROVED PUBLIC AREAS  
 - - - - - UNIMPROVED PRIVATE AREAS  
 - - - - - IMPROVED PRIVATE AREAS

**THE GRANGE SUBDIVISION**  
 PHASE 1 - PHASE 2 (SHEET 2 OF 2)  
 JUNGERLAND LAND COMPANY, LLC  
 417 2ND ST. N.W.  
 WASHINGTON, D.C. 20001  
 PREPARED BY: [Signature]  
 DATE: 10/1/2011

**CERTIFICATE OF FINAL PLAT APPROVAL**  
 FOR RECORDATION  
 I, the undersigned, being a duly qualified and licensed Surveyor for the District of Columbia, do hereby certify that the above and foregoing plat of The Grange Subdivision, Phase 1 - Phase 2, as shown on the attached sheet, is a true and correct copy of the original plat as the same appears in my office, and that the same conforms to the provisions of the laws of the District of Columbia relating to the recording of plats.  
 My Commission Expires: 10/1/2013  
 [Signature]  
 Surveyor

OWNER'S CERTIFICATE

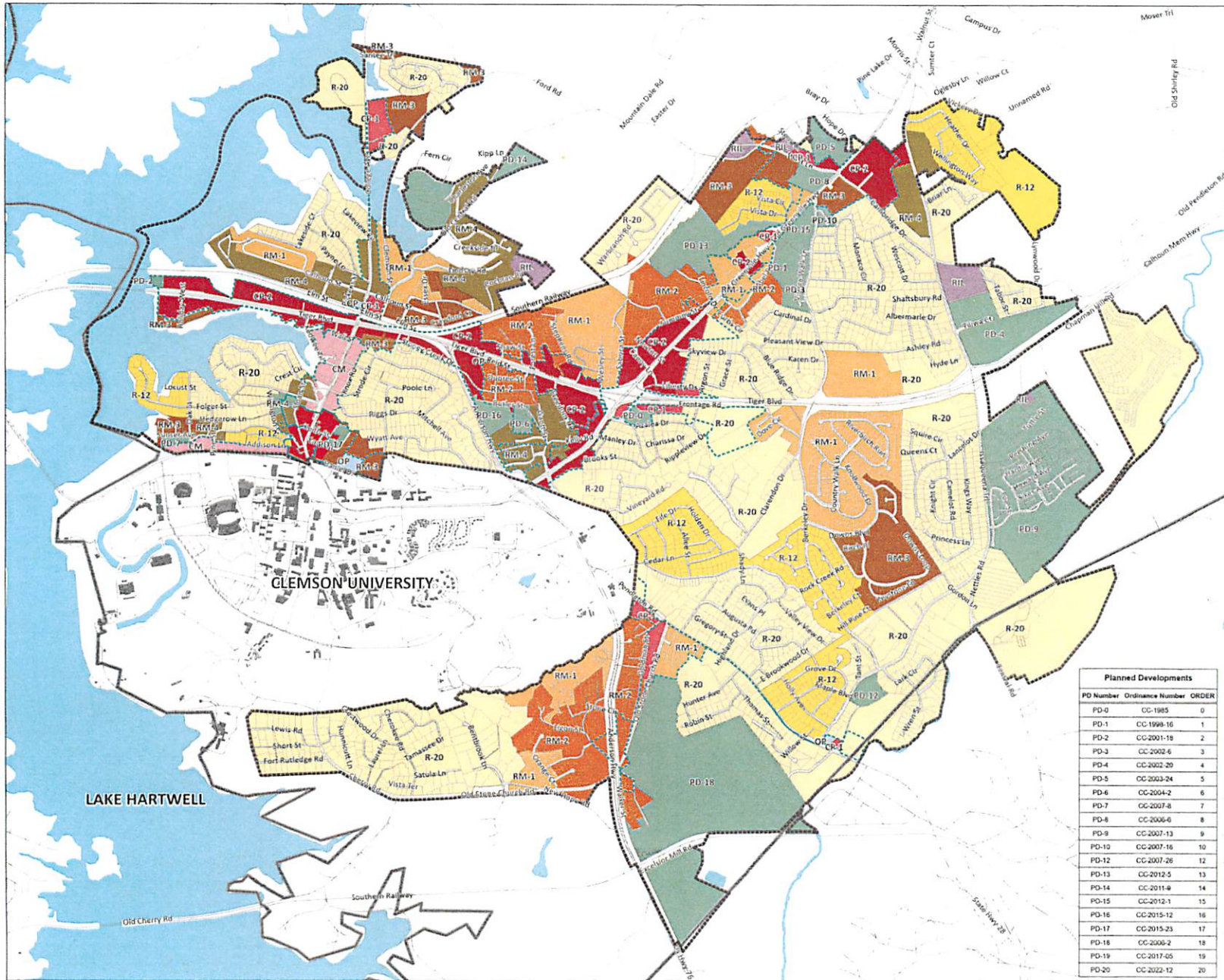
LOT NO.	ACRES	OWNER'S NAME	DATE OF ACQUISITION
1	0.12	JUNGERLAND LAND COMPANY, LLC	10/1/2011
2	0.12	JUNGERLAND LAND COMPANY, LLC	10/1/2011
3	0.12	JUNGERLAND LAND COMPANY, LLC	10/1/2011
4	0.12	JUNGERLAND LAND COMPANY, LLC	10/1/2011
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99	0.12	JUNGERLAND LAND COMPANY, LLC	10/1/2011
100	0.12	JUNGERLAND LAND COMPANY, LLC	10/1/2011



LOCATION MAP - NOT TO SCALE  
 US HWY 123  
 DUKE POWER LINE  
 CHAPMAN HILL ROAD  
 ISAQUEENA TR  
 SHEET 2 OF 2 PLAT TALKS



**CITY OF CLEMSON  
OFFICIAL ZONING MAP**  
Wednesday, November 23, 2022



**Zoning Classification**

- R-20 Single-Family Residential
- R-12 Single-Family Residential
- RM-1 Two-Family Residential
- RM-2 Two-Family Residential
- RM-3 Multi-Family Residential
- RM-4 Multi-Family Residential
- C General Commercial
- CM Commercial Mixed-Use
- CP-1 Neighborhood Business
- CP-2 Community Business
- OP Office Professional
- RIL Research Institutional Light-Industrial
- PD Planned Development
- Clemson City Boundary
- Pickens County Boundaries
- Lake Hartwell

G. Robert Halfacre, Mayor Date

Attest  
Beverly A. Coleman, City Clerk Date

Planned Developments		
PD Number	Ordinance Number	ORDER
PD-0	CC-1985	0
PD-1	CC-1998-16	1
PD-2	CC-2001-19	2
PD-3	CC-2002-6	3
PD-4	CC-2002-20	4
PD-5	CC-2003-24	5
PD-6	CC-2004-2	6
PD-7	CC-2007-8	7
PD-8	CC-2006-6	8
PD-9	CC-2007-13	9
PD-10	CC-2007-16	10
PD-12	CC-2007-28	12
PD-13	CC-2012-5	13
PD-14	CC-2011-9	14
PD-15	CC-2012-1	15
PD-16	CC-2015-12	16
PD-17	CC-2015-23	17
PD-18	CC-2006-2	18
PD-19	CC-2017-05	19
PD-20	CC-2022-12	20

Last Ten Revisions		
Ordinance Number	Change	Date
CC-2016-07	AR-District 5 Extension	2/15/2016
CC-2016-07	AR-District 7 Addition	2/15/2016
CC-2016-07	AR-District 8 Addition	2/15/2016
CC-2020-33	TMS# 4045-20 80-8845 Annexation	12/21/2020
CC-2021-08	Netless Park Expansion Annexation	5/3/2021
CC-2021-16	12 Mile Park Annexation	7/26/2021
CC-2021-31	TMS# 4054-12-97-0375 Zoning Map Amendment	12/6/2021
CC-2022-12	Lawrence Road Development, LLC Annexation	8/1/2022
CC-2022-05	Portion of TMS #4064-00-52-1785 Annexation	11/8/2022
CC-2022-22	The Grange Phase 1 Annexation	11/15/2022

**CITY OF CLEMSON**  
**PLANNING AND CODES ADMINISTRATION**  
1250 TIGER BLVD, SUITE 4  
CLEMSON, SC 29631  
(864) 653-2050 [www.cityofclemson.org](http://www.cityofclemson.org)

Map Revised 11/23/2022 by T Jones

**EXHIBIT B**

**PRIOR ANNEXATION MATERIALS**

[SEE [] PAGES, ATTACHED]



# City of Clemson

1250 Tiger Boulevard • Suite 1 • Clemson, South Carolina 29631 • (864) 653-2030 • Fax (864) 653-2032

December 6, 2022

To: State/County/Local authorities

From: City of Clemson

Subject: Annexation Notifications from the City of Clemson, SC

The attached Ordinance was approved for annexation in the City of Clemson from current boundaries and mapping.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Beverly Coleman". The signature is written in black ink and is positioned below the word "Sincerely,".

Beverly Coleman, MMC, MBL

Municipal Clerk

City of Clemson

[bcoleman@cityofclemson.org](mailto:bcoleman@cityofclemson.org)

864-653-2031

Attachments

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**CITY OF CLEMSON, SOUTH CAROLINA**

**ORDINANCE No. CC-2022-22**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA, ANNEXING CONTIGUOUS PROPERTY INTO THE CITY LIMITS.**

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**WHEREAS**, the City of Clemson (the "City") has received a petition for annexation from 100 percent of the freeholder(s) of real property parcels collectively entitled as The Grange Phase 1, encompassing 114 acres, more or less, located on the south side of Highway 123, situated in Pickens County, South Carolina (the "Phase I Property"), and more particularly described in the "Report on Proposed Annexation;" and,

**WHEREAS**, a plat of the Phase I Property is attached hereto as Attachment A; and,

**WHEREAS**, the Phase I Property is contiguous to a parcel located within and owned by the City of Clemson following a purchase of the property from the owners, Burton Timberland, LLC, DJB Timberland, LLC, and LWB Pickens #4, LLC, and subsequent annexation into the City limits pursuant to S.C. Code §5-3-100; and,

**WHEREAS**, pursuant to S.C. Code §5-3-150(3), any area or property that is contiguous to a municipality may be annexed by that municipality upon receipt of a petition signed by 100 percent of the freeholders of that area or property;

**WHEREAS**, City Council has received and considered the contents of the "Report on Proposed Annexation" regarding the Phase I Property; and,

**WHEREAS**, it appears in the best interests of the City, its residents, and businesses, as well as its future residents and businesses, for the Phase I Property to be annexed into the City limits; and,

**NOW THEREFORE**, it is hereby found, decided, declared, and ordained by the City Council of the City of Clemson, South Carolina, duly assembled and with a quorum present, that:

1. The recitals above are incorporated by reference as if fully set forth herein;
2. The Phase I Property is contiguous to, touches directly and substantially upon, and shares a common boundary with property located within the City limits of the City of Clemson;
3. The Phase I Property is located in a geographically unified area in relation to the City and to the property within the City that it abuts;

- 4. The Phase I Property is located in the same drainage system as the portion of the City to which it is contiguous;
- 5. The Phase I Property is located in the City's water service area and the Phase I Property developers have constructed a line or lines to the City's water utility system, and have requested and obtained service from the system;
- 6. Once annexed, the City shall make available other City services to the Phase I parcels; and,
- 7. The City hereby accepts the petition and declares as annexed the Phase I Property, that property being more fully described in the Report on Proposed Annexation and reflected in Attachment A, so as to bring the parcel within the City limits of the City of Clemson, South Carolina.

IT IS SO ORDAINED this the 5<sup>th</sup> day of November, 2022.

ATTEST:

Beverly Coleman  
Beverly Coleman, City Clerk

G. Robert Halfacre  
G. Robert Halfacre, Mayor  
Aksia Smith, Mayor Pro Tem

First reading: 11/8, 2022

Second reading: 11/15, 2022

100 Percent Annexation Petition

TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3) and that certain Phase 1 Utility Services and Annexation Agreement for the Grange Subdivision dated November 4, 2022.

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

All those certain pieces, parcels or lots of land lying, being and situate in Pickens County, South Carolina, comprised of a total of 114.42 acres, more or less, designated as Phase 1, The Grange Subdivision as shown on plat of survey entitled FINAL PLAT – PHASE 1 (SHEETS, 1, 2, AND 3) THE GRANGE SUBDIVISION, prepared by Jay Dunn Land Surveyor, dated April 26, 2022, and recorded on April 26, 2022 in Plat Book 615 at Page 116 in the records of the Register of Deeds Office for Pickens County, South Carolina, and having such courses and distances, metes and bounds as shown on said plat, which plat is incorporated herein by reference.

TMS#:           Originally part of Pickens County Tax Map # 4064-00-63-1901

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County pursuant to the following deeds:

1.       Limited Warranty Deed to Chapman Hill LLC from Habersham, Inc. dated June 5, 2020 and recorded June 5, 2020 in the Office of the Register of Deeds for Pickens County, South Carolina in Deed Book 2164 at Page 43 (portion of).
2.       Limited Warranty Deed to Chapman Hill LLC from K & N Associates of Seneca, LLC dated June 5, 2020 and recorded June 5, 2020 in Deed Book 2164 at Page 7, aforesaid records (portion of).
3.       Limited Warranty Deed to Dan Ryan Builders South Carolina, LLC from Chapman Hill LLC dated May 31, 2022 and recorded May 31, 2022 in Deed Book 2408 at Page 133, aforesaid records (portion of). Dan Ryan Builders South Carolina LLC subsequently changed its name to DRB Group South Carolina, LLC.
4.       Limited Warranty Deed to DRB Group South Carolina, LLC from Chapman Hill LLC dated August 1, 2022 and recorded August 3, 2022 in Deed Book 2433 at Page 27, aforesaid records (portion of).
5.       Limited Warranty Deed to DRB Group South Carolina, LLC from Chapman Hill LLC dated September 8, 2022 and recorded September 9, 2022 in Deed Book 2448 at Page 24, aforesaid records (portion of).

6. Limited Warranty Deed to DRB Group South Carolina, LLC from Chapman Hill LLC dated September 8, 2022 and recorded September 9, 2022 in Deed Book 2448 at Page 46, aforesaid records (portion of).

7. Limited Warranty Deed to DRB Group South Carolina, LLC from Chapman Hill LLC dated September 8, 2022 and recorded September 9, 2022 in Deed Book 2448 at Page 58, aforesaid records (portion of).

8. Limited Warranty Deed to DRB Group South Carolina, LLC from Chapman Hill LLC dated October 11, 2022 and recorded October 11 in Deed Book 2461 at Page 134, aforesaid records (portion of).

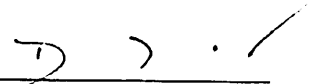
A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Chapman Hill LLC, a South Carolina  
limited liability company

By: Youngblood Development  
Corporation, a South Carolina  
corporation

Its: Manager

By:   
Name: Daniel E. Youngblood  
Title: President

Address: 1909 East Main Street  
Easley, South Carolina 29640

Date: November 4, 2022

[Signatures continued on next page]

DRB Group South Carolina, LLC, f/k/a  
Dan Ryan Builders South Carolina, LLC, a South  
Carolina limited liability company

By: Marv Wann  
Name: MARV MCDARIS  
Its: VICE PRESIDENT

Address: 2099 Gaither Road, Suite 600  
Rockville, MD 20850

=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

**Special Called Council Meeting  
Tuesday, November 15, 2022  
Council Chambers, Clemson City Hall**

**Call to Order:** Mayor Pro-Tem Alesia Smith at 5:01p.m.

**Members present:** Mayor Pro-Tem Smith presiding, Ducworth, Fulmer, McGuire, Smith and Watt;

**Absent:** Mayor Halfacre and Council Member Brookover.

**Media present:** None

**Notification emailed:** November 8, 2022 to the Greenville News, the Journal, the Independent Mail, the Pickens Sentinel, the Easley Progress; WSNW Radio, WYFF Channel 4, WSPA Channel 7 and Fox 21 TV News.

**Policy Action:**

Consider 2<sup>nd</sup> Reading of a proposed annexation of approximately 114 acres known as Phase 1 of the Grange located on Chapman Hill Road owned by Chapman Hill LLC – Mayor Halfacre recused himself from this meeting due to his professional banking relationship with the owner (*no financing for this project*).

City Administrator Andy Blondeau presented the Ordinance to annex the development as a work in progress to address the gap between the original development plans with the County and what is required by the City. He then provided the details of the agreement for inspections, roads - Chapman Hill Road maintenance, water service provided by the City of Clemson, sewer service provided by the Town of Central, sanitation services also provided by the City of Clemson and compliance for the Rental Housing Program and Short Term Rentals in the City of Clemson. The annexation will be zoned R-20 as required by City Code and the City of Clemson will work with the Developer for the remaining phases to be annexed as well.

Council Members Watt expressed concerns for short term rentals in this development and Council Member McGuire expressed concerns for rezoning the property that would not affect what is already built. Council discussed the impact on neighboring properties, rezoning as a PD, the established contract with the County for phase 1 and the City's involvement allowed by the annexation. Council Member McGuire also inquired about the lot sizes in this development and Zoning Administrator Jacob Peabody responded that they vary in size and are nonconforming lot sizes for R-20 but the entire development will be rezoned to a Planned Development.

Council Member Ducworth made a motion, seconded by Council Member Fulmer to approve 2<sup>nd</sup> Reading of a proposed annexation of approximately 114 acres known as Phase 1 of the Grange located on Chapman Hill Road owned by Chapman Hill LLC. Vote in favor of the motion was Mayor Pro Tem Smith, Council Members Ducworth, Fulmer and Watt. Vote in opposition of the

motion was Council Member McGuire. Motion passed 4-1 vote.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 5:54 p.m.

Respectfully submitted,



Beverly A. Coleman, MMC

Approved

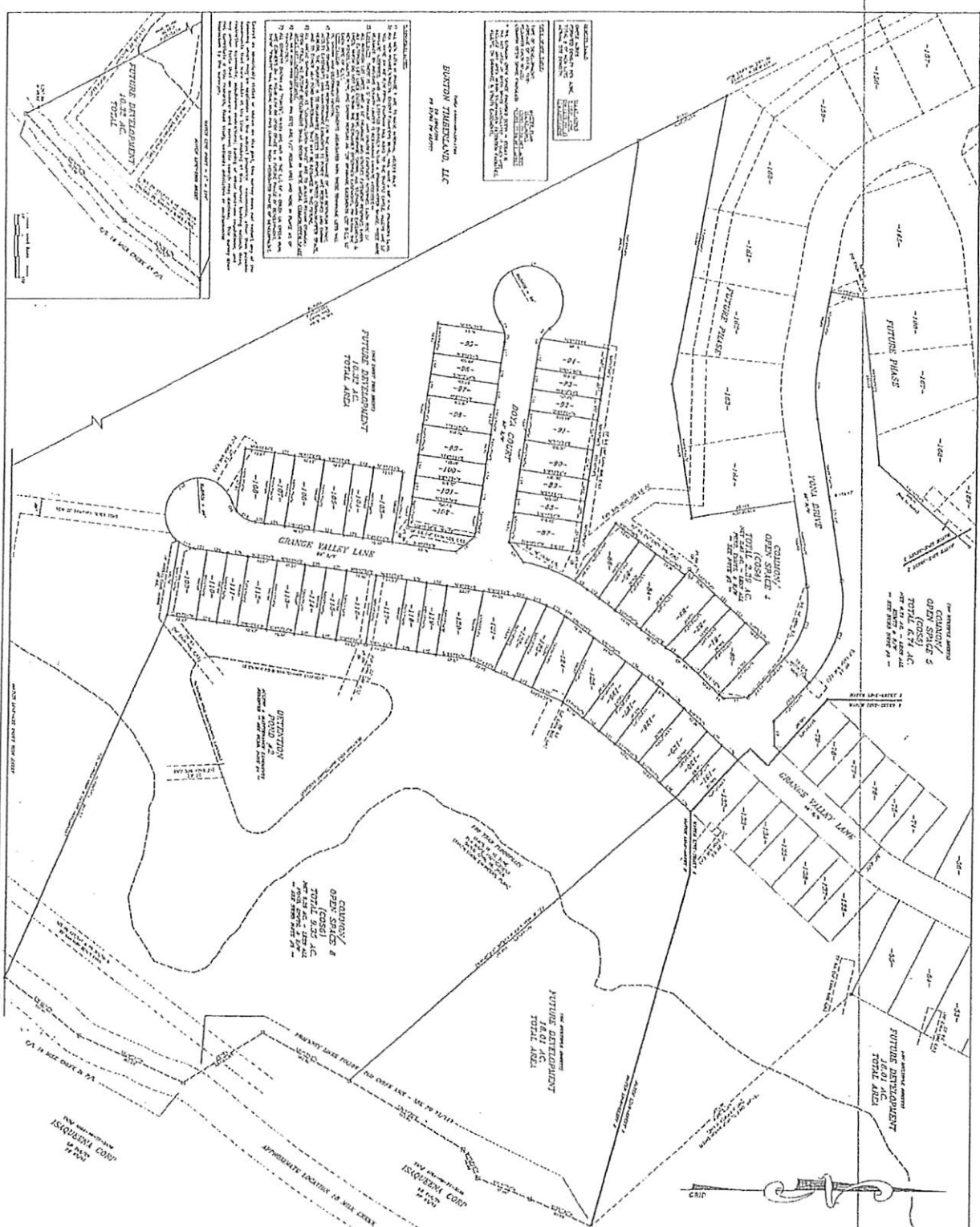
By:



G. Robert Halfacre, Mayor

Alesia Smith, Mayor Pro Tem





LOCATION MAP - NOT TO SCALE

SHEET 3 IN 25 PAGES

US HWY 123  
CHARRIS HILL  
DUNK POWERS LANE  
TSAYIENNA TR

DINER'S CERTIFICATE

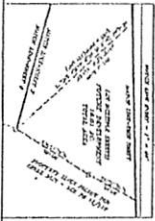
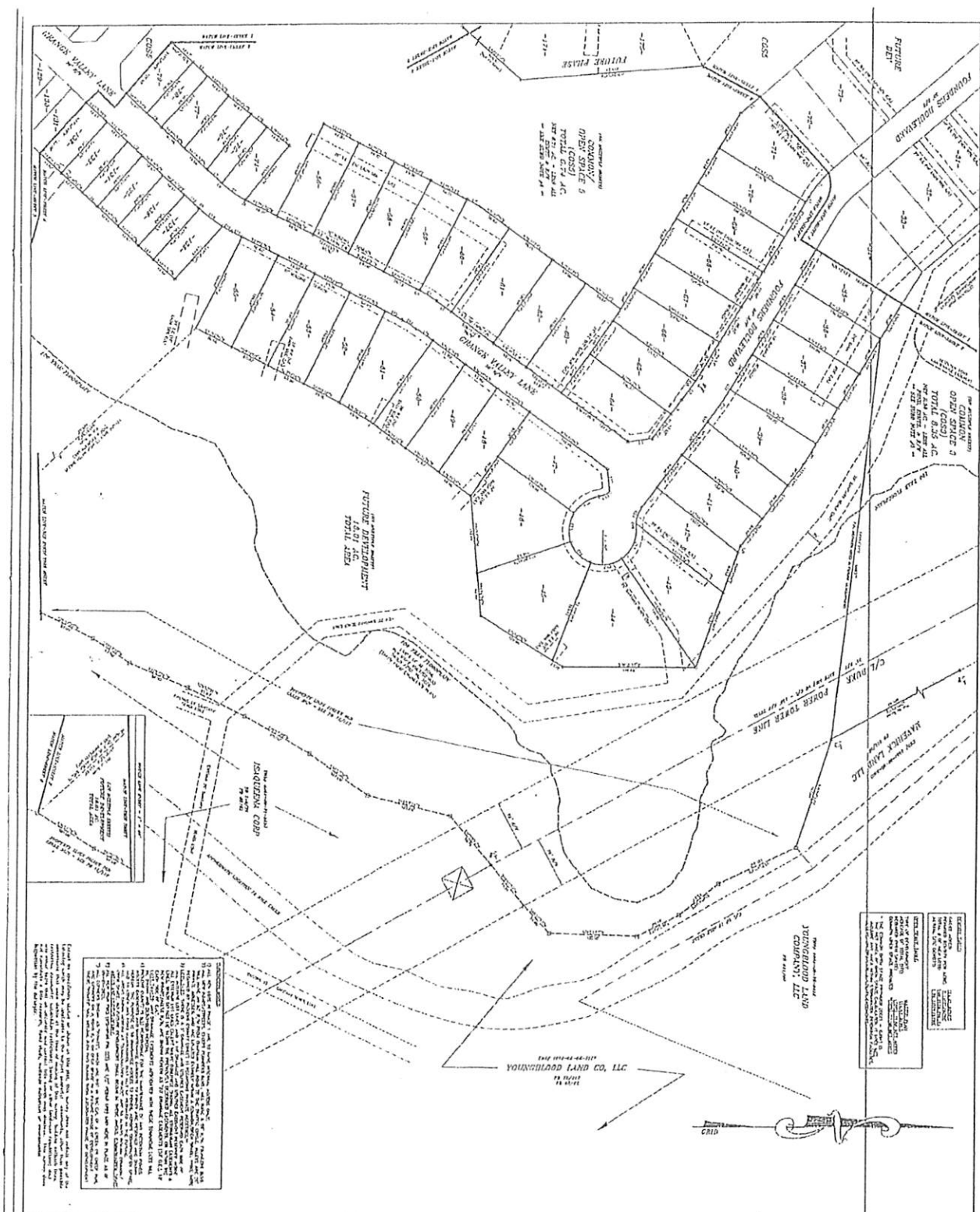
CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

FINAL PLAT - PHASE 1 (SHEET 3 OF 3)  
**THE GRANGE SUBDIVISION**

DATE: 11/24/2010

OWNER: BURTON THIBBLEAU, LLC 1000 HORNBY AVE SOUTH CALIFORNIA, CALIFORNIA 90680	PREPARED BY: [Signature] DATE: 11/24/2010	APPROVED BY: [Signature] DATE: 11/24/2010	RECORDING OFFICE: [Signature] DATE: 11/24/2010
---	--	--	---

THE GRANGE SUBDIVISION, PHASE 1, IS A SUBDIVISION OF LAND IN THE COUNTY OF LOS ANGELES, CALIFORNIA, AS SHOWN ON THE PLAT OF THE GRANGE SUBDIVISION, PHASE 1, FILED FOR RECORDATION IN THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, ON 11/24/2010, AT 11:24 AM, UNDER THE NAME OF BURTON THIBBLEAU, LLC, AND AS SHOWN ON THE PLAT OF THE GRANGE SUBDIVISION, PHASE 1, FILED FOR RECORDATION IN THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, ON 11/24/2010, AT 11:24 AM, UNDER THE NAME OF BURTON THIBBLEAU, LLC.



**LEGEND**

- Future Development
- Power Tower Line
- Other symbols and their meanings as defined in the plan.

**NOTES**

1. This subdivision is subject to the easements and covenants shown on the plan.
2. The owner of any lot in this subdivision shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The owner of any lot in this subdivision shall be responsible for maintaining the lot in accordance with the applicable zoning and subdivision regulations.
4. The owner of any lot in this subdivision shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
5. The owner of any lot in this subdivision shall be responsible for maintaining the lot in accordance with the applicable zoning and subdivision regulations.

**DEED**

TO HAVE AND TO HOLD unto the said grantees, their heirs, assigns, executors, administrators, and assigns forever, all that certain parcel of land, situate, lying and being in the County of [County Name], State of [State Name], bounded and described as follows:

[Detailed description of the land parcel, including acreage and boundaries.]

TO HAVE AND TO HOLD unto the said grantees, their heirs, assigns, executors, administrators, and assigns forever, all that certain parcel of land, situate, lying and being in the County of [County Name], State of [State Name], bounded and described as follows:

[Detailed description of the land parcel, including acreage and boundaries.]

**DEED**

TO HAVE AND TO HOLD unto the said grantees, their heirs, assigns, executors, administrators, and assigns forever, all that certain parcel of land, situate, lying and being in the County of [County Name], State of [State Name], bounded and described as follows:

[Detailed description of the land parcel, including acreage and boundaries.]

**THE GRANGE SUBDIVISION**

PHASE 1 - PHASE 2 (SHEET 2 OF 2)

412 2ND ST, SUITE 200  
 CHANG VALLEY, VA 22024  
 (703) 555-1234

**CERTIFICATE OF FINAL PLAT APPROVAL**

FOR RECORDATION

I, the undersigned, being a duly qualified and authorized representative of the State of Virginia, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this [Date] day of [Month], 20[Year].

STATE OF VIRGINIA  
 DEPARTMENT OF REVENUE  
 DIVISION OF LAND RECORDS

**OWNER'S CERTIFICATE**

I, the undersigned, being the owner of the above described land, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this [Date] day of [Month], 20[Year].

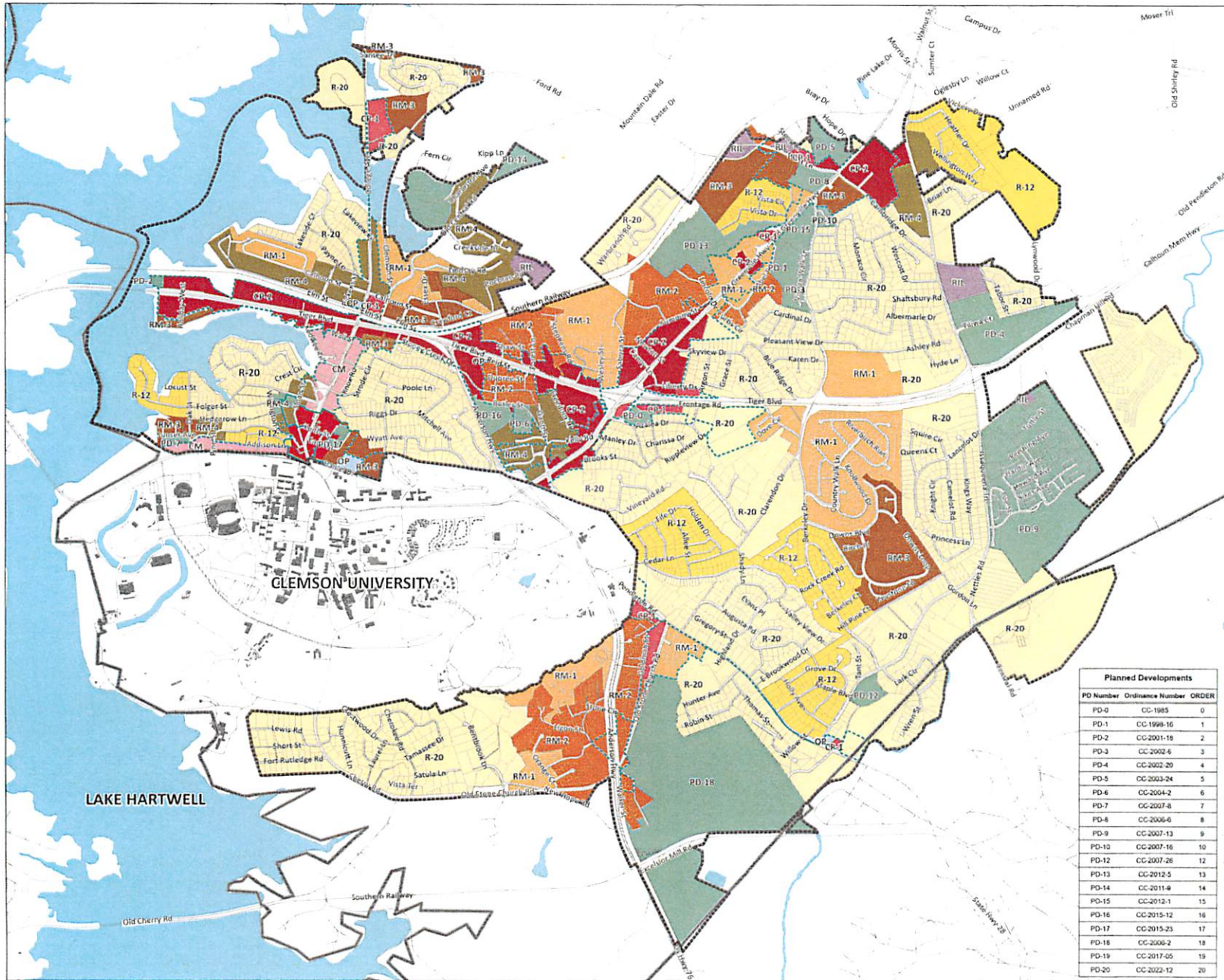
[Signature]

LOT NO.	ACRES	OWNER
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99	0.15	...
100	0.15	...





**CITY OF CLEMSON  
OFFICIAL ZONING MAP**  
Wednesday, November 23, 2022



**Zoning Classification**

- R-20 Single-Family Residential
- R-12 Single-Family Residential
- RM-1 Two-Family Residential
- RM-2 Two-Family Residential
- RM-3 Multi-Family Residential
- RM-4 Multi-Family Residential
- C General Commercial
- CM Commercial Mixed-Use
- CP-1 Neighborhood Business
- CP-2 Community Business
- OP Office Professional
- RIL Research Institutional Light-Industrial
- PD Planned Development
- Clemson City Boundary
- Pickens County Boundaries
- Lake Hartwell

Planned Developments		
PD Number	Ordinance Number	ORDER
PD-0	CC-1985	0
PD-1	CC-1998-16	1
PD-2	CC-2001-19	2
PD-3	CC-2002-6	3
PD-4	CC-2002-20	4
PD-5	CC-2003-24	5
PD-6	CC-2004-2	6
PD-7	CC-2007-8	7
PD-8	CC-2006-6	8
PD-9	CC-2007-13	9
PD-10	CC-2007-16	10
PD-12	CC-2007-28	12
PD-13	CC-2012-5	13
PD-14	CC-2011-9	14
PD-15	CC-2012-1	15
PD-16	CC-2015-12	16
PD-17	CC-2015-23	17
PD-18	CC-2006-2	18
PD-19	CC-2017-05	19
PD-20	CC-2022-12	20

G. Robert Halfacre, Mayor Date  
 Attest: Beverly A. Coleman, City Clerk Date

Last Ten Revisions		
Ordinance Number	Change	Date
CC-2016-07	AR-District 5 Extension	2/15/2016
CC-2016-07	AR-District 7 Addition	2/15/2016
CC-2016-07	AR-District 8 Addition	2/15/2016
CC-2020-33	TMS# 4045-20 80-8845 Annexation	12/21/2020
CC-2021-08	Netless Park Expansion Annexation	5/3/2021
CC-2021-16	12 Mile Park Annexation	7/26/2021
CC-2021-31	TMS# 4054-12-97-0375 Zoning Map Amendment	12/6/2021
CC-2022-12	Lawrence Road Development, LLC Annexation	8/1/2022
CC-2022-05	Portion of TMS #4064-00-52-1785 Annexation	11/8/2022
CC-2022-22	The Grange Phase 1 Annexation	11/15/2022

**CITY OF CLEMSON**  
**PLANNING AND CODES ADMINISTRATION**  
 1250 TIGER BLVD, SUITE 4  
 CLEMSON, SC 29631  
 (864) 653-2050 [www.cityofclemson.org](http://www.cityofclemson.org)

Map Revised 11/23/2022 by T Jones

**EXHIBIT C**

**JULY 1, 2024, LETTER REGARDING PRIOR ANNEXATION**  
[SEE 11 PAGES, ATTACHED]

Chapman Hill, LLC  
1909 E Main St  
Easley, S.C. 29640

July 1, 2024

Michael E. Kozlarek, Esq  
Clemson City Attorney  
King Kozlarek Root  
201 Riverplace  
Greenville, SC 29601

Re: Grange Phase 1 Annexation

Dear Mr. Kozlarek:

Chapman Hill, LLC ("Chapman Hill"), DRB Group South Carolina, LLC ("DRB"), and the City of Clemson, South Carolina ("Clemson") are parties to the Phase 1 Utility Services and Annexation Agreement for the Grange Subdivision (the "Phase 1 Annexation Agreement"). This letter confirms that Chapman Hill agrees with Clemson that:

(i) the Phase 1 Annexation Agreement provides for the annexation by Clemson of an approximately 114.42 acre parcel of land, the legal description of which is set forth in Exhibit A to the Phase 1 Annexation Agreement (the "Phase 1 Parcel"), including the 199 residential lots on the Phase 1 Parcel, which are shown on the Subdivision Plat included as Exhibit B to the Phase 1 Annexation Agreement (the "Phase 1 Plat");

(ii) Section B(4) of the Phase 1 Annexation Agreement authorizes the Clemson City Council to take such actions reasonably necessary for Clemson to annex the Phase 1 Parcel;

(iii) In connection with the annexation by Clemson of the Phase 1 Parcel (including the 199 residential lots on the Phase 1 Parcel), Chapman Hill and DBR executed a 100 Percent Annexation Petition ("the "Annexation Petition");

(iv) The Annexation Petition specifies the Phase 1 Parcel as the property to be annexed by Clemson (and contains the same legal description of the Phase 1 Parcel as is contained in the Phase 1 Annexation Agreement). In addition, the Phase 1 Plat (showing the 199 residential lots on the Phase 1 Parcel) is attached to the Annexation Petition.

A copy of the legal description of the Phase 1 Property and the Phase 1 Plat (which are specified in the Phase 1 Annexation Agreement and the Phase 1 Annexation Petition) are attached to this letter.

