



**Amended Agenda
City Council
March 16, 2026
5:30 PM
Council Chamber, Clemson City Hall**

Public Hearing: 2026-R-02 Proposed Text Amendment (Mixed-use High Density Development)

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

Call to Order

Invocation and Pledge of Allegiance: Mayor Halfacre

Proclamation: Women's History Month Honoree

Recognition: 10U Girls and 14U Boys Basketball SCAP State Champions

Public Session (3-minute limit per speaker)

Approval of Minutes

- a. March 2, 2026

Reports/Discussion (2-minute limit per speaker)

- a. Receive a report from Wreaths Across America. - Mayor Halfacre
- b. Discuss the Police Department 2025 Annual Report. - Police Chief Jorge Campos
- c. Discuss the 2026-R-02 Proposed Text Amendment (Mixed-use High Density Development). - Assistant City Administrator Nathan Woods
- d. Staff Reports

Policy Action (2-minute limit per speaker)

- a. Consider 2nd 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
- b. Consider a resolution appointing the Anderson Regional Joint Water System Voting Representatives. - Interim Utilities Director Dusty Hayes

- c. Consider a resolution adopting the Pickens County Hazard Mitigation Plan. - City Administrator Andy Blondeau

Other Policy Items

- a. Consider awarding the Wyatt Avenue Stormwater and Sewer Replacement Project contract in the amount of \$99,170.00 to Gar-Con Inc, with a \$10,000.00 contingency. - Interim Utilities Director Dusty Hayes
- b. Consider a Mutual Aid Agreement with the City of North Myrtle Beach. - Police Chief Jorge Campos

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
March 2, 2026
Council Chamber-Clemson City Hall

5:30 PM Public Hearing: 2026-R-01 Proposed Text Amendment (Neighborhood Conservation Overlay District)

Call to Order: Mayor Halfacre at 6:45 p.m.

Invocation and Pledge of Allegiance: Council Member Fulmer

Proclamations: Black History Month Honoree Earle Gaines, National School Breakfast Week.

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

Absent: None

Notification emailed: February 26, 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. MyCivic comment from Stephanie Platt, 103 Mountain View Lane, regarding the USA's 250th birthday banners and providing clarification on her previous question regarding a Council Members statement.

Approval of Minutes: Minutes from the February 16, 2026 Regular Council Meeting were approved as presented.

Reports/Discussion

Discuss a Franchise Fee Agreement with Wire3. - Deputy City Administrator Alli Gantte introduced Jai Ramachandran, CEO of Wire3 who will be applying for a franchise agreement to provide high speed internet in the Clemson area. This will be a 20 million dollar project once it is completed.

Receive a Presentation from Miss Clemson. - Mayor Halfacre introduced Dale Maddox the Miss Clemson Pageant's executive director. He has been with the Miss America organization for 40 years. The winners of Miss Clemson, Miss Clemson Teen, Miss Tigertown, Miss Tigertown Teen, and Miss Pickens County's Teen presented their service platforms.

Discuss a Mutual Aid Agreement with the City of North Myrtle Beach. - Police Chief Jorge Campos presented the terms are the same as last year and our costs will be reimbursed by the hosting agency.

Discuss the Anderson Regional Joint Water System Voting Representative. - Interim Utilities Director Dusty Hayes was not in attendance so Assistant City Administrator Nathan Woods presented on his behalf that this is needed due to former Utilities Director Benjie McGill's retirement. The proposed primary representative is Interim Utilities Director Dusty Hayes, with City Engineer Nathan Hinkle as the proposed alternate.

**Regular Council Meeting
March 2, 2026**

Discuss the 2026-R-01 Proposed Text Amendment (Neighborhood Conservation Overlay District). - Assistant City Administrator Nathan Woods explained the feedback he received in the homeowner meetings. He also explained the reasoning behind the boundary lines and the data supporting it. City Council discussed the various feedback on the overlay district. Catherine Huddle, 204 Edgewood Avenue, MyCivic comment regarding including other areas in the overlay. Doug Hayes, 307 Woodland Way, MyCivic comment in opposition of the overlay. MyCivic comment from Susanna Schantz, 309 Oak Street, regarding including other areas in the overlay. MyCivic comment from Jena Cox, 215 Wyatt Avenue, regarding questions about the overlay. MyCivic comment from Shaun Haney, 211 Riggs Drive, in support of the overlay. Mayor Halfacre recapped the issue and thanked staff for their work. Ric Ware, 100 Holiday West, comment regarding the uses of the property.

Staff Reports

City Administrator Andy Blondeau: David Chastain's son was in a bad car accident, but is recovering well. The Statement of Economic Interest is due 3/30 at noon. The State of Clemson is next Monday.

Policy Action

Ordinances

Consider 2nd reading of a text amendment to Chapter 2-47-f regarding abstentions. - Council Member Jones noted nothing has changed since the previous meeting. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve 2nd reading of a text amendment to Chapter 2-47-f regarding abstentions. Vote on this motion was unanimous.

Consider 2nd reading of a proposed amendment to the townhouse definition in the Rental Housing Ordinance. - Zoning and Codes Administrator Jacob Peabody presented there had been no changes since the last meeting. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve 2nd reading of a proposed amendment to the townhouse definition in the Rental Housing Ordinance. Vote on this motion was unanimous.

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 had nothing new to add. Council Member Fulmer made a motion, seconded by Council Member Scott, to approve 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. Vote on this motion was unanimous.

Other Policy Items

Consider declaring Utilities vehicles and equipment surplus. - Interim Utility Administrator Dusty Hayes was not in attendance so Assistant City Administrator Nathan Woods presented on his behalf that nothing has changed since the previous meeting. Council Member Fulmer made a motion, seconded by Council Member Scott, to approve declaring Utilities vehicles and equipment surplus. Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

Mayor Halfacre: Kudos to Morgan, Lowell, Jaquial, DK, Daja, and Shannon for their hard work with the Black History Month Dinner.

Council Member Evans: Addressed the MyCivic comment made by Stephanie Platt.

Council Member Fulmer: The friends of the Green Crescent Trail has asked him to be on their board.

Council Member Jones: Requested a camera be placed facing the audience in City Council chambers.

Council Member Scott: Congratulated the 10U Girls and 14U Boys Western District Champions.

Council Member Smith: Echoed Mayor Halfacre’s comments on the Black History Month Dinner.

Women’s History Month nominations are open until March 9th.

Executive Session

The planned executive session was as there is no update.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 8:26 p.m.

Respectfully submitted,

Jeremiah Jackson, MBL

Approved

By: _____

G. Robert Halfacre, Mayor



CITY OF CLEMSON AGENDA ITEM REQUEST FORM

Requested By:
Robert Halfacre, Mayor

Date Submitted: 3/4/26

Council Meeting Date: March 16, 2026

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

Agenda Item Summary: (brief for public information and posted agenda)
Receive a report from Wreaths Across America. - Mayor Halfacre

Agenda Item Detail: (expand as necessary for clarification)



CITY OF CLEMSON AGENDA ITEM REQUEST FORM

Requested By:
Jorge Campos, Chief of Police

Date Submitted: 3/10/26

Council Meeting Date: March 16, 2026

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

Agenda Item Summary: (brief for public information and posted agenda)
Police Department 2025 Annual Report

Agenda Item Detail: (expand as necessary for clarification)

2025 ANNUAL REPORT



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Vision & Mission



VISION

The Clemson Police Department will strive to become a benchmark agency in the law enforcement profession; accomplished through Courtesy, Professionalism, and Dedication to public service; employing the highest caliber personnel and forming community partnerships to maintain order and preserve a high quality of life.

MISSION

The Clemson Police Department will serve diligently to be compassionate and responsive to the needs of the community by providing professional law enforcement services for the purpose of enhancing the quality of life for those who live, work and visit the City of Clemson.

From The Chief



To: Mayor Robert Halfacre
Clemson City Council Members
City Administrator D. Andy Blondeau
Our Clemson Neighbors
Re: 2025 Annual Report

The men and women with the Clemson Police Department continue to meet or exceed the department's mission of being a benchmark agency in law enforcement through Courtesy, Professionalism, and Dedication to public service. Our acquisition and use of video cameras, license plate readers, in-car video cameras, body worn cameras, and the like, aid in the collection of evidence independent and free of prejudice for a more accurate account of events and statements and for higher solvability rates. This year was the first year of our Narcotics Detective grant was awarded, allowing us to dedicate an investigator to focus all of their time on narcotics and vice offences occurring in the City. This position, resulted in 40 investigations and the seizure of 80 grams of Cocaine, 3 pounds of Marijuana, 3 pounds of methamphetamine, 2 pounds of fentanyl, and psilocybin (mushrooms). Three drug dwellings were shut down and several arrests were made, including four individuals who were well known in the community for selling narcotics for years. Most of these cases were handled in State court but a few are part of a larger operation and are being handled in Federal Court. Our traffic enforcement continues to be a priority. We conducted just shy of 8,000 traffic stops and issued just under 4700 citations and 3800 warnings this year. These efforts have contributed to 15% less traffic collisions compared to last year. CPD updated their records management and computer aided dispatch systems this year for better information sharing, research, and reporting. In this year's crime reports, we had a significant decrease in reported Assaults, Larceny, Motor Vehicle Theft, and Rape. Most of the other part 1 crimes such as Burglary and Theft from a vehicle remained the same. As we continue to pursue professionalism, our staff continue to attend training to meet the needs and expectations of the city. Our dedication to ensure staff is properly trained, and possess the skills necessary to provide benchmark service, mandates we continue to attend training. With the new positions approved we continue to bring in new staff who also require the same training. It is my pleasure to continue to serve as your Chief and I am appreciative of and pleased by our staff's continued efforts to better themselves and to serve the citizens of Clemson.

Jorge Campos
Chief of Police

City Of Clemson

Mayor Robert Halfacre

City Council Members*:

Ms. Alma Evans

Mr. John Fulmer

Mr. Adam Jones

Ms. Lillian Scott

Dr. Windsor Sherrill (Ph.D.)

Ms. Alesia Smith

City Administrator: Andy Blondeau

Deputy City Administrator: Allison Gante

Assistant City Administrator: Nathan Woods

City Clerk: Jeremiah Jackson



*As of December 31, 2025

Police Advisory Board

The Police Advisory Board (PAB) was reenacted in 2021. The board meets every fourth Thursday of the month, except for holidays. It is composed of nine civilian members. There are seven at-large members, one high school aged resident of the city and one Clemson University Student. The board hears reports on crime, police enforcement efforts, training, informational presentations, and a variety of other topics. The board assists the department with grant proposals, suggestions, policy updates, and presentations to the City Council for changes in budget, policy or ordinances. The PAB is a conduit between the department, City Council, and the community. Below is the list of active board members as of December 31, 2025.

Lisa Robinson - Chair

Kevin Dull - Co-Chair

Sandy Edge

Winton Hunter

Elaine Masceri

Jacquie Myers

Pablo Unda

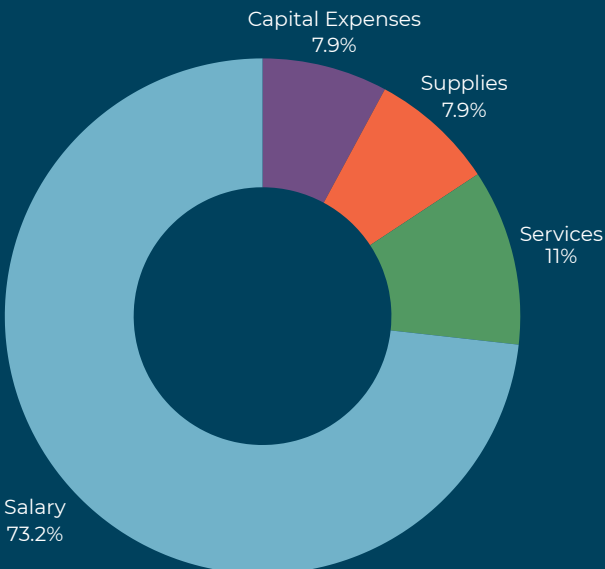
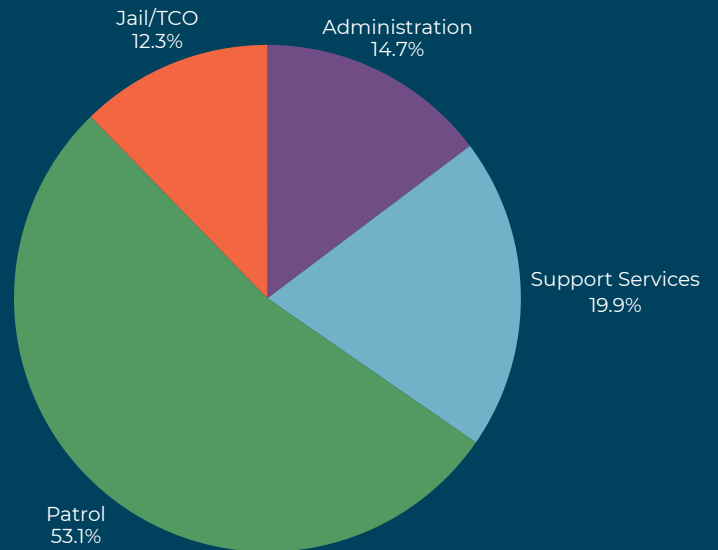
Caroline Beatty - CU student representative

Ava Ross - High School representative

Operating Budget

The Clemson City Police Department's 2025-2026 fiscal year operating budget is \$6,960,900.00. The fiscal year runs from July 1, 2025 - June 30, 2026. Some operation funds were supplemented by grants. Grant funds are not counted in the yearly budget and are issued on a fiscal calendar different from the City. The grant funds were awarded for body armor and in-car cameras, and to fund a Narcotics Investigator. The grant funds were received through the State Department of Public Safety and the Phoenix Center 13th Circuit AET program. \$55,533.27 was awarded for body worn cameras, and \$20,479.07 for in-car video cameras. The Clemson Police Department received a JAG Grant to help fund a dedicated Narcotics Investigator and equipment needed for that position. Not all payments for this grant were received in the 2025 calendar year, due to the government fiscal calendar. However, in the 2025 calendar year, over \$28,000 was received in payment to fund this initiative.

By Department

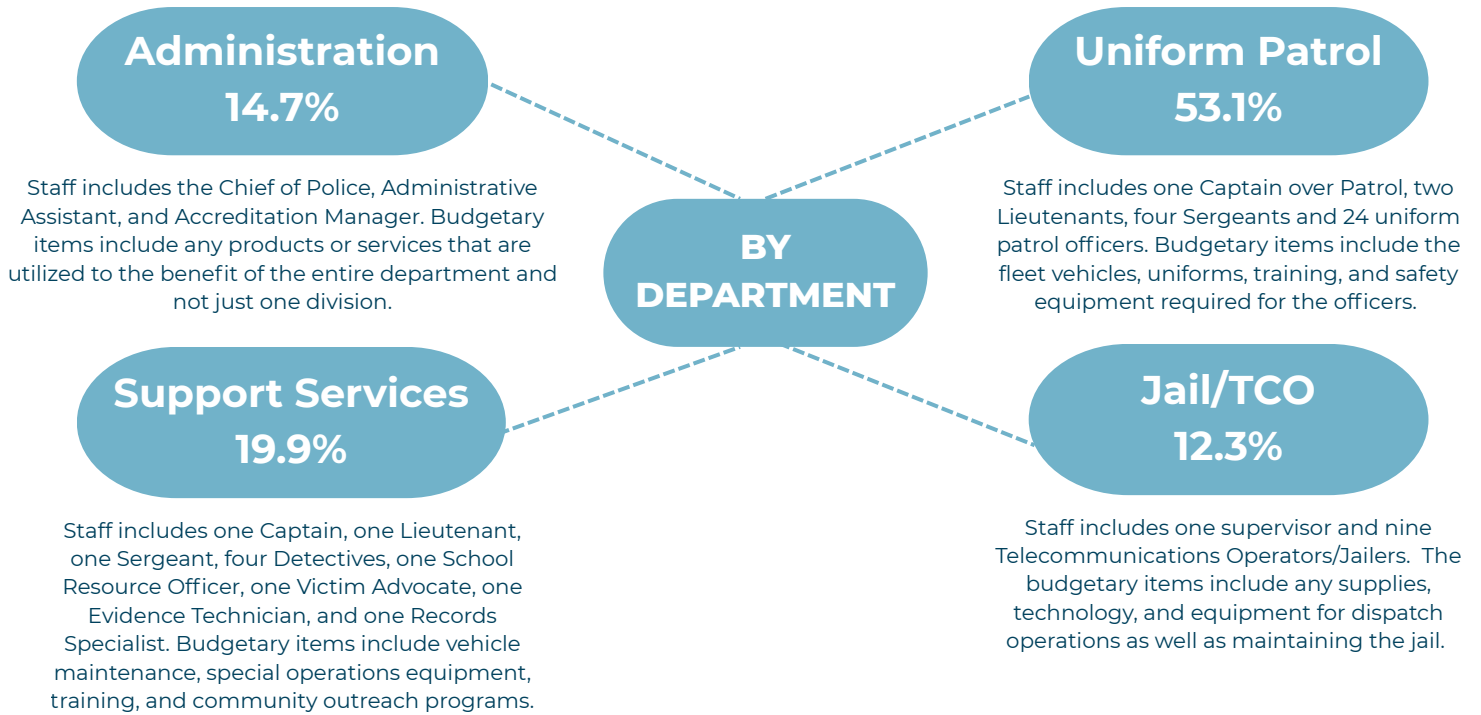


By Type

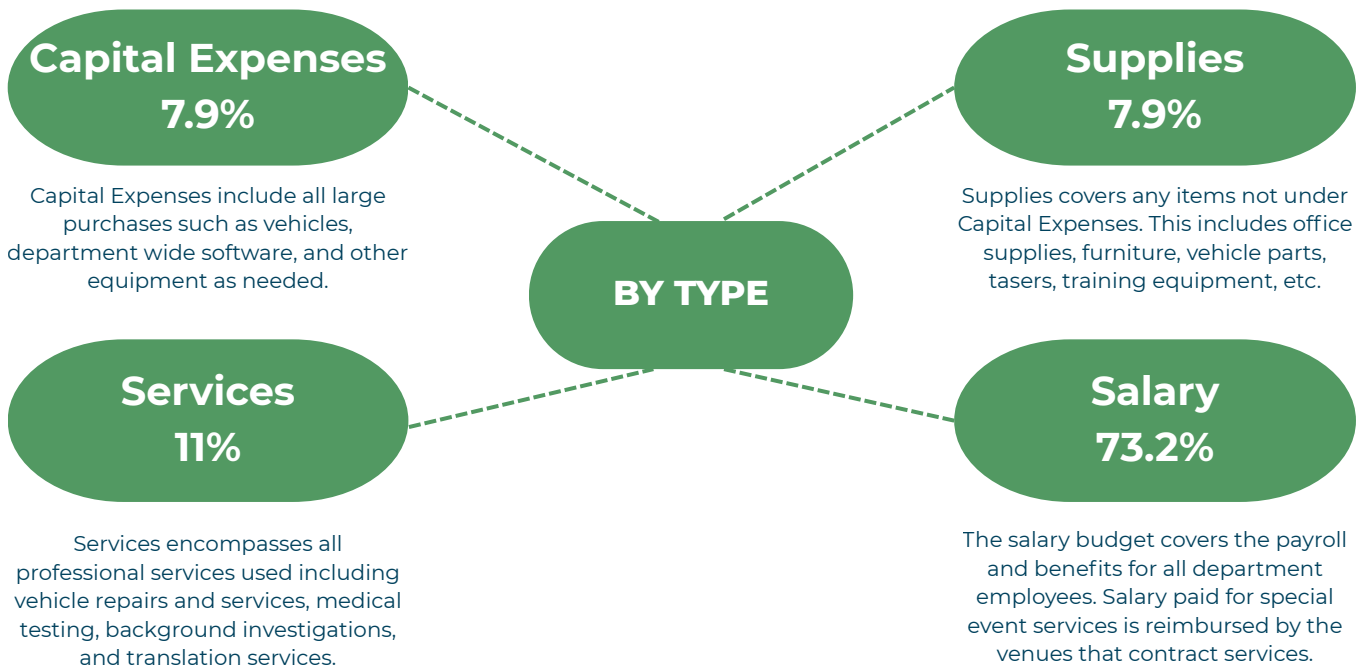


Budget At A Glance

The Clemson City Police Department's 2025-2026 fiscal year runs from July 1, 2025 - June 30, 2026. Some operation funds were supplemented by grants. There are four divisions of the Police Department all playing separate but vital roles in operations.