Yours truly,

Chapman Hill, LLC

By Youngblood Development  
Corporation, Manager

By   
\_\_\_\_\_  
Daniel E. Youngblood, President

**EXHIBIT A**

**Legal Description**

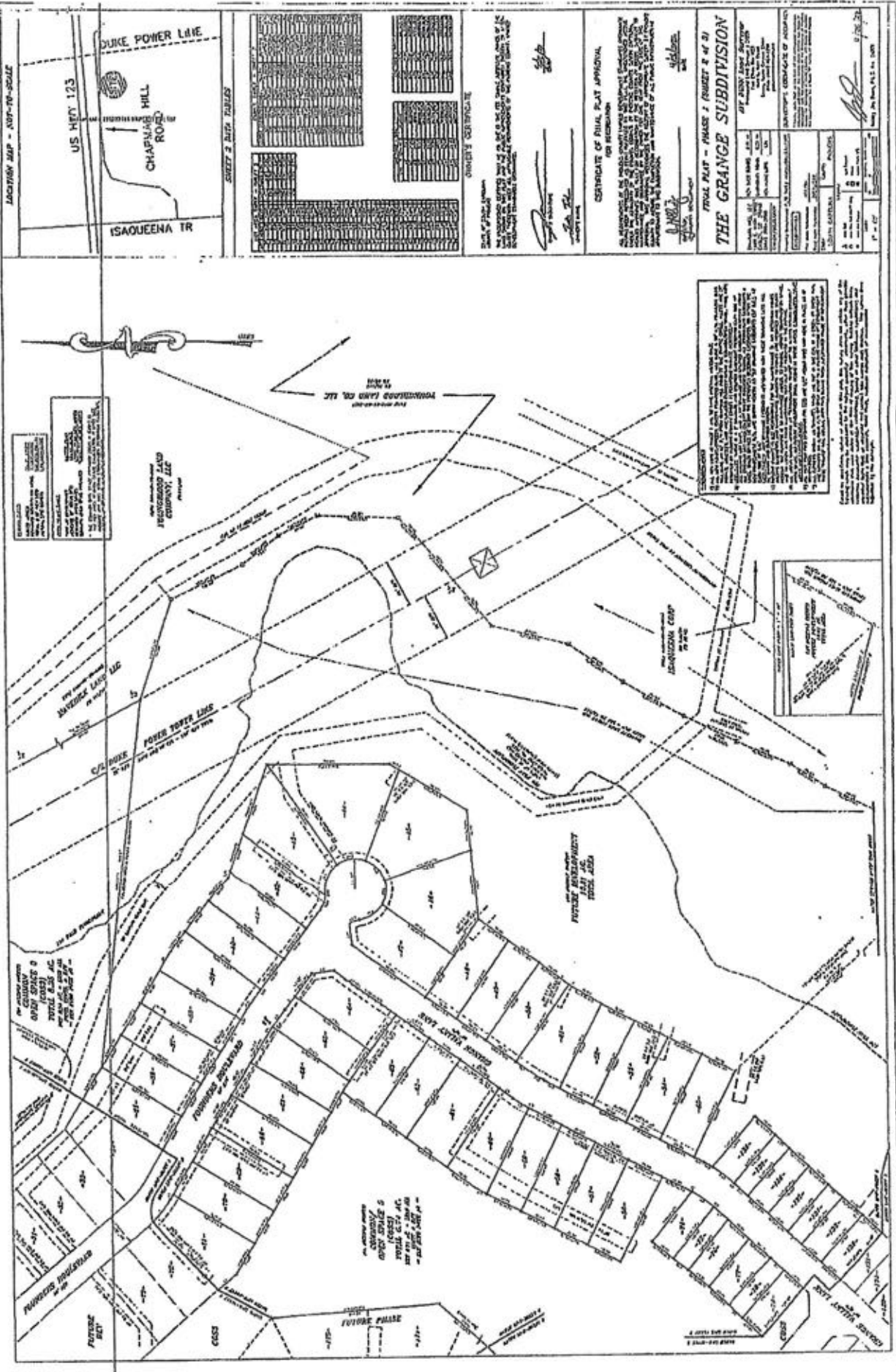
All those certain pieces, parcels or lots of land lying, being and situate in Pickens County, South Carolina, comprised of a total of 114.42 acres, more or less, designated as Phase 1, The Grange Subdivision as shown on plat of survey entitled FINAL PLAT – PHASE 1 (SHEETS, 1, 2, AND 3) THE GRANGE SUBDIVISION, prepared by Jay Dunn Land Surveyor, dated April 26, 2022, and recorded on April 26, 2022 in Plat Book 615 at Page 116 in the records of the Register of Deeds Office for Pickens County, South Carolina, and having such courses and distances, metes and bounds as shown on said plat, which plat is incorporated herein by reference.

**EXHIBIT B**

**Subdivision Plats**

**ATTACHED ON THE FOLLOWING PAGES**







**EXHIBIT D**

**ANNEXATION PETITIONS**

[SEE [] PAGES, ATTACHED]

Timo Heister

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 103 Maverick Tr  
TMS#: 4064-00-64-0399  
County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 615, at Page 255.

\* A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Timo Heister, 103 Maverick Tr, Central SC, 29630 10/16/25  
Ling RAO, 10/16/25

=====  
**For City Use:**

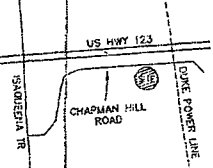
Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

LOCATION MAP - NOT TO SCALE

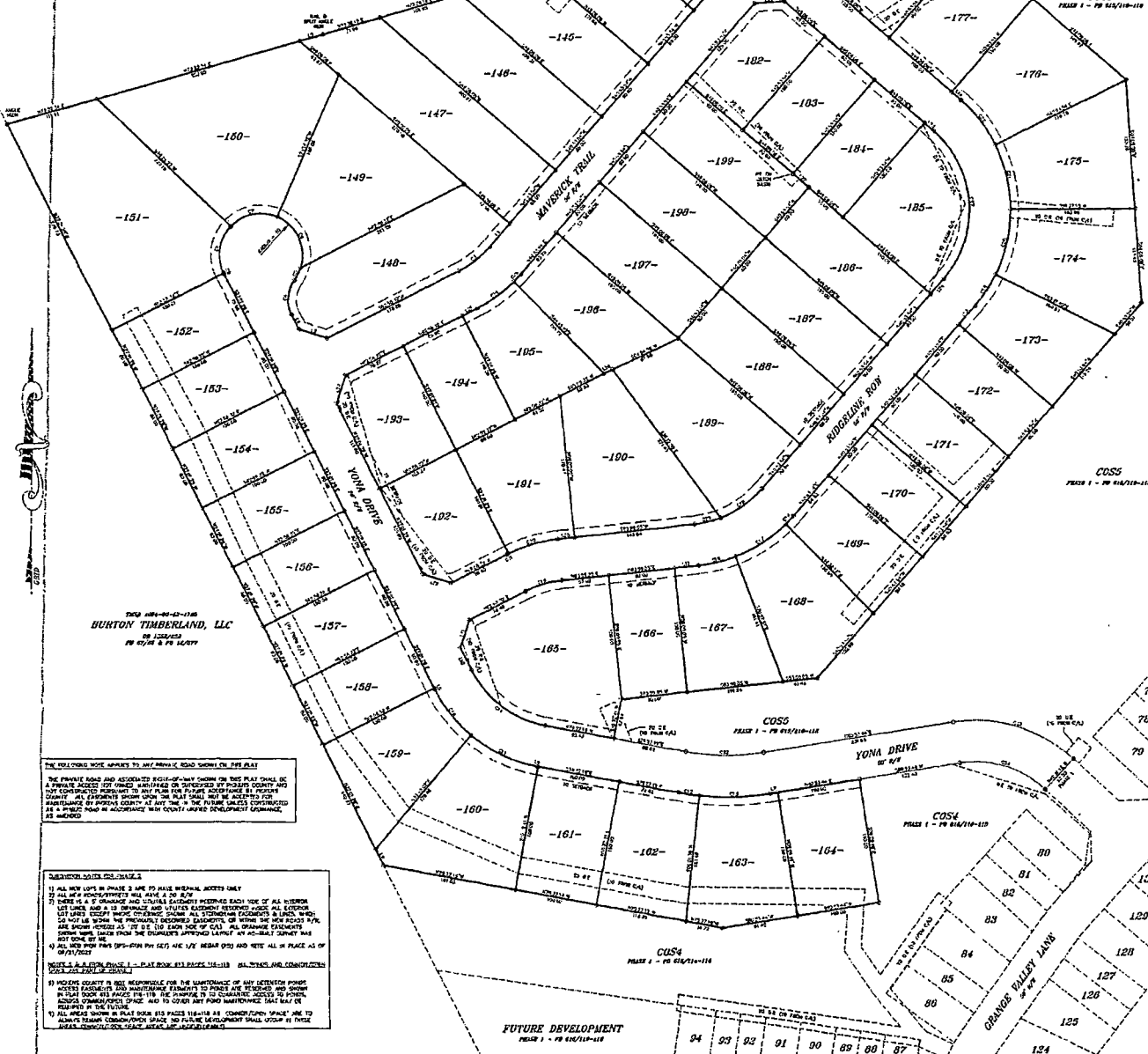


PROPERTY TABLE with columns for ACRES, PERCENTAGE OF TOTAL SITE, and other details.

DEVELOPMENT TABLE with columns for TYPE OF DEVELOPMENT, NUMBER OF UNITS, and other details.

STATEMENT OF PROPERTY INTERESTS with a table for owner names and percentages.

SUS M CHAPMAN



OWNER'S CERTIFICATE

STATE OF SOUTH CAROLINA, COUNTY OF PICKENS. I, the undersigned, certify that he or she is the fee simple absolute owner of the land shown on this plat...

Signature and name of the owner, Sus M Chapman.

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

ALL REQUIREMENTS OF THE PICKENS COUNTY UNIFIED DEVELOPMENT STANDARDS ORGANIZATION have been presented as shown furnished by this plat. The undersigned hereby certifies...

Signature and name of the community development director.

PHASE 2 DATA TABLES

Multiple tables containing lot area, acreage, and other data for the subdivision.

Large lot area table with columns for lot number and area.

FINAL PLAT - PHASE 2 THE GRANGE SUBDIVISION

Surveyor's information including contact details for JAT DUNN Land Surveyor and a surveyor's certificate of accuracy.

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 103 Maverick Trail

TMS#: 4064-00-64-0399

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2448, at Page 46.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:



Marv, McQuinn, Division President  
DRB Group  
30 Patewood Dr  
Ste 180  
Greenville, SC 29615

=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

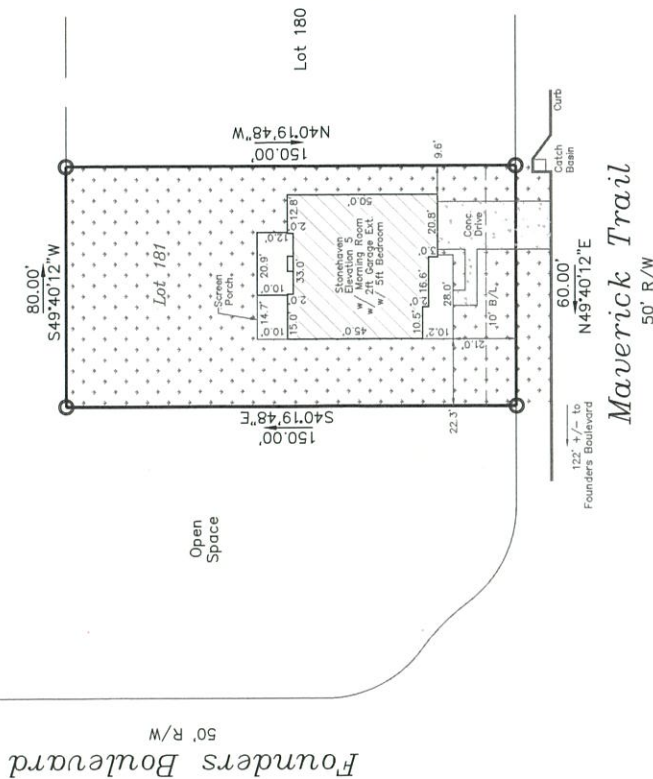
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

Buildings measured and Located at Ground Level.



**THIS PLAT IS FOR REVIEW ONLY**

**Surveyor's Notes:**

- 1) HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS OF SAID MANUAL. THERE ARE NO UNRECORDED ENCUMBRANCES, EASEMENTS, RIGHTS OR INTERESTS, OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS:  
FRONT: 20'  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES TO LOTS WITHIN COMMON/OPEN SPACE.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HERON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS THE COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (IPS-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. ALL IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

NOTE: DRIVE, SIDEWALK, AND SOD CALCULATIONS ARE FROM THE APPROXIMATE LOCATIONS OF BDC

LOT CALCULATIONS	
Description	Area
Drive/Walk	638 SF
Sod	9,297 SF
Front Porch	249 SF
Covered Porch	147 SF
Morning Room	239 SF
Berm	N/A

Lot 181  
Area=0.28 Acres

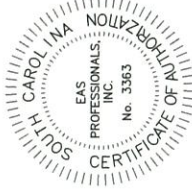


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: September 1, 2022

Date of Last Revision:

Tax Map: 4064-00-64-0399



**NOT A RECORDABLE SURVEY**

S.C. REG. NO. 17933

State of South Carolina  
Pickens County

*Proposed House Location  
For DRB Group  
South Carolina LLC*

Lot 181  
The Grange

Site Address:  
103 Maverick Trail  
Central, SC 29630

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 104 Maverick Trail  
TMS#: 4064-00-54-9409  
County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2605 at Page 202.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

*[Handwritten Signature]*                      Oct 18, 2024  
104 Maverick Trail  
Central, ~~SC~~ S.C 29630

=====

**For City Use:**

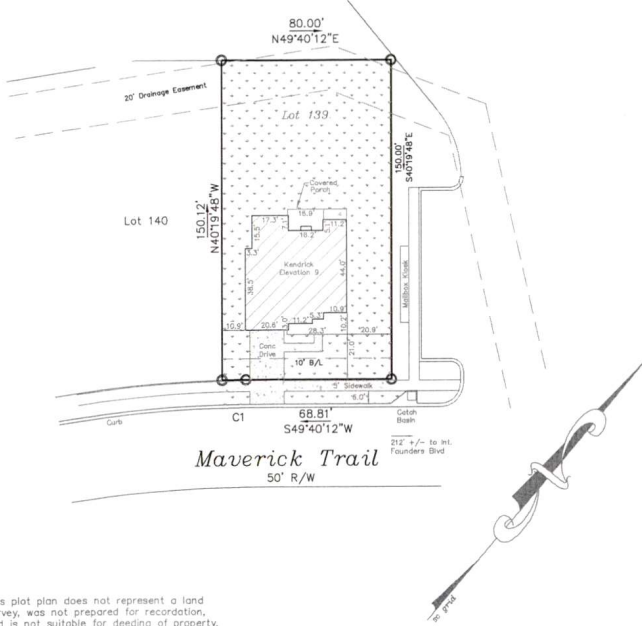
Petition received by \_\_\_\_\_, Date \_\_\_\_\_  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

**THIS PLAT IS FOR REVIEW ONLY**

Lot 139  
Area=0.28 Acres



**Surveyor's Notes:**

- I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "LL" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCRUMCHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- SETBACKS:  
FRONT: 10'  
REAR: N/A  
SIDE: N/A
- ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSIBLES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSIBLES\*\* LOTS 1-73: THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORAGE/EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS "20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/L". LOTS 74-138: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- ALL NEW IRON PINS (IPS-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 08-01-2021.
- ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	CHORD
C1	525.00	11.19'	S49° 03' 32"W	11.19'

NOTE: SURVEY, MEASUREMENTS AND AREA CALCULATIONS ARE FROM THE APPROPRIATE LOCATIONS OF 50'

LOT 139 CALCULATIONS	
Description	Area
Drive/Walk	971 SF
Soil	9,007 SF
Front Porch	210 SF
Sidewalk Porch	165 SF
Concrete Patio	53 SF

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

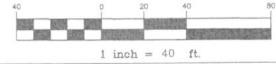


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: February 02, 2024

Date of Last Revision:

Tax Map: 4064-00-54-9409



NOT A RECORDABLE SURVEY



S.C. REG. NO.  
17933

State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC

Lot 139  
The Grange

Site Address:  
104 Maverick Trail  
Central, SC 29630

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 107 Maverick Trail, central SC 29630

TMS#: 4064-00-64-0334

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2634, at Page 329.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

107 Maverick Trail  
central SC 29630

X [Signature] 02/14/2024

X [Signature] 02/14/2024

**For City Use:**

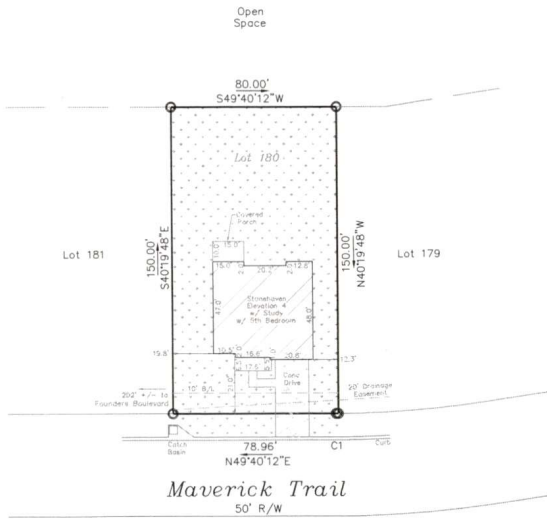
Petition received by Jessia Ragen, Date 2/14/24  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deed of property. No ground survey was performed.

Buildings measured and located at Ground Level.



CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	CHORD
C1	475.00	1.04	S49° 36' 07"W	1.04

**THIS PLAT IS FOR REVIEW ONLY**

**Surveyor's Notes:**

- I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- SETBACKS:  
FRONT: 30'  
REAR: N/A  
SIDE: N/A
- ALL NEW LOTS IN PHASE I ARE TO HAVE INTERNAL ACCESS ONLY.
- ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS 1-12B, THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMDRAIN EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS "20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/A." LOTS 2A-13B, ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- ALL NEW IRON PINS (PS-IRON PIN SET) ARE 1/2" REBAR (RB) AND HERE IN PLACE AS OF 09-01-2021.
- ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/A OF A DRAIN OR DRAIN RUN, ARE CORNERS ON A ROAD S/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

215443

NOTE: DRIVE, SIDEWALK, AND SOO CALCULATIONS ARE FROM THE APPROXIMATE LOCATIONS OF BOC

LOT CALCULATIONS	
Description	Area
Drive/ Walk	624 SF
Soil	9,732 SF
Front Porch	113 SF
Covered Porch	145 SF
Berm	N/A

Lot 180  
Area=0.28 Acres



9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: June 2, 2023

Date of Last Revision:

Tax Map: 4064-00-64-0334



NOT A RECORDABLE SURVEY



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC

Lot 180  
The Grange

Site Address:  
107 Maverick Trail  
Central, SC 29630

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 108 Maverick Trail

TMS#: 4064-00-54-8433

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 211B, at Page 20B.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Amanda Kyzer Amanda Kyzer 12.20.24  
108 maverick Trail  
Central, SC 29630

WILLIAM RICHARD KYZER Wm. R. Kyzer 20 Dec 24  
108 Maverick Trail  
Central, SC 29630

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

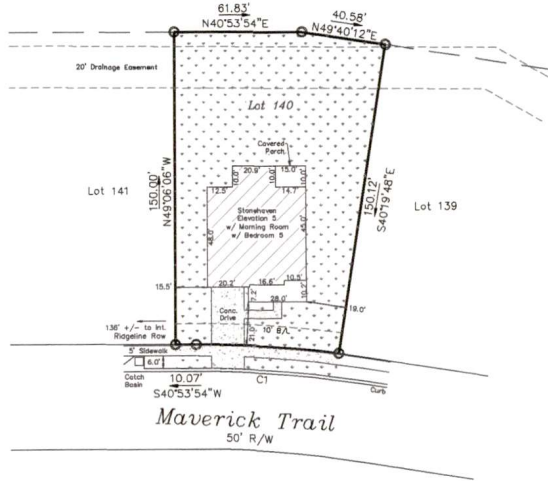
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

**THIS PLAT IS FOR REVIEW ONLY**

Lot 140  
Area=0.31 Acres



CURVE TABLE				
LINE #	RADIUS	LENGTH	BEARING	CHORD
C1	525.00'	69.18'	S44°40'25"W	69.13'

This plat does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

**Surveyor's Notes:**

- I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS BL SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- SETBACKS  
FRONT: 10'  
REAR: N/A  
SIDE: N/A
- ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES. LOTS 1-2,3, THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS "20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/A. LOTS 7&8-13&8. ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- ALL NEW IRON PINS (IPS-IRON PIN SET) ARE 1/2" REBAR (RB) AND BE IN PLACE AS OF 08-01-2021.
- ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/A OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449



WITH LINE, TAPES, AND PINS, THE SURVEYOR IS RESPONSIBLE FOR THE ACCURACY OF HIS WORK.

LOT 140 CALCULATIONS	
Description	Area
Drive/Walk	1,031 SF
Pool	10,886 SF
Front Porch	249 SF
Covered Porch	147 SF
Errm	N/A

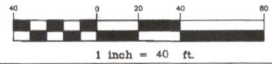


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: January 31, 2024

Date of Last Revision:

Tax Map: 4064-00-54-8433



NOT A RECORDABLE SURVEY



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC  
Lot 140  
The Grange

Site Address:  
108 Maverick Trail  
Central, SC 29630

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 110 Maverick Trl Central, SC 29630

TMS#: 4064-00-54-7386

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2723, at Page 236.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Steph M... 9/23/24  
110 Maverick Trl Central, SC 29630  
Caroline Jonesca 9/23/24  
110 Maverick Trl Central, SC 29630

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



Mackenzie Panigheiti

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 111 Maverick Trl Central, SC 29630  
TMS#: 4064-00-54-5278  
County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2605 at Page 202.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

*Mackenzie Panigheiti* 111 Maverick Trl Central SC 29630 10/22/25  
*Roger E. Paul* 111 Maverick Trl central SC, 29630 /10/22/25  
*F. Zappetti* 77EE 665 Maple St. Lake Geneva, WI 10/22/25  
53147

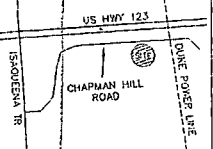
=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

LOCATION MAP - NOT TO SCALE

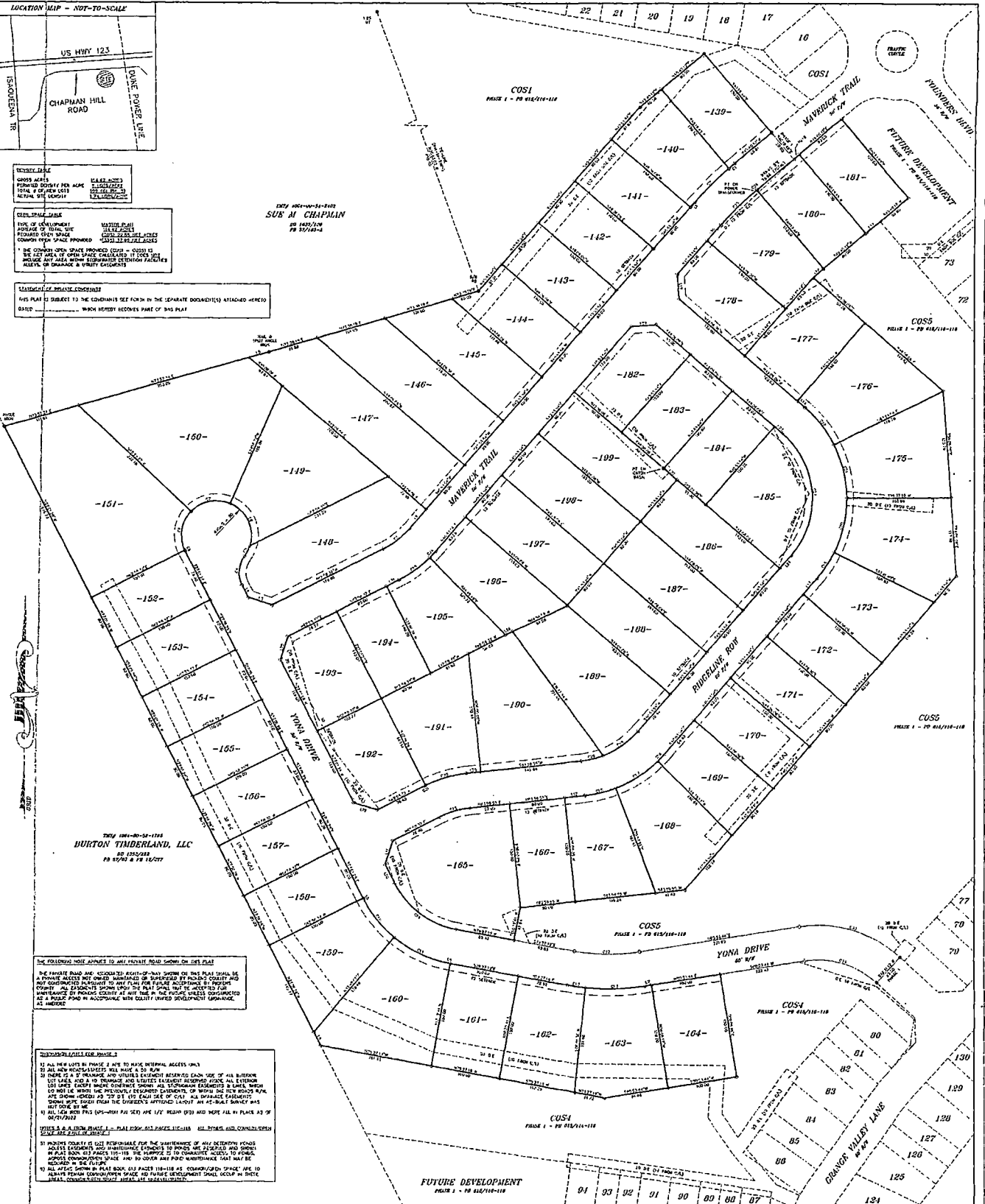


GENERAL NOTE: OWNER'S COPY OF THIS MAP IS THE ONLY COPY TO BE USED FOR RECORDING PURPOSES. THE ACTUAL SITE LOCATION IS SHOWN ON THE PLAT.

DEVELOPMENT PLAN: TYPE OF DEVELOPMENT: RESIDENTIAL; AREA OF SITE: 100.00 ACRES; PREPARED BY: BURTON TIMBERLAND, LLC; DATE: 08/14/18.

STATEMENT OF WORK: THIS PLAN IS SUBJECT TO THE CONDITIONS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO. THE WORK SHALL BE COMPLETED BY THE DATE SPECIFIED.

SUB A CHAPMAN  
PHASE 1 - PD 01/14/18-118



THE FOLLOWING NOTES APPLY TO ANY PRIVATE ROAD SHOWN ON THIS PLAT. THE PRIVATE ROAD IS AGRICULTURAL IN CHARACTER AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ROAD SHALL BE MAINTAINED BY THE ADJACENT OWNERS.

- 1) ALL NEW LOTS IN PHASE 2 ARE TO HAVE INTERNAL ALLEYS 10' WIDE.
2) ALL NEW ROADS SHALL BE 20' WIDE WITH 5' SIDEWALKS.
3) NEARBY TO A 10' WIDE SIDEWALK SHALL BE A 5' WIDE BIKEWAY.
4) ALL LOTS SHALL BE 100' WIDE BY 150' DEEP.
5) ALL LOTS SHALL BE 100' WIDE BY 150' DEEP.
6) ALL LOTS SHALL BE 100' WIDE BY 150' DEEP.

OWNER'S CERTIFICATE: STATE OF SOUTH CAROLINA, COUNTY OF PICKENS. I, the undersigned, certify that I am the fee simple absolute owner of the land shown on this plat and the public improvements contained thereon.

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION: ALL REQUIREMENTS OF THE PICKENS COUNTY UNIFIED DEVELOPMENT STANDARDS AND ORDINANCES HAVE BEEN FULFILLED BY THIS PLAN. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND IT TO CONFORM WITH ALL APPLICABLE REQUIREMENTS.

PHASE 2 DATA TABLES: SURVEY TABLE, LINE TABLE, LOT AREA TABLE, LOT AREA TABLE. Includes columns for lot number, area, and other survey data.

Except as specifically stated or shown on this plat, this survey does not reflect any of the following which may be applicable to the subject property: easements, other than those shown on this plat, or other facts that an accurate and correct title search may disclose.

FINAL PLAT - PHASE 2 THE GRANGE SUBDIVISION

CHAPMAN HILL, LLC: 1700 E. MAIN STREET, PICKENS, SC 29649. JAY DUNN Land Surveyor: 1011 E. MAIN STREET, PICKENS, SC 29649. Includes contact information and a signature.



## PERMIT SNAPSHOT REPORT RES-001978-2024 FOR CITY OF CLEMSON

<b>Permit Type:</b> Building (Residential)	<b>Project:</b> The Grange (PR-000020-2022)	<b>App Date:</b> 03/28/2024
<b>Work Class:</b> New Construction	<b>District:</b> CENTRAL	<b>Exp Date:</b> 05/26/2025
<b>Status:</b> CO Issued	<b>Square Feet:</b> 3,264.00	<b>Completed:</b> 11/26/2024
<b>Valuation:</b> \$453,418.00	<b>Assigned To:</b> Roach, Kelly	<b>Approval</b>
<b>Description:</b> New Construction - Single-Family Home - Wakefield Plan - The Grange Lot 179		<b>Expire Date:</b> 04/03/2024

<b>Parcel:</b> 4064-00-54-5278	Main	<b>Address:</b> 111 Maverick Trl Central, SC 29630	Main	<b>Zone:</b> R-20(R-20 Single-Family Residential)
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<b>Applicant</b> Will Vardeman 30 Patewood dr Greenville, SC 29615 Business: (240) 566-6350	<b>Property Owner</b> DRB Group 2099 Gaither RD Ste 600 Rockville, MD 20850 Home: (864) 804-8714	<b>Contractor</b> DRB Group 30 Patewood DR Ste 180 Greenville, SC 29615 Business: (864) 214-7440	<b>Applicant</b> Aden A Ardoin 30 Home: (864) 918-7443 Business: (864) 918-7443 Mobile: (864) 918-7443
---	--	--	---

Applicant  
 DRB Group South Carolina  
 30 Patewood Drive Patewood  
 DR Ste 180 Ste 180  
 Greenville, SC 29615  
 Business: (864) 670-0417  
 Mobile: (864) 670-0417

### Permit Custom Fields

Is this a Group Development?	No	Is this a Multi-Family Project?	No	Superintendent:	Will Vardeman
Mobile:	8646700417	Authorized Personnel Initials	SRB	Approval Date	Mar 28 2024 12:00AM
Construction Type	V-B	Building Occupancy	R-3: 1 & 2 Family Dwellings	Water District	City
Sewer District	County	Please indicate all information that applies:	Electrical, Gas, Mechanical, Plumbing, Single-Family Dwelling	Date Signed	Apr 3 2024 12:00AM
Authorized Personnel Signature	Dustin Hayes	Comments/Notations:	The Grange is on the old tap schedule and the sewer is connected to Pickens County. 3/4 meter.	alternatematerials	NO
foundationwalls	NO	masonryfireplaces	NO	floorstructure	NO
Non-Exempt	No	Exempt	Yes	Commercial	No
Residential - SF	No	Residential - MF	No	Commercial - Industrial	No
Commercial - Office	No	Commercial - Institutional	No	General Description of Project:	New Construction - Single-Family Home - Wakefield Plan - The Grange Lot 179
Heat Source	gas	Propane Gas	No	Natural Gas	Yes
Exterior Finish	hardie	Roof Type	shingles	Foundation Type	slab
Frame Type:	wood	S.C. License Number	COA289	Expiration Date	Jun 30 2024 12:00AM
Report Code	101 Single family Houses Detached (NEW RES)	Permit Class	Residential	When Selecting "Other" Please Describe:	
Case Contact Type	Residential Builder	Side Setback?		Back Setback?	
Flood Zone		Acres	0.313668	Subdivision	GRANGE
Front Setback?		Bedrooms	4	Bathrooms	3.5
Units	1	Number of Stories (including basement)	2	Lot #	179

# PERMIT SNAPSHOT REPORT (RES-001978-2024)

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Column Total	1360.00	Total Sq. Footage	0
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**Addressing Review Information Sheet**

**Date of Review:** March 28, 2024

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**Assigned Address:** 111 Maverick Trail

**General Description of Project:** Construction of a new single-family residence

**Tax Map Number:** 4064-00-54-5278

**Development/Subdivision Name:** The Grange

**Lot Number:** 179

**Owner:** DRB South Carolina

**Contractor:** DRB South Carolina (Jason Ashley)

**Square Footage:** 3,264      **Bedrooms:** 4      **Bathrooms:** 3.5      **Stories:** 2

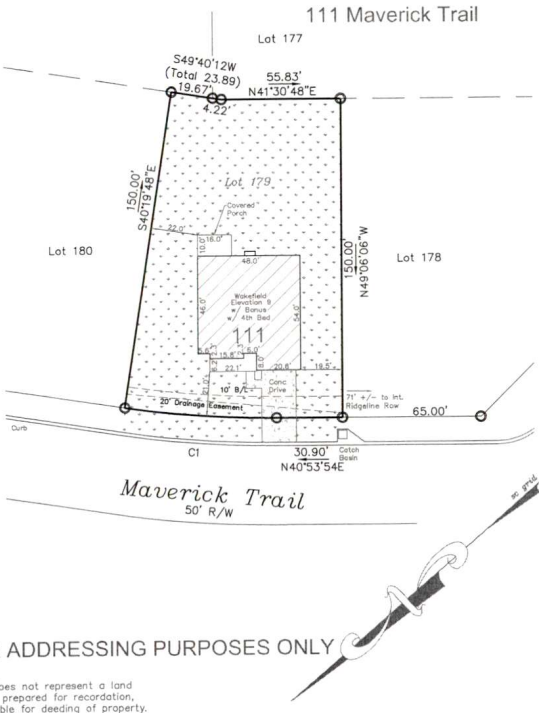
**Additional Info:**

Buildings measured and Located at Ground Level.

Lot 179  
Area=0.31 Acres

**THIS PLAT IS FOR REVIEW ONLY**

CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	CHORD
C1	475.00	71.68'	N45° 13' 18E	71.61'



FOR ADDRESSING PURPOSES ONLY

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deed of property. No ground survey was performed.

**Surveyor's Notes:**

- I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "LL" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCRUMPTIONS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- SETBACKS:  
FRONT: 10  
REAR: N/A  
SIDE: N/A
- ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESS, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS 1-73: THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMDRAIN EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS 20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C.A., LOTS 74-138. ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- ALL NEW IRON PINS (IPS--IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 08-01-2021.
- ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

NOTE: DRIVE, SIDEWALK, AND 50' CALCULATION ARE FROM THE APPROPRIATE LOCATION OF 50'

LOT CALCULATIONS	
Description	Area
Drive/Walk	571 SF
Side	11,485 SF
Front Porch	150 SF
Covered Porch	160 SF
Berm	N/A

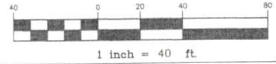


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: March 14, 2024

Date of Last Revision:

Tax Map: 4064-00-54-5278



NOT A RECORDABLE SURVEY



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC

Lot 179  
The Grange

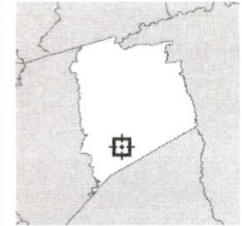
Site Address:  
111 Maverick Trail  
Central, SC 29630



# 111 Maverick Trail



### Overview



### Legend

- Parcels
- 911 Address
- Roads

Parcel ID	4064-00-54-5278	Account	Residential	Ownership	DRB GROUP	Documents			
Account No	R0092863	Type			SOUTH	Date	Price	Doc	Vacant or Improved
Property	111 MAVERICK TRL	Class	n/a		CAROLINA				
Address	CENTRAL	Acreage	0.31		LLC	11/8/2023	\$2,277,450	<u>2605/ / 202</u>	Vacant
District	A15-Central	LEA	0127		30	n/a	\$	<u>/</u>	n/a
Brief	S/E CALHOUN MEM	Code			PATEWOOD				
Tax Description	HWY, THE GRANGE PH 2, PLAT 615/255, Lot 179 (Note: Not to be used on legal documents)	Value	\$9,300		DR STE180 GREENVILLE, SC 29615				

Date created: 3/28/2024

Last Data Uploaded: 3/28/2024 6:04:09 AM

Developed by Schneider GEOSPATIAL

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 113 Maverick Trail, Central, SC 29630

TMS#: 4064-00-54-9221


County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2605, at Page 202.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

  
Brett Jerasa, 12/27/2024

  
Sarah Jerasa 12/27/2024

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

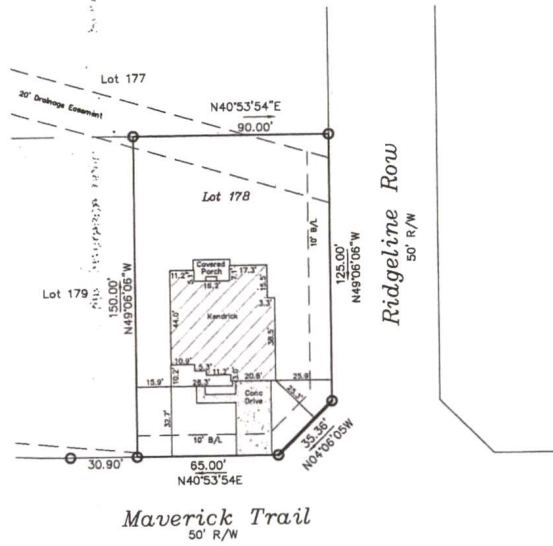
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

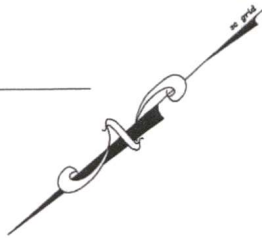
Lot 178  
Area=0.30 Acres




**Surveyor's Notes:**

- 1.) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2.) SETBACKS:  
FRONT: 10'  
REAR: N/A  
SIDE: N/A
- 3.) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4.) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS 1-22: THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS "20' DRAINAGE EASEMENTS (20' D.E.)" 10' EACH SIDE OF C/L. LOTS 23-238: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5.) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6.) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7.) ALL NEW IRON PINS (PS-IRON PIN SET) ARE 1/2" REBAR (RB) AND HERE IN PLACE AS OF 08-01-2021.
- 8.) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449





9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

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Date of Survey: November 27, 2024

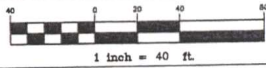
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Date of Last Revision:


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Tax Map: 4064-00-54-9221


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S.C. REG. NO.  
17933

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State of South Carolina  
Pickens County

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Survey for  
**Brett & Sarah Jerasa**

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Lot 178  
The Grange

---

Site Address:  
113 Maverick Trail  
Central, SC 29630

**100 Percent Annexation Petition**

TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 200 Maverick Trail Central, SC 29620

TMS#: 4064-00-54-7320

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2523 at Page 152.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Kerr Brooks 12/16/24  
43 Camp Eight Rd  
Bluffton, SC 29910

Holly Ingram Brooks  
43 Camp Eight Rd  
Bluffton, SC 29910

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

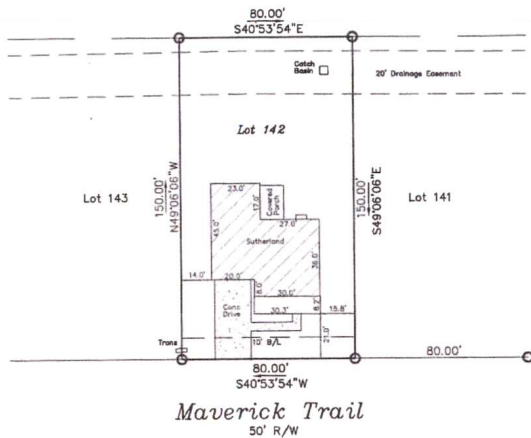
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

Lot 142  
Area=0.28 Acres



**Surveyor's Notes:**

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VIOLATIONS OR ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS:  
FRONT: 10'  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W, FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS 1-23, THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS "20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/L". LOTS 24-300 ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (SPS-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

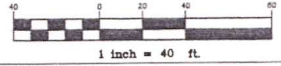


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: November 25, 2024

Date of Last Revision:

Tax Map: 4064-00-54-7320



DMS  
S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Survey for  
Howard Keith Brooking &  
Holly Ingram Brooking

Lot 142  
The Grange

Site Address:  
200 Maverick Trail  
Central, SC 29630

HKB  
HIB

**100 Percent Annexation Petition**

TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

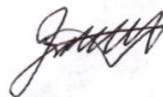
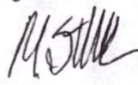
The territory to be annexed is described as follows:

Site address: 204 MAVERICK TRAIL  
TMS#: 4064-00-54-6274  
County: PICKENS

The Property was conveyed to the Owner(s) and the conveyance records in the records of PICKENS County in Deed Book 615 at Page 255

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

 204 MAVERICK TRAIL 3/25/25  
CENTRAL, SC 29630  
 204 MAVERICK TRAIL 3/25/25  
CENTRAL, SC 29630

=====  
For City Use:

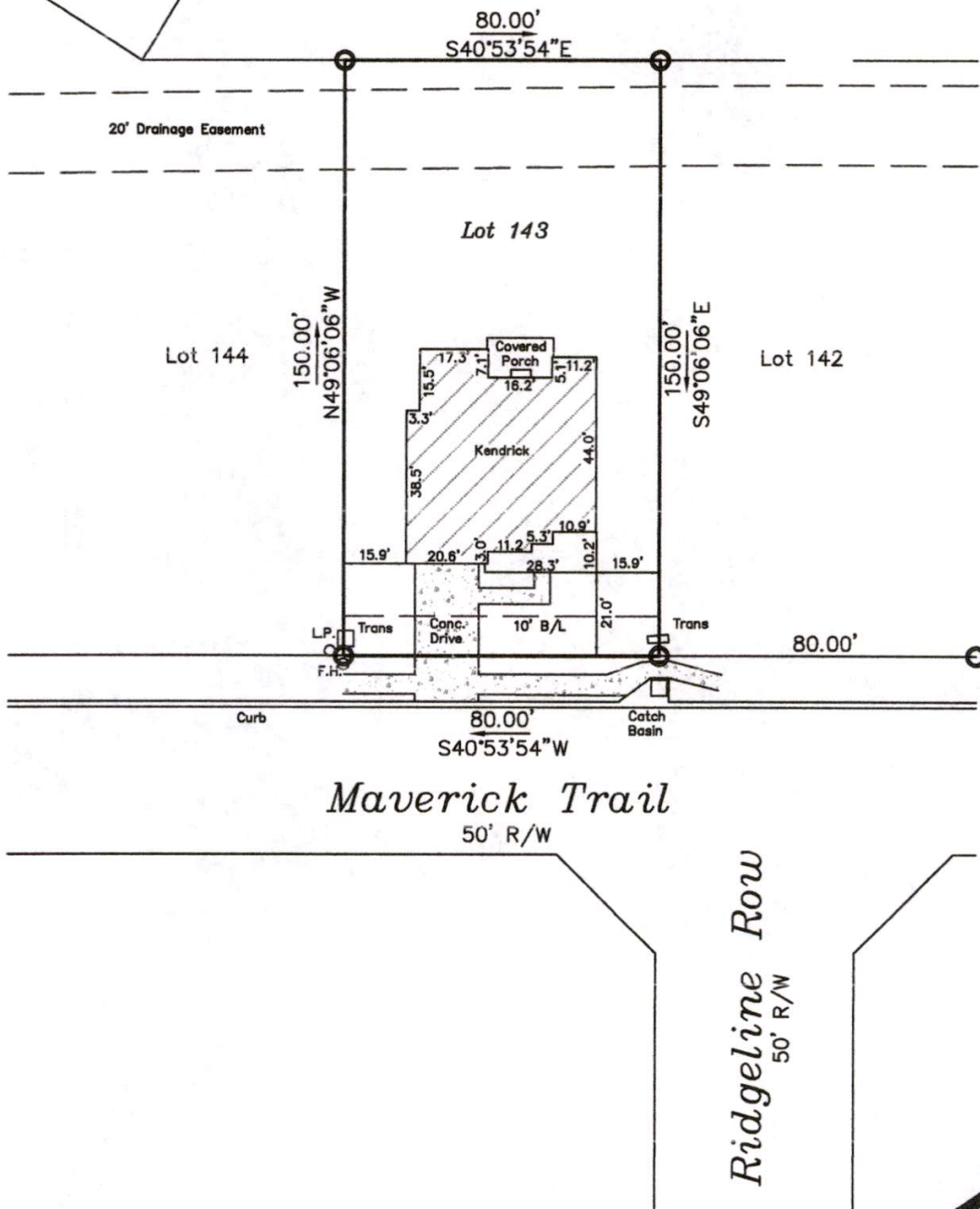
Petition received by Jessica Rogu, Date 3/26/25  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

**Lot 143**  
Area=0.28 Acres

THE GRANGE HOMEOWNERS ASSOCIATION INC  
Parcel ID 4064-00-63-3825



**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 208 Maverick Trl. Central, SC 29630

TMS#: 4064-00-54-2402

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2600 at Page 251.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Tianyu Zhu  
208 Maverick Trl  
Central, SC 29630

Yanying Lu  
208 Maverick Trl  
Central, SC 29630



10/30/2023

10/30/2023

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

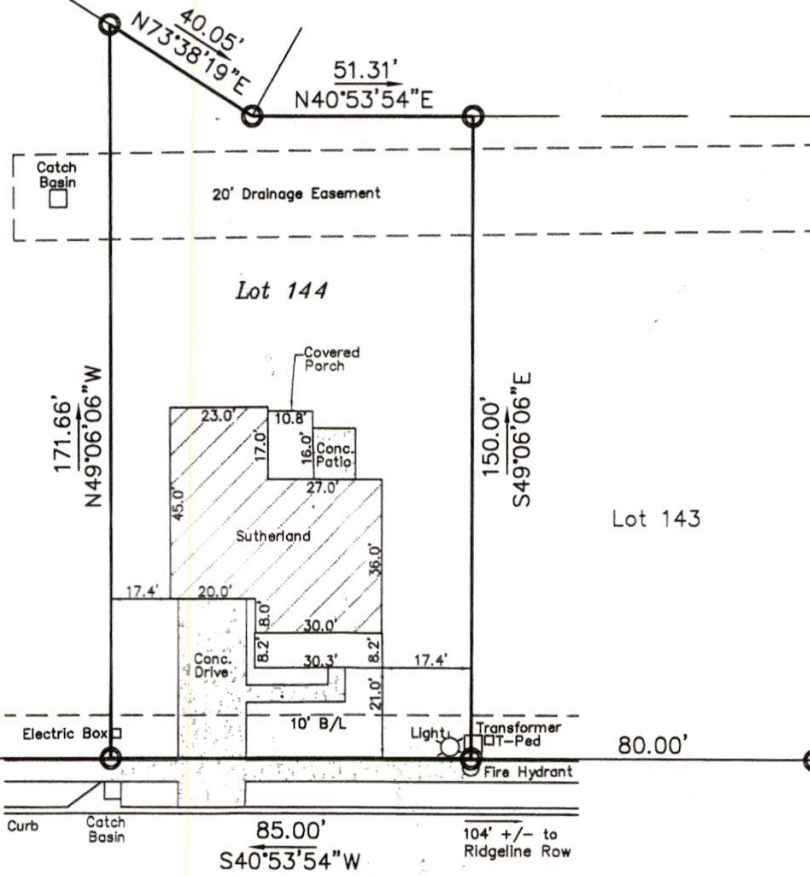
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

N/F  
TMS# 4064-00-54-2402  
SUE M. CHAPMAN  
DB 1833, PAGE 120  
PB 57, PAGE 185-A

Open Space



Lot 145

Lot 143

*Maverick Trail*  
50' R/W

*Ridgeline Row*  
50' R/W

Lot 144  
Area=0.30 Acres





## PERMIT SNAPSHOT REPORT RES-002275-2024 FOR CITY OF CLEMSON

<b>Permit Type</b> Building (Residential)	<b>Project:</b> The Grange (PR-000020-2022)	<b>App Date:</b> 07/24/2024
<b>Work Class:</b> New Construction	<b>District:</b> CENTRAL	<b>Exp Date:</b> 06/30/2025
<b>Status:</b> CO Issued	<b>Square Feet:</b> 4,790.00	<b>Completed:</b> 12/30/2024
<b>Valuation:</b> \$711,215.00	<b>Assigned To:</b> Roach, Kelly	<b>Approval</b>
<b>Description:</b> New construction-Single Family-Stonehaven plan-The Grange Estates Lot 199m (\$685,831)		<b>Expire Date:</b> 07/29/2024

<b>Parcel:</b> 4064-00-53-7948	Main	<b>Address:</b> 209 Maverick Trl Central, SC 29630	Main	<b>Zone:</b> R-20(R-20 Single-Family Residential)
--------------------------------	------	---	------	---

<b>Applicant</b> Will Vardeman 30 Patewood dr Greenville, SC 29615 Business: (240) 566-6350	<b>Owner Builder</b> DRB Group 2099 Gaither RD Ste 600 Rockville, MD 20850 Home: (864) 804-8714	<b>Contractor</b> DRB Group 30 Patewood DR Ste 180 Greenville, SC 29615 Business: (864) 214-7440	<b>Applicant</b> Scott Smith 30 Patewood Dr 29615 Home: (706) 244-3145 Business: (706) 244-3145 Mobile: (706) 244-3145
---	---	--	--

<b>Applicant</b> Aden A Ardoin 30 Home: (864) 918-7443 Business: (864) 918-7443 Mobile: (864) 918-7443	<b>Applicant</b> DRB Group South Carolina 30 Patewood Drive Patewood DR Ste 180 Ste 180 Greenville, SC 29615 Business: (864) 670-0417 Mobile: (864) 670-0417
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### Permit Custom Fields

Is this a Group Development? No Mobile: 8649529282 Construction Type V-B Sewer District Pickens County Authorized Personnel Signature Dustin Hayes foundationwalls NO Non-Exempt No Residential - SF No Commercial - Office No Heat Source Gas Exterior Finish Hardie Frame Type: Wood Report Code 101 Single family Houses Detached (NEW RES) Case Contact Type Residential Builder Flood Zone Front Setback? Units 1 Column Total 1360.00	Is this a Multi-Family Project? No Authorized Personnel Initials SRB Building Occupancy R-3: 1 & 2 Family Dwellings Please indicate all information that applies: Electrical, Gas, Mechanical, Plumbing, Single-Family Dwelling Comments/Notations: The Grange is on old schedule. 3/4 Meter masonryfireplaces NO Exempt Yes Residential - MF No Commercial - Institutional No Propane Gas No Roof Type Shingle S.C. License Number COA289 Permit Class Residential Side Setback? Acres 0.358128 Bedrooms 5 Number of Stories (including basement) 2 Total Sq. Footage 0	Superintendent: Will Vardeman Approval Date Jul 24 2024 12:00AM Water District City Date Signed Jul 29 2024 12:00AM alternatematerials NO floorstructure NO Commercial No Commercial - Industrial No General Description of Project: New construction-Single Family-Stonehaven Plan-The Grange Lot 199 Natural Gas Yes Foundation Type Slab Expiration Date Jun 30 2026 12:00AM When Selecting "Other" Please Describe: Back Setback? Subdivision GRANGE Bathrooms 4 Lot # 199
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**Addressing Review Information Sheet**

**Date of Review:** July 24, 2024

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**Assigned Address:** 209 Maverick Trail

**General Description of Project:** Construction of a new single-family residence

**Tax Map Number:** 4064-00-53-7948

**Development/Subdivision Name:**

The Grange

**Lot Number:** 199

**Owner:** DRB Group South Carolina, LLC

**Contractor:** DRB Group South Carolina, LLC (Jason Ashley)

**Square Footage:** 4,790

**Bedrooms:** 5

**Bathrooms:** 4

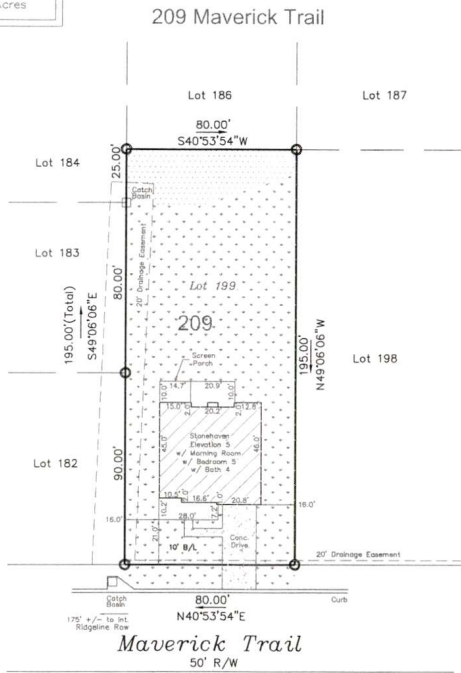
**Stories:** 2

**Additional Info:**

Buildings measured and Located at Ground Level.

Lot 199  
Area=0.36 Acres

THIS PLAT IS FOR REVIEW ONLY



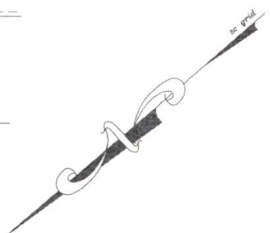
FOR ADDRESSING PURPOSES ONLY

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

Surveyor's Notes:

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS III SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS:  
FRONT: 10  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS 1-23: THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMDRAIN EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS 20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C.A. LOTS 24-138: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (P5-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 08-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449



NOTICE: DIMENSIONS AND CALCULATIONS ARE FOR INFORMATION ONLY.

LOT 199 CALCULATIONS	
Description	Area
Drive/Walk	721 SF
Soil	10,559 SF
Front Porch	249 SF
Screen Porch	150 SF
Screen	1,758 SF

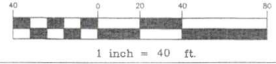


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: June 10, 2024

Date of Last Revision:

Tax Map: 4064-00-53-7948



NOT A RECORDABLE SURVEY



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

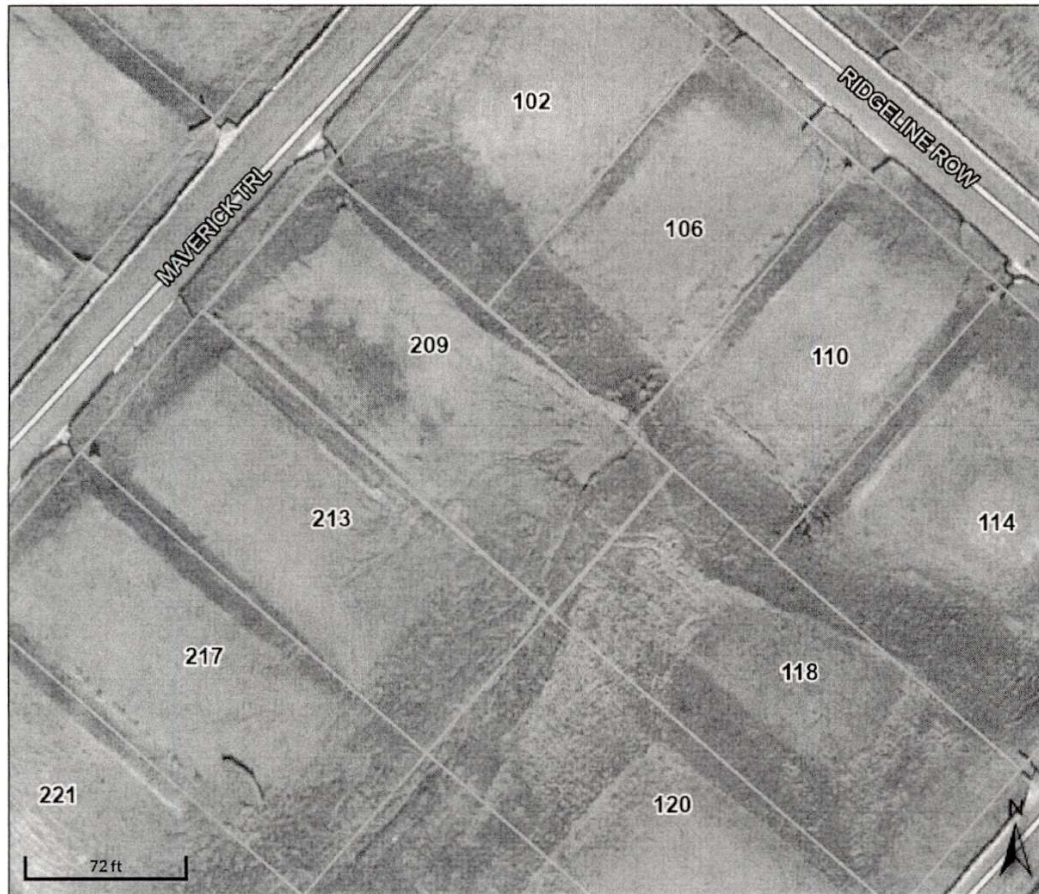
Proposed House Location  
For DRB Group  
South Carolina LLC

Lot 199  
The Grange

Site Address:  
209 Maverick Trail  
Central, SC 29630



### 209 Maverick Trail



#### Overview



#### Legend

- Parcels
- 911 Address
- Roads

<b>Parcel ID</b>	4064-00-53-7948	<b>Account</b>	Residential	<b>Ownership</b>	DRB GROUP	<b>Documents</b>			
<b>Account No</b>	R0092851	<b>Type</b>			SOUTH	<b>Date</b>	<b>Price</b>	<b>Doc</b>	<b>Vacant or Improved</b>
<b>Property</b>	209 MAVERICK TRL	<b>Class</b>	n/a		CAROLINA	11/8/2023	\$2,277,450	<a href="#">260511202</a>	Vacant
<b>Address</b>	CENTRAL	<b>Acreage</b>	0.36		LLC	n/a	\$	<u>  </u>	n/a
<b>District</b>	A15-Central	<b>LEA</b>	0127		30				
<b>Brief</b>	S/E CALHOUN MEM	<b>Code</b>			PATEWOOD				
<b>Tax Description</b>	HWY, THE GRANGE PH 2, PLAT 615/255, Lot 199 (Note: Not to be used on legal documents)	<b>Value</b>	\$9,300		DR STE180 GREENVILLE, SC 29615				

Date created: 7/24/2024

Last Data Uploaded: 7/24/2024 3:09:01 AM

Developed by Schneider  
GEOSPATIAL

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 209 Maverick Trail, Central, SC, 29630

TMS#: 4064-00-53-7948

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2767 at Page 256.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

209 Maverick Trail, Central, SC, 29630

Kyle J. Bouda - 2/7/2025

Donna Lee [Signature] - 2/7/2025

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 210 MAVERICK TRAIL, CENTRAL, SC 29630

TMS#: 4064-00-54-5132

County: PICKENS

The Property was conveyed to the Owner(s) and the conveyance records in the records of PICKENS County in Deed Book 2448, at Page 46.

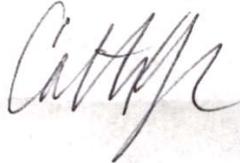
A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

210 MAVERICK TRAIL  
CENTRAL, SC. 29630



5/10/2024



5/10/2024

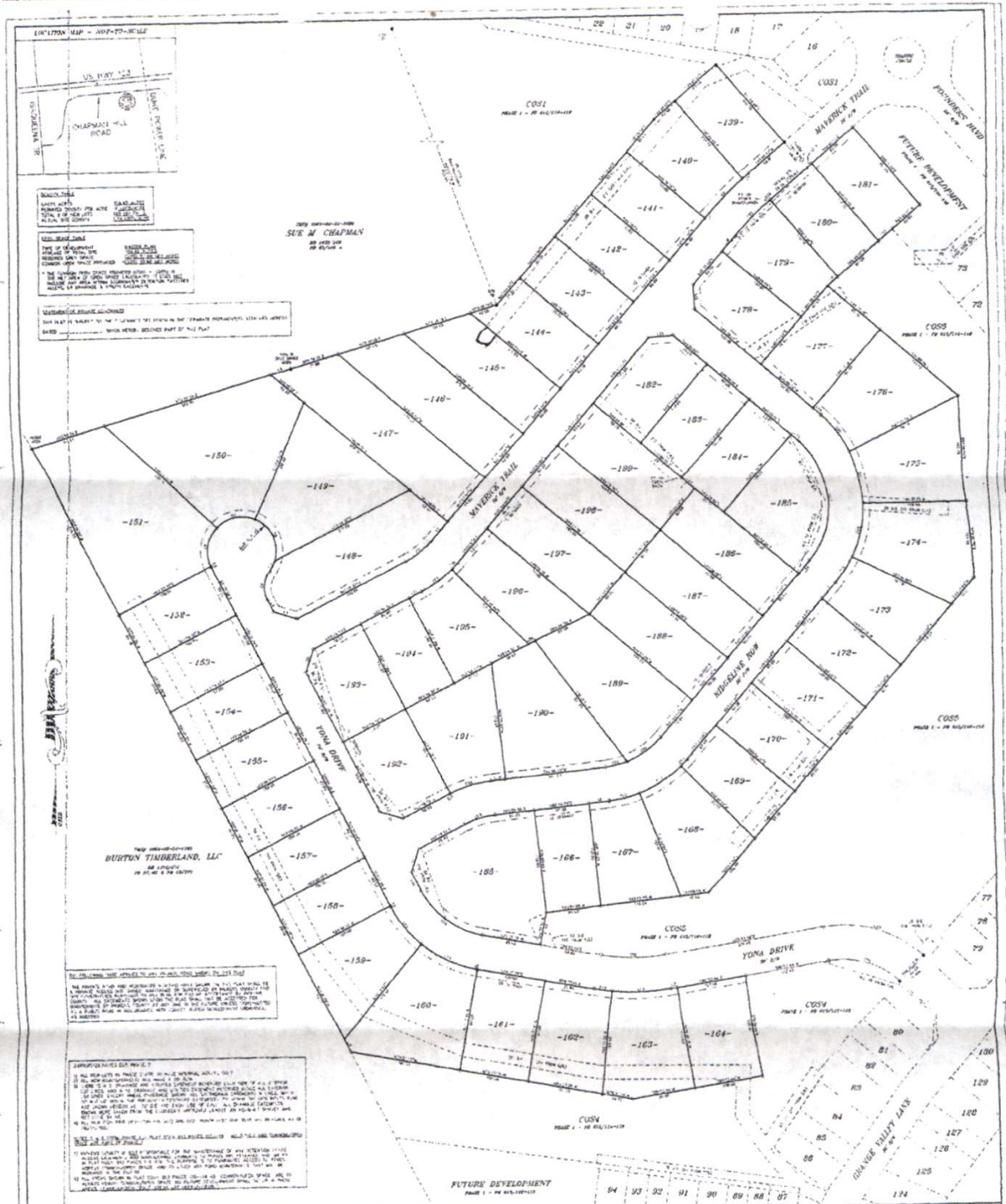
=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**SEARCHED**  
 INDEXED  
 SERIALIZED  
 FILED

**APR 23 2022**  
 PICKENS COUNTY, SOUTH CAROLINA

**RECORDS & CLERK**

**NOTICE TO CONTRACTORS**  
 THIS PLAT IS SUBJECT TO THE 'LATEST' CITY ORDINANCE AND REGULATIONS AND ALL APPLICABLE STATE AND FEDERAL LAWS. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**DEED RECORDS**  
 THE DEED RECORDS FOR THIS PLAT ARE KEPT AT THE OFFICE OF THE COUNTY CLERK, PICKENS COUNTY, SOUTH CAROLINA. THE DEED RECORDS FOR THIS PLAT ARE KEPT AT THE OFFICE OF THE COUNTY CLERK, PICKENS COUNTY, SOUTH CAROLINA.

**DEED RECORDS**  
 THE DEED RECORDS FOR THIS PLAT ARE KEPT AT THE OFFICE OF THE COUNTY CLERK, PICKENS COUNTY, SOUTH CAROLINA. THE DEED RECORDS FOR THIS PLAT ARE KEPT AT THE OFFICE OF THE COUNTY CLERK, PICKENS COUNTY, SOUTH CAROLINA.

**DRAWER'S CERTIFICATE**  
 I, the undersigned, being duly sworn, depose and say that I am the owner of the land shown on this plat and that the same is the property of the Grange Subdivision, Inc. and that the same is being offered for sale by the Grange Subdivision, Inc. and that the same is being offered for sale by the Grange Subdivision, Inc.

**CERTIFICATE OF FINAL PLAT APPROVAL**  
 FOR RECORDATION  
 ALL INFORMATION ON THIS PLAT IS TRUE AND CORRECT AND THAT THE SAME IS THE PROPERTY OF THE GRANGE SUBDIVISION, INC. AND THAT THE SAME IS BEING OFFERED FOR SALE BY THE GRANGE SUBDIVISION, INC. AND THAT THE SAME IS BEING OFFERED FOR SALE BY THE GRANGE SUBDIVISION, INC.

**PHASE 2 DATA TABLES**

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
100	10,000	1.00%
101	10,000	1.00%
102	10,000	1.00%
103	10,000	1.00%
104	10,000	1.00%
105	10,000	1.00%
106	10,000	1.00%
107	10,000	1.00%
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167	10,000	1.00%
168	10,000	1.00%
169	10,000	1.00%
170	10,000	1.00%
171	10,000	1.00%
172	10,000	1.00%
173	10,000	1.00%
174	10,000	1.00%
175	10,000	1.00%

**FINAL PLAT - PHASE 2**  
**THE GRANGE SUBDIVISION**

**JAY DENY Land Surveyor**  
 Professional Seal No. 12345  
 State of South Carolina

**APPROVED FOR RECORDATION**  
 DATE: 4/23/2022

*WAL* *OR*

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 213 Maverick Trail Central SC 29630

TMS#: 4064-00-53-6992

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2764 at Page 287.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

[Signature] 4/2/25  
Owner  
2131 Woodruff Rd.  
Apt 2100 183  
Greenville, A.C. 29607

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

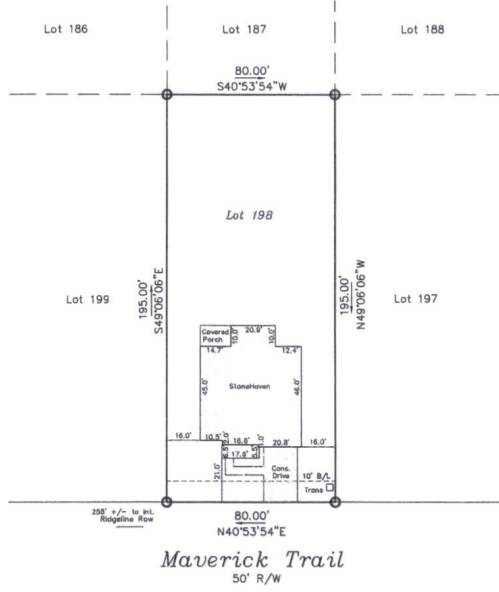
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

Lot 198  
Area=0.36 Acres



**Surveyor's Notes:**

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. \* ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2.) SETBACKS:  
FRONT: 10'  
REAR: N/A  
SIDE: N/A
- 3.) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4.) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS 1-23: THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS 20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/L. LOTS 24-136: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5.) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS, ACCESS EASEMENTS AND MAINTENANCE EASMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6.) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7.) ALL NEW IRON PINS (PS-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-01-2021.
- 8.) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

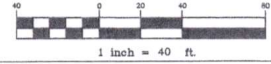


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: November 25, 2024

Date of Last Revision:

Tax Map: 4064-00-53-6992



*DJ Stiles*  
S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Survey for  
Dovehill Farm LLC

Lot 198  
The Grange

Site Address:  
213 Maverick Trail  
Central, SC 29630

*Joc 4/2/25*

GRANTEE'S ADDRESS: 1 Bloomsbury Place, Savannah, GA 31411

State of South Carolina )  
 )  
 County of Pickens ) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that DRB Group South Carolina, LLC, a South Carolina limited liability company (hereinafter "Grantor") in consideration of the sum of \$663,000.00 Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto Scot Ritchie and Starr Ritchie (hereinafter "Grantee") as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns the following real property, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot 146 on a plat of The Grange Subdivision, Phase 2, prepared by Jay Dunn Land Surveyor, Professional Land Surveyor #24276, dated June 23, 2022, and recorded in the Office of the Register of Deeds for said County in Plat Book 615, at Page 255; reference to said plat being hereby made for a more complete metes and bounds description thereof.

This being the same property conveyed to DRB Group South Carolina, LLC, a South Carolina limited liability company by Deed from Chapinan Hill, LLC, a South Carolina limited liability company dated September 8, 2022 and recorded September 8, 2022 in the Office of the ROD County of Pickens in Deed Book 2448 at Page 46.

TMS #: 4064-00-54-4068

THIS conveyance is subject to all easements, conditions, covenants, restrictions, zoning ordinances, encumbrances and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property, and is further subject to the covenants and conditions attached hereto as Exhibit B.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs or successors and assigns, forever. And, the Grantor does hereby bind the Grantor and the Grantor's heirs, successors, assigns, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs, successors and assigns against the Grantor and the Grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand and seal this July 27 ~~28~~ 2023

SIGNED SEALED AND DELIVERED  
in the presence of:

[Signature]  
WITNESS

[Signature]  
WITNESS

GRANTOR:

DRB Group South Carolina, LLC, a South Carolina  
limited liability company

By: [Signature] (SEAL)  
Yolanda Williams Spencer, Division Vice President

STATE OF SOUTH CAROLINA  
COUNTY OF PICKENS

I, [Signature] do hereby certify that Yolanda Williams Spencer, the division Vice President  
of DRB Group South Carolina, LLC fka Dan Ryan Builders South Carolina, LLC, a South Carolina limited  
liability company personally appeared before me this date and acknowledged the due execution of the foregoing  
instrument.

[Signature]  
Notary Public for South Carolina

Commission Expires: 12-6-2028



**EXHIBIT B**

**CONFIRMATORY ADDENDUM AND REAFFIRMATION DECLARATION**

THIS CONFIRMATORY ADDENDUM AND REAFFIRMATION DECLARATION (the "Addendum") is made as of the July 27, 2023 by Scot Ritchie and Sturt Ritchie ("Buyer"), the buyer of certain real property (the "Property") more particularly described herein above, together with the home built thereon, and more particularly described in the Agreement of Sale (the "Agreement") made on the July 27, 2023 by and between DRB Group South Carolina, LLC, a South Carolina limited liability company ("Seller") and Buyer.

WHEREAS, the Agreement contains a paragraph entitled Section 18. Environmental Disclosure ("Section 18"), which relates specifically to Seller's disclaimer of all representations and/or warranties as to the presence of radon gas, mold or other environmental pollutants (collectively, "Biological Impurities") in or affecting the Property. Attached hereto and made a part hereof as Schedule I is a true and complete copy of Section 18 extracted from the Agreement;

WHEREAS, Seller has informed Buyer of the existence of Section 18 and the contents therein;

WHEREAS, Seller has suggested that Buyer contact the United States Environmental Protection Agency and/or the applicable state or local environmental protection and health departments for more information regarding additional information concerning Biological Impurities in or affecting the Property;

WHEREAS, Seller has not made, created or invited any express or implied warranty or any other expectancy with respect to the presence of Biological Impurities in or affecting the Property; and

WHEREAS, Buyer desires to execute this Addendum to confirm and reaffirm that any and all the provisions in Section 18 accurately state and remain the mutual intent of Buyer and Seller.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Buyer hereby affirms, reaffirms, acknowledges, declares, and certifies the following:

1. Buyer has fully and completely read, reviewed and fully understands Section 18.
2. Buyer fully and completely understands and affirms that it is Buyer's sole responsibility to contact the United States Environmental Protection Agency and/or the applicable state or local environmental protection and health departments for more information regarding additional information concerning radon gas, mold or other environmental pollutants in or affecting the Property.
3. Buyer fully and completely understands and affirms that Seller has not made, created or invited (nor does it intend to make, create or invite) any representation and/or warranty or any other expectancy, either express or implied, with respect to any Biological Impurities. Buyer agrees for themselves, and for their family, invitees, tenants, agents, heirs, successors, executors, subrogees, attorneys, assigns and any other persons who may have occasion to visit or reside in the Property (collectively, the "Buyer Group") that Seller, its subsidiaries, affiliates, parents, successors, directors, officers, managers, subcontractors, and suppliers (collectively, the "Seller Group"), shall not be liable for any damages (whether direct or consequential) or for any injury (including, but not limited to, any personal injury) to Buyer or to any member of the Buyer Group, regardless of legal theory (including, but not limited to, Seller's negligence) arising out of or relating to any real or alleged Biological Impurities located in or affecting the Property. Accordingly, Buyer (for itself and the Buyer Group) releases Seller and the Seller Group, and any and all other persons and entities of and from any and all present and future claims, damages and causes of action, regardless of legal theory, that arise out of or in any way relate to the real or alleged presence of Biological Impurities in or affecting the Property (collectively, "Biological Impurities Claims"). To the maximum extent permitted by law, Buyer (for itself and for the Buyer Group) hereby waives (and is estopped to assert) all claims to the contrary. Buyer further acknowledges that nothing to the contrary has been promised by Seller or otherwise made any part of the basis of the bargain between the parties. Buyer hereby expressly covenants and agrees to release, indemnify, hold harmless, and defend Seller and the Seller Group, for any and all damages and/or costs (including, without limitation, attorneys' fees and court costs) incurred by Seller and/or the Seller Group as a result of any Biological Impurities Claims made, or attempted to be made, by Buyer or any member of the Buyer Group.

4. Buyer fully and completely understands and affirms that to the maximum extent permitted by law, Buyer, for itself, and for any and all members of the Buyer Group, waives and may not assert any and all Biological Impurities Claims.

5. Buyer fully and completely understands and affirms that nothing contrary to the language contained in Section 18 has been promised by Seller or otherwise made any part of the basis of the Agreement.

6. Buyer fully and completely understands and affirms that Buyer expressly covenants and agrees to pay to and indemnify Seller and any member of the Seller Group, for any and all damages and/or costs (including, without limitation, attorneys' fees and court costs) incurred by Seller or any other member of the Seller Group, as a result of any Biological Impurities Claims made, or attempted to be made, by the Buyer or by any member of the Buyer Group.

7. Buyer fully and completely understands and affirms that this Addendum contains a covenant running with the land and binding upon the Property (the "Covenant").

8. Buyer fully and completely understands and affirms that Buyer takes title to the Property subject to the Covenant, which shall be binding upon Buyer and the Buyer Group.

9. Buyer fully and completely understands and affirms that this Addendum is to further memorialize that Section 18 accurately states and shall remain the mutual intent of the Buyer and Seller.

10. Buyer hereby confirms and reaffirms that it fully and completely understands and agrees to be bound to all the covenants and provisions contained in Section 18 and this Addendum.

**BUYER HEREBY ACKNOWLEDGES AND CERTIFIES ITS FULL AND COMPLETE UNDERSTANDING OF SECTION 18, AND DECLARES THAT IT HAS READ THIS ADDENDUM, AND HAS SIGNED IT VOLUNTARILY AND HAS HAD THE OPPORTUNITY TO CONSULT ANY ADVISOR.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Buyer has duly executed this Confirmatory Addendum and Reaffirmation Declaration under seal as of the date first above written.

WITNESS  
Erica M. Burgos  
WITNESS  
[Signature]  
WITNESS

BUYER  
[Signature] (SEAL)  
Scot Ritchie  
Starr Ritchie (SEAL)  
Starr Ritchie  
[Signature]

STATE OF SOUTH CAROLINA  
COUNTY OF PICKENS

The foregoing instrument was acknowledged before me this 27 day of July, 2023 by Scot Ritchie and Starr Ritchie.

Erica M. Burgos  
Notary Public for South Carolina

Commission Expires:

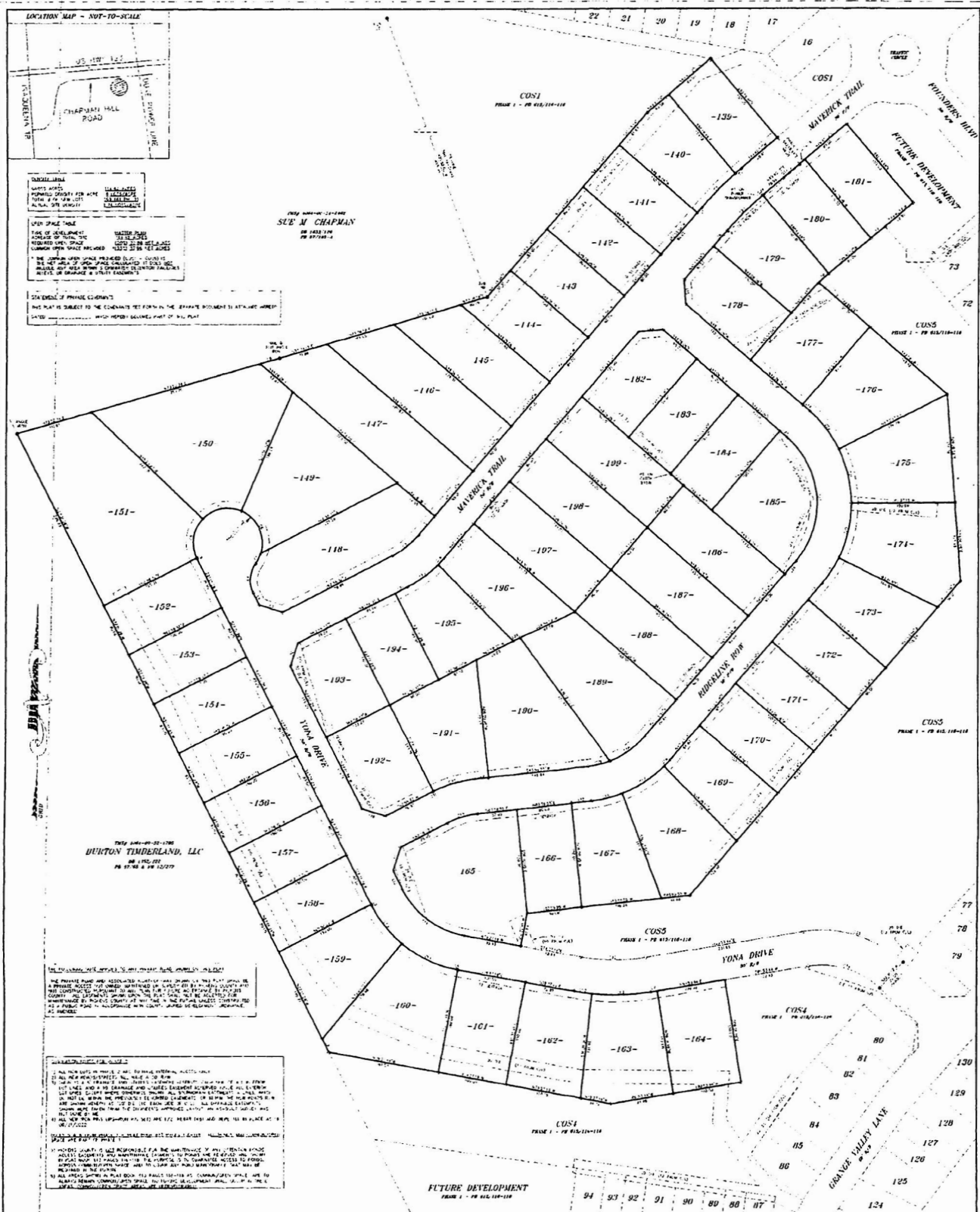
ERICA M. BURGOS  
NOTARY PUBLIC  
Chatham County  
State of Georgia  
My Comm. Expires January 26, 2027

**SCHEDULE 1**

**(SECTION 18)**

**18. ENVIRONMENTAL DISCLOSURE.** The United States Environmental Protection Agency and state and local environmental protection and health departments have expressed concern over the presence of radon gas in homes. Prolonged exposure to high levels of indoor radon gas may affect the health of residents. We have not and will not make any investigation to determine whether there is radon gas, mold or other environmental pollutants in or affecting the Property, although such conditions may exist. We make no representation or warranty as to the presence or lack of radon gas, mold, electromagnetic fields from power lines and appliances, environmental pollutants or other environmental conditions as or to the general effect of any such conditions. You further agree that this Agreement is not contingent on radon testing results or the presence or lack of radon gas in the house. For additional information concerning radon gas, mold or other environmental pollutants, We suggest that You contact the United States Environmental Protection Agency and/or Your state or local environmental protection and health departments.