**Total:
\$6,960,900**



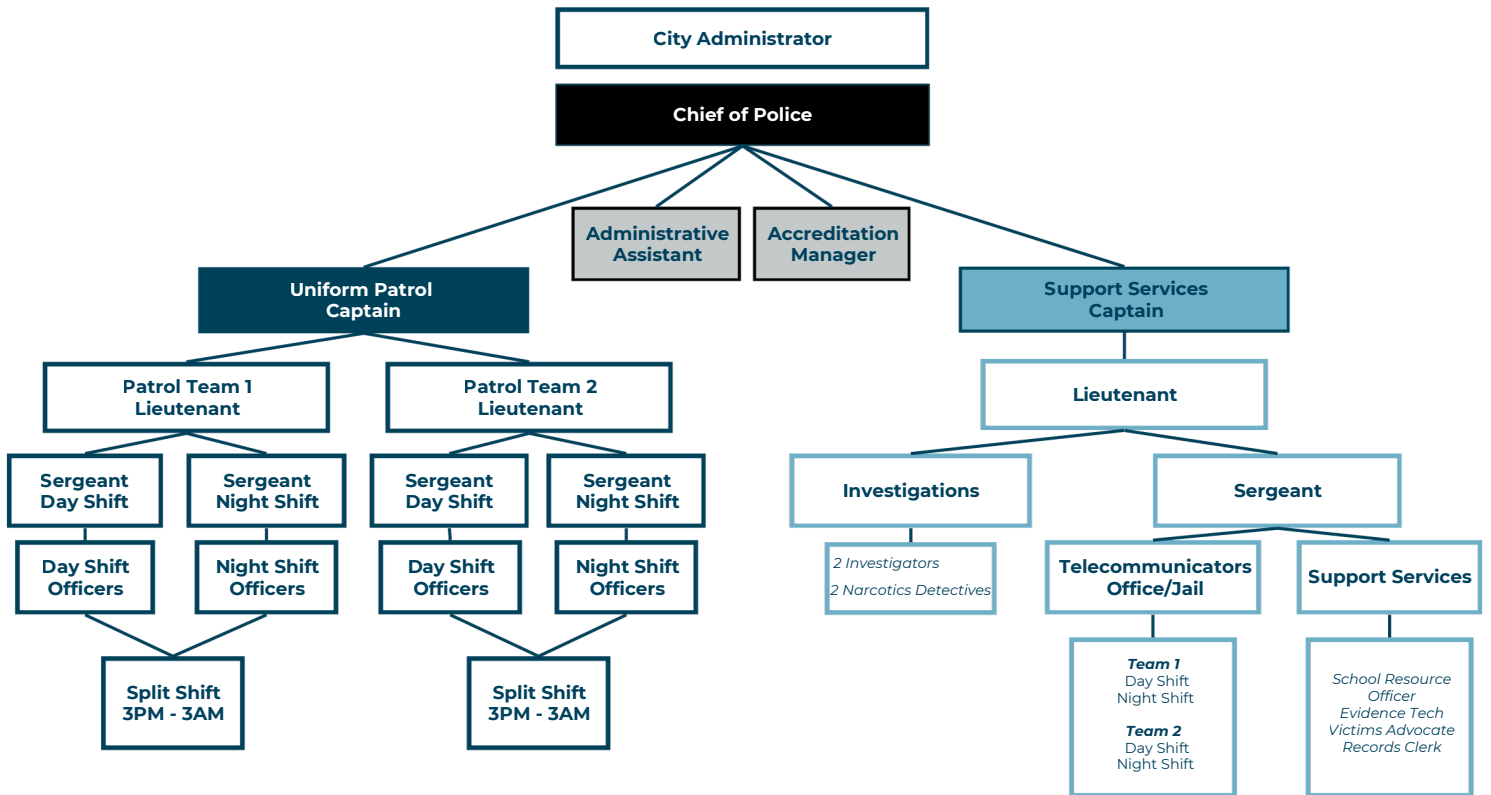
Our Department

The Clemson Police Department is budgeted for fifty-three (53) full time employees. Forty (40) of those positions are for certified police officers, including executive and command staff members. Ten (10) positions are certified detention officers that also hold the position of dispatcher. There is one administrative assistant, one records clerk, and one victim advocate.

In 2025, the Department hired eleven (11) new officers and three (3) dispatcher-jailers. There were seven (7) resignations and one (1) retirement.



Clemson City Police Organizational Chart



Executive Staff



JORGE CAMPOS CHIEF OF POLICE

Chief Campos is a 30+ year veteran of Law Enforcement and was selected for his current position in November of 2020. He has a Master's Degree in Criminal Justice from St. Leo University. He is a graduate from the FBI National Academy Session 268 and the Florida Senior Leadership Academy Class 18. Throughout his career, Chief Campos has served in a variety of roles and has obtained diverse experience with law enforcement and municipal incidents. Chief Campos welcomes the involvement of the Clemson Community to help the Police Department exceed its goals.



MATTHEW CULBREATH CAPTAIN - SUPPORT SERVICES

A well known Clemson native and more than 35 year department employee, Captain Matt Culbreath began his career in 1985 as a Reserve Officer. In September 1988, he became a full-time officer assigned to Uniform Patrol. He was promoted to the rank of Sergeant and then to Patrol Lieutenant before being promoted as Commander for the Uniform Patrol Unit in 2006. When the Investigations and Support Services units were combined, Captain Culbreath was transferred to command these functions for the department. He now serves as the Captain over the Support Services Division. In his current role; Captain Culbreath coordinates the Investigative Unit, Communications, Detention Center, Crime Scene and Evidence, Records Services, Community Outreach, and Victim's Services. Along with these functions, Captain Culbreath works alongside the City's IT Department to maintain the many pieces of technology utilized by the department. Throughout his distinguished career, Capt. Culbreath has received a number of service awards and recognitions. Within the PD, Captain Culbreath is an expert or instructor for (SCCJA) Emergency vehicle operations, Firearms, Patrol rifle, Oleoresin Capsicum, Basic Instructor, (SCDNR/US Coast Guard) Safe boating, (LSU) Weapons of mass destruction response instructor, Law Enforcement Prevention and Deterrence of Terrorist Acts, and Immediate Action Team-(Alert) Active Shooter instructor. Captain Culbreath has also received his Infrastructure Protection expert certification from Texas A&M University.



NATHANIEL HEARD CAPTAIN - PATROL DIVISION

Captain Nate Heard came to the Clemson City Police Department in 1998 after serving three years with the Clemson University Police Department. In December 2008, he was promoted to the rank of Lieutenant. January 1st 2020, he was promoted to his current rank of Captain/Operations Commander. Nate is currently the commander of Uniform Patrol, Extra Duty and Special Events Coordinator, Police Crisis Negotiations Team Lead, serves as the department Quartermaster, and is in charge of hiring patrol personnel. Captain Heard received his Infrastructure Protection expert certification from Texas A&M University. He has received the FBI Trilogy award for the completion of The Law Enforcement Executive Development Program and will be attending the FBI Command College Spring 2023. Capt. Heard is a SCCJA Certified Basic Instructor; SCCJA Certified Training Manager; South Carolina Crisis Negotiations Board Member; 2022 Bucky Phillips Negotiator of the Year award winner; has completed several Special event Protection training classes through Texas A&M University; and has obtained an Associates Degree from TCTC and a Bachelor's degree in Business from Strayer University.

Command Staff

RICHARD GOOCH

LIEUTENANT - SUPPORT SERVICES



Lt. Richard Gooch was born and raised in Fredericksburg, Virginia, and has served the public as a law enforcement professional for the past three decades. Lt. Gooch joined the United States Army in November of 1991 and graduated from the US Army Military Police School in November 1992. He served in the 287th Military Police Company in Berlin Germany, and the 437th Military Police Company at Ft. Belvoir, Virginia. He was deployed to Guantanamo Bay, Cuba for JTF-160 Operation Sea Signal and to The Republic of Panama as part of Operation Sustain Liberty.

Lt. Gooch joined the Clemson Police Department in March of 1999 as a Reserve Police Officer and was hired full time November 1st, 1999. He graduated from the South Carolina Criminal Justice Academy February 22nd, 2000. Lt. Gooch received an Associate Degree in Public Safety from Tri-County Tech in December 2000. He spent most of his career in uniform patrol and was promoted to Lieutenant in 2007. Lt. Gooch moved to the Criminal Investigations Unit in February of 2021. He currently is the Lieutenant over CIU, Support Services and is the department's training officer.

TELLY OWEN SR.

LIEUTENANT - PATROL - TEAM 2



Lt. Owen is originally from Clinton, SC and a graduate of Clemson University. He began his Law Enforcement career as a Student Police Officer with Clemson University PD in August of 1998. He became certified through the South Carolina Criminal Justice Academy as an officer with Central PD in May of 2000. In November of 2007, Lt. Owen contracted through DynCorp as a Police Advisor to train police in Afghanistan. In January of 2010 he returned to Clemson as a road officer for Clemson City Police Department. During his tenure here he has been a part of the Boat Patrol team, High Risk Team, Traffic Safety Team and Gang Unit. He has served as Master Patrol Officer, Patrol Sergeant and now serving as a Watch Commander over road patrol team 2. He has received the FBI Trilogy award for the completion of The Law Enforcement Executive Development Program and attended the SC FBI Command College in Spring 2025.

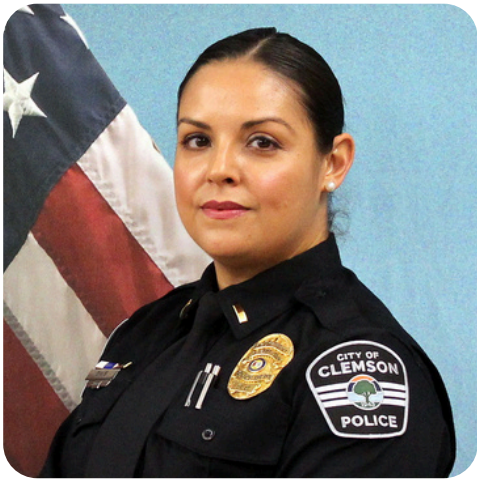
LILY M. DAVIS

LIEUTENANT - PATROL - TEAM 1

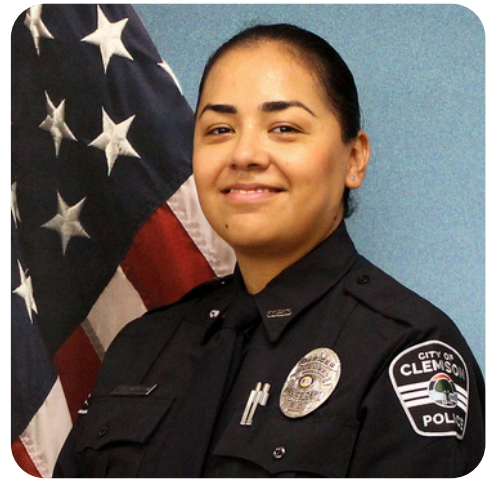


Lieutenant Davis is a two-time graduate of Tri-County Technical College with Associate's Degrees in Industrial Technology with a major in Radio and Television Broadcasting and Public Service with a major in Criminal Justice. She started her law enforcement career in 2007 at the City of Walhalla Police Department and transitioned to the City of Clemson Police Department in 2013. While at CPD, she has served in the ranks of Master Patrol Officer, Road Patrol Sergeant, and serves on the Crisis Negotiation Team. She has also held the roles of School Resource Officer and Accreditation Manager. Lily Davis was promoted to her current rank of Lieutenant, Patrol Watch Commander of Team 1 on of 3-31-25.

Supervisor Promotions



Lily Davis
Lieutenant



Martizabel Reyes
Sergeant



Jonathan Duncan
Sergeant



Katy Sprenne
TCO Supervisor

MPO Promotions

Mark Livingston
Amanda Mills
Owen Minello
Dan Winchester

Uniform Patrol

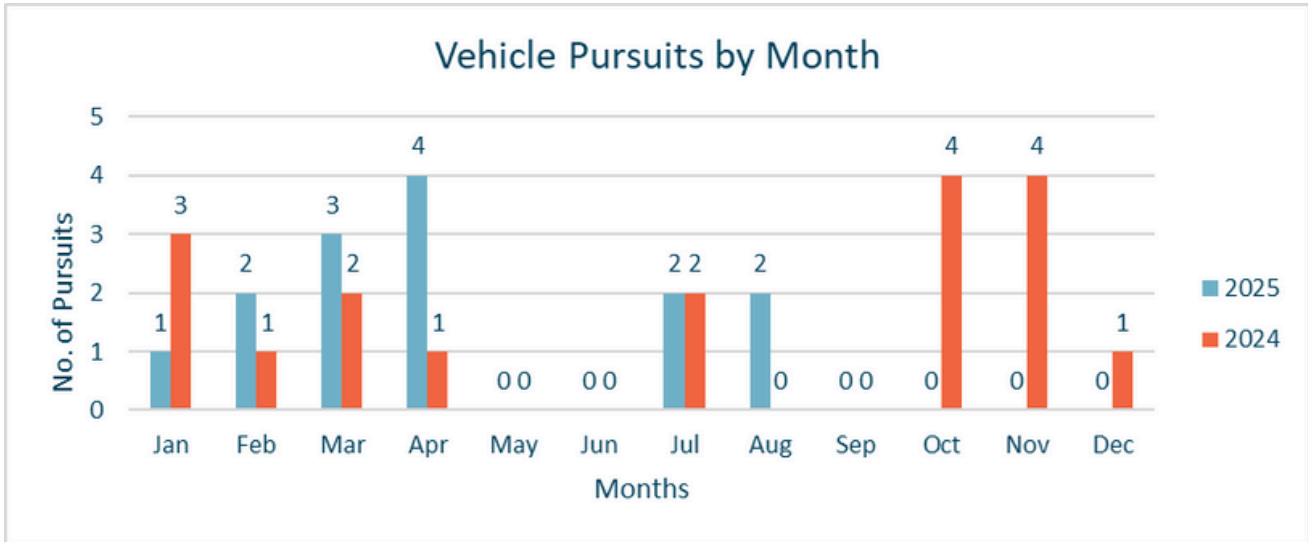
The **Uniform Patrol Division** are the officers you see in uniform every day and night putting their lives on the line to protect and serve our community. They are easily the most visible and recognizable part of the team. This division makes up approximately 60% of the entire department.

Citizen Contacts:	71,886
Collisions Worked:	499
Calls For Service:	50,310
Motor Vehicle Pursuits:	9
Tickets Issued:	4,709
Warnings Issued:	3,858
Foot Patrol Hours:	5,560
DUI Arrests:	112
Building Checks:	16,013
Business Checks:	14,235

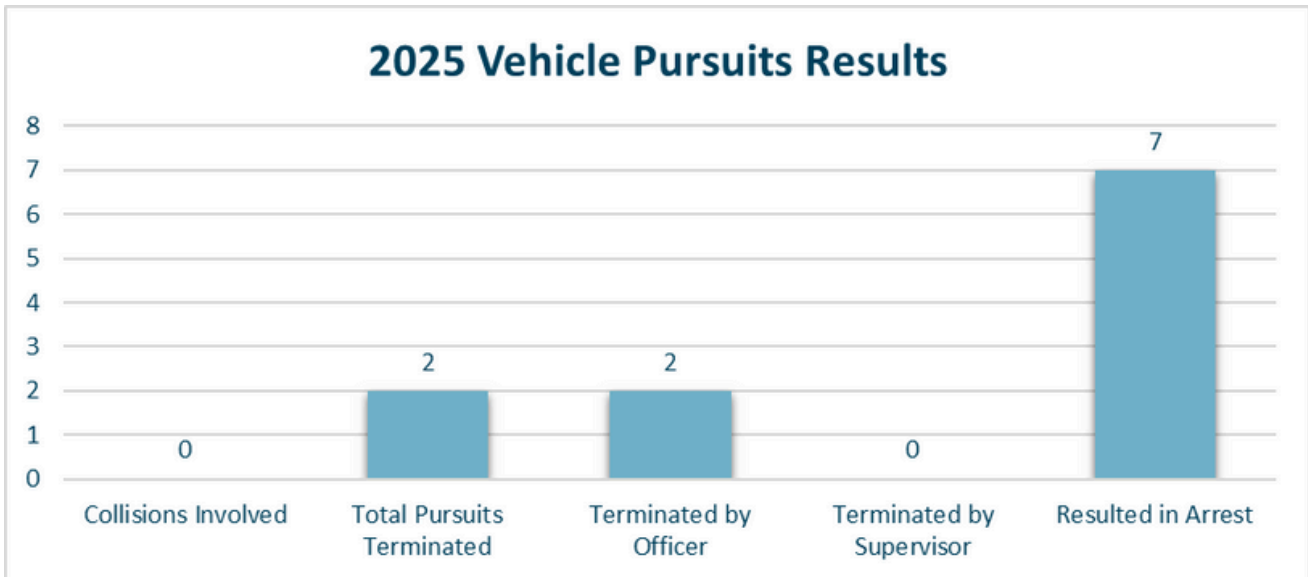
Crime Numbers

Violation	Number Of Reports			
	2025	2024	2023	2022
Animal Complaint	148	74	110	49
Animal Cruelty	4	12	1	5
Assault - Aggravated	14	13	11	25
Assault - Intimidation	8	16	16	13
Assault - Simple	121	128	123	139
Burglary / Breaking & Entering	31	29	37	25
Disorderly Conduct	174	104	58	64
Driving Under The Influence	112	65	53	81
Drug / Narcotic Violations	38	143	119	163
Fraud	41	168	73	61
Hit & Run	61	156	92	100
Homicide	0	0	1	1
Kidnapping / Abduction	1	3	1	3
Larceny	196	355	130	138
Missing Person	38	22	6	7
Motor Vehicle Theft	51	68	51	47
Noise Violations	6	89	3	11
Public Drunkenness	109	307	124	173
Rape	7	20	4	8
Robbery	2	2	2	5
Runaway	11	10	1	4
Suicides	1	0	1	4

Vehicle Pursuit Report



The Clemson Police Department only participated in 9 vehicle pursuits versus 18 vehicle pursuits in 2025. This figure is much lower and most likely contributed to training and officers using better discretion.