We shall have the right, at Our sole discretion, to include language in Your deed that transfers legal title to the Property from Us to You, which expressly disclaims any representations and/or warranties as to the presence or radon gas, mold or other environmental pollutants in or affecting the Property. Any such language shall be binding on You and any future purchaser of the Property.



**DESCRIPTION**

NET AREA	14.25 AC
NET AREA PER ACRE	14.25 AC
TOTAL # OF LOTS	100
NET AREA PER LOT	0.1425 AC

**OPEN SPACE NOTE**

THE OPEN SPACE NOTE IS A REQUIREMENT OF THE PICKENS COUNTY ZONING ORDINANCE. THE OPEN SPACE NOTE IS A REQUIREMENT OF THE PICKENS COUNTY ZONING ORDINANCE. THE OPEN SPACE NOTE IS A REQUIREMENT OF THE PICKENS COUNTY ZONING ORDINANCE.

**STATEMENT OF PRIVATE COVENANTS**

THIS PLAN IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE INSTRUMENT IN ATTACHED ANNEX 1.

**DURTON TIMBERLAND, LLC**  
 100 S. MAIN ST.  
 DURHAM, NC 27701  
 PH 919.486.1234

**THE PRIVATE ROAD AND ASSOCIATED RIGHTS ARE GRANTED TO THE APPLICANT AS A PRIVATE ACCESS TO THE UNIMPROVED LOTS AND ARE NOT TO BE CONSIDERED AS A PUBLIC ROAD OR HIGHWAY. THE APPLICANT SHALL MAINTAIN AND REPAIR THE ROAD AT ALL TIMES.**

**DEVELOPER'S CERTIFICATE**

I, the undersigned, being duly sworn, depose and say that I am the owner of the above described property and that the same is being offered for sale as shown on the attached plat. I depose and say that the plat is a true and correct copy of the original plat as shown to me by the surveyor. I depose and say that the plat is a true and correct copy of the original plat as shown to me by the surveyor.

**PHASE 2 DATA TABLES**

LOT #	AREA (SQ FT)	AREA (AC)	PERCENTAGE OF TOTAL AREA
100	12,345	0.28	1.96%
101	12,345	0.28	1.96%
102	12,345	0.28	1.96%
103	12,345	0.28	1.96%
104	12,345	0.28	1.96%
105	12,345	0.28	1.96%
106	12,345	0.28	1.96%
107	12,345	0.28	1.96%
108	12,345	0.28	1.96%
109	12,345	0.28	1.96%
110	12,345	0.28	1.96%
111	12,345	0.28	1.96%
112	12,345	0.28	1.96%
113	12,345	0.28	1.96%
114	12,345	0.28	1.96%
115	12,345	0.28	1.96%
116	12,345	0.28	1.96%
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194	12,345	0.28	1.96%
195	12,345	0.28	1.96%
196	12,345	0.28	1.96%
197	12,345	0.28	1.96%
198	12,345	0.28	1.96%
199	12,345	0.28	1.96%

**FINAL PLAT - PHASE 2**  
**THE GRANGE SUBDIVISION**

**JAY DUNN** Land Surveyor  
 100 S. MAIN ST.  
 DURHAM, NC 27701  
 PH 919.486.1234

**STATE OF SOUTH CAROLINA**  
 COUNTY OF PICKENS

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION**

I, the undersigned, being duly sworn, depose and say that I am the owner of the above described property and that the same is being offered for sale as shown on the attached plat. I depose and say that the plat is a true and correct copy of the original plat as shown to me by the surveyor.

**APPROVED:** \_\_\_\_\_  
 COUNTY CLERK

**DATE:** 6/23/22

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: **214 Maverick Trail Central, SC, 29630**


TMS#: **4064-00-54-4068**

County: **Pickens**

The Property was conveyed to the Owner(s) and the conveyance records in the records of **Pickens County** in Deed Book **2565**, at Page **226-231**.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

	8/5/2023	1 Bloomsbury Place, Savannah 31411
Stan Petre	8/5/2023	
Rees	8/5/2023	214 Maverick Trail Central 29630

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

**OUTSIDE CUSTOMERS SEEKING TEMPORARY  
WATER SERVICE**

By law, regular water service must not be provided to customers located outside the City until either a Petition for Annexation or an Annexation Covenant is signed and fully executed by all property owners.

For outside water customers with a need for immediate service and an inability to obtain the required document(s) signed by all property owners, the City may agree to provide **temporary** water service. By requesting this service, the person seeking service agrees that if fully signed form(s) are not in the City Utility Billing office before close of business on the tenth business day after water service is requested, the City will turn off the temporary water service, and all service will remain off until the signed documents are provided and the disconnection fee of \$35.00 is paid.

**NOTE – regular United States Postal Service mail may not be the most reliable choice to ensure that the required documents are received on time.**

I HAVE READ AND UNDERSTAND THE ABOVE INFORMATION AND AGREE:

Signature: Reese Ritchie

Name: Reese Ritchie

Date: 8-2-2023

Explain why property owners are unable to execute the

required document(s) before regular service is provided:  
*not available at time of service.*

---

**Office Use – Temporary water service will be turned off if the required document/documents are not received by the Utility Billing Office by close of business on 8/16/2023.**

**CITY COPY**

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 217 MWERICK TRAIL

TMS#: 4064-00-53-6836

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2687, at Page 67.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

*Annal MC Murphy 6/20/24*  
*Catherine A. Diefendorf 6/20/24*  
*(spouse - CATHERINE A. DIEFENDORF)*

=====

**For City Use:**

Petition received by Jessica Rogan, Date 6-27-24  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

**OUTSIDE CUSTOMERS SEEKING TEMPORARY WATER SERVICE**

By law, regular water service must not be provided to customers located outside the City until either a Petition for Annexation or an Annexation Covenant is signed and fully executed by all property owners.

For outside water customers with a need for immediate service and an inability to obtain the required document(s) signed by all property owners, the City may agree to provide **temporary** water service. By requesting this service, the person seeking service agrees that if fully signed form(s) are not in the City Utility Billing office before close of business on the tenth business day after water service is requested, the City will turn off the temporary water service, and all service will remain off until the signed documents are provided and the disconnection fee of \$35.00 is paid.

**NOTE – regular United States Postal Service mail may not be the most reliable choice to ensure that the required documents are received on time.**

I HAVE READ AND UNDERSTAND THE ABOVE INFORMATION AND AGREE:

Signature:           *TMurphy*            
Name:           *THOMAS K. MURPHY*            
Date:           *6/20/24*          

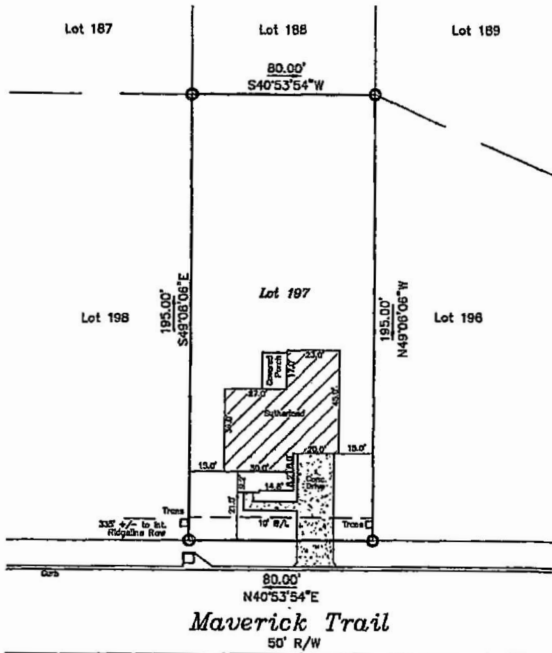
Explain why property owners are unable to execute the required document(s) before regular service is provided: *Closing on purchase of property on 6/20/24.*  
*✓ closed*

Office Use – Temporary water service will be turned off if the required document/documents are not received by the Utility Billing Office by close of business on \_\_\_\_\_.

CITY COPY

Buildings measured and Located at Ground Level.

**Lot 197**  
Area=0.36 Acres



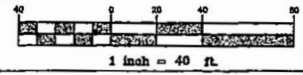
**Surveyor's Notes:**

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS II SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS: FRONT: 10' REAR: N/A SIDE: N/A
- 3) ALL NEW LOTS IN PHASE I ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESS, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESS.\*\* LOTS 1-25: THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL EXTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMDRAIN EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESIGNATED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS 20' DRAINAGE EASEMENTS (20' D.W.), 10' EACH SIDE OF C/L. LOTS 26-35: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE, AND FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (SPS-IRON PIN SET) ARE 1/2" REBAR (RS) AND WERE IN PLACE AS OF 09-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.



9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: June 12, 2024  
Date of Last Revision:  
Tax Map: 4064-00-53-6836



No. 17933  
DANIEL J. STILES  
S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Survey for  
**Thomas Murphy & Catherine Diefendorf**

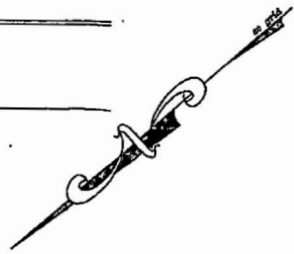
Lot 197  
The Grange

Site Address:  
217 Maverick Trail  
Central, SC 29630

Plat Reviewed for Recording  
File # REF-000790-2024

Lot Line Adjustment  Reference Plat  Lot Combination

\_\_\_\_\_  
Architect Signature Date: June 20, 2024



Inst # 202408204 DocType: PLAT Page 1 of 1 BKP:620 Pg:130 06/20/2024 at 03:39:50 PM, Fee:\$25.00 PAUL KICGIFIN REGISTER OF DEEDS PICKENS COUNTY, SC

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 218 Maverick Trl

TMS#: 4064-00-54-3083

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2634, at Page 226

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

01/01/2024 Lalena Alyjah 218 Maverick Central SC 29630  
2/1/2024 Abdullah Rezi 218 Maverick Central SC 29630

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 221 maverick Trail

TMS#: 4064-00-53-5881

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2688, at Page 94.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

DR. Karolina Pajeroska-Mukhtar 7/5/2024  
221 maverick trl, Central SC 29630

DR. SHAHID MUHAMMAD MUKHTAR 7/5/2024  
221 MAVERICK TRAIL, CENTRAL, SC 29630

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

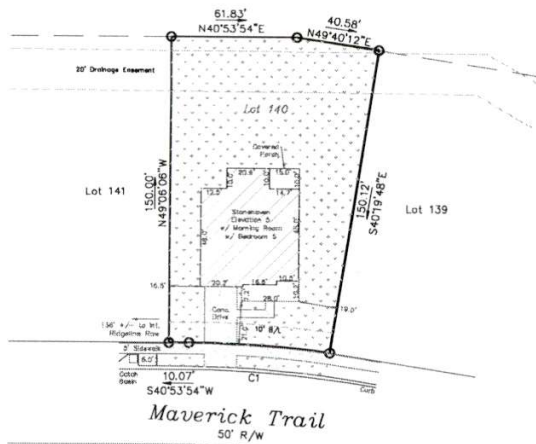
By: \_\_\_\_\_, Date \_\_\_\_\_

July 15

Buildings measured and Located at Ground Level.

Lot 140  
Area=0.31 Acres

THIS PLAT IS FOR REVIEW ONLY



Surveyor's Notes:

- I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- SETBACKS:  
FRONT: 10'  
REAR: N/A  
SIDE: N/A
- ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESS, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESS.\*\* LOTS L123, THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS 20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/A. LOTS 24-138. ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- ALL NEW IRON PINS (PS-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 08-01-2021.
- ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/A OF A CREEK OR CREEK RUN, ARE OWNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

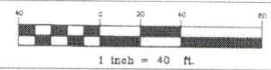


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: January 31, 2024

Date of Last Revision:

Tax Map: 4064-00-54-8433



NOT A RECORDABLE SURVEY



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC

Lot 140  
The Grange

Site Address:  
108 Maverick Trail  
Central, SC 29630

This plat plan does not represent a land survey, was not prepared for recordation, and is not suitable for bounding of property. No ground survey was performed.

CURVE TABLE				
LINE #	RADIUS	LENGTH	BEARING	CHORD
C1	525.00'	69.18'	S44°40'25"W	69.13'



218449

LOT 140 CALCULATIONS	
Description	Area
Driv./Walk	1,035.55 SF
Pool	10,888.50 SF
Front Porch	248.50 SF
Concrete Patch	14.25 SF
Berm	N/A





**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**NOTICE OF STATE INTEREST**

This map is subject to the tax claims set forth in the separate document attached hereto which shall become part of this map.

THE DEVELOPER OF THIS BURTON TIMBERLAND, LLC  
 4000 W. HUNTER ROAD  
 WASHINGTON, NC 27689

**THE DEVELOPER HEREBY WARRANTS TO THE BUYER:**

1. THAT THE LOTS ARE ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF RICHMOND, NORTH CAROLINA.

2. THAT THE LOTS ARE ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF RICHMOND, NORTH CAROLINA.

3. THAT THE LOTS ARE ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF RICHMOND, NORTH CAROLINA.

4. THAT THE LOTS ARE ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF RICHMOND, NORTH CAROLINA.

5. THAT THE LOTS ARE ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF RICHMOND, NORTH CAROLINA.

6. THAT THE LOTS ARE ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF RICHMOND, NORTH CAROLINA.

7. THAT THE LOTS ARE ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF RICHMOND, NORTH CAROLINA.

8. THAT THE LOTS ARE ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF RICHMOND, NORTH CAROLINA.

9. THAT THE LOTS ARE ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF RICHMOND, NORTH CAROLINA.

10. THAT THE LOTS ARE ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF RICHMOND, NORTH CAROLINA.

- RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF RICHMOND, NORTH CAROLINA:**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**OWNER'S CERTIFICATE**

STATE OF NORTH CAROLINA  
 COUNTY OF RICHMOND

I, the undersigned, certify that the above is the true and correct copy of the plat as shown to me by the undersigned and that the same has been approved by the Board of Commissioners of the County of Richmond, North Carolina.

*John Tol*  
 DEPUTY CLERK

**PHASE 2 DATA TABLES**

LOT NO.	AREA (SQ. FT.)	PERCENTAGE	ADJACENT LOTS
100	10,000	10.0%	101, 102, 103
101	10,000	10.0%	100, 102, 104
102	10,000	10.0%	100, 101, 103, 104
103	10,000	10.0%	102, 104, 105
104	10,000	10.0%	101, 102, 103, 105
105	10,000	10.0%	103, 104, 106
106	10,000	10.0%	105, 107
107	10,000	10.0%	106, 108
108	10,000	10.0%	107, 109
109	10,000	10.0%	108, 110
110	10,000	10.0%	109, 111
111	10,000	10.0%	110, 112
112	10,000	10.0%	111, 113
113	10,000	10.0%	112, 114
114	10,000	10.0%	113, 115
115	10,000	10.0%	114, 116
116	10,000	10.0%	115, 117
117	10,000	10.0%	116, 118
118	10,000	10.0%	117, 119
119	10,000	10.0%	118, 120
120	10,000	10.0%	119, 121
121	10,000	10.0%	120, 122
122	10,000	10.0%	121, 123
123	10,000	10.0%	122, 124
124	10,000	10.0%	123, 125
125	10,000	10.0%	124, 126
126	10,000	10.0%	125, 127
127	10,000	10.0%	126, 128
128	10,000	10.0%	127, 129
129	10,000	10.0%	128, 130
130	10,000	10.0%	129, 131
131	10,000	10.0%	130, 132
132	10,000	10.0%	131, 133
133	10,000	10.0%	132, 134
134	10,000	10.0%	133, 135
135	10,000	10.0%	134, 136
136	10,000	10.0%	135, 137
137	10,000	10.0%	136, 138
138	10,000	10.0%	137, 139
139	10,000	10.0%	138, 140
140	10,000	10.0%	139, 141
141	10,000	10.0%	140, 142
142	10,000	10.0%	141, 143
143	10,000	10.0%	142, 144
144	10,000	10.0%	143, 145
145	10,000	10.0%	144, 146
146	10,000	10.0%	145, 147
147	10,000	10.0%	146, 148
148	10,000	10.0%	147, 149
149	10,000	10.0%	148, 150
150	10,000	10.0%	149, 151
151	10,000	10.0%	150, 152
152	10,000	10.0%	151, 153
153	10,000	10.0%	152, 154
154	10,000	10.0%	153, 155
155	10,000	10.0%	154, 156
156	10,000	10.0%	155, 157
157	10,000	10.0%	156, 158
158	10,000	10.0%	157, 159
159	10,000	10.0%	158, 160
160	10,000	10.0%	159, 161
161	10,000	10.0%	160, 162
162	10,000	10.0%	161, 163
163	10,000	10.0%	162, 164
164	10,000	10.0%	163, 165
165	10,000	10.0%	164, 166
166	10,000	10.0%	165, 167
167	10,000	10.0%	166, 168
168	10,000	10.0%	167, 169
169	10,000	10.0%	168, 170
170	10,000	10.0%	169, 171
171	10,000	10.0%	170, 172
172	10,000	10.0%	171, 173
173	10,000	10.0%	172, 174
174	10,000	10.0%	173, 175
175	10,000	10.0%	174, 176
176	10,000	10.0%	175, 177
177	10,000	10.0%	176, 178
178	10,000	10.0%	177, 179
179	10,000	10.0%	178, 180
180	10,000	10.0%	179, 181
181	10,000	10.0%	180, 182
182	10,000	10.0%	181, 183
183	10,000	10.0%	182, 184
184	10,000	10.0%	183, 185
185	10,000	10.0%	184, 185

**FINAL PLAT - PHASE 2**  
**THE GRANGE SUBDIVISION**

Prepared and submitted to the Board of Commissioners of the County of Richmond, North Carolina, for their approval and recording.

DATE: 6/15/22

BY: *John Tol*  
 DEPUTY CLERK

*AWT* *BRJ*

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 227 MAVERICK Trail; Central SC 29630

TMS#: 4064-00-53-4721

County: ACKENS

The Property was conveyed to the Owner(s) and the conveyance records in the records of ACKENS County in Deed Book 615, at Page 255.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Robin R. Murray  
3/25/25  
231 J. Vann Anderson Rd.  
Pageland SC 29728

Gregory W. My  
3/25/25  
231 J. Vann Anderson Rd.  
Pageland SC 29728

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

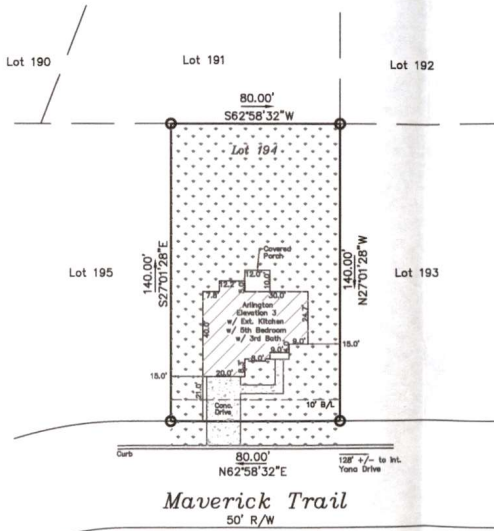
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

**THIS PLAT IS FOR REVIEW ONLY**

Lot 194  
Area=0.26 Acres



Maverick Trail  
50' R/W

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deed of property. No ground survey was performed.

**Surveyor's Notes:**

- 1) "I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "E" SURVEY AS SPECIFIED THEREIN." ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARDOUS AREA.
- 2) SETBACKS:  
FRONT: 10'  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*PLEASE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES. \*LOTS 1-23: THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS 75' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/A. \*LOTS 74-138: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (IPS--(RPS PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 08-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/A OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

RECORDING, MEASUREMENT, AND CALCULATION ARE FROM THE SURVEY OF THE

BRM

LOT 194 CALCULATIONS		
Description	Area	
Front Porch	801 SF	
Sid	8,591 SF	
Front Porch	77 SF	
Covered Porch	150 SF	
Berm	N/A	

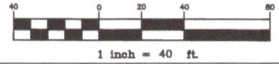


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: August 10, 2023

Date of Last Revision:

Tax Map: 4084-00-53-4721



NOT A RECORDABLE SURVEY



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC  
Lot 194  
The Grange

Site Address:  
227 Maverick Trail  
Central, SC 29630

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 229 Maverick Trail

TMS#: 4064-00-53-3648

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2546 at Page 278

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Sara Hatchbaur      07-21-2025  
229 Maverick Trl. central SC 29630

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 102 Ridgeline Row  
TMS#: 4064-00-54-7089  
County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 1802 at Page 102

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

102 Ridgeline Row  
Central SC 29630  
*Andrea Hanching* 04/16/2025  
*Jimmy Hardy* 4-16-2025

**For City Use:**

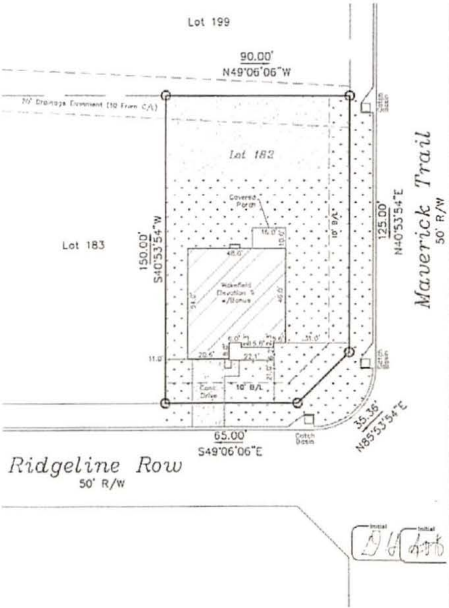
Petition received by \_\_\_\_\_, Date \_\_\_\_\_  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

Lot 182  
Area=0.30 Acres

THIS PLAT IS FOR REVIEW ONLY



Ridgeline Row  
50' R/W

Maverick Trail  
50' R/W

Surveyor's Notes:

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THE PRIORITY IS TO LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS  
FRONT: 10  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD, WILL HAVE A 50' R/W. FOUNDERS BLVD WILL HAVE AN 80' R/W FROM CHARMAH HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESS, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. PLEASE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESS. \*\* LOTS 1-122 THERE IS A 0' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DISCLOSED EASEMENTS, OR WITHIN THE NEW PLOTS/ALLEYS R/W ARE SHOWN HEREON AS "20' DRAINAGE EASEMENTS (20' D.E.)" OF EACH SIDE OF "C.A." LOTS 21-122. ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TURNPIKE LOTS WILL BE SHOWN AND DESCRIBED HEREOF.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (PIS-IRON PIN SET) ARE 1/2" REBAR (RB) AND HERE IN PLACE AS OF 09-07-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE DEVELOPMENT.

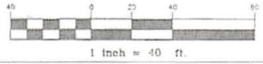


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

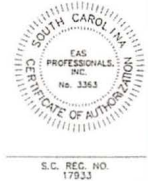
Date of Survey: April 3, 2024

Date of Last Revision:

Tax Map: 4064-00-54-7089



NOT A RECORDABLE SURVEY



State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC  
Lot 182  
The Grange

Site Address:  
102 Ridgeline Row  
Central, SC 29630

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deed of property. No ground survey was performed.

NOTED: BEARING AND DISTANCE AREAS AS SHOWN BY SURVEYORS LOCATIONS OF WELLS.

LOT LINE CALCULATIONS	Area
Driveway	272.50 SF
Front Porch	160.50 SF
Square Footage	160.50 SF
Total	433.00 SF



**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 106 RIDGELINE ROW, CENTRAL, SC 29630

TMS#: 4064-00-54-8055

County: PICKENS

The Property was conveyed to the Owner(s) and the conveyance records in the records of PICKENS County in Deed Book 2605, at Page 202.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

THE VIGEZI FAMILY TRUST  
21117 VIRGINIA PINE TERRACE  
GERMANTOWN MD 20876

TRUSTEES:

EDWARD FRANCIS VIGEZI	X		3/26/2025
KATHRYN FRANK VIGEZI	X		3/26/2025

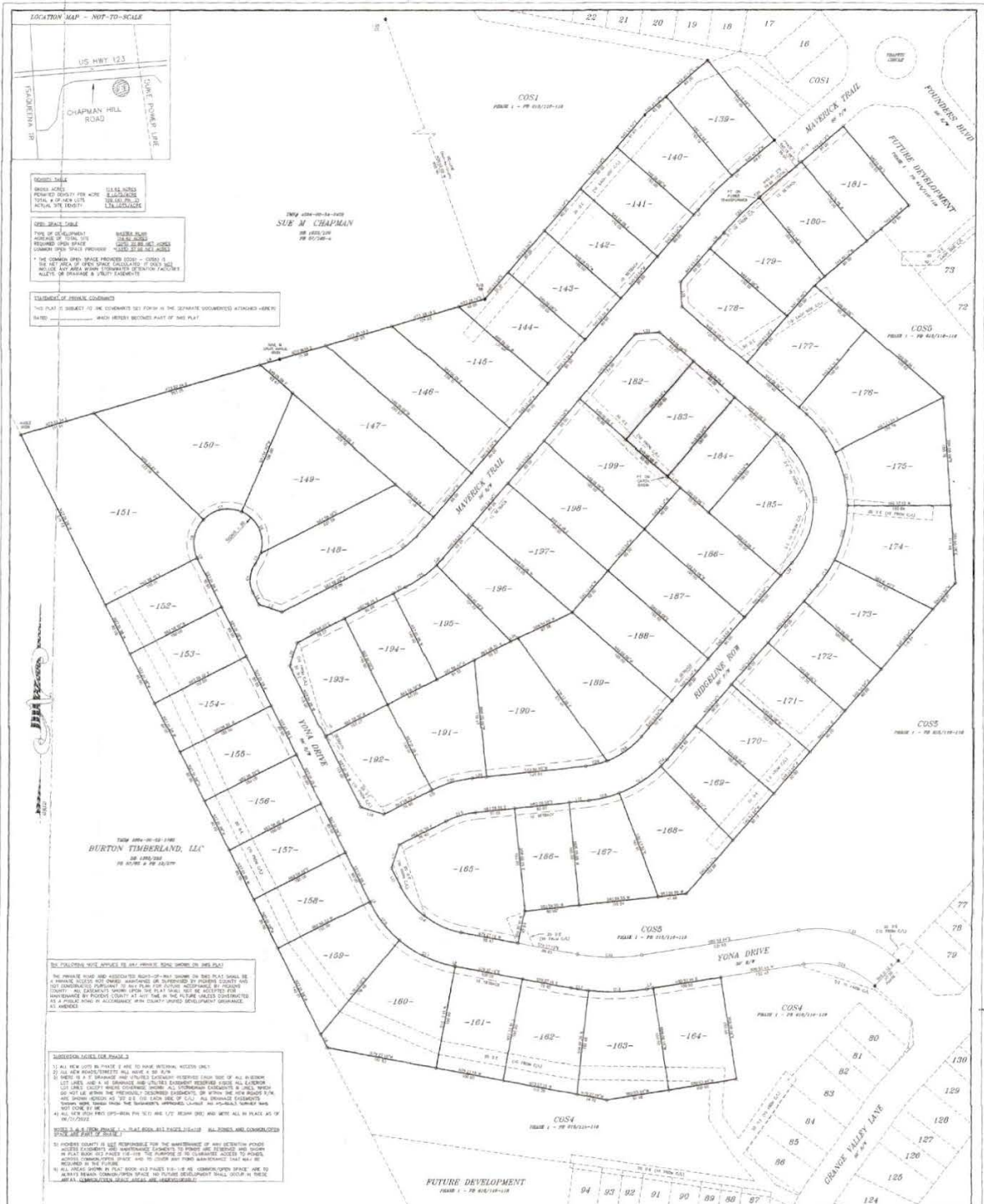
=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**OWNER'S CERTIFICATE**  
 STATE OF SOUTH CAROLINA  
 COUNTY OF PICKENS  
 I, the undersigned, certify that I am the owner of the above described property and that I have read the plat and the survey thereon and that I have approved the same and that I have no objection to the same being recorded in the public records of this county and that I have no objection to the same being used for the purposes herein stated.

*[Signature]*  
 DATE: 6/23/22

**PHASE 2 DATA TABLES**

CURVE TABLE		LINE TABLE		LOT AREA TABLE		LOT PERCENTAGE TABLE	
STATION	ANGLE	STATION	LENGTH	LOT NO.	AREA	LOT NO.	PERCENTAGE
1+00.00	90.00	1+00.00	100.00	101	10000.00	101	100.00
1+00.00	90.00	1+00.00	100.00	102	10000.00	102	100.00
1+00.00	90.00	1+00.00	100.00	103	10000.00	103	100.00
1+00.00	90.00	1+00.00	100.00	104	10000.00	104	100.00
1+00.00	90.00	1+00.00	100.00	105	10000.00	105	100.00
1+00.00	90.00	1+00.00	100.00	106	10000.00	106	100.00
1+00.00	90.00	1+00.00	100.00	107	10000.00	107	100.00
1+00.00	90.00	1+00.00	100.00	108	10000.00	108	100.00
1+00.00	90.00	1+00.00	100.00	109	10000.00	109	100.00
1+00.00	90.00	1+00.00	100.00	110	10000.00	110	100.00
1+00.00	90.00	1+00.00	100.00	111	10000.00	111	100.00
1+00.00	90.00	1+00.00	100.00	112	10000.00	112	100.00
1+00.00	90.00	1+00.00	100.00	113	10000.00	113	100.00
1+00.00	90.00	1+00.00	100.00	114	10000.00	114	100.00
1+00.00	90.00	1+00.00	100.00	115	10000.00	115	100.00
1+00.00	90.00	1+00.00	100.00	116	10000.00	116	100.00
1+00.00	90.00	1+00.00	100.00	117	10000.00	117	100.00
1+00.00	90.00	1+00.00	100.00	118	10000.00	118	100.00
1+00.00	90.00	1+00.00	100.00	119	10000.00	119	100.00
1+00.00	90.00	1+00.00	100.00	120	10000.00	120	100.00
1+00.00	90.00	1+00.00	100.00	121	10000.00	121	100.00
1+00.00	90.00	1+00.00	100.00	122	10000.00	122	100.00
1+00.00	90.00	1+00.00	100.00	123	10000.00	123	100.00
1+00.00	90.00	1+00.00	100.00	124	10000.00	124	100.00
1+00.00	90.00	1+00.00	100.00	125	10000.00	125	100.00
1+00.00	90.00	1+00.00	100.00	126	10000.00	126	100.00
1+00.00	90.00	1+00.00	100.00	127	10000.00	127	100.00
1+00.00	90.00	1+00.00	100.00	128	10000.00	128	100.00
1+00.00	90.00	1+00.00	100.00	129	10000.00	129	100.00
1+00.00	90.00	1+00.00	100.00	130	10000.00	130	100.00
1+00.00	90.00	1+00.00	100.00	131	10000.00	131	100.00
1+00.00	90.00	1+00.00	100.00	132	10000.00	132	100.00
1+00.00	90.00	1+00.00	100.00	133	10000.00	133	100.00
1+00.00	90.00	1+00.00	100.00	134	10000.00	134	100.00
1+00.00	90.00	1+00.00	100.00	135	10000.00	135	100.00
1+00.00	90.00	1+00.00	100.00	136	10000.00	136	100.00
1+00.00	90.00	1+00.00	100.00	137	10000.00	137	100.00
1+00.00	90.00	1+00.00	100.00	138	10000.00	138	100.00
1+00.00	90.00	1+00.00	100.00	139	10000.00	139	100.00
1+00.00	90.00	1+00.00	100.00	140	10000.00	140	100.00
1+00.00	90.00	1+00.00	100.00	141	10000.00	141	100.00
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1+00.00	90.00	1+00.00	100.00	143	10000.00	143	100.00
1+00.00	90.00	1+00.00	100.00	144	10000.00	144	100.00
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1+00.00	90.00	1+00.00	100.00	146	10000.00	146	100.00
1+00.00	90.00	1+00.00	100.00	147	10000.00	147	100.00
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1+00.00	90.00	1+00.00	100.00	149	10000.00	149	100.00
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1+00.00	90.00	1+00.00	100.00	163	10000.00	163	100.00
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1+00.00	90.00	1+00.00	100.00	166	10000.00	166	100.00
1+00.00	90.00	1+00.00	100.00	167	10000.00	167	100.00
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1+00.00	90.00	1+00.00	100.00	169	10000.00	169	100.00
1+00.00	90.00	1+00.00	100.00	170	10000.00	170	100.00
1+00.00	90.00	1+00.00	100.00	171	10000.00	171	100.00
1+00.00	90.00	1+00.00	100.00	172	10000.00	172	100.00
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1+00.00	90.00	1+00.00	100.00	174	10000.00	174	100.00
1+00.00	90.00	1+00.00	100.00	175	10000.00	175	100.00
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1+00.00	90.00	1+00.00	100.00	179	10000.00	179	100.00
1+00.00	90.00	1+00.00	100.00	180	10000.00	180	100.00
1+00.00	90.00	1+00.00	100.00	181	10000.00	181	100.00
1+00.00	90.00	1+00.00	100.00	182	10000.00	182	100.00
1+00.00	90.00	1+00.00	100.00	183	10000.00	183	100.00
1+00.00	90.00	1+00.00	100.00	184	10000.00	184	100.00
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1+00.00	90.00	1+00.00	100.00	187	10000.00	187	100.00
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1+00.00	90.00	1+00.00	100.00	191	10000.00	191	100.00
1+00.00	90.00	1+00.00	100.00	192	10000.00	192	100.00
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1+00.00	90.00	1+00.00	100.00	195	10000.00	195	100.00
1+00.00	90.00	1+00.00	100.00	196	10000.00	196	100.00
1+00.00	90.00	1+00.00	100.00	197	10000.00	197	100.00
1+00.00	90.00	1+00.00	100.00	198	10000.00	198	100.00
1+00.00	90.00	1+00.00	100.00	199	10000.00	199	100.00
1+00.00	90.00	1+00.00	100.00	200	10000.00	200	100.00

**FINAL PLAT - PHASE 2**  
**THE GRANGE SUBDIVISION**

CHAPMAN HILL, LLC  
 10000 MAVERICK TRAIL, SUITE 100  
 CHAPMAN HILL, SC 29625  
 (803) 782-1000  
 (803) 782-1001  
 (803) 782-1002

JAY DANN LAND SURVEYOR  
 Professional Land Surveyor # 32076  
 1408 N. Main Street  
 Columbia, South Carolina 29201  
 (803) 252-1234  
 (803) 252-1235  
 (803) 252-1236

DATE: 6/23/22

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION**

ALL REQUIREMENTS OF THE PICKENS COUNTY JUDICIAL DEVELOPMENT STANDARDS ORDNANCE AND THE PICKENS COUNTY JUDICIAL DEVELOPMENT STANDARDS ORDNANCE, AS AMENDED, HAVE BEEN MET BY THIS PLAT. THE UNDERSIGNED, COUNTY CLERK OF PICKENS COUNTY, SOUTH CAROLINA, HEREBY CERTIFIES THAT THIS PLAT IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE PICKENS COUNTY JUDICIAL DEVELOPMENT STANDARDS ORDNANCE, AS AMENDED, AND IS APPROVED FOR RECORDATION IN THE PUBLIC RECORDS OF THIS COUNTY. THE APPROVAL, RECORDATION, AND MAINTENANCE OF ALL PUBLIC INFRASTRUCTURE APPLICABLE TO THIS SUBDIVISION IS THE RESPONSIBILITY OF THE SUBDIVISION.