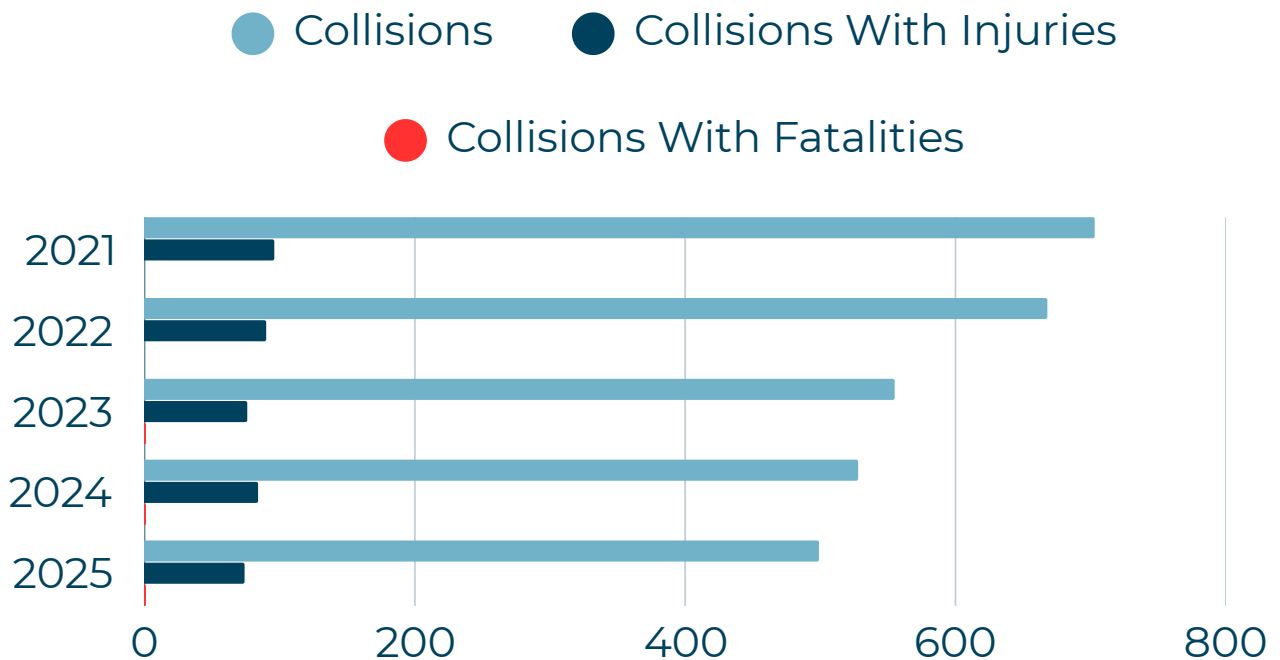


2025 data shows 7 of the 9 pursuits resulted in arrest. The arrest rate of 78% which is much higher than 2024 which was 55%. This high arrest rate reinforces that supervisors and officers are using sound judgement to weigh the safety risks of continuing, suspect identification and are responding well to Emergency Vehicle Operations training.

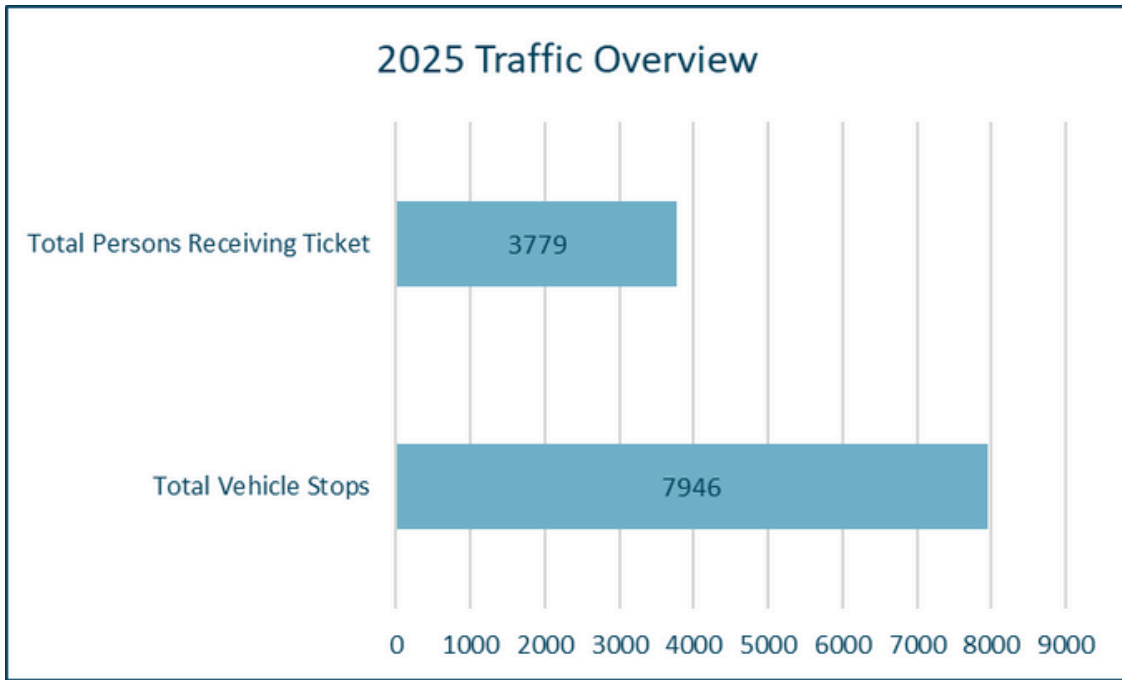
Traffic Collision Report

Year	Collisions	Collisions with injuries	Collisions with Fatalities
2021	703	96	0
2022	668	90	0
2023	555	76	1
2024	528	84	1
2025	499	74	1

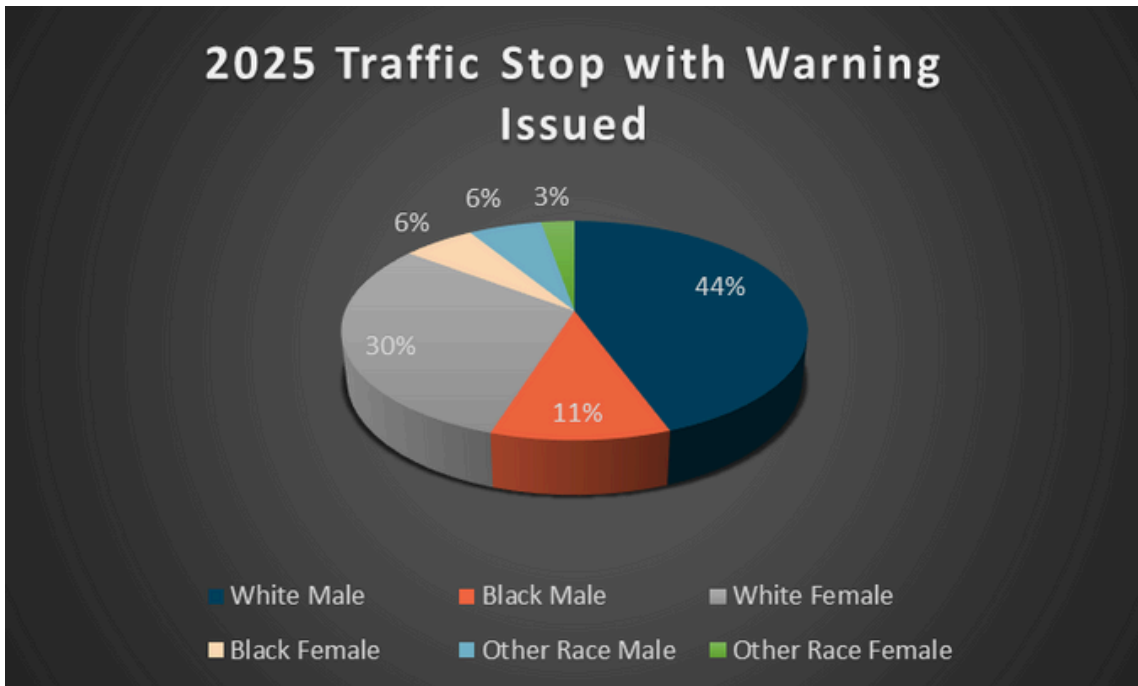
The continued growth of the City and University greatly affects the amount of traffic on the roadways. Traffic and congestion is one of the biggest concerns of the citizens. The City of Clemson and the Clemson Police Department continue to work with several other entities and agencies to find solutions for this issue. Clemson Police Department is taking proactive steps including, but not limited to, the use of mobile signs directing traffic, increased officer presence in problem areas, and educating local business owners on what they can do to help.