*[Signature]*  
 DATE: 6/23/22

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 110 Ridgeline Row central SC 29630

TMS#: 4064-00-54-9010

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2605, at Page 202

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

*Thomas Blake Carr* - 110 Ridgeline Row central SC 29630 7/3/25  
*Maryanna Cross* 110 RIDGELINE ROW CENTRAL SC 29630 7/3/25

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

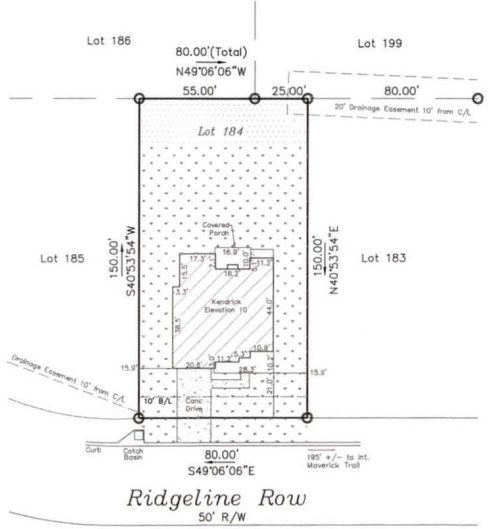
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Lot 184  
Area=0.28 Acres

THIS PLAT IS FOR REVIEW ONLY



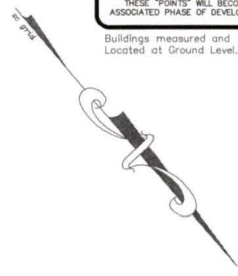
Ridgeline Row  
50' R/W

This plat plan does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

Surveyor's Notes:

- 1) I, HERBERY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS:  
FRONT: 10'  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS 1-23, THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS "20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/L". LOTS 24-108: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (PPS-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

Buildings measured and Located at Ground Level. 218449



NOTE: DRIVE, SIDEWALK, AND 20' DRAINAGE EASEMENTS ARE FROM THE APPROXIMATE LOCATIONS OF SDC

LOT 184 CALCULATIONS	
Description	Area
Driveway	648 SF
Sod	7,756 SF
Front Porch	213 SF
Concrete Patio	43 SF
Covered Porch	150 SF
Items	1,620 SF

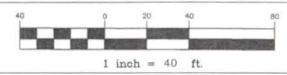


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: November 8, 2024

Date of Last Revision:

Tax Map: 4064-00-54-9010



NOT A RECORDABLE SURVEY



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC  
Lot 184  
The Grange

Site Address:  
110 Ridgeline Row  
Central, SC 29630

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 111 Ridgeline Row

TMS#: 4064-00-64-0125

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 615, at Page 255.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Thomas Leath 6/13/25  
111 Ridgeline Row  
Central, SC 29630

Erin Leath 6/13/25  
111 Ridgeline Row  
Central, SC 29630

=====

**For City Use:**

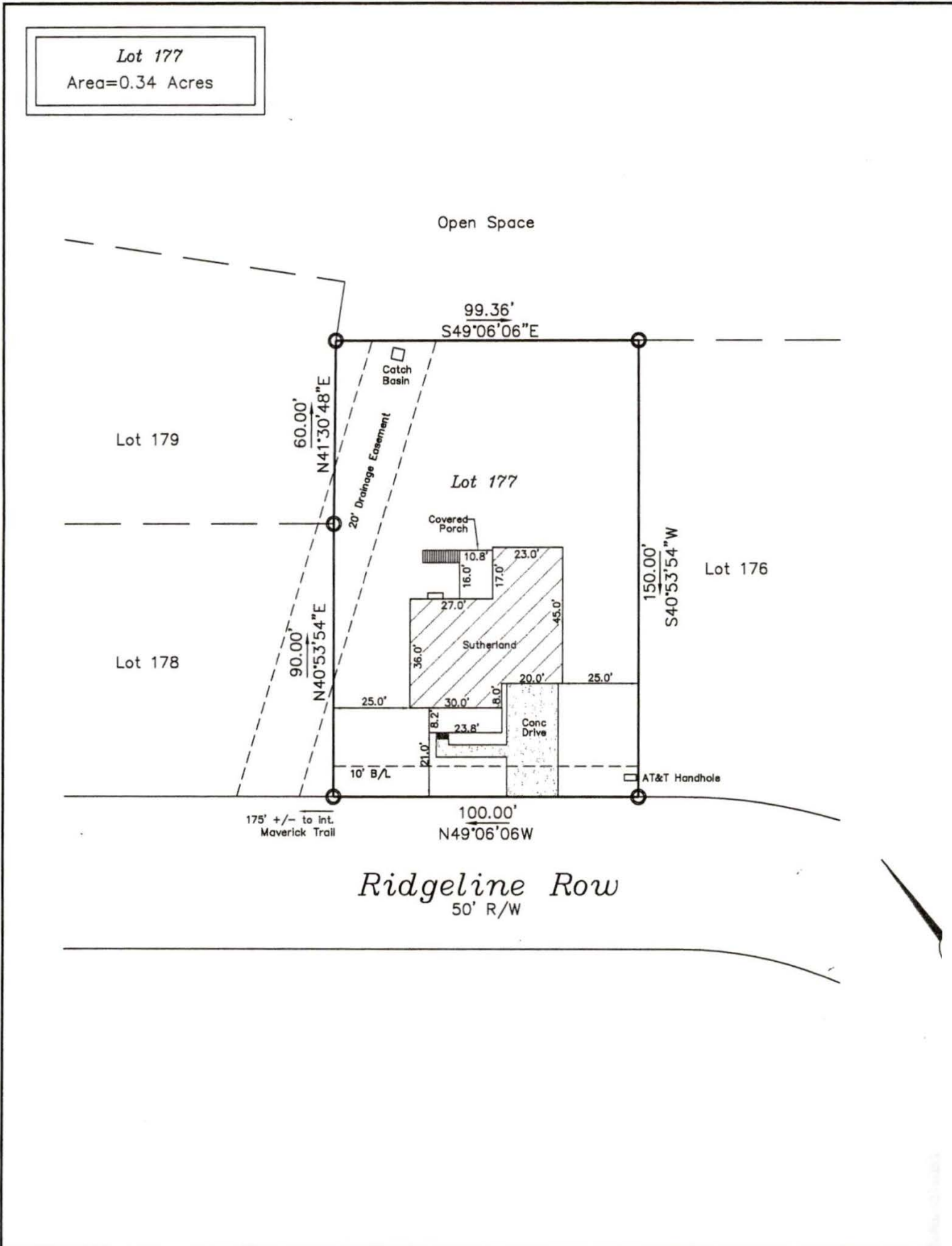
Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Lot 177  
Area=0.34 Acres



## Surveyor's Notes:

- 1) "I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN." ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2.) SETBACKS:  
FRONT: 10  
REAR: N/A  
SIDE: N/A
- 3.) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4.) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS 1-73; THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMDRAIN EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS "20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/L". LOTS 74-138; ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5.) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6.) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7.) ALL NEW IRON PINS (IPS-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-01-2021.
- 8.) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

Buildings measured and  
Located at Ground Level.

218449

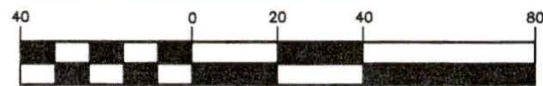


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: May 01, 2025

Date of Last Revision:

Tax Map: 4064-00-64-0125



1 inch = 40 ft.



State of South Carolina  
Pickens County

*Survey For*  
*Thomas Michael Leathem*  
*& Erin Marie Leathem*

Lot 177  
The Grange

Site Address:  
111 Ridgeline Row  
Central, SC 29630

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 114 RIDGELINE ROW, CENTRAL, SC 29630

TMS#: 4064-00-53-9973

County: PICKENS

The Property was conveyed to the Owner(s) and the conveyance records in the records of PICKENS County in Deed Book 2792 at Page 20.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

W. Mathis 3/27/25  
114 RIDGELINE ROW  
CENTRAL, SC 29630

Jessica Jones 3/27/25  
114 RIDGELINE ROW  
CENTRAL, SC 29630

=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Lot 185  
Area=0.41 Acres

THIS PLAT IS FOR REVIEW ONLY

**Surveyor's Notes:**

- 1.) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2.) SETBACKS:  
FRONT: 10'  
REAR: N/A  
SIDE: N/A
- 3.) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4.) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS 1-73: THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMDRAIN EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS 20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/L. LOTS 74-138: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5.) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION POND. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6.) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7.) ALL NEW IRON PINS (SPS--IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 08-01-2021.
- 8.) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

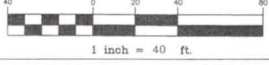


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: June 15, 2023

Date of Last Revision:

Tax Map: 4064-00-53-9973



NOT A RECORDABLE SURVEY



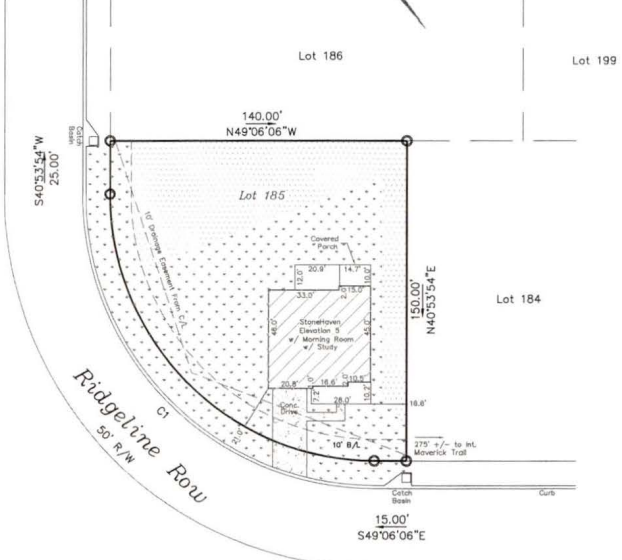
S.C. REG. NO. 17933

State of South Carolina  
Pickens County

*Proposed House Location*  
*For DRB Group*  
*South Carolina LLC*

Lot 185  
The Grange

Site Address:  
114 Ridgeline Row  
Central, SC 29630



Buildings measured and Located at Ground Level. 218449

CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	CHORD
C1	125.00	196.35'	S04°06'06\"E	176.78'

NOTES: SEE SHEETS AND PLAN CALCULATIONS ARE FROM THE APPROXIMATE LOCATIONS OF BVC

LOT 185 CALCULATIONS	
Driveway	Area
Drive/Walk	656 SF
Slab	10,014 SF
Front Porch	249 SF
Covered Porch	150 SF
Item	6,171 SF

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 115 Ridgeline Row, Central, SC 29630

TMS#: 4004-00-64-1029

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2929 at Page 82.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Wim Huss 6-27-25  
Zachary Huss 6/27/25

=====

**For City Use:**

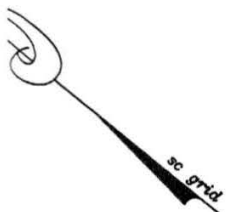
Petition received by Stacy Brogan, Date 6/27/25  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

**Surveyor's Notes:**

- 1) "I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN." ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2.) SETBACKS:  
FRONT: 10  
REAR: N/A  
SIDE: N/A
- 3.) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4.) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS 1-73; THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMDRAIN EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS "20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/L". LOTS 74-138; ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5.) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HERON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6.) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7.) ALL NEW IRON PINS (IPS-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-01-2021.
- 8.) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

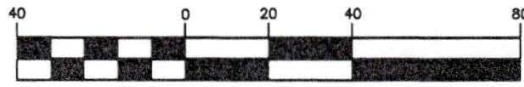


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: May 20, 2025

Date of Last Revision:

Tax Map: 4064-00-64-1029



1 inch = 40 ft.



*DJM*

S.C. REG. NO.  
17933

State of South Carolina  
Pickens County

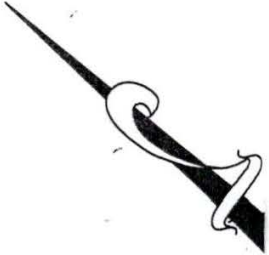
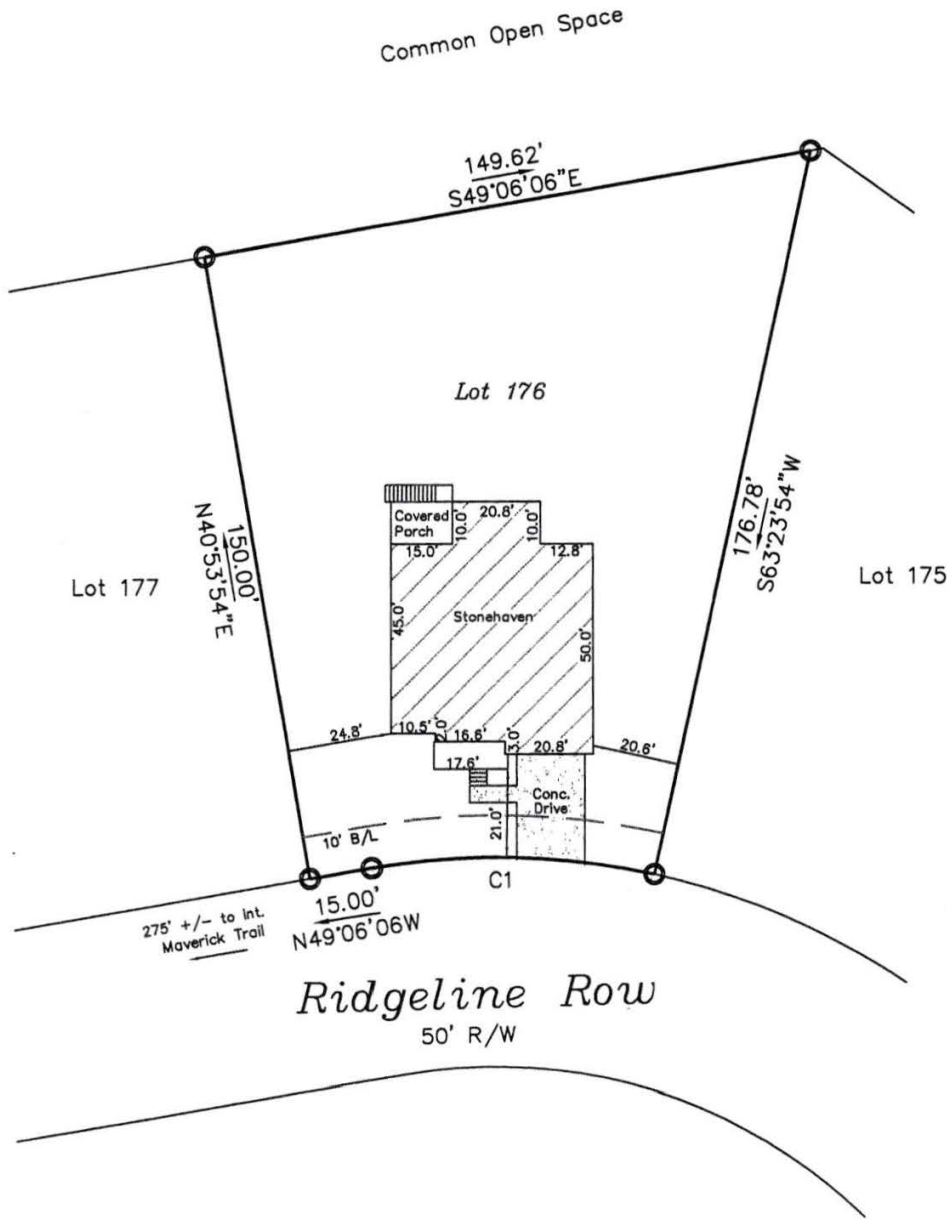
*Survey for*  
*Michael Winston &*  
*Zchonae Monique Krauss*

Lot 176  
The Grange

Site Address:  
115 Ridgeline Row  
Central, SC 29630

Buildings measured and  
Located at Ground Level.

*Lot 176*  
Area=0.42 Acres



CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	CHORD
C1	175.00	68.72'	N37° 51' 06"W	68.28'

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 118 Ridgeline Row

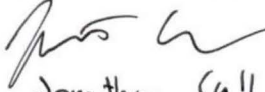
TMS#: 4064-00-53-8895


County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2825, at Page 329.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

 6/16/25  
Jonathan Call  
118 Ridgeline Row  
Central, SC 29830

x  6/16/25  
Natalia Call

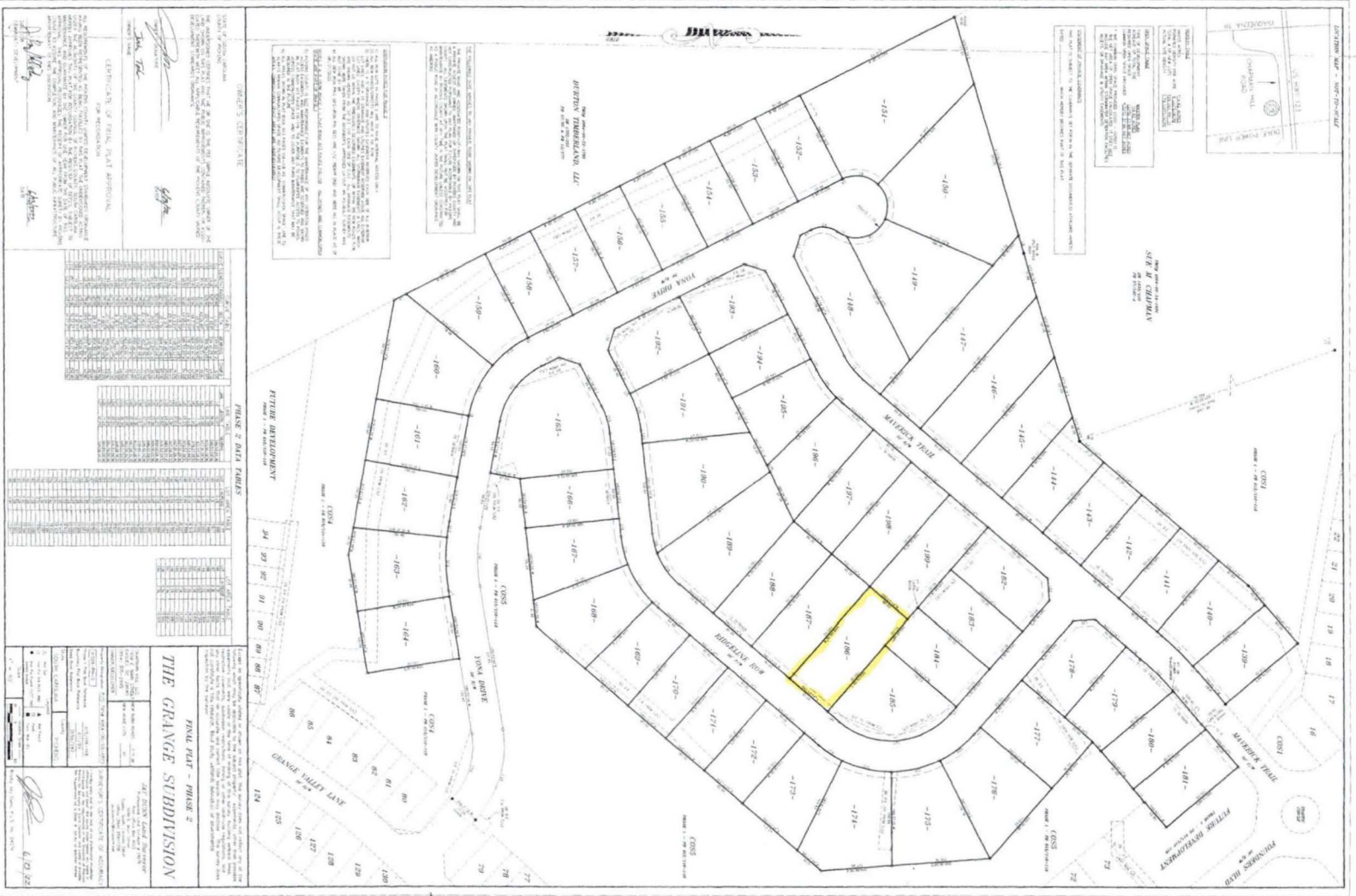
=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

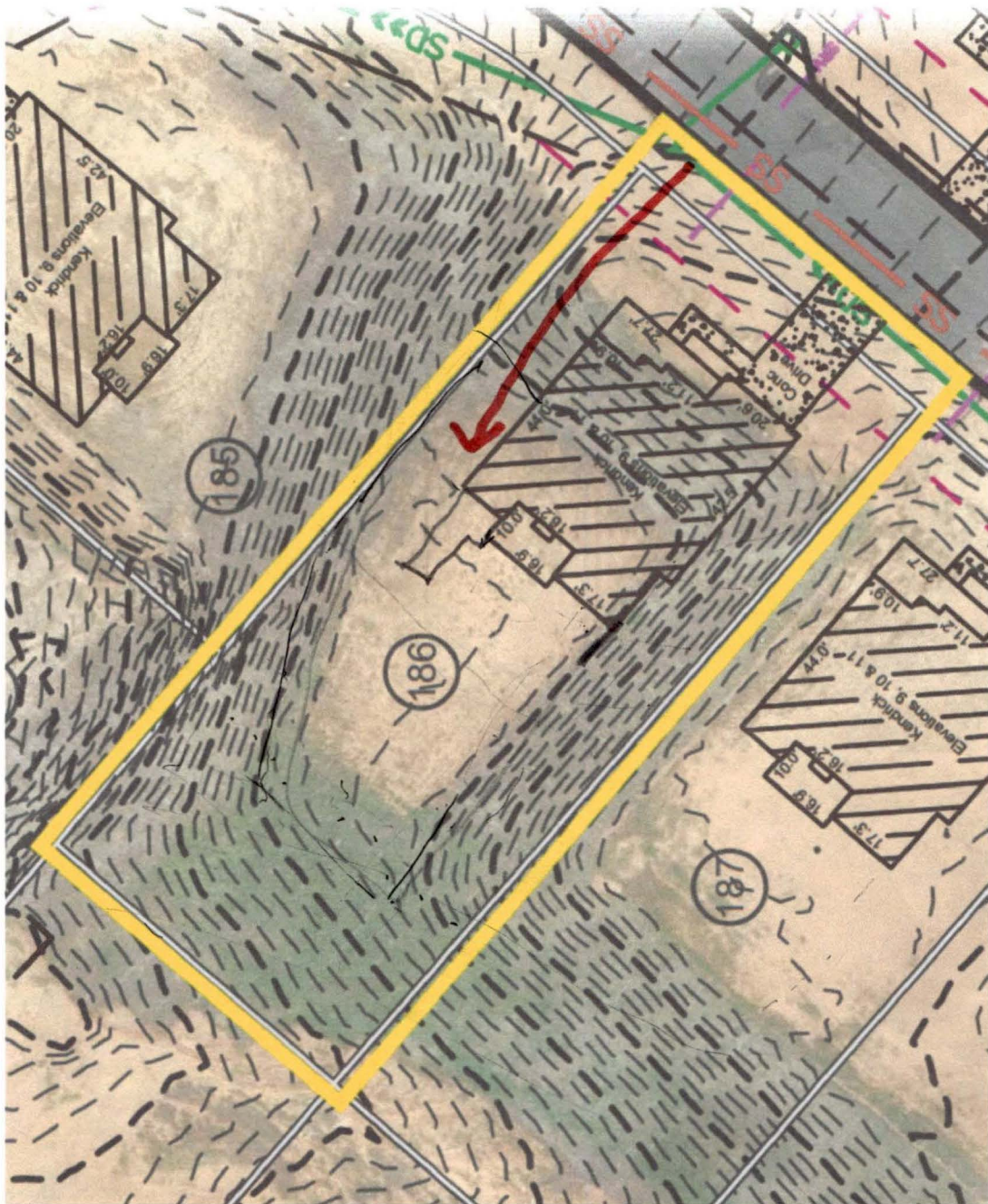


I, **[Signature]**  
 CIVIL ENGINEER  
 LICENSE NO. **[Number]**  
 STATE OF CALIFORNIA  
 hereby certify that the above is a true and correct copy of the original as filed in my office.

**PHASE 2 DATA TABLE**

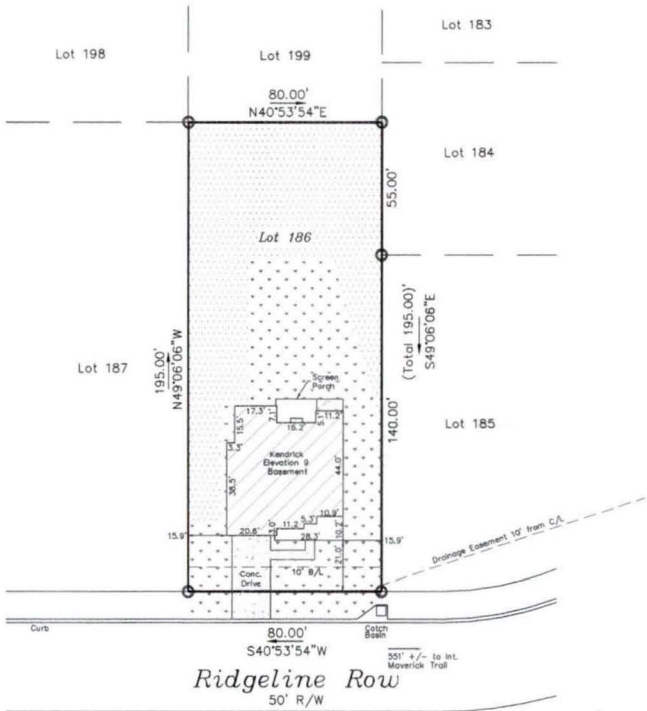
LOT NO.	AREA (SQ. FT.)	AREA (SQ. METERS)	PERCENTAGE OF TOTAL AREA
1	1000	92.9	0.1
2	1000	92.9	0.1
3	1000	92.9	0.1
4	1000	92.9	0.1
5	1000	92.9	0.1
6	1000	92.9	0.1
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98	1000	92.9	0.1
99	1000	92.9	0.1
100	1000	92.9	0.1

**THE GRANGE SUBDIVISION**  
 FINAL PLAN - PHASE 2  
 I, **[Signature]**  
 CIVIL ENGINEER  
 LICENSE NO. **[Number]**  
 STATE OF CALIFORNIA  
 hereby certify that the above is a true and correct copy of the original as filed in my office.



Lot 186  
Area=0.36 Acres

THIS PLAT IS FOR REVIEW ONLY



Surveyor's Notes:

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS:  
FRONT: 10'  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS 1-23: THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMDRAIN EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS "20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/L." LOTS 24-138: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (IPS--IRON PIN SET) ARE 1/2" REBAR (RB) AND HERE IN PLACE AS OF 09-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

Buildings measured and Located at Ground Level.

NOTE: DRIVE, SIDEWALK, AND 20' CALCULATIONS ARE FROM THE APPROPRIATE LOCATIONS OF ROW.

LOT 186 CALCULATIONS	
Description	Area
Drive/Walk	643 SF
Spot	5,807 SF
Front Porch	210 SF
Screen Porch	163 SF
Concrete Patio	218 SF
Berm	7,349 SF



9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: August 12, 2024

Date of Last Revision:

Tax Map: 4064-00-53-8895



1 Inch = 40 ft.

NOT A RECORDABLE SURVEY



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC

Lot 186  
The Grange

Site Address:  
118 Ridgeline Row  
Central, SC 29630

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 119 Ridgeline Row, Central, SC, 29630

TMS#: 4064-00-63-1968

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2687, at Page 200.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Jingjiao Liu Case, 119 Ridgeline Row, Central, SC, 29630, 07/02/2024  
Benjamin M Case, 119 Ridgeline Row, Central, SC 29630, 7/2/24

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

Lot 175  
Area=0.42 Acres



Plat Reviewed for Recording

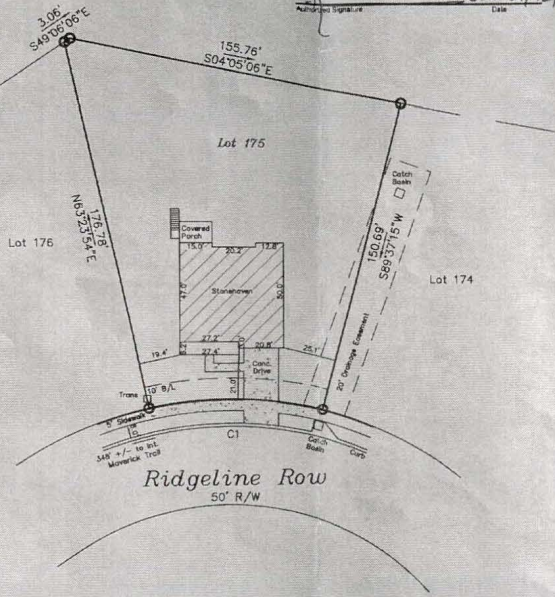
File # REF-000292-2024

Lot Line Adjustment  Reference Plat  Lot Combination

Open Space

Authorized Signature

June 27, 2024  
Date



CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	CHORD
C1	175.00	80.09'	N13° 29' 26" W	79.39'

**Surveyor's Notes:**

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS II SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS:  
FRONT: \_\_\_\_\_  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESS, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. PLEASE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES \*\* LOTS 12-28. THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS OR WITHIN THE NEW ROADS/ALLEYS R/W ARE SHOWN HEREON AS 20' DRAINAGE EASEMENTS (20' DIA.), 10' EACH SIDE OF C/L. LOTS 24-28. ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
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- 7) ALL NEW IRON PINS (PS-BRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-07-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

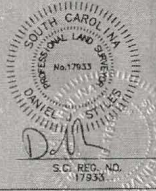
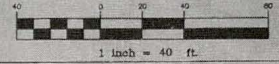


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: June 12, 2024

Date of Last Revision:

Tax Map: 4064-00-63-1968



State of South Carolina  
Pickens County

Survey for  
**Benjamin Case & Fengjiao Liu Case**  
Lot 175  
The Grange

Site Address:  
119 Ridgeline Row  
Central, SC 29630

Inset # 202406365 DocType: PLAT Page 1 of 1  
 BKP-620 PG-135 06/24/2024 at 03:16:32 PM  
 PUBLIC RECORDS REGISTER OF  
 DEEDS PICKENS CO., SC

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 122 Ridgeline Row, Central, SC 29630

TMS#: 4064-00-53-7793

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 615, at Page 255.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

	12-10-24
<u>where Sam</u>	12/10/24

=====

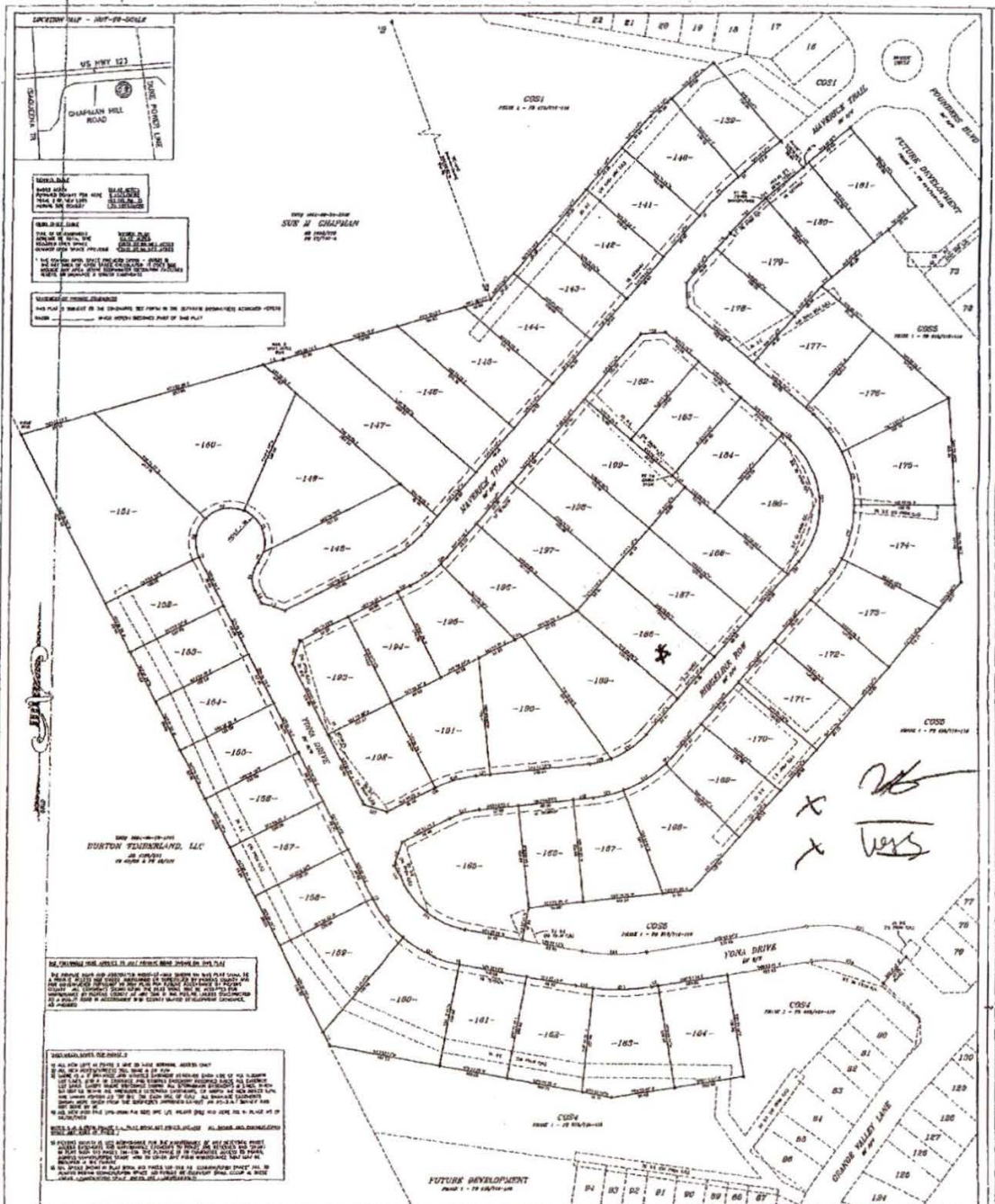
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/24/2022	ISSUE FOR PERMITS
2	04/24/2022	REVISIONS TO PERMITS

**NOTES**

- ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE TO FINISH GRADE UNLESS OTHERWISE NOTED.
- SEE ATTACHED PERMITS FOR ALL REGULATORY REQUIREMENTS.
- SEE ATTACHED PERMITS FOR ALL REGULATORY REQUIREMENTS.

THE GRANGE SUBDIVISION IS A RESIDENTIAL SUBDIVISION. THE LOTS ARE TO BE USED FOR SINGLE-FAMILY RESIDENTIAL PURPOSES. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCES OF PICKENS COUNTY, SOUTH CAROLINA.

**DEVELOPER'S CERTIFICATE**

I, the undersigned, being duly qualified, do hereby certify that the information herein contained is true and correct to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the laws of the State of South Carolina.

\_\_\_\_\_  
 DATE

**OWNER'S CERTIFICATE**

I, the undersigned, being duly qualified, do hereby certify that the information herein contained is true and correct to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the laws of the State of South Carolina.

\_\_\_\_\_  
 DATE

**PHASE 2 DATA TABLES**

LOT NO.	AREA (SQ. FT.)	PERCENTAGE	ACRES
1	10,000	10.00%	0.23
2	10,000	10.00%	0.23
3	10,000	10.00%	0.23
4	10,000	10.00%	0.23
5	10,000	10.00%	0.23
6	10,000	10.00%	0.23
7	10,000	10.00%	0.23
8	10,000	10.00%	0.23
9	10,000	10.00%	0.23
10	10,000	10.00%	0.23
11	10,000	10.00%	0.23
12	10,000	10.00%	0.23
13	10,000	10.00%	0.23
14	10,000	10.00%	0.23
15	10,000	10.00%	0.23
16	10,000	10.00%	0.23
17	10,000	10.00%	0.23
18	10,000	10.00%	0.23
19	10,000	10.00%	0.23
20	10,000	10.00%	0.23
21	10,000	10.00%	0.23
22	10,000	10.00%	0.23
23	10,000	10.00%	0.23
24	10,000	10.00%	0.23
25	10,000	10.00%	0.23
26	10,000	10.00%	0.23
27	10,000	10.00%	0.23
28	10,000	10.00%	0.23
29	10,000	10.00%	0.23
30	10,000	10.00%	0.23
31	10,000	10.00%	0.23
32	10,000	10.00%	0.23
33	10,000	10.00%	0.23
34	10,000	10.00%	0.23
35	10,000	10.00%	0.23
36	10,000	10.00%	0.23
37	10,000	10.00%	0.23
38	10,000	10.00%	0.23
39	10,000	10.00%	0.23
40	10,000	10.00%	0.23
41	10,000	10.00%	0.23
42	10,000	10.00%	0.23
43	10,000	10.00%	0.23
44	10,000	10.00%	0.23
45	10,000	10.00%	0.23
46	10,000	10.00%	0.23
47	10,000	10.00%	0.23
48	10,000	10.00%	0.23
49	10,000	10.00%	0.23
50	10,000	10.00%	0.23
51	10,000	10.00%	0.23
52	10,000	10.00%	0.23
53	10,000	10.00%	0.23
54	10,000	10.00%	0.23
55	10,000	10.00%	0.23
56	10,000	10.00%	0.23
57	10,000	10.00%	0.23
58	10,000	10.00%	0.23
59	10,000	10.00%	0.23
60	10,000	10.00%	0.23
61	10,000	10.00%	0.23
62	10,000	10.00%	0.23
63	10,000	10.00%	0.23
64	10,000	10.00%	0.23
65	10,000	10.00%	0.23
66	10,000	10.00%	0.23
67	10,000	10.00%	0.23
68	10,000	10.00%	0.23
69	10,000	10.00%	0.23
70	10,000	10.00%	0.23
71	10,000	10.00%	0.23
72	10,000	10.00%	0.23
73	10,000	10.00%	0.23
74	10,000	10.00%	0.23
75	10,000	10.00%	0.23
76	10,000	10.00%	0.23
77	10,000	10.00%	0.23
78	10,000	10.00%	0.23
79	10,000	10.00%	0.23
80	10,000	10.00%	0.23
81	10,000	10.00%	0.23
82	10,000	10.00%	0.23
83	10,000	10.00%	0.23
84	10,000	10.00%	0.23
85	10,000	10.00%	0.23
86	10,000	10.00%	0.23
87	10,000	10.00%	0.23
88	10,000	10.00%	0.23
89	10,000	10.00%	0.23
90	10,000	10.00%	0.23
91	10,000	10.00%	0.23
92	10,000	10.00%	0.23
93	10,000	10.00%	0.23
94	10,000	10.00%	0.23
95	10,000	10.00%	0.23
96	10,000	10.00%	0.23
97	10,000	10.00%	0.23
98	10,000	10.00%	0.23
99	10,000	10.00%	0.23
100	10,000	10.00%	0.23

**FINAL PLAT - PHASE 2**  
**THE GRANGE SUBDIVISION**

OWNER'S CERTIFICATE OF ACCURACY

I, the undersigned, being duly qualified, do hereby certify that the information herein contained is true and correct to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the laws of the State of South Carolina.

\_\_\_\_\_  
 DATE

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 123 Ridgeline Row

TMS#: 4064-00-63-1866

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 615, at Page 255

**A plat of the Property is attached.**

Signatures of all owners, with addresses, and dates of signature:

X [Signature]  
X [Signature]

=====

**For City Use:**

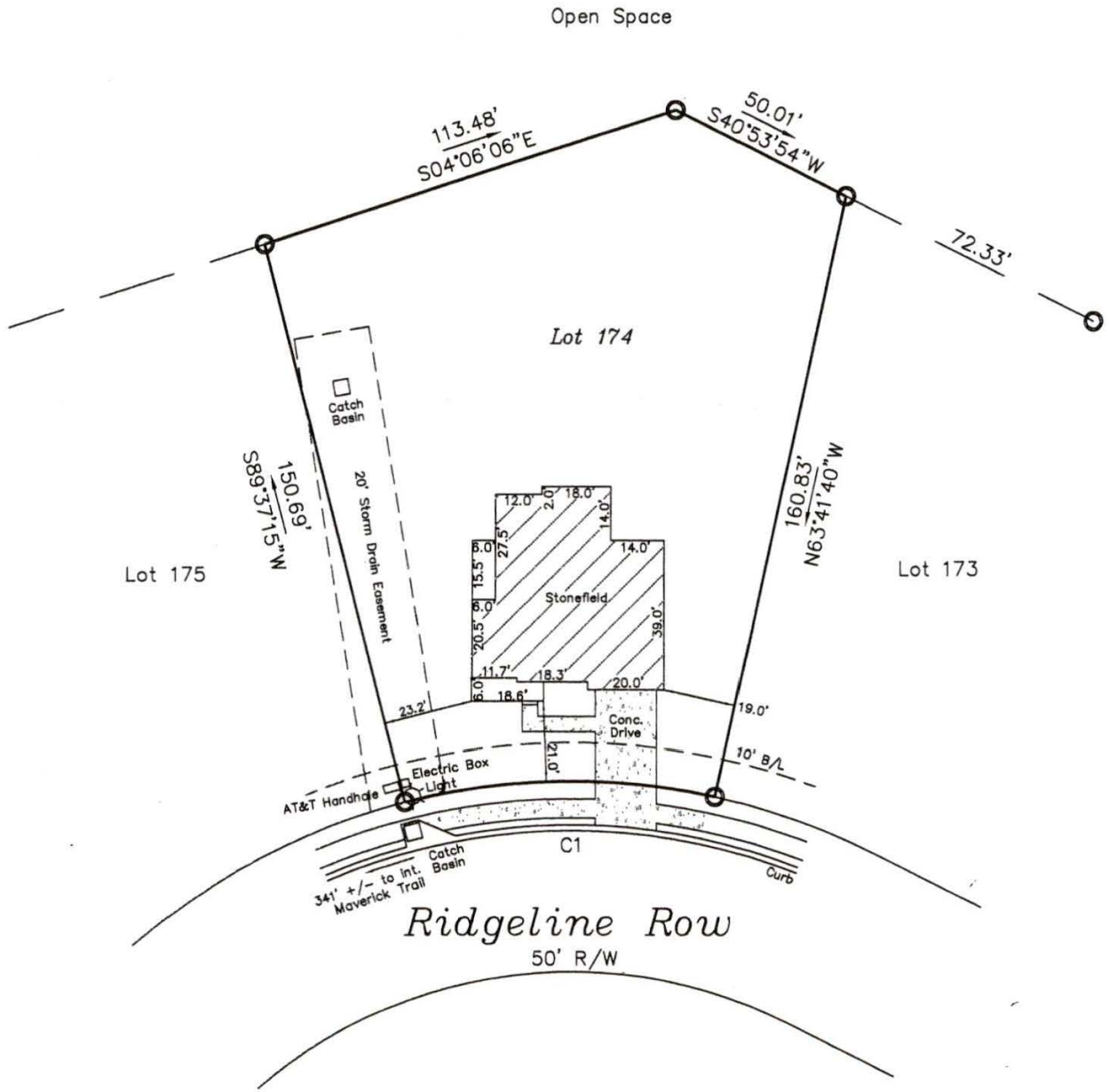
Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

*Lot 174*  
Area=0.45 Acres



CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	CHORD
C1	175.00	81.50'	N12° 57' 47"E	80.77'

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 126 Ridgeline Row Central SC Lot 189 The Grange  
TMS#: 4004-00-53-7626  
County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2543, at Page 339.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

12/6/24 Richard K. Pruitt 126 Ridgeline Row Central SC 29630  
12/6/24 hatty M. Pruitt 126 Ridgeline Row Central, SC 29630

=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 127 Ridgeline Row, Central, SC, 29630

TMS#: 4064-00-63-1727

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2448, at Page 46.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Bessy Michaud  
Benji 127 Ridgeline Row Central SC 29630 11-2-23  
Kerri Michaud  
Hemi Michaud 127 Ridgeline Row Central SC 29630 11/2/23

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 129 Ridgeline Row

TMS#: 4064-00-63-0750

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 615, at Page 255.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

*Amy Anderson* 10/31/23  
129 Ridgeline Row Central, SC 29630

*Paul Anderson* 10/31/23  
129 RIDGELINE ROW 29630

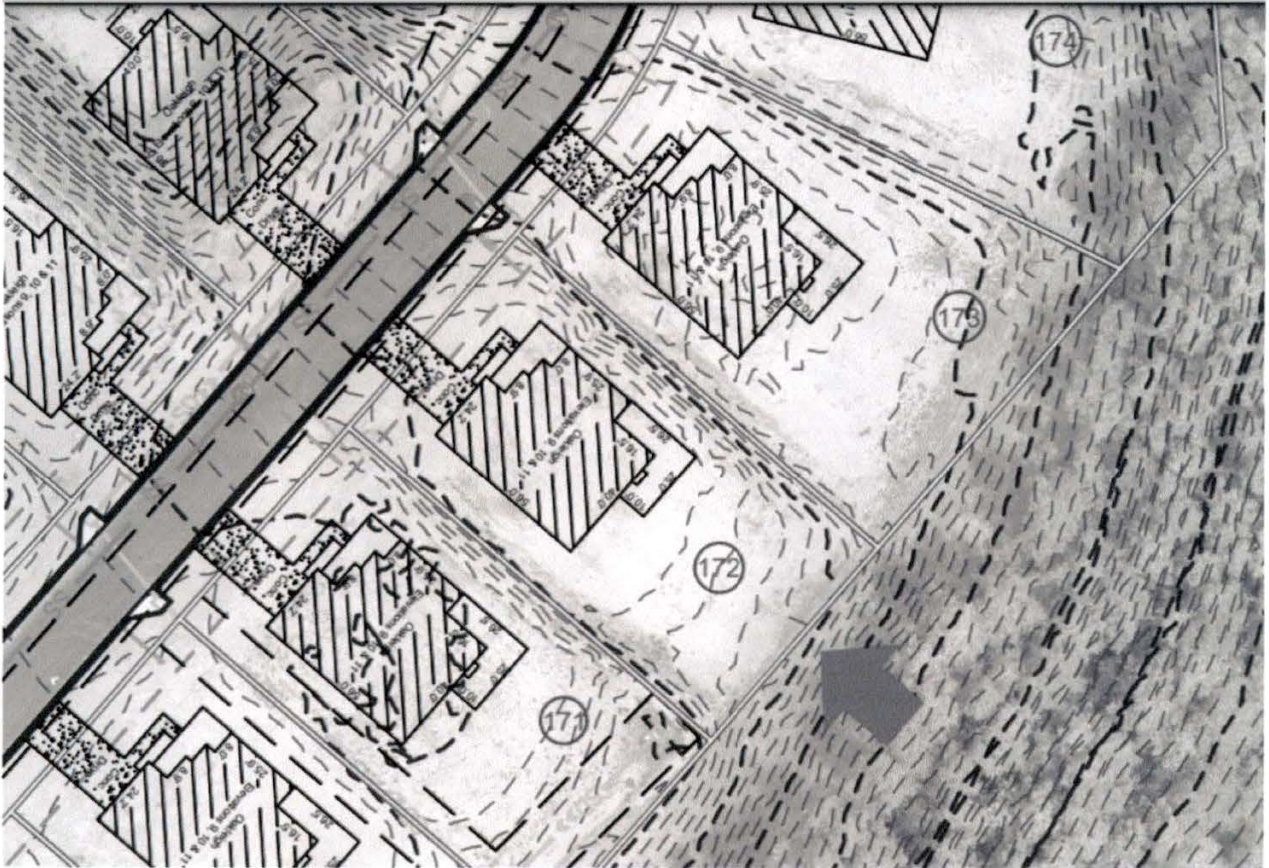
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 130 Ridgeline Row

TMS#: 4064-00-53-6613

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 266, at Page 315.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

[Signature]  
2019 Crystal Bay Ct  
Seneca, S.C. 29672

[Signature]  
2019 Crystal Bay Ct  
Seneca, SC 29672

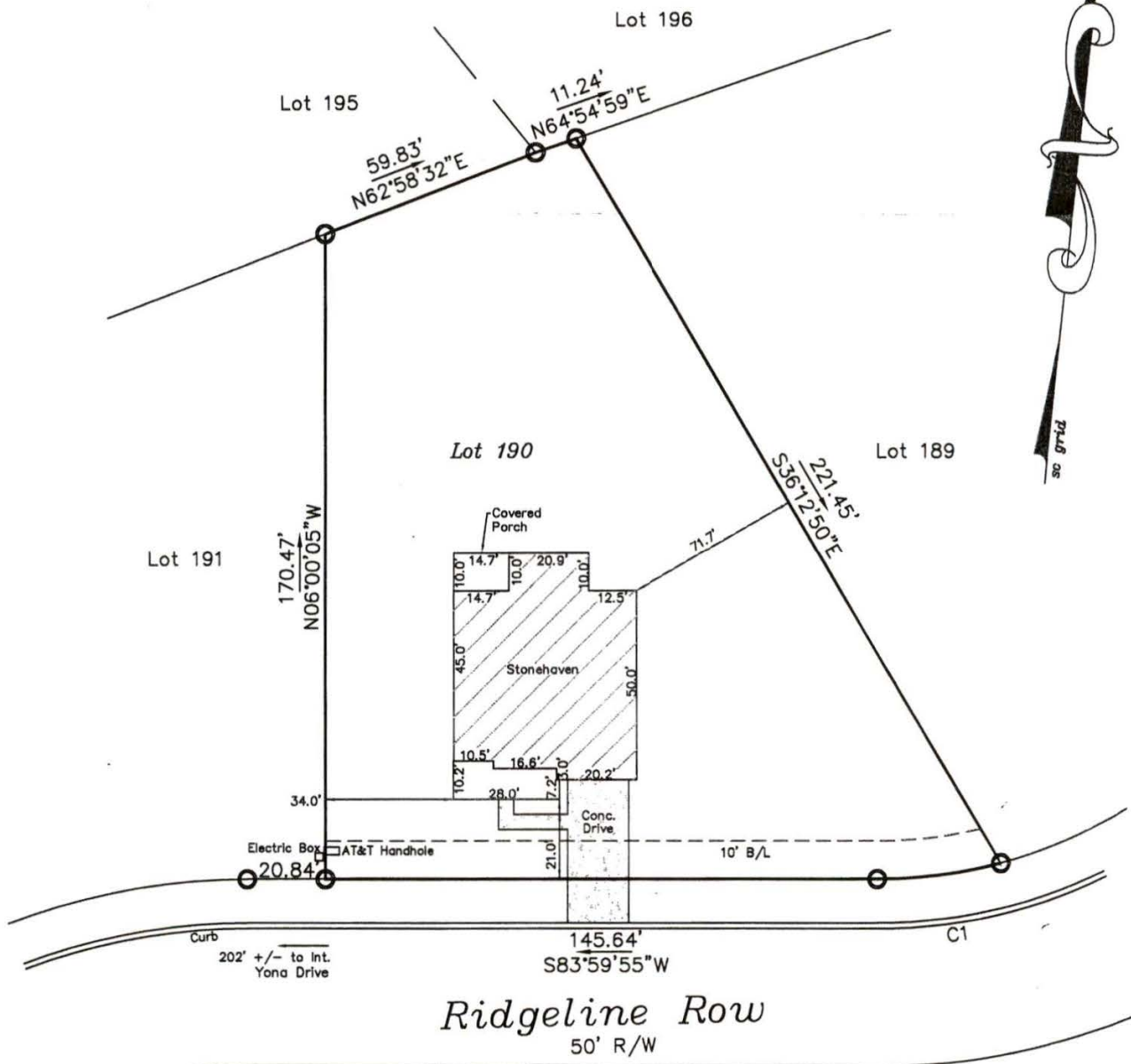
=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and  
Located at Ground Level.

Lot 190  
Area=0.53 Acres



DD  
500

Return 10 DAYS

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 131 RIDGELINE ROW

TMS#: 4064-00-63-0604

County: PICKENS

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2448, at Page 46.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Cheryl A. Sherburne      9/22/2023  
131 Ridgeline Row  
Central SC 29630

LARRY Sherburne      9/22/2023  
131 Ridgeline Row  
CENTRAL SC 29630

=====

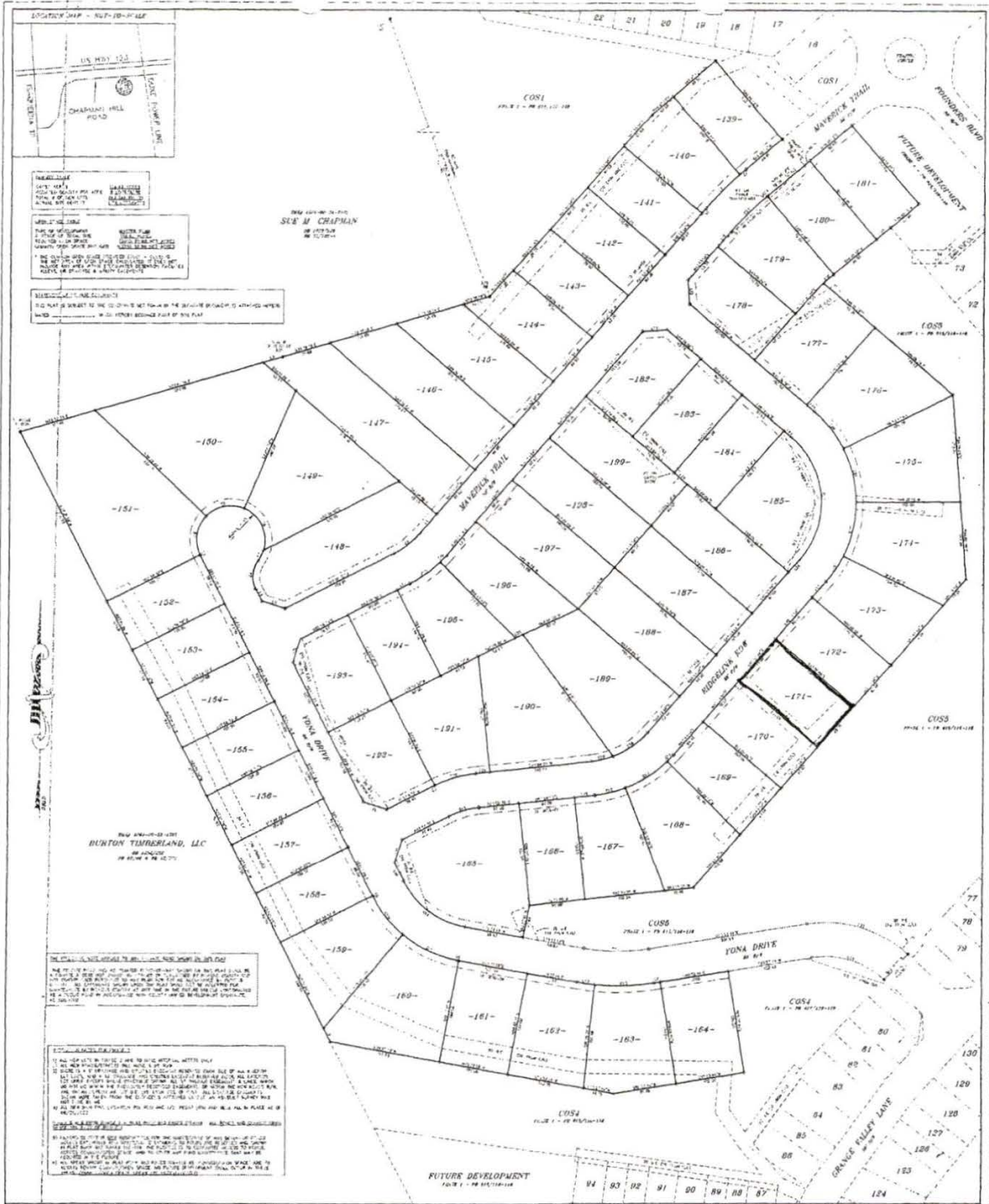
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**NOTICE**  
 THIS PLAT IS SUBJECT TO THE EASEMENTS SET FORTH IN THE SEVERAL EASEMENT PLATS REFERENCED HEREIN.

THE STATE OF NORTH CAROLINA, COUNTY OF PIGEON, BEING THE COUNTY IN WHICH THE LAND DESCRIBED IS LOCATED, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAT IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

**NOTICE TO CONTRACTORS**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS PRIOR TO CONSTRUCTION.

**OWNER'S CERTIFICATE**  
 I, the undersigned, being the owner of the land described in this plat, do hereby certify that the information contained in this plat is true and correct to the best of my knowledge and belief.

*[Signature]*  
 Date: 8/23/23

**CERTIFICATE OF FINAL PLAT APPROVAL**  
 I, the undersigned, being the Register of Deeds for Pigeon County, North Carolina, do hereby certify that this plat has been approved for recording.

*[Signature]*  
 Date: 8/23/23

**PHASE 2 DATA TABLES**

LOT NO.	AREA (SQ. FT.)	PERCENTAGE	ADJACENT LOT NO.
100	10,000	10.0%	101
101	10,000	10.0%	102
102	10,000	10.0%	103
103	10,000	10.0%	104
104	10,000	10.0%	105
105	10,000	10.0%	106
106	10,000	10.0%	107
107	10,000	10.0%	108
108	10,000	10.0%	109
109	10,000	10.0%	110
110	10,000	10.0%	111
111	10,000	10.0%	112
112	10,000	10.0%	113
113	10,000	10.0%	114
114	10,000	10.0%	115
115	10,000	10.0%	116
116	10,000	10.0%	117
117	10,000	10.0%	118
118	10,000	10.0%	119
119	10,000	10.0%	120
120	10,000	10.0%	121
121	10,000	10.0%	122
122	10,000	10.0%	123
123	10,000	10.0%	124
124	10,000	10.0%	125
125	10,000	10.0%	126
126	10,000	10.0%	127
127	10,000	10.0%	128
128	10,000	10.0%	129
129	10,000	10.0%	130
130	10,000	10.0%	131
131	10,000	10.0%	132
132	10,000	10.0%	133
133	10,000	10.0%	134
134	10,000	10.0%	135
135	10,000	10.0%	136
136	10,000	10.0%	137
137	10,000	10.0%	138
138	10,000	10.0%	139
139	10,000	10.0%	140
140	10,000	10.0%	141
141	10,000	10.0%	142
142	10,000	10.0%	143
143	10,000	10.0%	144
144	10,000	10.0%	145
145	10,000	10.0%	146
146	10,000	10.0%	147
147	10,000	10.0%	148
148	10,000	10.0%	149
149	10,000	10.0%	150
150	10,000	10.0%	151
151	10,000	10.0%	152
152	10,000	10.0%	153
153	10,000	10.0%	154
154	10,000	10.0%	155
155	10,000	10.0%	156
156	10,000	10.0%	157
157	10,000	10.0%	158
158	10,000	10.0%	159
159	10,000	10.0%	160
160	10,000	10.0%	161
161	10,000	10.0%	162
162	10,000	10.0%	163
163	10,000	10.0%	164
164	10,000	10.0%	165
165	10,000	10.0%	166
166	10,000	10.0%	167
167	10,000	10.0%	168
168	10,000	10.0%	169
169	10,000	10.0%	170
170	10,000	10.0%	171
171	10,000	10.0%	172
172	10,000	10.0%	173
173	10,000	10.0%	174
174	10,000	10.0%	175
175	10,000	10.0%	176
176	10,000	10.0%	177
177	10,000	10.0%	178
178	10,000	10.0%	179
179	10,000	10.0%	180
180	10,000	10.0%	181
181	10,000	10.0%	182
182	10,000	10.0%	183
183	10,000	10.0%	184
184	10,000	10.0%	185
185	10,000	10.0%	186
186	10,000	10.0%	187
187	10,000	10.0%	188
188	10,000	10.0%	189
189	10,000	10.0%	190
190	10,000	10.0%	191
191	10,000	10.0%	192
192	10,000	10.0%	193
193	10,000	10.0%	194
194	10,000	10.0%	195
195	10,000	10.0%	196
196	10,000	10.0%	197
197	10,000	10.0%	198
198	10,000	10.0%	199
199	10,000	10.0%	200

**FINAL PLAT - PHASE 2**  
**THE GRANGE SUBDIVISION**

OWNER: *[Name]*  
 REGISTER OF DEEDS: *[Name]*  
 DATE: 8/23/23

*JR Cherry Shanks*

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 133 Ridgeline Row, Central, SC 29630

TMS#: 4064-00-53-9558

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2543, at Page 267

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

*William T Kimpton*

*Patricia D Kimpton*

*133 Ridgeline Row*

*Central, SC 29630*

*William T Kimpton 12/12/24*

*Patricia D Kimpton 12/12/24*

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 134 Ridgeline Row

TMS#: 4064-00-53-4890

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 615, at Page 255.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:



=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



# 100 Percent Annexation Petition

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 135 Ridgeline Row, Central, SC 29630

TMS#: 4064-00-53-9502

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2448 at Page 46.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Arlu Nichole Oswald Thompson, 135 Ridgeline Row, Central, SC 29630, 7/10/25  
Brent Thompson, 135 Ridgeline Row, Central SC 29630, 7/10/25

=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

GRANTEE'S ADDRESS:

Brandt Thompson and Amber Nichole Oswald Thompson  
135 Ridgeline Row  
Central, SC 29630

State of South Carolina

)

TITLE TO REAL ESTATE

County of Pickens

)

KNOW ALL MEN BY THESE PRESENTS, that **DRB Group South Carolina, LLC fka Dan Ryan Builders South Carolina, LLC (hereinafter "Grantor")** in consideration of the sum of **Six Hundred Forty Three Thousand Six Hundred Eighty Seven Dollars and No Cents (\$643,687.00) Dollars**, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto **Brandt Thompson and Amber Nichole Oswald Thompson, (hereinafter "Grantee") as joint tenants with rights of survivorship and not as tenants in common**, their heirs and assigns the following real property, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot 169, on a plat of The Grange Subdivision, Phase 2, prepared by Jay Dunn Land Surveyor, Professional Land Surveyor dated April 26, 2022 and recorded in the Office of the Register of Deeds for said County in Plat Book 615, at Page 255; reference to said plat being hereby made for a more complete metes and bounds description thereof.

This being a portion of the property conveyed to DRB Group South Carolina, LLC fka Dan Ryan Builders South Carolina, LLC by deed from Chapman Hill LLC,, a South Carolina limited liability company dated 9/8/2022 and recorded 9/9/2022 in the Office of the ROD County of Pickens in Deed Book 2448 at Page 46.

TMS #: 4064-00-53-9502

THIS conveyance is subject to all easements, conditions, covenants, restrictions, zoning ordinances, encumbrances and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property, and is further subject to the covenants and conditions attached hereto as Exhibit B.

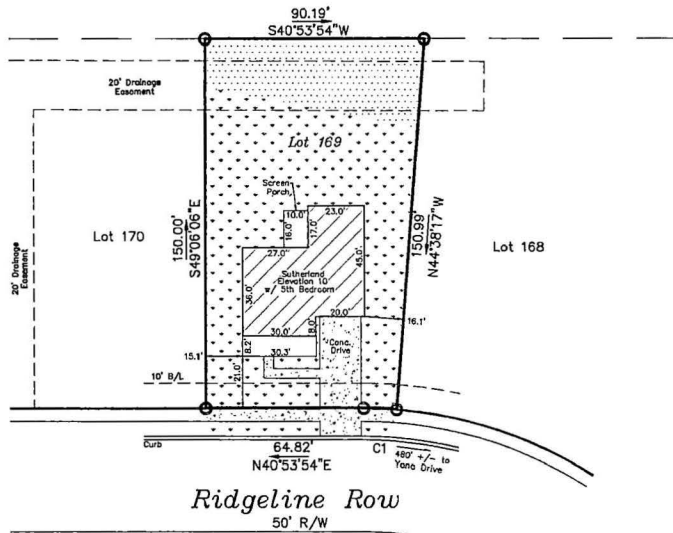
Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs or successors and assigns, forever. And, the Grantor does hereby bind the Grantor and the Grantor's heirs, successors, assigns, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs, successors and assigns against the Grantor and the Grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

**Lot 169**  
Area=0.29 Acres

Buildings measured and Located at Ground Level.

Open Space



Ridgeline Row  
50' R/W

**Surveyor's Notes:**

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS:  
FRONT: 20'  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS 1-23: THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMDRAIN EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS "20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/L". LOTS 24-138: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (IPS-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

NOTE: DRIVE, SIDEWALK, AND SOO CALCULATIONS ARE FROM THE APPROXIMATE LOCATIONS OF 90C

LOT CALCULATIONS	
Description	Area
Drive/Walk	1,242 SF
Sod	7,380 SF
Front Porch	248 SF
Screen Porch	150 SF
Berm	2,495 SF

CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	CHORD
C1	175.00	13.63'	N43° 07' 48"E	13.63'

THIS PLAT IS FOR REVIEW ONLY



9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: September 20, 2022

Date of Last Revision:

Tax Map: 4064-00-53-9502



NOT A RECORDABLE SURVEY



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC

Lot 169  
The Grange

Site Address:  
135 Ridgeline Row  
Central, SC 29630

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 138 Ridgeline Row Central, SC 29630  
TMS#: 406400584505  
County: Pickens, SC

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2655, at Page 807.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

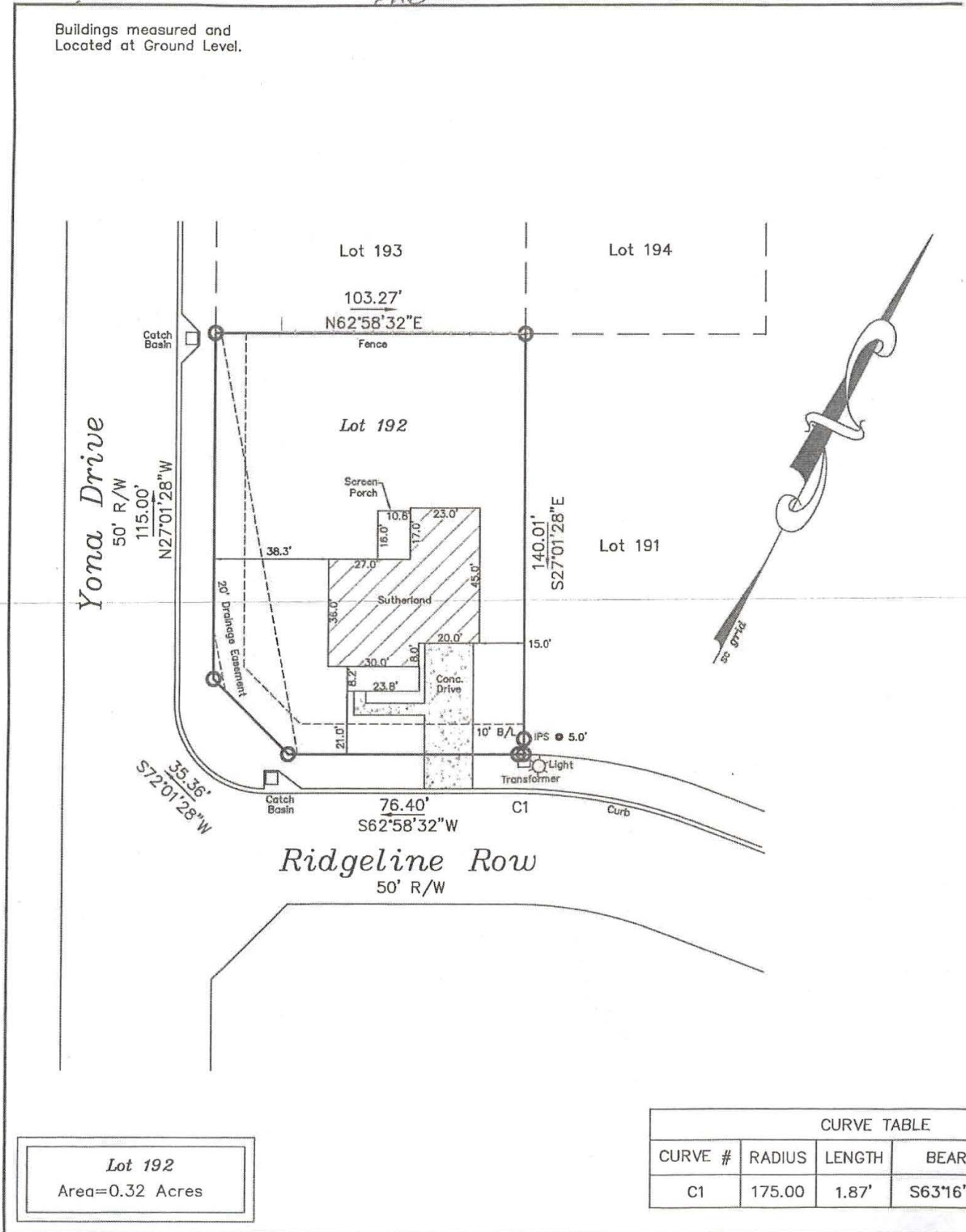
Kaye Bourret 4-8-2024  
138 Ridgeline Row, Central, SC 29630  
Tu Bourret 4-8-2024  
138 Ridgeline Row, Central, SC 29630

=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_  
By: \_\_\_\_\_, Date \_\_\_\_\_

X TFS  
X K13

Buildings measured and Located at Ground Level.



**Lot 192**  
Area=0.32 Acres

CURVE TABLE			
CURVE #	RADIUS	LENGTH	BEAR
C1	175.00	1.87'	S63°16'

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 139 Ridgeline Row, Central, SC 29630

TMS#: 4064-00-53-8344

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2840, at Page 212.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

[Signature] 07/28/25      139 Ridgeline Row, Central, SC  
29630  
T. Greeth 07/28/25      "

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 141 Ridgeline Row

TMS#: 4064-00-53-7442

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2486, at Page 191.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Jill Pote 8-23-23 141 Ridgeline Row Central, SC 29630  
Diana 08/23/23 141 Ridgeline Row Central, SC 29630

=====

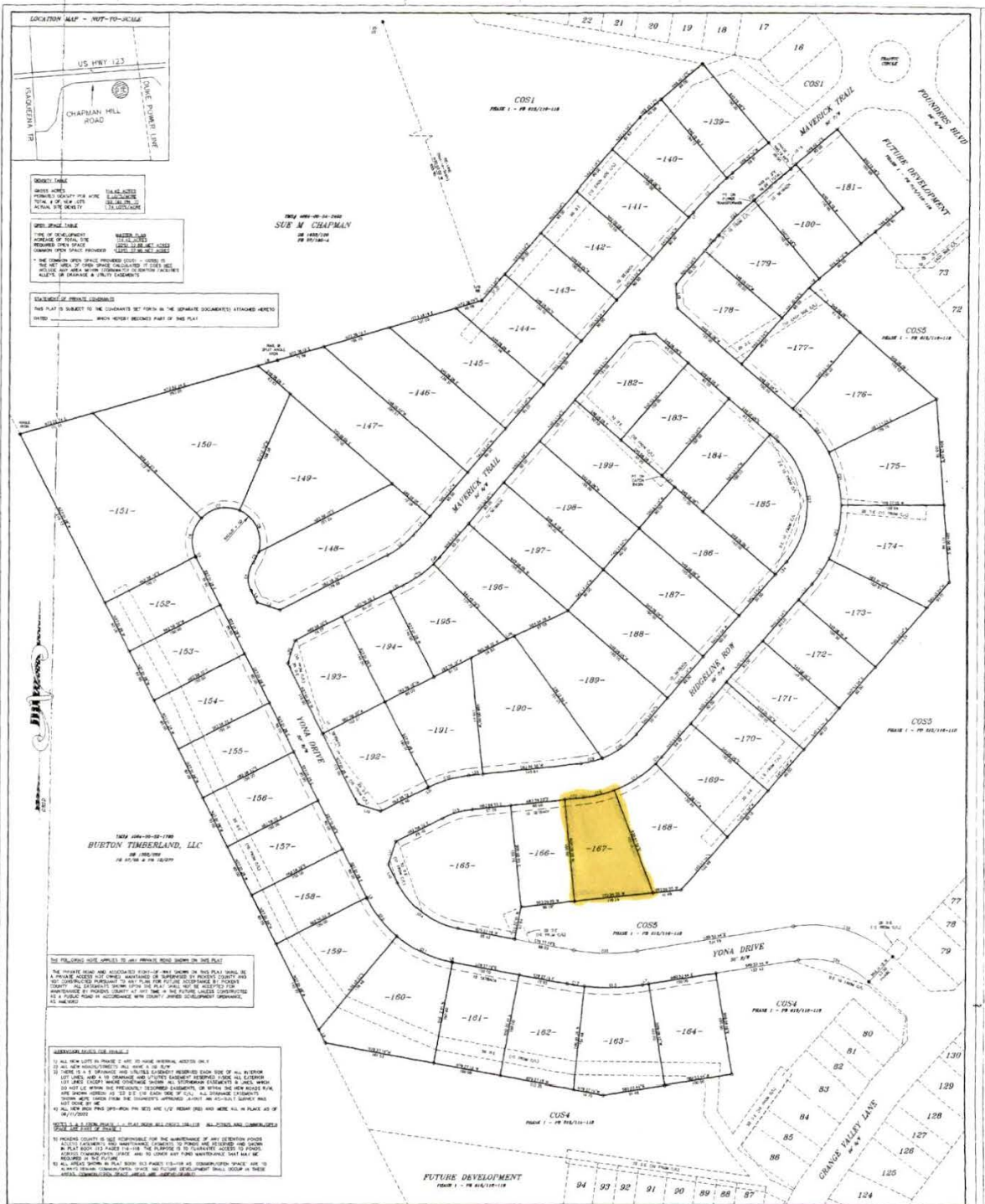
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**OWNER'S CERTIFICATE**

STATE OF SOUTH CAROLINA  
COUNTY OF PICKENS

I, the undersigned, certify that I am the fee simple absolute owner of the above described land and that I am duly qualified to execute this instrument. I hereby certify that I am the fee simple absolute owner of the above described land and that I am duly qualified to execute this instrument. I hereby certify that I am the fee simple absolute owner of the above described land and that I am duly qualified to execute this instrument.

*[Signature]*  
OWNER

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION**

ALL REQUIREMENTS OF THE PICKENS COUNTY ZONING DEVELOPMENT STANDARDS ORDINANCE HAVE BEEN COMPLETED TO THE SATISFACTION OF THE PICKENS COUNTY ZONING DEPARTMENT. THE PICKENS COUNTY ZONING DEPARTMENT HAS REVIEWED THE PLAT AND HAS DETERMINED THAT IT COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE PICKENS COUNTY ZONING DEVELOPMENT STANDARDS ORDINANCE. THE PICKENS COUNTY ZONING DEPARTMENT HAS REVIEWED THE PLAT AND HAS DETERMINED THAT IT COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE PICKENS COUNTY ZONING DEVELOPMENT STANDARDS ORDINANCE.

*[Signature]*  
ZONING DEPARTMENT

**PHASE 2 DATA TABLES**

**OWNER'S TABLE**

LOT	AREA	PERCENTAGE	OWNER
127	0.15	100%	OWNER
128	0.15	100%	OWNER
129	0.15	100%	OWNER
130	0.15	100%	OWNER
131	0.15	100%	OWNER
132	0.15	100%	OWNER
133	0.15	100%	OWNER
134	0.15	100%	OWNER
135	0.15	100%	OWNER
136	0.15	100%	OWNER
137	0.15	100%	OWNER
138	0.15	100%	OWNER
139	0.15	100%	OWNER
140	0.15	100%	OWNER
141	0.15	100%	OWNER
142	0.15	100%	OWNER
143	0.15	100%	OWNER
144	0.15	100%	OWNER
145	0.15	100%	OWNER
146	0.15	100%	OWNER
147	0.15	100%	OWNER
148	0.15	100%	OWNER
149	0.15	100%	OWNER
150	0.15	100%	OWNER
151	0.15	100%	OWNER
152	0.15	100%	OWNER
153	0.15	100%	OWNER
154	0.15	100%	OWNER
155	0.15	100%	OWNER
156	0.15	100%	OWNER
157	0.15	100%	OWNER
158	0.15	100%	OWNER
159	0.15	100%	OWNER
160	0.15	100%	OWNER
161	0.15	100%	OWNER
162	0.15	100%	OWNER
163	0.15	100%	OWNER
164	0.15	100%	OWNER
165	0.15	100%	OWNER
166	0.15	100%	OWNER
167	0.15	100%	OWNER

**LOT AREA TABLE**

LOT	AREA
127	0.15
128	0.15
129	0.15
130	0.15
131	0.15
132	0.15
133	0.15
134	0.15
135	0.15
136	0.15
137	0.15
138	0.15
139	0.15
140	0.15
141	0.15
142	0.15
143	0.15
144	0.15
145	0.15
146	0.15
147	0.15
148	0.15
149	0.15
150	0.15
151	0.15
152	0.15
153	0.15
154	0.15
155	0.15
156	0.15
157	0.15
158	0.15
159	0.15
160	0.15
161	0.15
162	0.15
163	0.15
164	0.15
165	0.15
166	0.15
167	0.15

**FINAL PLAT - PHASE 2**

**THE GRANGE SUBDIVISION**

OWNER: BURTON TIMBERLAND, LLC  
 PROPERTY DEVELOPER: JAY DIXON LAND SURVEYOR  
 SURVEYOR'S CERTIFICATE OF ACCURACY: JAY DIXON LAND SURVEYOR  
 DATE: 6/13/22

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 145 Ridgeline Row  
TMS#: 4064-00-53-6451  
County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 615, at Page 255.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

*Elliott Dyke* 145 Ridgeline Row Central, SC 10/17/23  
*Jarrell Duke* 145 Ridgeline Row, Central, SC 10/17/23  
291630

=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 149 Bridgeline Row Central, SC 29630 (Lot 165)

TMS#: 4064-00-53-5328

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2618, at Page 331.

A plat of the Property is attached.

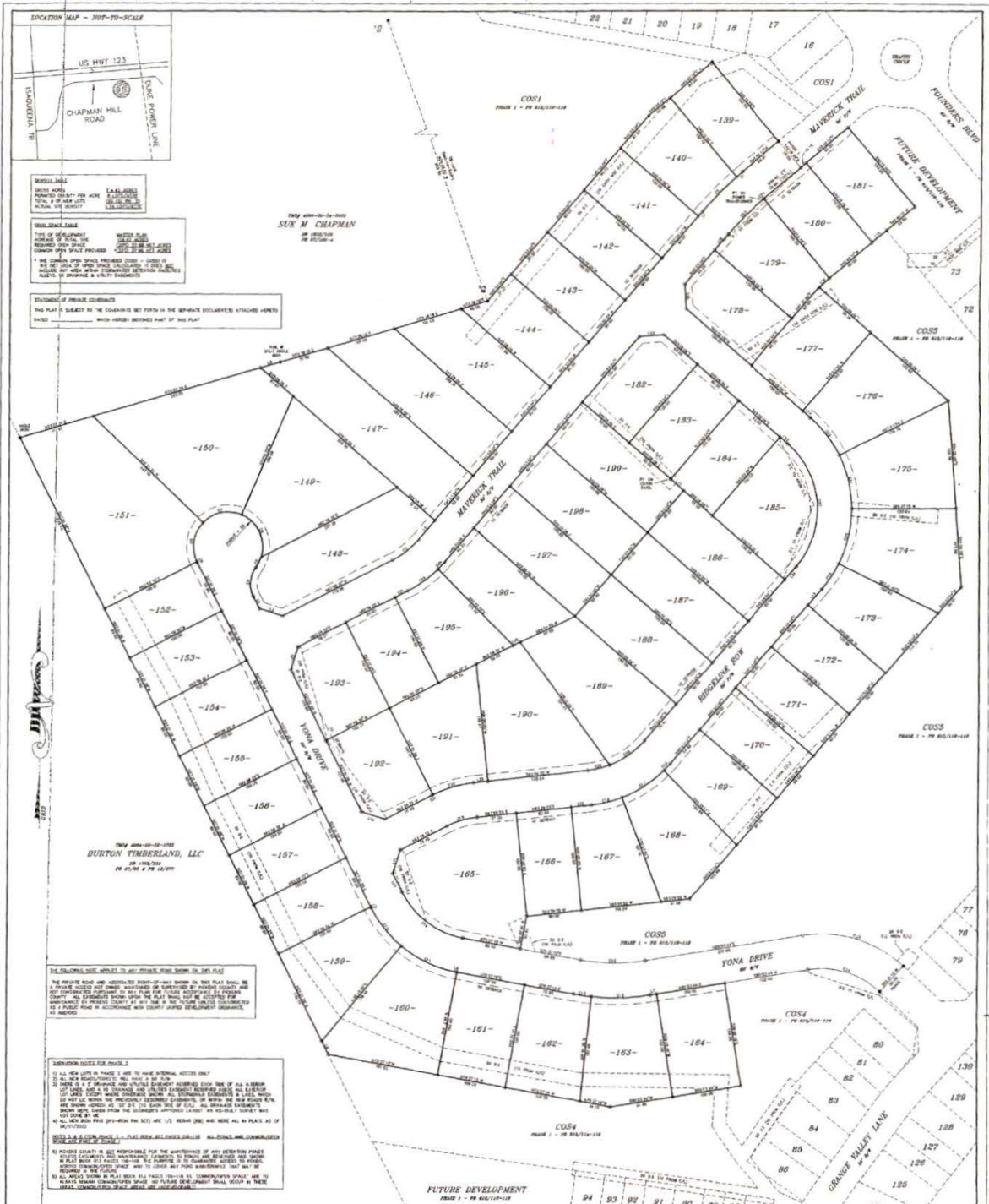
Signatures of all owners, with addresses, and dates of signature: CLM 12/29/23  
149 Bridgeline Row  
Central, SC 29630

=====

**For City Use:**

Petition received by Jessica Ragan, Date 1/2/24  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**OWNER'S CERTIFICATE**

I, the undersigned, certify that I am the sole and legal owner of the land shown on this plat and the public improvements contained therein or associated therewith and all applicable requirements of the Pickens County Unified Development Ordinance.