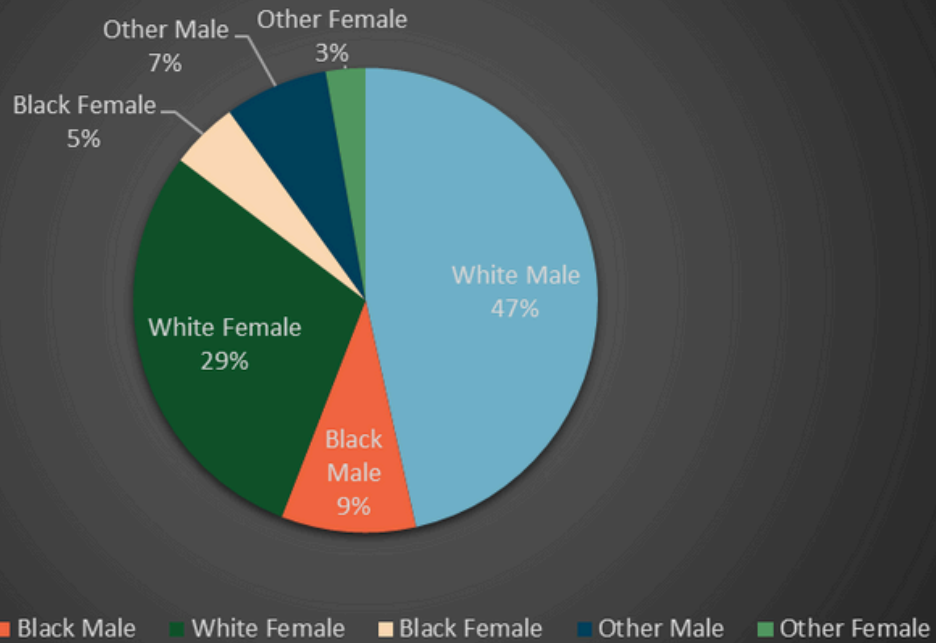
Biased Based Policing Report



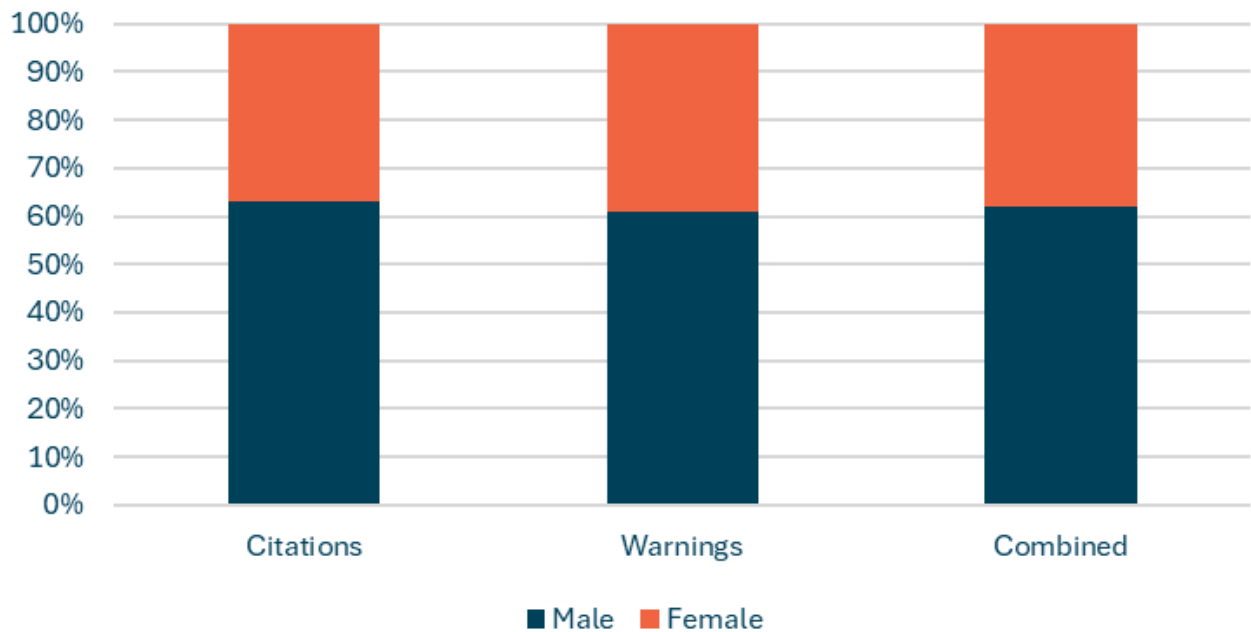
During the period of January 1, 2025 through December 31, 2025, officers at the Clemson Police Department conducted 79,46 vehicle stops and issued 4,709 citations and 3,858 warnings.



2025 Traffic Stops with Citation Issued

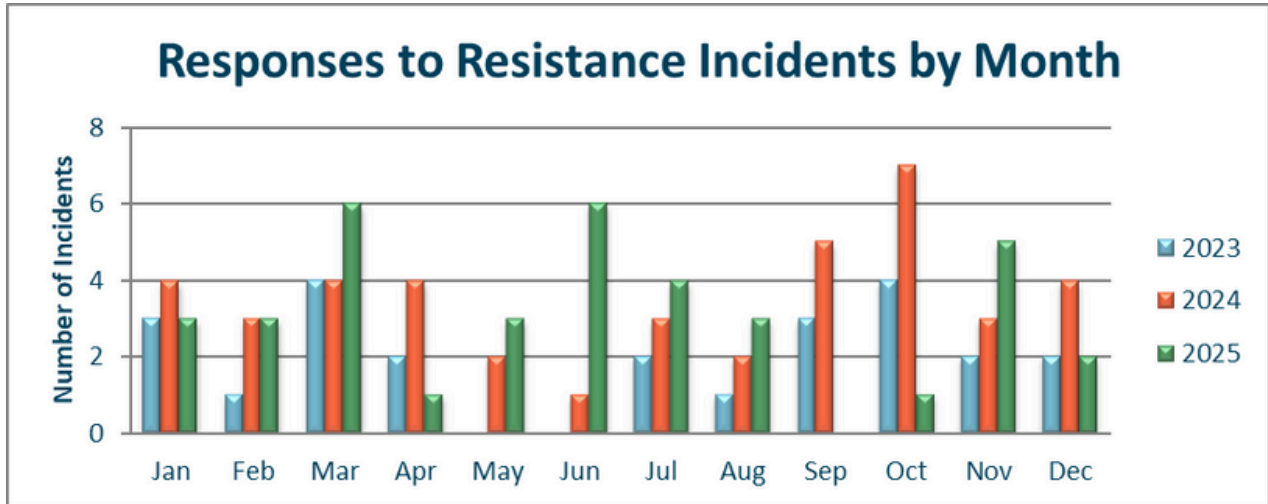


Warnings & Citations by Gender

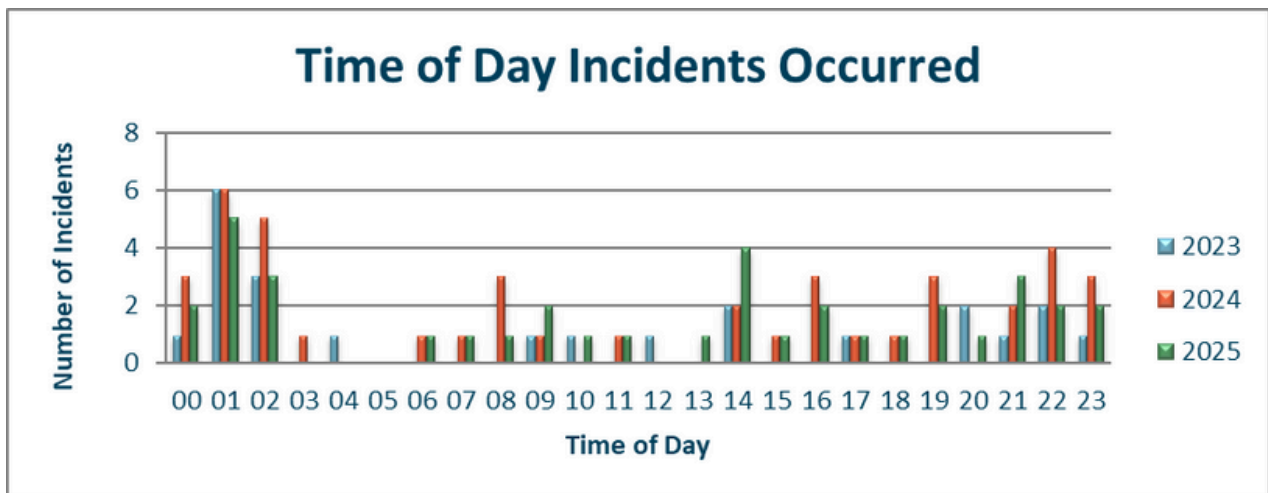


*Note: The system tracks only the number of citations, the number of warnings or the number of traffic stops separately. It does not track number of citations or warnings per stop. One traffic stop may result in multiple citations for the driver and/or passengers.