*[Signature]*  
OWNER

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION**

All requirements of the Pickens County Unified Development Ordinance having been demonstrated as being satisfied by this plat, the undersigned hereby certifies that the public improvements contained therein or associated therewith are in compliance with the Unified Development Ordinance of Pickens County, South Carolina, and that the public improvements shown on this plat are in compliance with the Unified Development Ordinance of Pickens County, South Carolina, and that the public improvements shown on this plat are in compliance with the Unified Development Ordinance of Pickens County, South Carolina.

*[Signature]*  
DATE

**PHASE 2 DATA TABLES**

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
139	10,500	0.05
140	11,200	0.06
141	12,100	0.07
142	13,000	0.07
143	14,000	0.08
144	15,000	0.08
145	16,000	0.09
146	17,000	0.09
147	18,000	0.10
148	19,000	0.10
149	20,000	0.11
150	21,000	0.11
151	22,000	0.12
152	23,000	0.12
153	24,000	0.13
154	25,000	0.13
155	26,000	0.14
156	27,000	0.14
157	28,000	0.15
158	29,000	0.15
159	30,000	0.16
160	31,000	0.16
161	32,000	0.17
162	33,000	0.17
163	34,000	0.18
164	35,000	0.18
165	36,000	0.19
166	37,000	0.19
167	38,000	0.20
168	39,000	0.20
169	40,000	0.21
170	41,000	0.21
171	42,000	0.22
172	43,000	0.22
173	44,000	0.23
174	45,000	0.23
175	46,000	0.24
176	47,000	0.24
177	48,000	0.25
178	49,000	0.25
179	50,000	0.26
180	51,000	0.26
181	52,000	0.27
182	53,000	0.27
183	54,000	0.28
184	55,000	0.28
185	56,000	0.29
186	57,000	0.29
187	58,000	0.30

**FINAL PLAT - PHASE 2**

**THE GRANGE SUBDIVISION**

OWNER: BURTON TIMBERLAND, LLC

PREPARED BY: JAY DUNN Land Surveyor

DATE: 4/23/2022

SCALE: 1" = 40'

**SUPPLYER'S CERTIFICATE OF ACCURACY**

DATE: 4/23/2022

BY: *[Signature]*

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 187 Ridgeline Row

TMS#: 4064-00-53-6873

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2059, at Page 240.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Breanna Shumpert Breanna Shumpert 8-26-2025  
JOHN DAVID SUMPERT John David Sumpert 8-26-2025  
481 Hawkridge Lane, Sykesville, MD 21784

=====

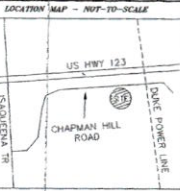
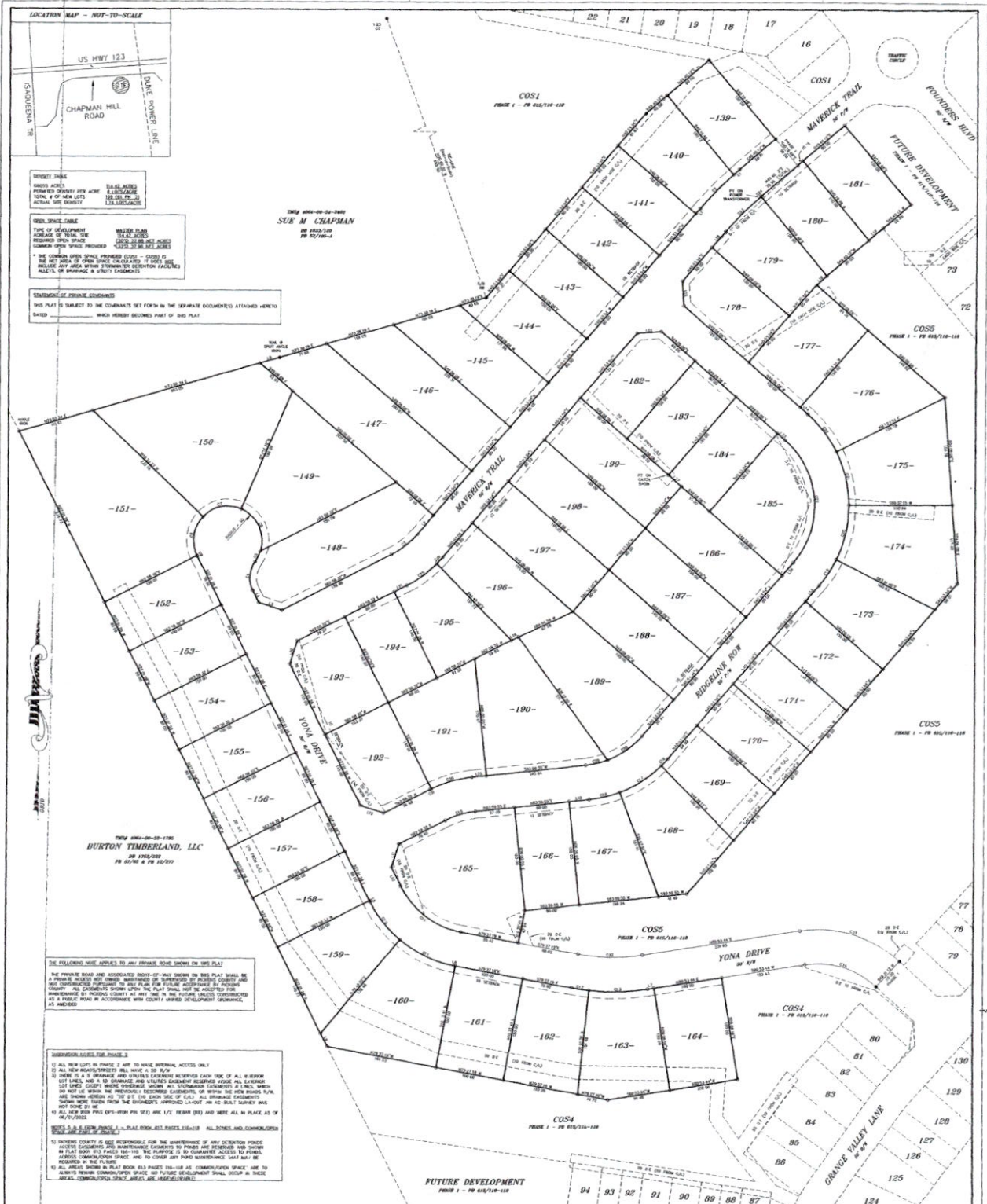
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**PROPERTY DATA**  
 COUNTY: PICKENS  
 PARCEL IDENTIFIED FOR ASSESSMENT: 129-194  
 TOTAL ACRES: 129.00  
 ACTUAL ACREAGE: 129.00

**DEVELOPMENT DATA**  
 TYPE OF DEVELOPMENT: RESIDENTIAL  
 NUMBER OF UNITS: 129  
 DENSITY: 1.00  
 LOT AREA: 1.00 ACRES  
 COMMON OPEN SPACE: 129.00 ACRES

**STATEMENT OF PRIVATE COMMENTS**  
 THIS PLAN IS SUBJECT TO THE COMMENTS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO  
 DATED: 04/23/2022 WHICH HEREBY BECOMES PART OF THIS PLAN

**OWNER'S CERTIFICATE**  
 STATE OF SOUTH CAROLINA  
 COUNTY OF PICKENS

I, the undersigned, certify that I am the fee simple, absolute owner of the land shown on this plat and that I am the fee simple, absolute owner of the land shown on this plat and that I am the fee simple, absolute owner of the land shown on this plat.

*John Tol*  
 OWNER'S SIGNATURE

*John Tol*  
 OWNER'S NAME

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION**

ALL REQUIREMENTS OF THE PICKENS COUNTY UNIMPROVED DEVELOPMENT STANDARDS ORDINANCE HAVE BEEN REVIEWED AND APPROVED BY THE REGISTER OF DEEDS, PICKENS COUNTY, SOUTH CAROLINA, AND THE COUNTY ENGINEER, PICKENS COUNTY, SOUTH CAROLINA, ON THE DATE OF THIS APPROVAL. THE APPROVAL RECORDS THE RECEIPT OF THE REGISTER OF DEEDS, PICKENS COUNTY, SOUTH CAROLINA, AND THE COUNTY ENGINEER, PICKENS COUNTY, SOUTH CAROLINA, ON THE DATE OF THIS APPROVAL.

*John Tol*  
 COUNTY DEVELOPMENT

*John Tol*  
 DATE

**PHASE 2 DATA TABLES**

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
129	108,900	2.47
130	108,900	2.47
131	108,900	2.47
132	108,900	2.47
133	108,900	2.47
134	108,900	2.47
135	108,900	2.47
136	108,900	2.47
137	108,900	2.47
138	108,900	2.47
139	108,900	2.47
140	108,900	2.47
141	108,900	2.47
142	108,900	2.47
143	108,900	2.47
144	108,900	2.47
145	108,900	2.47
146	108,900	2.47
147	108,900	2.47
148	108,900	2.47
149	108,900	2.47
150	108,900	2.47
151	108,900	2.47
152	108,900	2.47
153	108,900	2.47
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157	108,900	2.47
158	108,900	2.47
159	108,900	2.47
160	108,900	2.47
161	108,900	2.47
162	108,900	2.47
163	108,900	2.47
164	108,900	2.47
165	108,900	2.47
166	108,900	2.47
167	108,900	2.47
168	108,900	2.47
169	108,900	2.47
170	108,900	2.47
171	108,900	2.47
172	108,900	2.47
173	108,900	2.47
174	108,900	2.47
175	108,900	2.47
176	108,900	2.47
177	108,900	2.47
178	108,900	2.47
179	108,900	2.47
180	108,900	2.47
181	108,900	2.47
182	108,900	2.47
183	108,900	2.47
184	108,900	2.47
185	108,900	2.47
186	108,900	2.47
187	108,900	2.47
188	108,900	2.47
189	108,900	2.47
190	108,900	2.47
191	108,900	2.47
192	108,900	2.47
193	108,900	2.47
194	108,900	2.47

**OWNER'S CERTIFICATE**

STATE OF SOUTH CAROLINA  
 COUNTY OF PICKENS

I, the undersigned, certify that I am the fee simple, absolute owner of the land shown on this plat and that I am the fee simple, absolute owner of the land shown on this plat and that I am the fee simple, absolute owner of the land shown on this plat.

*John Tol*  
 OWNER'S SIGNATURE

*John Tol*  
 OWNER'S NAME

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION**

ALL REQUIREMENTS OF THE PICKENS COUNTY UNIMPROVED DEVELOPMENT STANDARDS ORDINANCE HAVE BEEN REVIEWED AND APPROVED BY THE REGISTER OF DEEDS, PICKENS COUNTY, SOUTH CAROLINA, AND THE COUNTY ENGINEER, PICKENS COUNTY, SOUTH CAROLINA, ON THE DATE OF THIS APPROVAL. THE APPROVAL RECORDS THE RECEIPT OF THE REGISTER OF DEEDS, PICKENS COUNTY, SOUTH CAROLINA, AND THE COUNTY ENGINEER, PICKENS COUNTY, SOUTH CAROLINA, ON THE DATE OF THIS APPROVAL.

*John Tol*  
 COUNTY DEVELOPMENT

*John Tol*  
 DATE

**FINAL PLAT - PHASE 2**  
**THE GRANGE SUBDIVISION**

CHAPMAN HILL, LLC  
 1000 E. MAIN STREET  
 COLUMBIA, SC 29204  
 (803) 705-2995  
 OWNER/DEVELOPER

JAY DUNN Land Surveyor  
 Professional Seal Number: 14276  
 Post Office Box 6021  
 1408 E. 10th Street  
 Santee, South Carolina 29686  
 Phone: (803) 598-0208  
 jaydunn@earthlink.net

Property Description: P.O. BOX 4061-00-53-0823

Surveyor's Certificate of Accuracy  
 I being duly sworn to the best of my professional knowledge and belief, certify that the above is a true and correct copy of the original plat as recorded in the office of the Register of Deeds, Pickens County, South Carolina, on the date of this approval.

Scale: 1" = 60'

Bookly App. Item, P.L.S. No. 24276

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 105 Yona Drive, Lot 16C, Central, SC  
TMS#: 4064-00-53-8175 29630  
County: Pickens

Pickens 2645 County in Deed Book 2645, at Page 72

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Frank Afshar 12.09.2024  
Mona Q Afshar

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

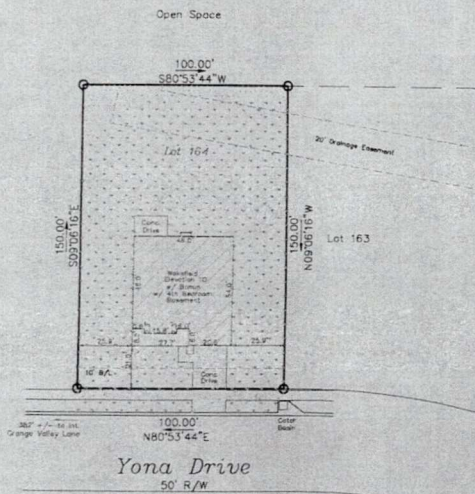
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

THIS PLAT IS FOR REVIEW ONLY

Lot 164  
Area=0.34 Acres



Surveyor's Notes:

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO MOBILE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS:  
FRONT: 10'  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE I ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHARMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. PLEASE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSORY LOTS 1-23. THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OF WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS "20' DRAINAGE EASEMENTS (20' D.F.), 10' EACH SIDE OF C.A." LOTS 74-136. ALL DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNSHIP LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION POND ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (IPS--IRON PIN SET) ARE 1/2" REBAR (S8) AND NENE IN PLACE AS OF 08-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/A OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

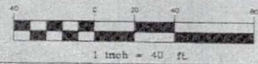


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: August 11, 2023

Date of Last Revision:

Tax Map: 4064-00-53-8175



NOT A RECORDABLE SURVEY



State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC  
Lot 164  
The Grange

Site Address:  
105 Yona Drive  
Central, SC 29630

NOT-ON-FILE RECORD, AND NOT A RECORDABLE SURVEY

LOT 164 CALCULATIONS	
Description	Area
Drive / Walk	1000 SF
Soil	11,481 SF
Front Porch	188 SF
Concrete Pools	150 SF
Retain	687 SF

This plat plan does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 109 Yona Drive Central, SC 29630

TMS#: 4064-00-53-7164

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2643 at Page 129.

A plat of the Property is attached. Plat 615/255

Signatures of all owners, with addresses, and dates of signature:

2-27-24 Grace Teal 109 YONA DRIVE CENTRAL, SC 29630

2-27-24 [Signature] 109 YONA DRIVE CENTRAL SC 29630

=====

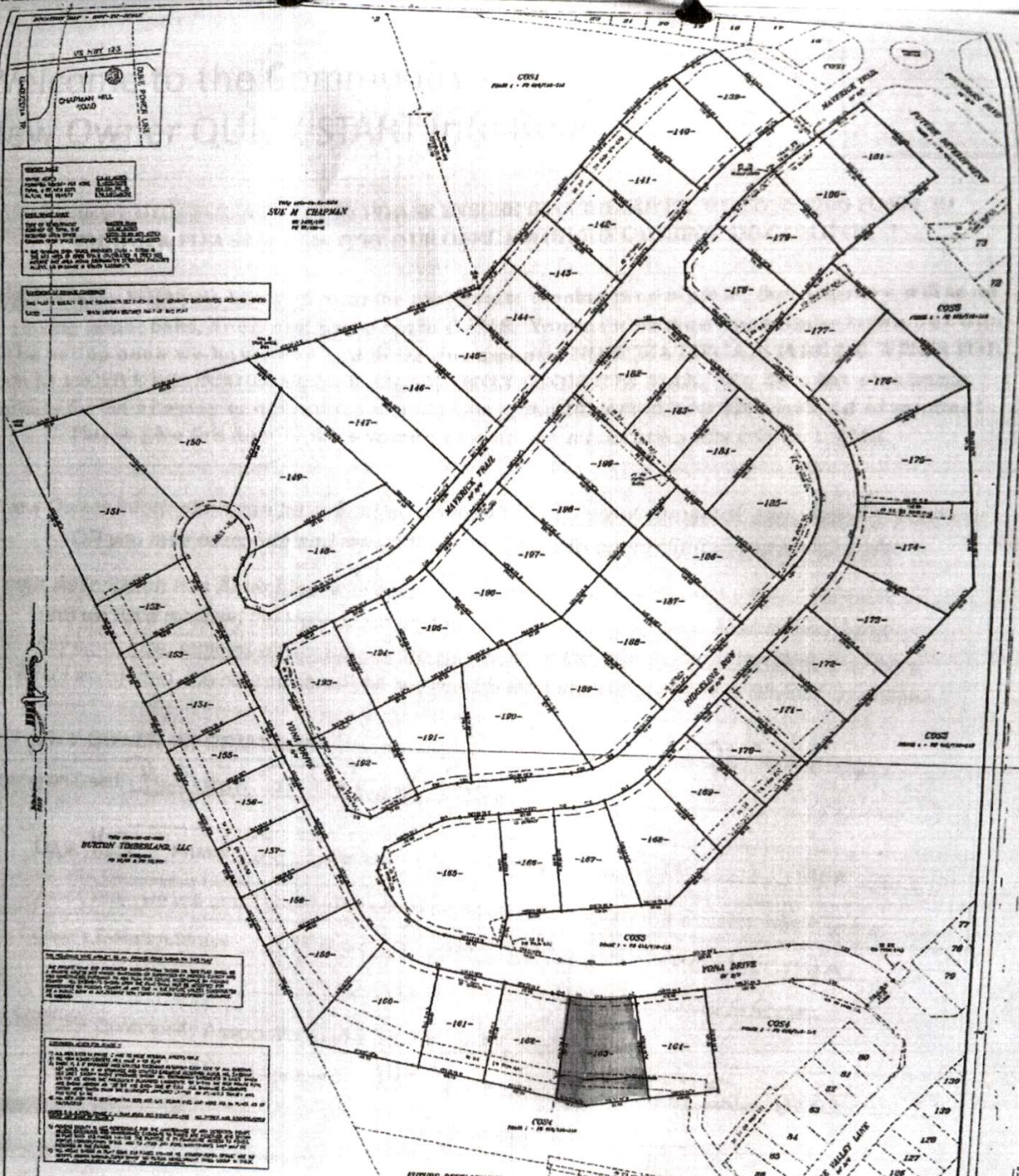
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. ALL CORNERS ARE TO BE BENCHMARKED TO THE NEAREST AVAILABLE BENCHMARK.

3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD OR FROM THE CORNER OF THE ROAD UNLESS OTHERWISE SPECIFIED.

4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD OR FROM THE CORNER OF THE ROAD UNLESS OTHERWISE SPECIFIED.

5. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD OR FROM THE CORNER OF THE ROAD UNLESS OTHERWISE SPECIFIED.

**RECORDING INFORMATION**

THIS PLAN IS SUBJECT TO THE RECORDING ACT AND IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF HENRICO, VIRGINIA.

**THE DEVELOPER'S OBLIGATION TO PROVIDE THIS INFORMATION**

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**OWNER'S OBLIGATION TO PROVIDE THIS INFORMATION**

THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**OWNER'S CERTIFICATE**

I, the undersigned, being the owner of the above described property, hereby certify that the information herein is true and correct to the best of my knowledge and belief.

*[Signature]*

**CERTIFICATE OF FINAL PLAT APPROVAL**

FOR RECORDATION

ALL REQUIREMENTS OF THE RECORDING ACT HAVE BEEN MET AND THIS PLAN IS ELIGIBLE FOR RECORDATION.

*[Signature]*

**PHASE 2 DATA TABLES**

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
100		
101		
102		
103		
104		
105		
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**FINAL PLAT - PHASE 2**

**THE GRANGE SUBDIVISION**

OWNER: *[Name]*

DATE: *[Date]*

SCALE: *[Scale]*

PREPARED BY: *[Name]*

CHECKED BY: *[Name]*

APPROVED BY: *[Name]*

RECORDING OFFICE: *[Address]*

RECORDING FEE: *[Amount]*

RECORDING DATE: *[Date]*

RECORDING NUMBER: *[Number]*

RECORDING OFFICE: *[Address]*

RECORDING FEE: *[Amount]*

RECORDING DATE: *[Date]*

RECORDING NUMBER: *[Number]*

*BST* *GWI*

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 113 YONA DR  
TMS#: 4064-00-53-6155  
County: PICKENS

The Property was conveyed to the Owner(s) and the conveyance records in the records of PICKENS County in Deed Book 2448, at Page 46.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

W. Whitall  
113 YONA DR.  
CENTRAL, SC 29630                      3-22-24

SWynn  
113 Yona Drive  
Central, SC 29630                      3.22.2024

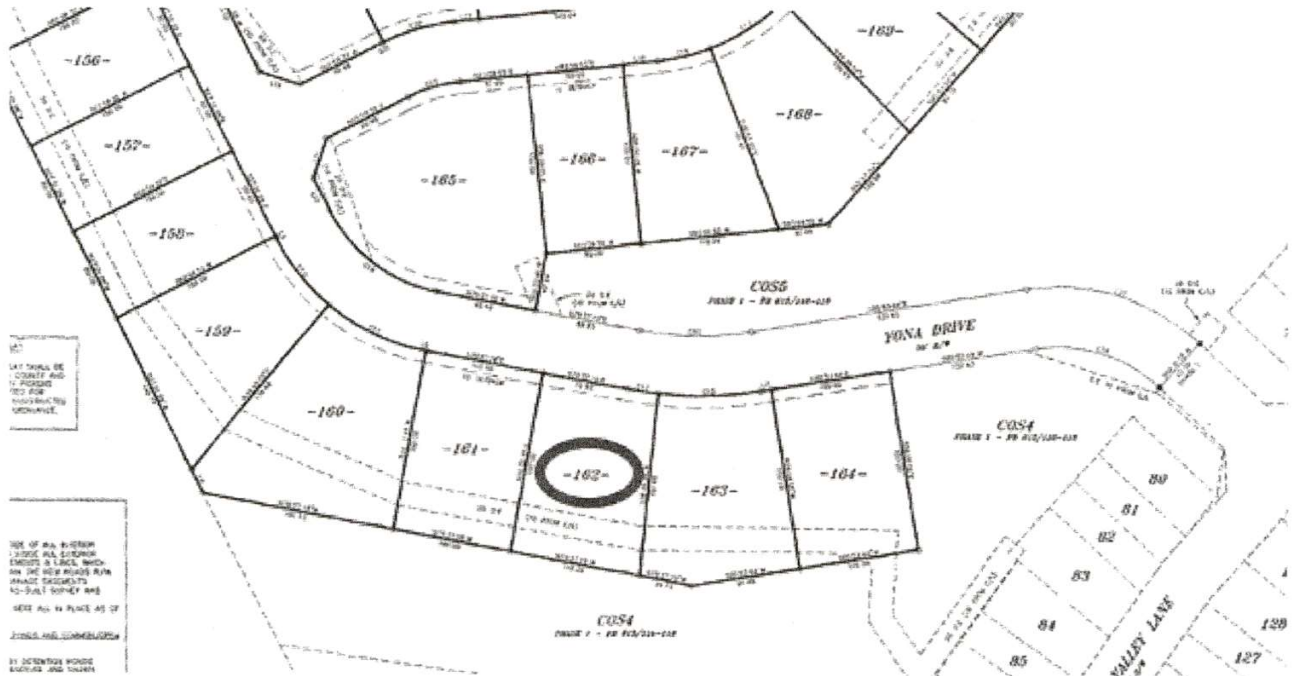
=====

For City Use:

Petition received by Jessica Rogan, Date 3/25/24  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

# Homesite 162



DS
DS

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 117 Yona Drive

TMS#: 4064-00-53-5157

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 3634, at Page 60.

A plat of the Property is attached. ✓

Signatures of all owners, with addresses, and dates of signature:

Robyn C. Hume  
by

Louis B. Hume  
Attorney in Fact

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

**OUTSIDE CUSTOMERS SEEKING TEMPORARY WATER SERVICE**

By law, regular water service must not be provided to customers located outside the City until either a Petition for Annexation or an Annexation Covenant is signed and fully executed by all property owners.

For outside water customers with a need for immediate service and an inability to obtain the required document(s) signed by all property owners, the City may agree to provide **temporary** water service. By requesting this service, the person seeking service agrees that if fully signed form(s) are not in the City Utility Billing office before close of business on the tenth business day after water service is requested, the City will turn off the temporary water service, and all service will remain off until the signed documents are provided and the disconnection fee of \$35.00 is paid.

**NOTE – regular United States Postal Service mail may not be the most reliable choice to ensure that the required documents are received on time.**

I HAVE READ AND UNDERSTAND THE ABOVE INFORMATION AND AGREE:

Signature: Louis P. Hems

Name: Louis P. Hems

Date: 01/25/2024

Explain why property owners are unable to execute the required document(s) before regular service is provided:

I do not close until Jan. 26, 2024

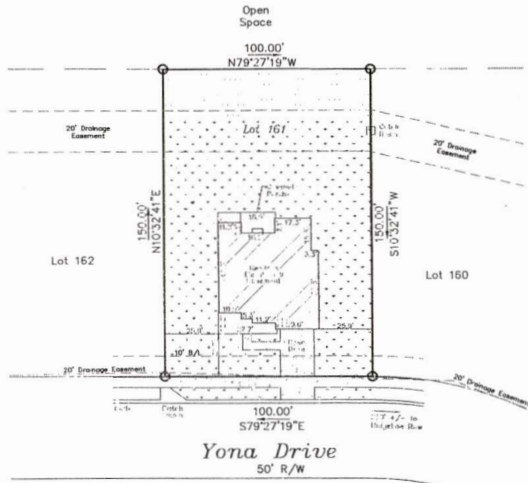
Office Use – Temporary water service will be turned off if the required document/documents are not received by the Utility Billing Office by close of business on 2/9/24.

CITY COPY

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for dividing or property. No ground survey was performed.

Buildings measured and Located at Ground Level.

**Lot 161**  
Area = 0.36 Acres



**Surveyor's Notes:**

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO KNOWN ENCUMBRANCES OR PROBLEMS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) EASEMENTS:  
1 FRONT, 20'  
REAR, N/A  
SIDE, N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHURCHMAN WILL HEAD TO THE TRAFFIC LIGHTS. ALLEYS ARE 20' PRIVATE ACCESS, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. (SEE NOTE REQUIRED BY PICKENS COUNTY (M.B.T. 1) REGARDING PRIVATE ACCESSES\*\* LOTS 1-32. THERE IS A 5' EASEMENT AND UTILITY EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' EASEMENT AND UTILITY EASEMENT RESERVED IN SIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL UTILITY EASEMENTS, 6" LINE, WHICH DO NOT LIE WITHIN THE PERMITS DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS, R/W, ARE SHOWN HEREON AS 20' DRAINAGE EASEMENTS (20' D.E.), 10' EASEMENT OF C/A, LOTS 1-32, AND DRAINAGE EASEMENTS AS LOCATED WITH THESE SURROUNDING LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY EXISTING POND, ACCESS EASEMENTS, AND MAINTENANCE EASEMENTS TO PONDS ARE DESCRIBED AND SHOWN HEREON. THE PUBLIC IS TO MAINTAIN ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND'S MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ALL UTILITIES SHALL BE AS LOCATED WITH THESE SURROUNDING LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 7) ALL NEW IRON PINS (9-1/2" HIGH PIN SET) ARE 1/2" (REAR (RB) AND WERE IN PLACE AS OF 03-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/A OF A CHECK OR CHECK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSIGNED PHASE OF DEVELOPMENT.


218449

NOT EVERY CORNER AND 1/2\"/>

**NET CALCULATION**

Dist. from	Area
1/4th/1/2	1,171.00
1/4	1,171.00
Front Porch	111.00
Interior Porch	111.00
1/4th/1/2	1,171.00
Item	1,171.00

**THIS PLAT IS FOR REVIEW ONLY**



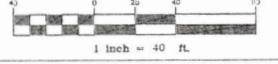
9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368


---

Date of Survey: January 20, 2023

Date of Last Revision:

Tax Map: 4064-00-53-5157





S.C. REG. NO. 17233

---

State of South Carolina  
Pickens County

---

*Proposed House Location*  
For DRB Group  
South Carolina LLC

Lot 161  
The Grange

---

Site Address:  
117 Yona Drive  
Central, SC 29630

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 121 Yona Drive Central, SC 29630

TMS#: 4064-00-53-4240

County: Pickens County

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2547 at Page 50.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Jamae A. [Signature] 3/7/25, 121 Yona Drive Central, SC, 29630  
[Signature] 2025.03.07, 121 YONA DR., CENTRAL, SC, 29630

=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

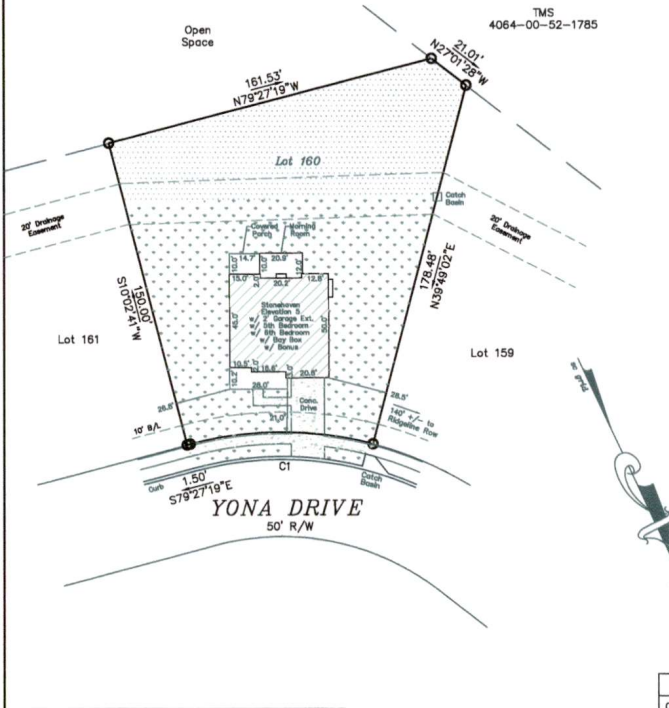
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deed of property. No ground survey was performed.

**Lot 160**  
Area=0.50 Acres

Buildings measured and Located at Ground Level.



**Surveyor's Notes:**

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS II SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS:  
FRONT: 20  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE I ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. PLEASE NOTE REQUIRED BY PICKENS COUNTY (CRIST 1) REGARDING PRIVATE ACCESSES+ LOTS 1-23. THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS 20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/A. LOTS 74-126: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (IPS-FROM PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/A OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

NOTE: DRIVE, SIDEWALK, AND BOG CALCULATIONS ARE FROM THE APPROXIMATE LOCATIONS OF BOG

LOT CALCULATIONS	
Description	Area
Drive/Walk	1,072 SF
Sod	10,998 SF
Front Porch	249 SF
Covered Porch	147 SF
Morning Room	239 SF
Concrete Patio	147 SF
Berm	7,854 SF

CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	CHORD
C1	175.00	89.41'	S64° 49' 09"E	88.44'

**THIS PLAT IS FOR REVIEW ONLY**

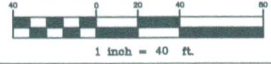


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: September 21, 2022

Date of Last Revision:

Tax Map: 4064-00-53-4240



**NOT A RECORDABLE SURVEY**



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

**Proposed House Location**  
**For DRB Group**  
**South Carolina LLC**  
Lot 160  
The Grange

Site Address:  
121 Yona Drive  
Central, SC 29630

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 125 Yona Dr. Central SC 29630

TMS#: 4064-00-52-1785

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2624 at Page 63.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

*Rybowie*  
125 Yona Dr.  
Central SC 29630  
01.08.2024

*Kyle B.*  
125 Yona Dr.  
Central, SC 29630  
01/11/2024

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

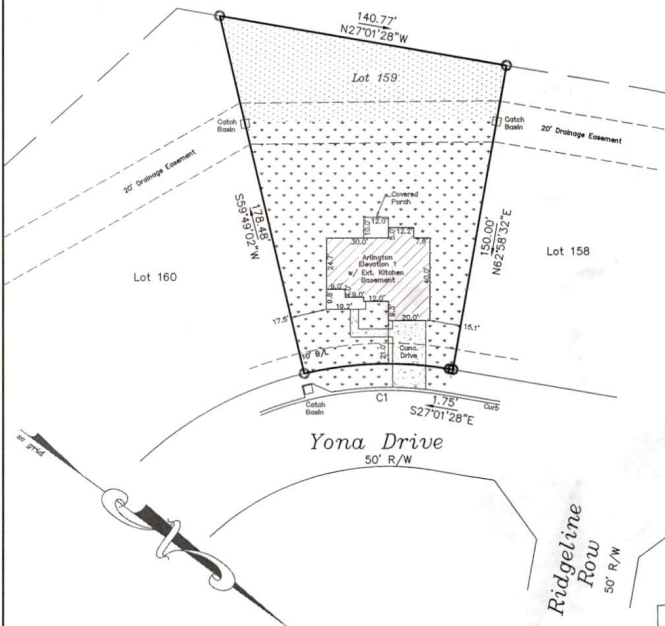
By: \_\_\_\_\_, Date \_\_\_\_\_

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

Lot 159  
Area=0.38 Acres

Buildings measured and Located at Ground Level.

TMS 4064-00-52-1785



**Surveyor's Notes:**

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS:  
FRONT: 50'  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES\*\* LOTS 1228-1232. THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W ARE SHOWN HEREON AS 20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/L. LOTS 74-138: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (PS-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

NOTE: DRIVE, SIDEWALK, AND SOO CALCULATIONS ARE FROM THE APPROXIMATE LOCATIONS OF BOG

LOT CALCULATIONS	
Description	Area
Drive/Walk	647 SF
Sod	9,746 SF
Front Porch	141 SF
Covered Porch	120 SF
Berm	5,062 SF

CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	CHORD
C1	175.00	70.73'	S38° 36' 13"E	70.25'

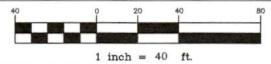


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: June 6, 2023

Date of Last Revision:

Tax Map: 4064-00-53-3255



NOT A RECORDABLE SURVEY



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

**Proposed House Location**  
**For DRB Group**  
**South Carolina LLC**  
  
Lot 159  
The Grange

Site Address:  
125 Yona Drive  
Central, SC 29630

THIS PLAT IS FOR REVIEW ONLY

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 129 Yona Dr. Central, SC 29630

TMS#: 4064-00-53-3305

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 615, at Page 255.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Elizabeth M. Melvin      1-10-2024  
[Signature]                      1-10-2024

129 Yona Dr  
Central, SC 29630

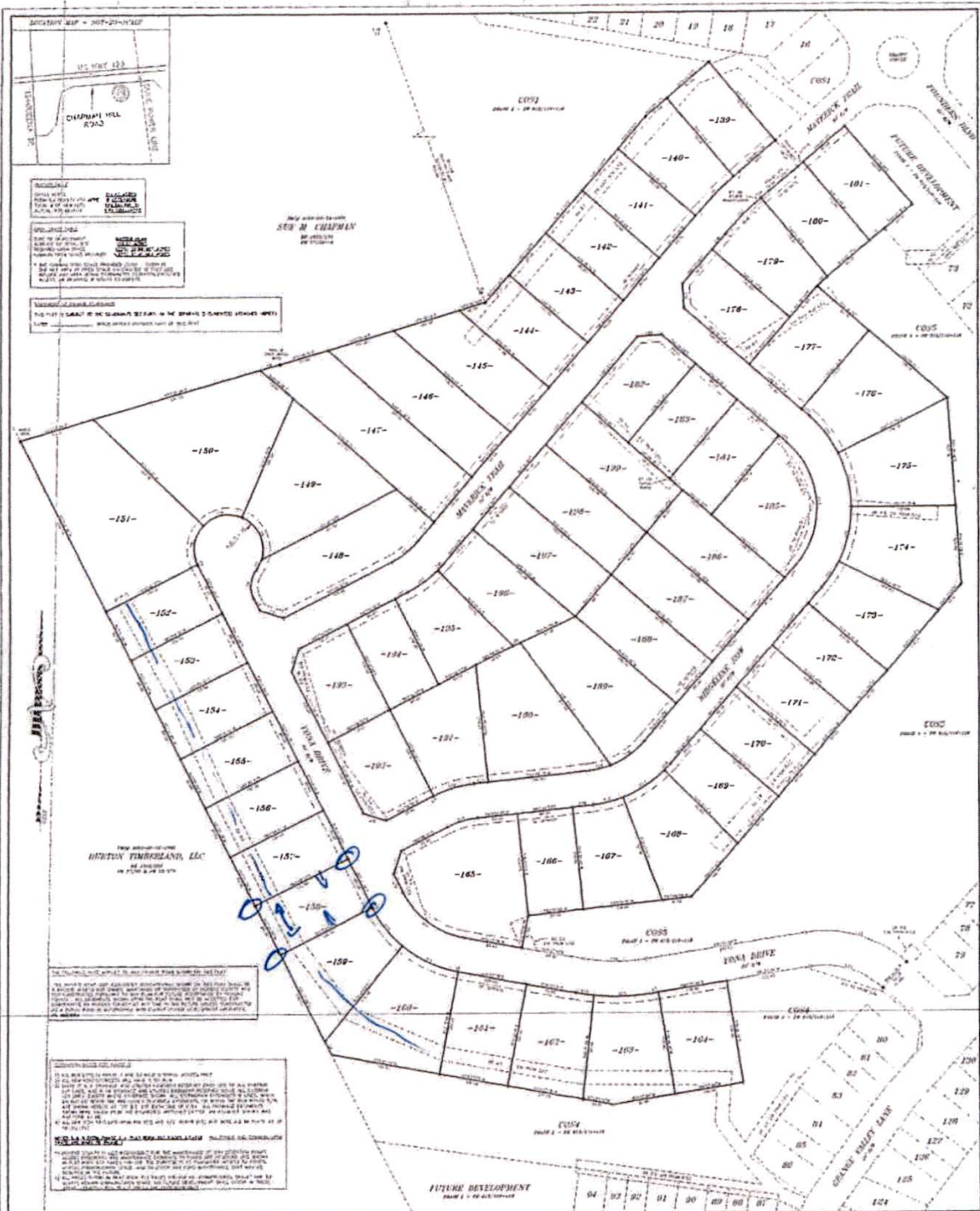
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**CHILDREN'S CERTIFICATE FOR RECORD**

STATE OF SOUTH CAROLINA  
 COUNTY OF SPARTANBURG

*[Signatures]*

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORD**

ALL REPRESENTATIONS OF THE SEVERAL RECORDS SUBMITTED TO THE COUNTY CLERK'S OFFICE HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS. THE COUNTY CLERK'S OFFICE HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS. THE COUNTY CLERK'S OFFICE HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SUBDIVISION ACT AND THE SUBDIVISION ACT REGULATIONS.

*[Signatures]*

**PHASE 2 DATA TABLES**

LOT NO.	ACRES	AREA	PERCENTAGE
101	0.15	101	100%
102	0.15	102	100%
103	0.15	103	100%
104	0.15	104	100%
105	0.15	105	100%
106	0.15	106	100%
107	0.15	107	100%
108	0.15	108	100%
109	0.15	109	100%
110	0.15	110	100%
111	0.15	111	100%
112	0.15	112	100%
113	0.15	113	100%
114	0.15	114	100%
115	0.15	115	100%
116	0.15	116	100%
117	0.15	117	100%
118	0.15	118	100%
119	0.15	119	100%
120	0.15	120	100%
121	0.15	121	100%
122	0.15	122	100%
123	0.15	123	100%
124	0.15	124	100%
125	0.15	125	100%
126	0.15	126	100%
127	0.15	127	100%
128	0.15	128	100%
129	0.15	129	100%
130	0.15	130	100%
131	0.15	131	100%
132	0.15	132	100%
133	0.15	133	100%
134	0.15	134	100%
135	0.15	135	100%
136	0.15	136	100%
137	0.15	137	100%
138	0.15	138	100%
139	0.15	139	100%
140	0.15	140	100%
141	0.15	141	100%
142	0.15	142	100%
143	0.15	143	100%
144	0.15	144	100%
145	0.15	145	100%
146	0.15	146	100%
147	0.15	147	100%
148	0.15	148	100%
149	0.15	149	100%
150	0.15	150	100%
151	0.15	151	100%
152	0.15	152	100%
153	0.15	153	100%
154	0.15	154	100%
155	0.15	155	100%
156	0.15	156	100%
157	0.15	157	100%
158	0.15	158	100%
159	0.15	159	100%
160	0.15	160	100%
161	0.15	161	100%
162	0.15	162	100%
163	0.15	163	100%
164	0.15	164	100%
165	0.15	165	100%
166	0.15	166	100%
167	0.15	167	100%
168	0.15	168	100%
169	0.15	169	100%
170	0.15	170	100%
171	0.15	171	100%
172	0.15	172	100%
173	0.15	173	100%
174	0.15	174	100%
175	0.15	175	100%
176	0.15	176	100%
177	0.15	177	100%
178	0.15	178	100%
179	0.15	179	100%
180	0.15	180	100%

**FINAL PLAT - PHASE 2**

**THE GRANGE SUBDIVISION**

247 BERRY Land Services  
 247 Berry Lane, Suite 200  
 Spartanburg, SC 29303  
 Phone: 803.535.1234  
 Fax: 803.535.1235  
 Email: info@247berry.com

*[Signatures]*

*Elizabeth Michelle Nelson*

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 201 YONA DR

TMS#: 4064-00-53-2472

County: PICKENS

The Property was conveyed to the Owner(s) and the conveyance records in the records of PICKENS County in Deed Book 615, at Page 205.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

*Tracy Pless*  
201 YONA DR  
CENTRAL, SC. 29630

PLEASE ALL MAIL TO:  
TRACY PLESS  
891 S. MECHANIC #332  
POWDLSTON, SC. 29670

=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

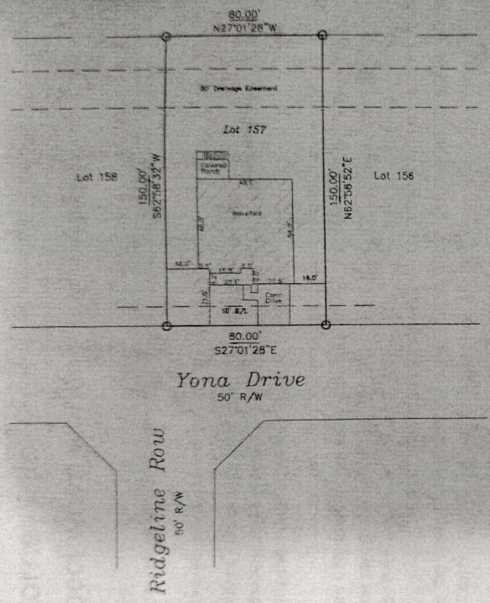
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and located at ground level.

Lot 157  
Area=0.26 Acres



Surveyor's Notes:

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "L" SURVEY AS OFFERED HEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THE PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARDOUS AREA.
- 2) SETBACKS: FRONT: 0' REAR: N/A SIDE: N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDRERS BLVD., WILL HAVE A 50' R/W. FOUNDRERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. MAKE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES. LOTS 1-12: THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE ROADS/ALLEYS R/W, ARE SHOWN HEREON AS "NOT DRAINAGE EASEMENTS (BY A.L.L.) TO EACH SIDE OF C/A". LOTS 24-122: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION POND, ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (PPS-IRON PIN SET) ARE 1/2" REBAR (RB) AND, HEREIN PLACE AS OF 08-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A POND R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

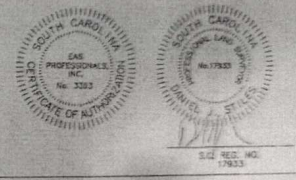
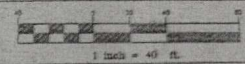
218443



9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: February 28, 2025

Date of Last Revision:  
Tax Map: 4064-00-53-2472



State of South Carolina  
Pickens County

Survey for  
Tracy Pless

Lot 157  
The Grange

Site Address:  
201 Yona Drive  
Central, SC 29630

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 205 Yona Drive

TMS#: 4064-00-53-2439

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2668, at Page 246.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Janet Powell 5/6/24  
Joe Powell 5/6/24

=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.


The territory to be annexed is described as follows:

Site address: 209 Yona Dr., Central SC 29630  
TMS#: 4064-00-53-1596  
County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2116 at Page 15.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

 10-7-2024  
209 Yona Dr.  
Central, SC 29630

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

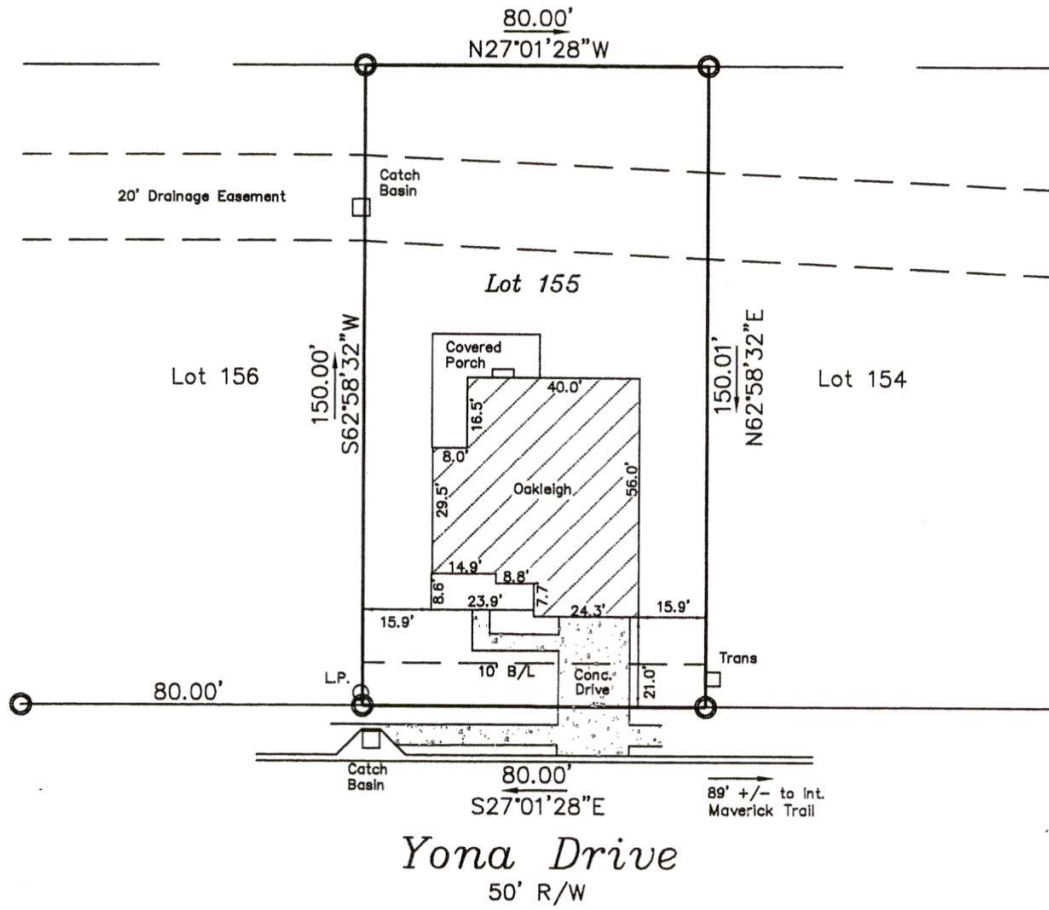
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

Lot 155  
Area=0.28 Acres

BURTON TIMBERLAND LLC  
TMS: 4064-00-52-0816



Plat Reviewed for Recording

File #: REF-000328-2024

- Lot Line Adjustment
- Reference Plat
- Lot Combination

\_\_\_\_\_  
 Authorized Signature \_\_\_\_\_ Date Sept. 9, 2024

## 100 Percent Annexation Petition

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 211 Yona DR, Central, SC 29630

TMS#: 4064-00-52-1785

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2802, at Page 110.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Scott Sawb, 211 Yona DR, Central, S.C. 29630 Date: 24 April 2025  
Amith Sanyal 211 Yona Dr. Central, SC 29630 date: 4/24/2025

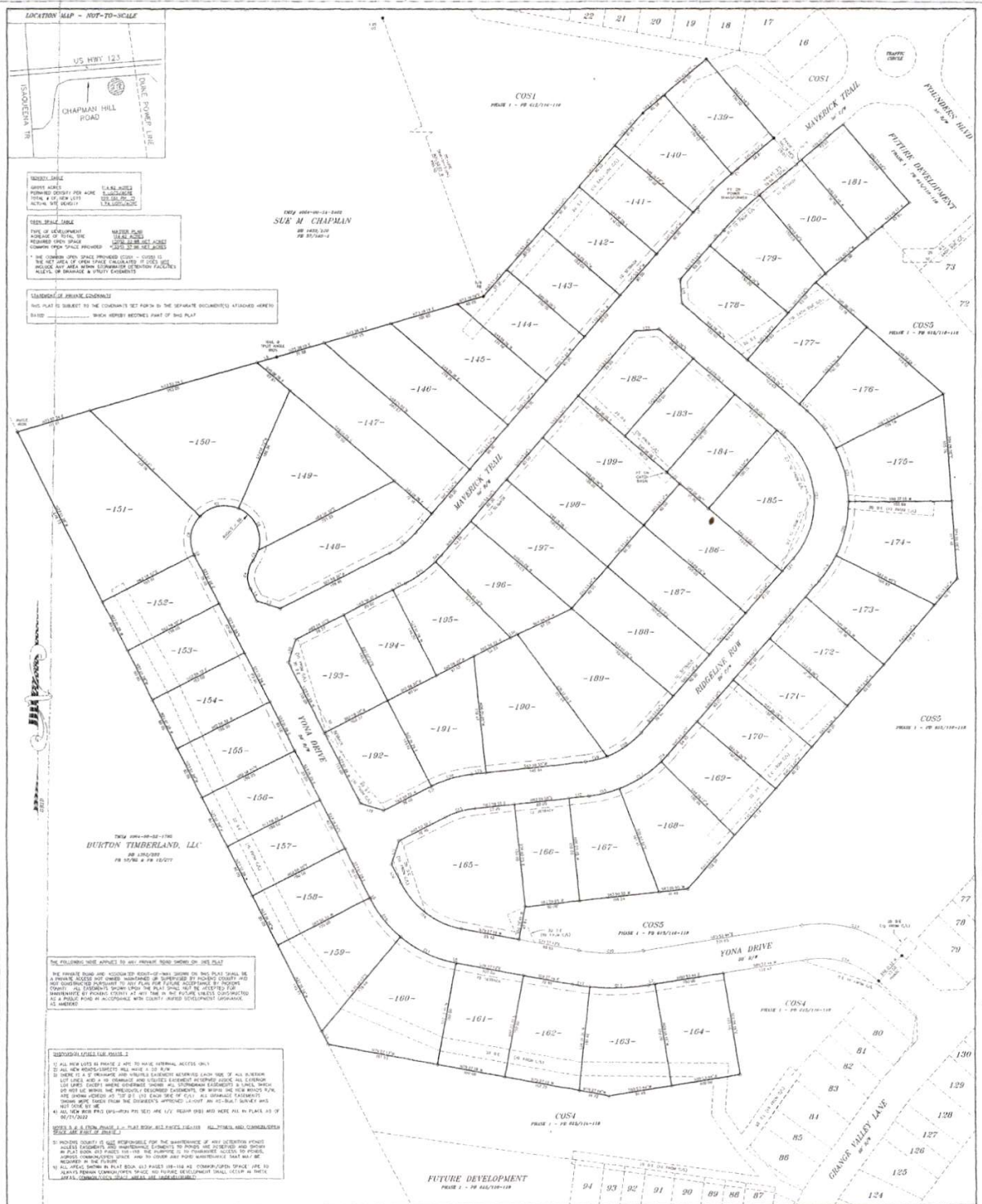
=====  
**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**OWNER'S CERTIFICATE**

STATE OF NORTH CAROLINA  
COUNTY OF ROCKINGHAM

I, the undersigned, certify that I am the owner of the land shown on this plat and the public improvements contained therein, and I hereby certify that the same meet all applicable requirements of the Rockingham County Unified Development Ordinance.

*[Signature]*  
OWNER'S NAME

**CERTIFICATE OF FINAL PLAT APPROVAL FOR RECOGNITION**

ALL REQUIREMENTS OF THE ROCKINGHAM COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVING BEEN MET, I HEREBY CERTIFY THAT THE PUBLIC IMPROVEMENTS REQUIRED BY SAID ORDINANCE HAVE BEEN COMPLETED TO THE SATISFACTION OF THE COUNTY ENGINEER AND THE COUNTY COMMISSIONERS.

*[Signature]*  
COUNTY ENGINEER

*[Signature]*  
COUNTY COMMISSIONERS

**PHASE 2 DATA TABLES**

LOT	AREA	PERCENTAGE	REMARKS
87	0.12	0.12	
88	0.12	0.12	
89	0.12	0.12	
90	0.12	0.12	
91	0.12	0.12	
92	0.12	0.12	
93	0.12	0.12	
94	0.12	0.12	
95	0.12	0.12	
96	0.12	0.12	
97	0.12	0.12	
98	0.12	0.12	
99	0.12	0.12	
100	0.12	0.12	
101	0.12	0.12	
102	0.12	0.12	
103	0.12	0.12	
104	0.12	0.12	
105	0.12	0.12	
106	0.12	0.12	
107	0.12	0.12	
108	0.12	0.12	
109	0.12	0.12	
110	0.12	0.12	
111	0.12	0.12	
112	0.12	0.12	
113	0.12	0.12	
114	0.12	0.12	
115	0.12	0.12	
116	0.12	0.12	
117	0.12	0.12	
118	0.12	0.12	
119	0.12	0.12	
120	0.12	0.12	
121	0.12	0.12	
122	0.12	0.12	
123	0.12	0.12	
124	0.12	0.12	
125	0.12	0.12	
126	0.12	0.12	
127	0.12	0.12	
128	0.12	0.12	
129	0.12	0.12	
130	0.12	0.12	
131	0.12	0.12	
132	0.12	0.12	
133	0.12	0.12	
134	0.12	0.12	
135	0.12	0.12	
136	0.12	0.12	
137	0.12	0.12	
138	0.12	0.12	
139	0.12	0.12	
140	0.12	0.12	
141	0.12	0.12	
142	0.12	0.12	
143	0.12	0.12	
144	0.12	0.12	
145	0.12	0.12	
146	0.12	0.12	
147	0.12	0.12	
148	0.12	0.12	
149	0.12	0.12	
150	0.12	0.12	
151	0.12	0.12	
152	0.12	0.12	
153	0.12	0.12	
154	0.12	0.12	
155	0.12	0.12	
156	0.12	0.12	
157	0.12	0.12	

**FINAL PLAT - PHASE 2**

**THE GRANGE SUBDIVISION**

CHAPMAN HILL, NC  
COUNTY OF ROCKINGHAM

**JAY DUNN Land Surveyor**  
Professional Seal Number 4128  
State of North Carolina  
Surveying License No. 4128  
Surveying License No. 4128  
Surveying License No. 4128

**CERTIFICATE OF ACCURACY**

Surveyed and plotted on the field and ascertained the accuracy of the same to be within the limits of the State of North Carolina.

*[Signature]*  
DATE: 6/13/22

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 300 Yona Dr., Central, SC 29630

TMS#: 4064-00-53-3856

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2523, at Page 152.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

*[Signature]*  
7/26/2024

300 Yona Dr.  
Central, SC 29630

*[Signature]*  
7/26/24

300 Yona Drive  
Central, SC 29630

*[Signature]*  
7/27/2024

920 Raven Dr.  
Rock Hill, SC 29732

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_


**OUTSIDE CUSTOMERS SEEKING TEMPORARY WATER SERVICE**

By law, regular water service must not be provided to customers located outside the City until either a Petition for Annexation or an Annexation Covenant is signed and fully executed by all property owners.

For outside water customers with a need for immediate service and an inability to obtain the required document(s) signed by all property owners, the City may agree to provide **temporary** water service. By requesting this service, the person seeking service agrees that if fully signed form(s) are not in the City Utility Billing office before close of business on the tenth business day after water service is requested, the City will turn off the temporary water service, and all service will remain off until the signed documents are provided and the disconnection fee of \$35.00 is paid.

**NOTE – regular United States Postal Service mail may not be the most reliable choice to ensure that the required documents are received on time.**

I HAVE READ AND UNDERSTAND THE ABOVE INFORMATION AND AGREE:

Signature:   
Name: Jeremy Turner  
Date: 07/24/2024

Explain why property owners are unable to execute the required document(s) before regular service is provided:

New build home. Closed on 7/23/24.

Office Use – Temporary water service will be turned off if the required document/documents are not received by the Utility Billing Office by close of business on 8/7/24.

CITY COPY

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 301 Yona Drive Central 29630

TMS#: 4064-00-53-1720

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2741, at Page 174.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

*Nicolette Campbell*  
*Nicolette Campbell*

*Andrew Campbell*

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



**OWNER'S CERTIFICATE**

I, the undersigned, being the owner of the above described property, do hereby certify that the same is as shown on the above plat, and that the same is in accordance with the provisions of the Act in that behalf made, and that the same is in accordance with the provisions of the Act in that behalf made, and that the same is in accordance with the provisions of the Act in that behalf made.

*[Signature]*  
 DATE

**CERTIFICATE OF FINAL PLAT APPROVAL**

ALL REQUIREMENTS OF THE ACT HAVE BEEN MET, AND THE ABOVE DESCRIBED PROPERTY IS IN ACCORDANCE WITH THE PROVISIONS OF THE ACT IN THAT BEHALF MADE, AND THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE ACT IN THAT BEHALF MADE.

*[Signature]*  
 DATE

**PHASE 2 DATA TABLES**

LOT NO.	ACRES	AREA	PERCENTAGE
100	0.15	10,000	100%
101	0.15	10,000	100%
102	0.15	10,000	100%
103	0.15	10,000	100%
104	0.15	10,000	100%
105	0.15	10,000	100%
106	0.15	10,000	100%
107	0.15	10,000	100%
108	0.15	10,000	100%
109	0.15	10,000	100%
110	0.15	10,000	100%
111	0.15	10,000	100%
112	0.15	10,000	100%
113	0.15	10,000	100%
114	0.15	10,000	100%
115	0.15	10,000	100%
116	0.15	10,000	100%
117	0.15	10,000	100%
118	0.15	10,000	100%
119	0.15	10,000	100%
120	0.15	10,000	100%
121	0.15	10,000	100%
122	0.15	10,000	100%
123	0.15	10,000	100%
124	0.15	10,000	100%
125	0.15	10,000	100%
126	0.15	10,000	100%
127	0.15	10,000	100%
128	0.15	10,000	100%
129	0.15	10,000	100%
130	0.15	10,000	100%
131	0.15	10,000	100%
132	0.15	10,000	100%
133	0.15	10,000	100%
134	0.15	10,000	100%
135	0.15	10,000	100%
136	0.15	10,000	100%
137	0.15	10,000	100%
138	0.15	10,000	100%
139	0.15	10,000	100%
140	0.15	10,000	100%
141	0.15	10,000	100%
142	0.15	10,000	100%
143	0.15	10,000	100%
144	0.15	10,000	100%
145	0.15	10,000	100%
146	0.15	10,000	100%
147	0.15	10,000	100%
148	0.15	10,000	100%
149	0.15	10,000	100%
150	0.15	10,000	100%
151	0.15	10,000	100%
152	0.15	10,000	100%
153	0.15	10,000	100%
154	0.15	10,000	100%
155	0.15	10,000	100%
156	0.15	10,000	100%
157	0.15	10,000	100%
158	0.15	10,000	100%
159	0.15	10,000	100%
160	0.15	10,000	100%
161	0.15	10,000	100%
162	0.15	10,000	100%
163	0.15	10,000	100%
164	0.15	10,000	100%

**FINAL PLAT - PHASE 2**

**THE GRANGE SUBDIVISION**

Prepared by: *[Signature]*  
 Date: 8/22/2022

Reviewed by: *[Signature]*  
 Date: 8/22/2022

Scale: 1" = 100'

North Arrow: *[Symbol]*

Notes: *[Text]*

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 304 Yona Drive, Central SC, 29630

TMS#: 4064-00-53-8971

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 615, at Page 255.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:



304 Yona Dr  
Central, SC 29630

03/18/2024



304 Yona Dr  
Central SC 29630

03/18/2024

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

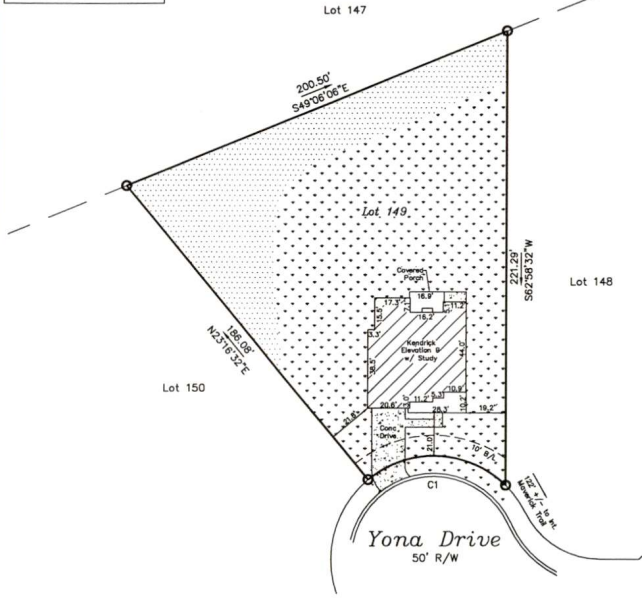
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

THIS PLAT IS FOR REVIEW ONLY

Lot 149  
Area=0.56 Acres



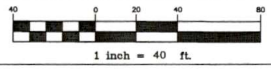
**Surveyor's Notes:**

- 1.) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2.) SETBACKS:  
FRONT: 10'  
REAR: N/A  
SIDE: N/A
- 3.) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4.) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS 1-23: THERE IS A 2' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMWATER EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS "20' DRAINAGE EASEMENTS (20' D.E.) 10' EACH SIDE OF C/L." LOTS 24-32: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5.) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6.) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7.) ALL NEW IRON PINS (IPS--IRON PIN SET) ARE 1/2" REBAR (RB) AND HERE IN PLACE AS OF 09-01-2021.
- 8.) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.



9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: August 16, 2023  
Date of Last Revision:  
Tax Map: 4064-00-53-3971



NOT A RECORDABLE SURVEY



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC  
Lot 149  
The Grange

Site Address:  
304 Yona Drive  
Central, SC 29630

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

CURVE TABLE				
LINE #	RADIUS	LENGTH	BEARING	CHORD
C1	50.00'	73.41	N24° 39' 40"W	67.00'

LOT 149 CALCULATIONS	
Description	Area
Drive/Walk	687 SF
Pool	14,249 SF
Front Porch	210 SF
Covered Porch	155 SF
Private Patio	154 SF
Berm	7,348 SF

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 305 YONA DRIVE, CENTRAL, SC 29630

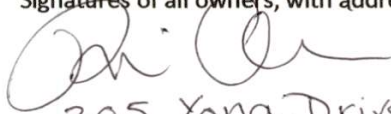
TMS#: 4064-00-53-0797


County: PICKENS

The Property was conveyed to the Owner(s) and the conveyance records in the records of PICKENS County in Deed Book 2736, at Page 70.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

 10/7/24  
305 Yona Drive  
Central SC 29630

  
618 LORING AVE  
BEL AIR, MD 21014

=====

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

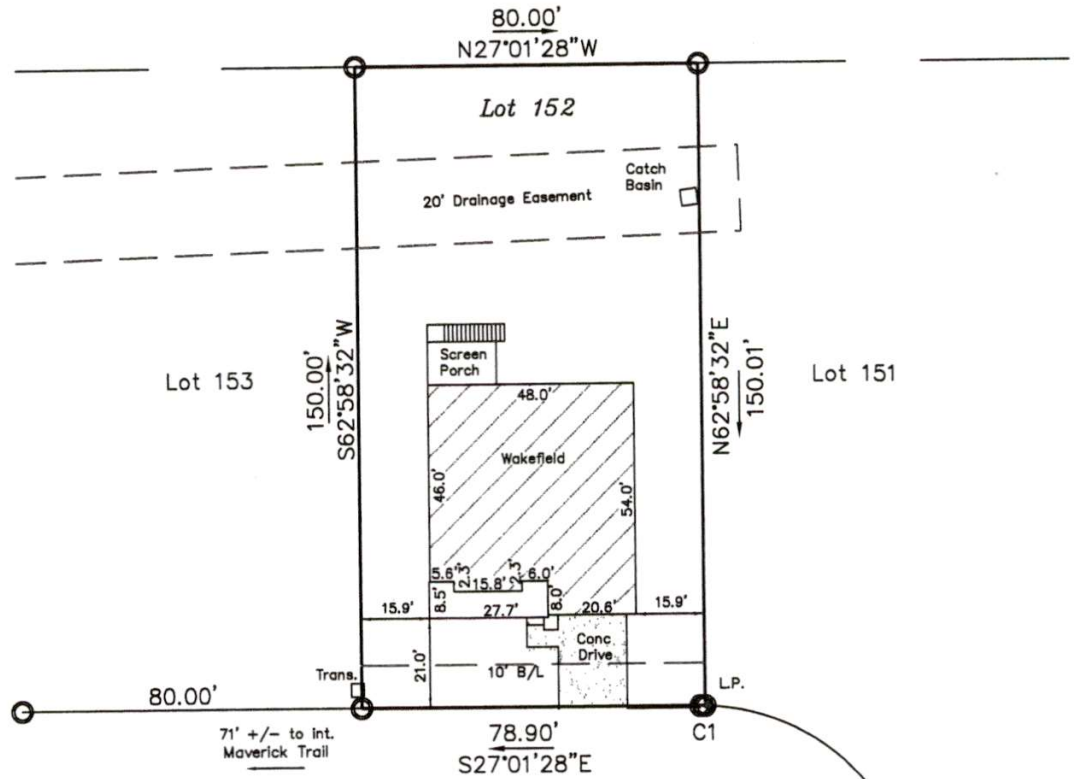
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

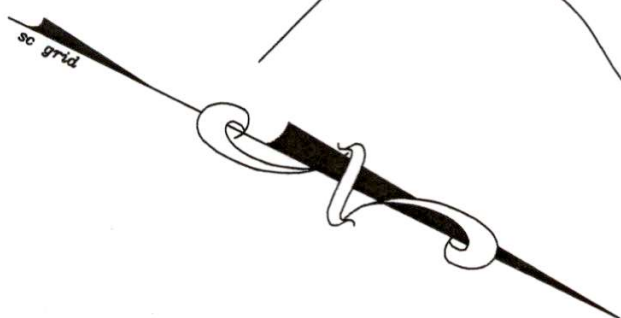
Buildings measured and  
Located at Ground Level.

**Lot 152**  
Area=0.28 Acres

TMS 4064-00-52-1785



*Yona Drive*  
50' R/W



CURVE TABLE			
LINE #	RADIUS	LENGTH	BEAR
C1	50.00'	1.10'	S26°23'

**100 Percent Annexation Petition**

TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 309 Yona Dr.

TMS#: 4064-00-53-0912

County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2081 at Page 101.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

Ganesharand  
Hembala Assoc.  
24<sup>th</sup> June 2029  
309 YONA DR  
CENTRAL, SC - 29630

For City Use:

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

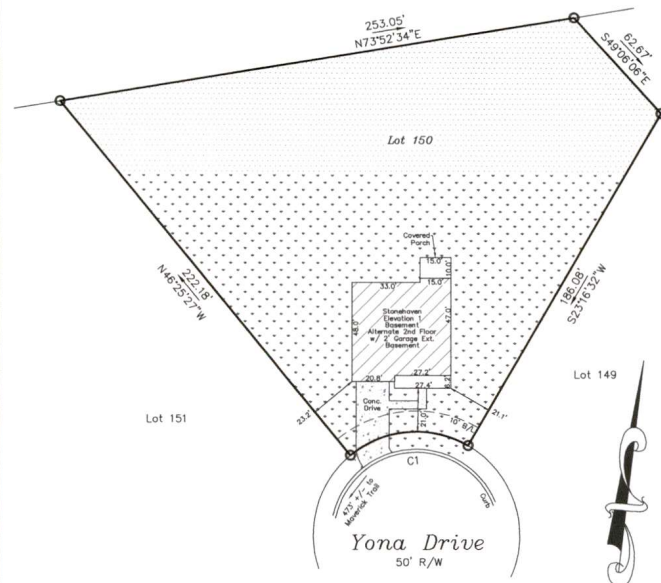
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

Lot 150  
Area=0.81 Acres



This plot does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

**THIS PLAT IS FOR REVIEW ONLY**

**Surveyor's Notes:**

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS II SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS:  
FRONT: 25'  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE, REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS L-23: THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMDRAIN EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS 20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/A. LOTS 74-138: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (SS-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/A OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

NOTE: DRIVE, SIDEWALK, AND SOO CALCULATIONS ARE FROM THE APPROXIMATE LOCATIONS OF BOS.

LOT CALCULATIONS	
Description	Area
Drive/Walk	702 SF
Sod	17,015 SF
Front Porch	169 SF
Covered Porch	150 SF
Concrete Patio	150 SF
Berm	15,432 SF

CURVE TABLE				
LINE #	RADIUS	LENGTH	BEARING	CHORD
C1	50.00'	60.82	S78° 25' 32"W	57.14'

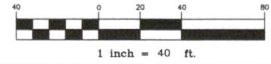


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: July 11, 2023

Date of Last Revision:

Tax Map: 4064-00-54-1031



NOT A RECORDABLE SURVEY



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC  
Lot 150  
The Grange

Site Address:  
309 Yona Dive  
Central, SC 29630

**100 Percent Annexation Petition**

**TO THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the Property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City by ordinance effective as soon hereafter as possible, pursuant to S.C. Code §5-3-150(3).

By signing below, Owner(s) acknowledge that should this Petition not be immediately granted by City Council, it shall remain valid and may be reconsidered at a future time or times, at Council's sole discretion.

The territory to be annexed is described as follows:

Site address: 311 Yona Dr.  
TMS#: 4064-00-54-1031  
County: Pickens

The Property was conveyed to the Owner(s) and the conveyance records in the records of Pickens County in Deed Book 2650 at Page 211.

A plat of the Property is attached.

Signatures of all owners, with addresses, and dates of signature:

*Janet Yonett* 3/15/24  
*Justin Yonett* 3/15/24  
311 Yona Dr  
Central, SC 29630

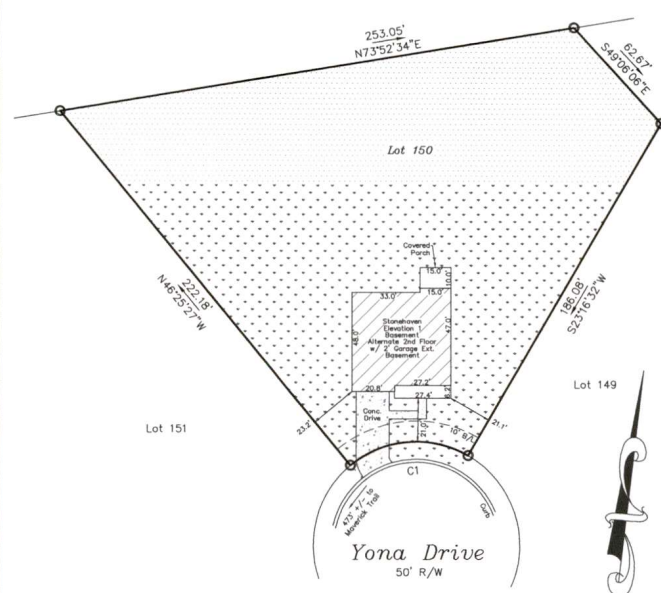
**For City Use:**

Petition received by Janica Rogan, Date 3/25/24  
Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_  
Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_

Buildings measured and Located at Ground Level.

Lot 150  
Area=0.81 Acres



This plot does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

**THIS PLAT IS FOR REVIEW ONLY**

**Surveyor's Notes:**

- 1) I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS II SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
- 2) SETBACKS:  
FRONT: 25'  
REAR: N/A  
SIDE: N/A
- 3) ALL NEW LOTS IN PHASE 1 ARE TO HAVE INTERNAL ACCESS ONLY.
- 4) ALL NEW ROADS/STREETS, EXCEPT FOUNDERS BLVD., WILL HAVE A 50' R/W. FOUNDERS BLVD. WILL HAVE AN 80' R/W FROM CHAPMAN HILL ROAD TO THE TRAFFIC CIRCLE. ALLEYS ARE 20' PRIVATE ACCESSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. \*\*SEE NOTE, REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSES.\*\* LOTS L-23: THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT RESERVED EACH SIDE OF ALL INTERIOR LOT LINES, AND A 10' DRAINAGE AND UTILITIES EASEMENT RESERVED INSIDE ALL EXTERIOR LOT LINES EXCEPT WHERE OTHERWISE SHOWN. ALL STORMDRAIN EASEMENTS & LINES, WHICH DO NOT LIE WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS, OR WITHIN THE NEW ROADS/ALLEYS R/W, ARE SHOWN HEREON AS 20' DRAINAGE EASEMENTS (20' D.E.), 10' EACH SIDE OF C/A. LOTS 74-138: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME LOTS WILL BE SHOWN AND DESCRIBED HEREON.
- 5) PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS. ACCESS EASEMENTS AND MAINTENANCE EASEMENTS TO PONDS ARE RESERVED AND SHOWN HEREON. THE PURPOSE IS TO GUARANTEE ACCESS TO PONDS, ACROSS COMMON/OPEN SPACE, AND TO COVER ANY POND MAINTENANCE THAT MAY BE REQUIRED IN THE FUTURE.
- 6) ALL AREAS SHOWN HEREON AS "COMMON/OPEN SPACE" ARE TO ALWAYS REMAIN COMMON/OPEN SPACE. NO FUTURE DEVELOPMENT SHALL OCCUR IN THESE AREAS. COMMON/OPEN SPACE AREAS ARE UNDEVELOPABLE.
- 7) ALL NEW IRON PINS (8#-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-01-2021.
- 8) ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/A OF A CREEK OR CREEK RUN, ARE CORNERS ON A ROAD R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

218449

NOTE: DRIVE, SIDEWALK, AND SOO CALCULATIONS ARE FROM THE APPROXIMATE LOCATIONS OF BOS.

LOT CALCULATIONS	
Description	Area
Drive/Walk	702 SF
Sod	17,015 SF
Front Porch	169 SF
Covered Porch	150 SF
Concrete Patio	150 SF
Berm	15,432 SF

CURVE TABLE				
LINE #	RADIUS	LENGTH	BEARING	CHORD
C1	50.00'	60.82	S78° 25' 32"W	57.14'

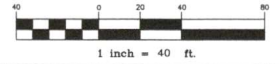


9 Pilgrim Road  
Greenville, South Carolina 29607  
Phone (864) 234-7368

Date of Survey: July 11, 2023

Date of Last Revision:

Tax Map: 4064-00-54-1031



NOT A RECORDABLE SURVEY



S.C. REG. NO. 17933

State of South Carolina  
Pickens County

Proposed House Location  
For DRB Group  
South Carolina LLC  
Lot 150  
The Grange

Site Address:  
309 Yona Dive  
Central, SC 29630



## CITY OF CLEMSON AGENDA ITEM REQUEST FORM

Requested By:  
Dustin Hayes, Interim Utilities Director

Date Submitted: 02/017/2026

Council Meeting Date: March 2, 2026

Type of Request: (Choose Only One)  
Policy/Action

Agenda Item Summary: (brief for public information and posted agenda)  
Consider the approval of the disposal of surplus Utilities vehicles and equipment.

Agenda Item Detail: (expand as necessary for clarification)  
The Utilities Department is looking to surplus several pieces of equipment and vehicles. Per the Capital Asset Policy, items that have an estimated value of \$10,000 shall not be disposed of, traded, or sold through public auction until such property is declared surplus by the City Council.

Once declared as surplus items, they will be auctioned off on GovDeals as individual items.

# City of Clemson Asset Sale Request

(GovDeals)

Date: 02/06/2026

Description of Item to Be Sold	Asset Number
<u>2009 Jet Vac Truck</u>	<u>2257</u>
<u>John Bean Jetter</u>	<u>2537</u>
<u>2019 New Holland</u>	<u>2671</u>
<u>2018 New Holland Skid Steer 232</u>	<u>2586</u>
<u>2012 New Holland Backhoe</u>	<u>2326</u>
<u>Bush Hog Mower</u>	<u>2897</u>
<u>Wood Chipper</u>	<u>1453</u>
<u>2006 Isuzu Ramp Truck</u>	<u>2177</u>
<u>2016 Nissan Frontier</u>	<u>2473</u>
<u>Old Enclosed Trailer</u>	<u>1948</u>
<u>John Deere Front Mower</u>	<u>1941</u>

City Administrator Approval

# City of Clemson Asset Sale Request

(GovDeals)

Date: 02/06/2026

Description of Item to Be Sold

Asset Number

Husquavarna Zero Turn Mower

2320

2009 Ford F-150

2254

2011 Ford F-150

2257

Old Street Saw

NA

SLRAT

NA

ADS Sewer Flow Monitor

NA

Old Hydra Valve Insert

NA

City Administrator Approval