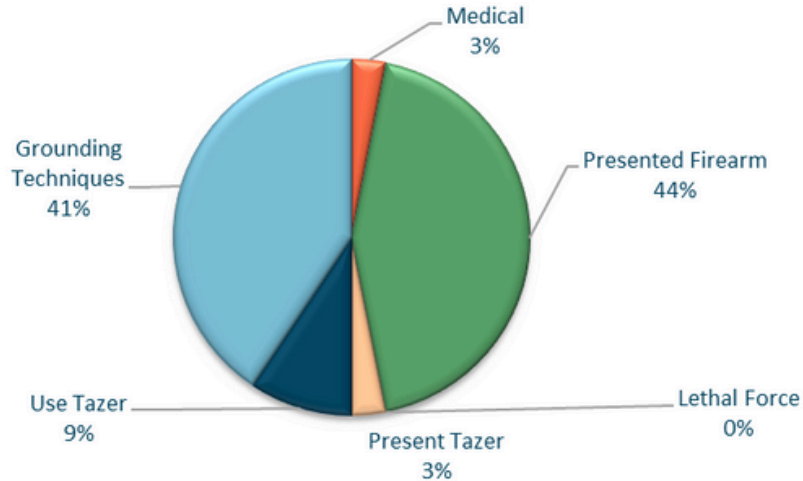
Use Of Force Analysis



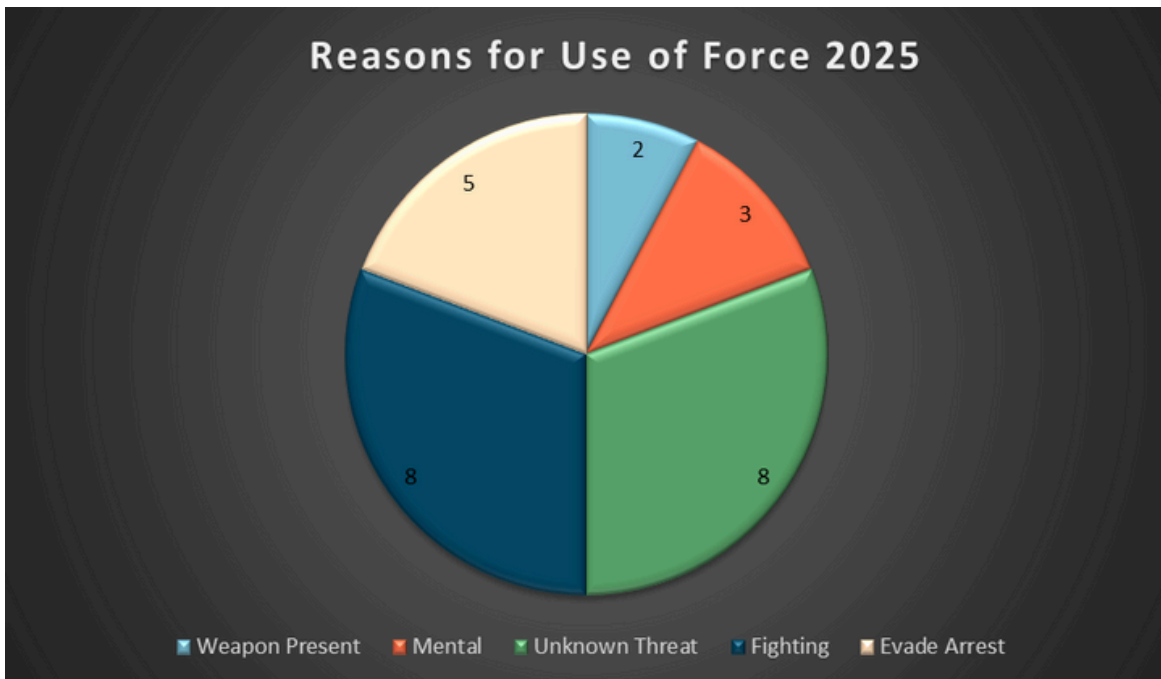
There were 37 Uses Of Force reported in 2025, showing a decrease in Use Of Force reports by 5. The majority of incidents occur throughout the evening and early morning hours. The Use Of Force incidents during the evening and early morning hours continue to be consistent with increased activity in the downtown area and tied to alcohol consumption, with the largest increase occurring between midnight and 3:00AM with mostly 21-25 year olds.



Types of Responses to Resistance 2025

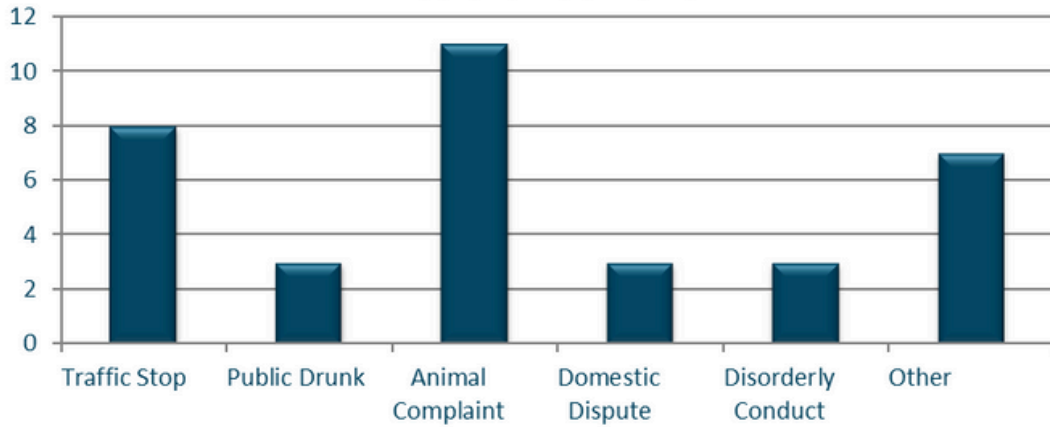


2025 data indicates that presentation of a firearm was the most commonly used resistance response (44%). This is due to the number of unknown threats for Felony traffic stops, suspects with weapons and building clearance, but is lower than 2024. There were no firearms discharged at suspects. This is due to more training in less lethal options when deescalating a problem. There were no incidents requiring Lethal Force, Accidental discharge or Baton strike.

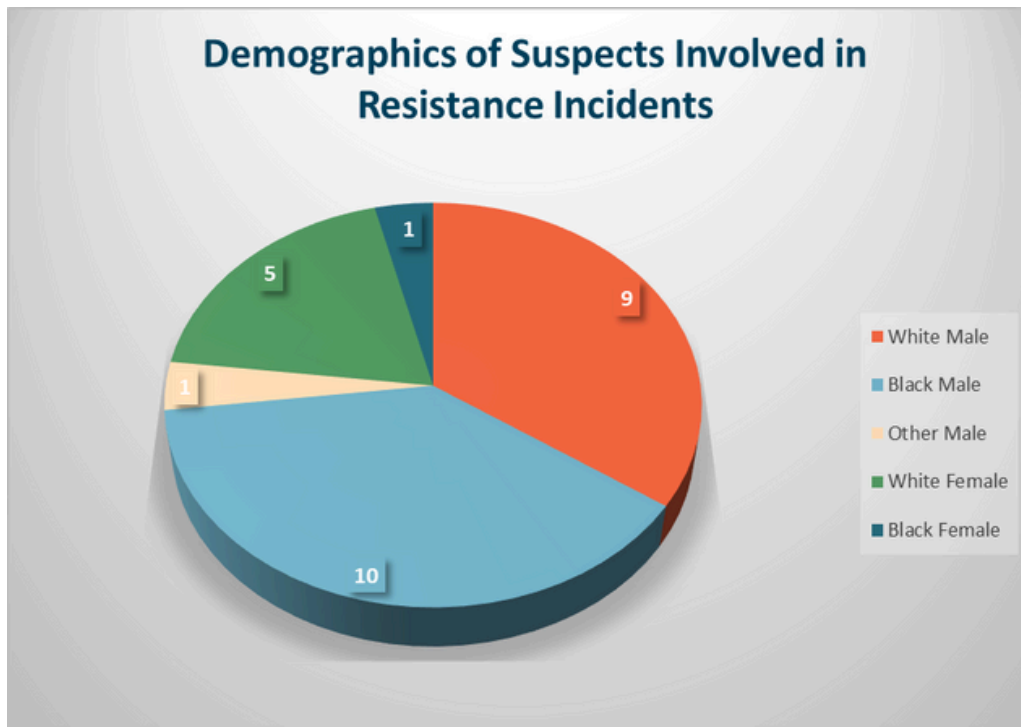


The chart above illustrates the types of subject conduct that prompted a response to resistance by the officer, with the most common being Fighting. The unknown threat category is due to high risk calls where a weapon was presented until the situation was safe such as building clearing and Felony car stop. was also used for subjects fighting each other. There were 3 medical events where officers assisted medical personnel with a subject having a seizure. The 3 Mental events were the officer protecting the individual from themselves.

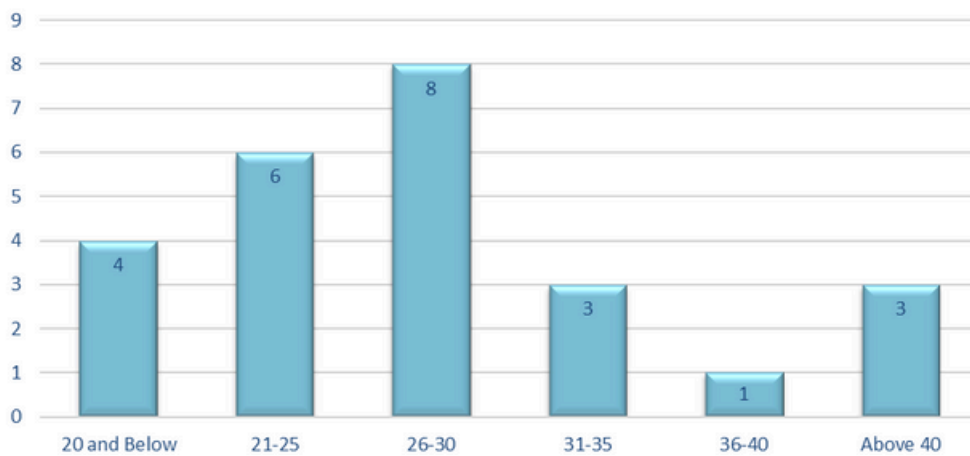
Original Incident Type Before Response to Resistance 2025



Demographics of Suspects Involved in Resistance Incidents



Age Range of Suspects Involved in Resistance Incidents



Support Services

The Support Services Division contains the Detectives, Records Office, Victim Services, Evidence Technicians, and our School Resource Officer. This department works hard to serve our city. Among their many duties, they investigate crimes, work to prevent future crimes, offer comfort, support and advise to victims of crimes and protect our city's most valuable assets, our Elementary School.

Narcotics Arrests	42
Narcotics Cases	62
FOIA Requests	214
Records Requests	1,091
Cases Assigned	255
Cases Closed	129
Crime Scenes Processed	28
Hours At Clemson Elementary School	1,443
New Crime Victims Assisted	71
Victim Advocate After Hours Call Outs	9
Brady Motions	293
Background Checks Requested	176

Congratulations!



FBI LEEDA Trilogy Award Recipient, Lt. Richard Gooch

Lt. Richard Gooch is a well known and legendary member of CPD. This year, he was awarded the coveted FBI-LEEDA Trilogy Award. The FBI-LEEDA Trilogy Award recognizes law enforcement professionals who complete the FBI Law Enforcement Executive Development Association's (LEEDA) Trilogy Series of leadership courses: the Supervisor, Command, and Executive Leadership Institutes. This nationally recognized award program focuses on developing advanced leadership, credibility, liability, discipline, and change management skills for supervisors and executives at all levels of law enforcement.

To earn the award, individuals must complete the Supervisor Leadership Institute (SLI), the Command Leadership Institute (CLI), and the Executive Leadership Institute (ELI). The courses provide comprehensive training in leadership competencies, with topics including ethics, policy, strategic planning, and employee wellness. The training for each course is delivered by seasoned public safety leaders from across the country.

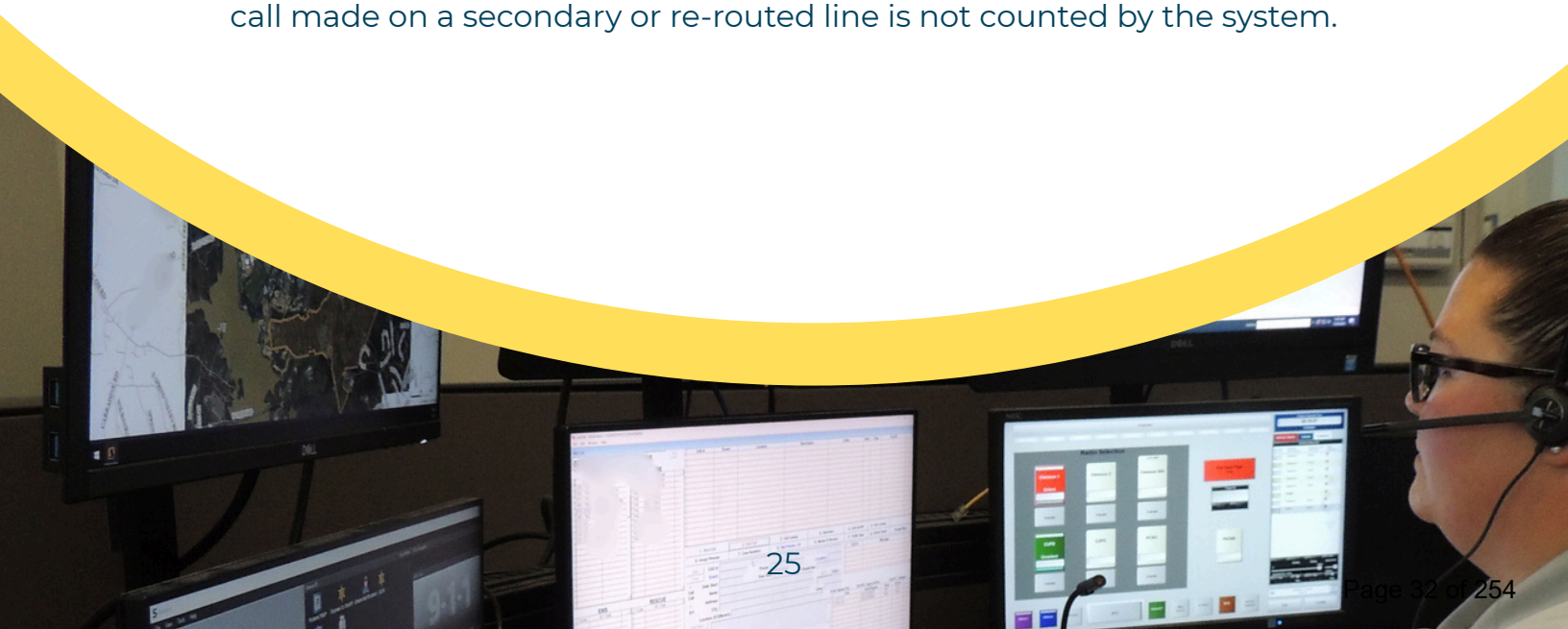
The Trilogy Award is a distinguished and nationally recognized honor that signifies a commitment to leadership excellence within law enforcement. We are extremely proud of our own Lt. Gooch for completing this outstanding accomplishment.

Telecommunication / Jail

The CPD Telecommunicators/Jailers are the behind the scenes heroes. They answer all the emergency and non-emergent calls received by the police department. They have the dual responsibility of acting as our city's jailers by processing prisoners and maintaining the jail facility as Class 2 Certified Jailers. The city jail is a temporary holding facility that houses all Clemson City and Clemson University prisoners.

911 Calls	5,766
Admin Calls	30,183
CPD Prisoners Housed	699
CUPD Prisoners Housed	187

Note: Call numbers are only for the primary 911 and non-emergency lines. Any call made on a secondary or re-routed line is not counted by the system.



Awards



Clemson Police Department Employee Of The Year

TCO/Jailer Dara Murray was voted CPD Employee of the Year by her peers. She has been with the department since August 2008 and is one of the most dependable, unshakable and widely respected members of the department.

Municipal Association TCO Of The Year

TCO/Jailer Jennifer Sanders was this year's Municipal Association TCO of the Year. She has been with the department since September 2023 and quickly became a beloved member of the department.



Municipal Association Officer Of The Year

Sgt. Noah Millspaugh was awarded this year's Municipal Association Officer of the Year for Clemson PD. Sgt. Millspaugh has been with the department since July 2019 and has continued to distinguished himself within the department.

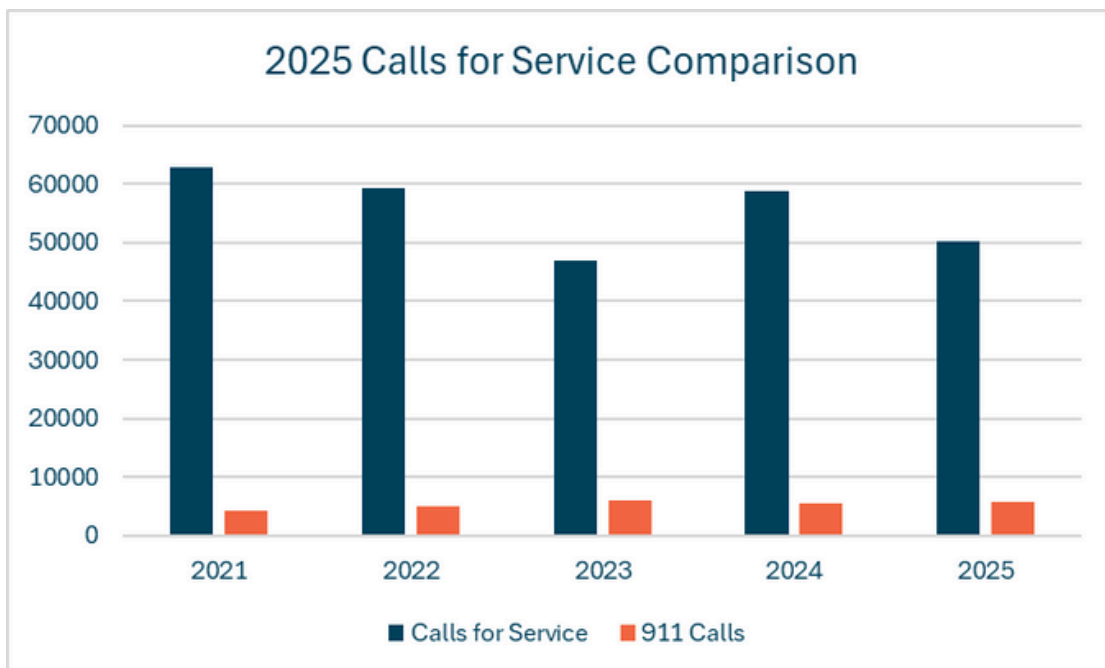
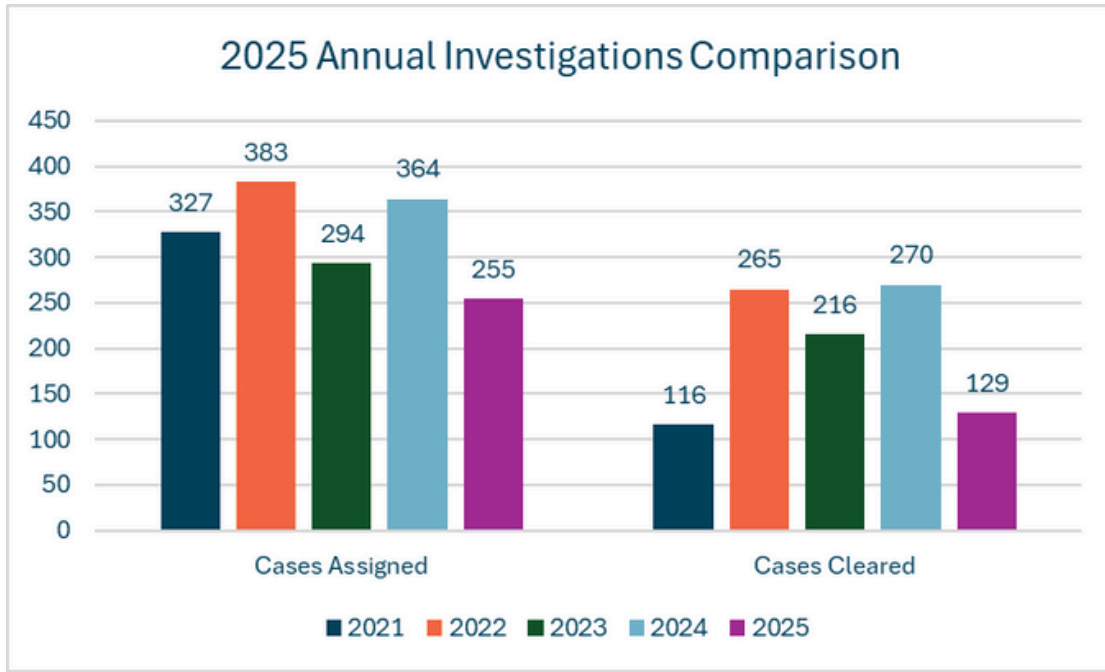


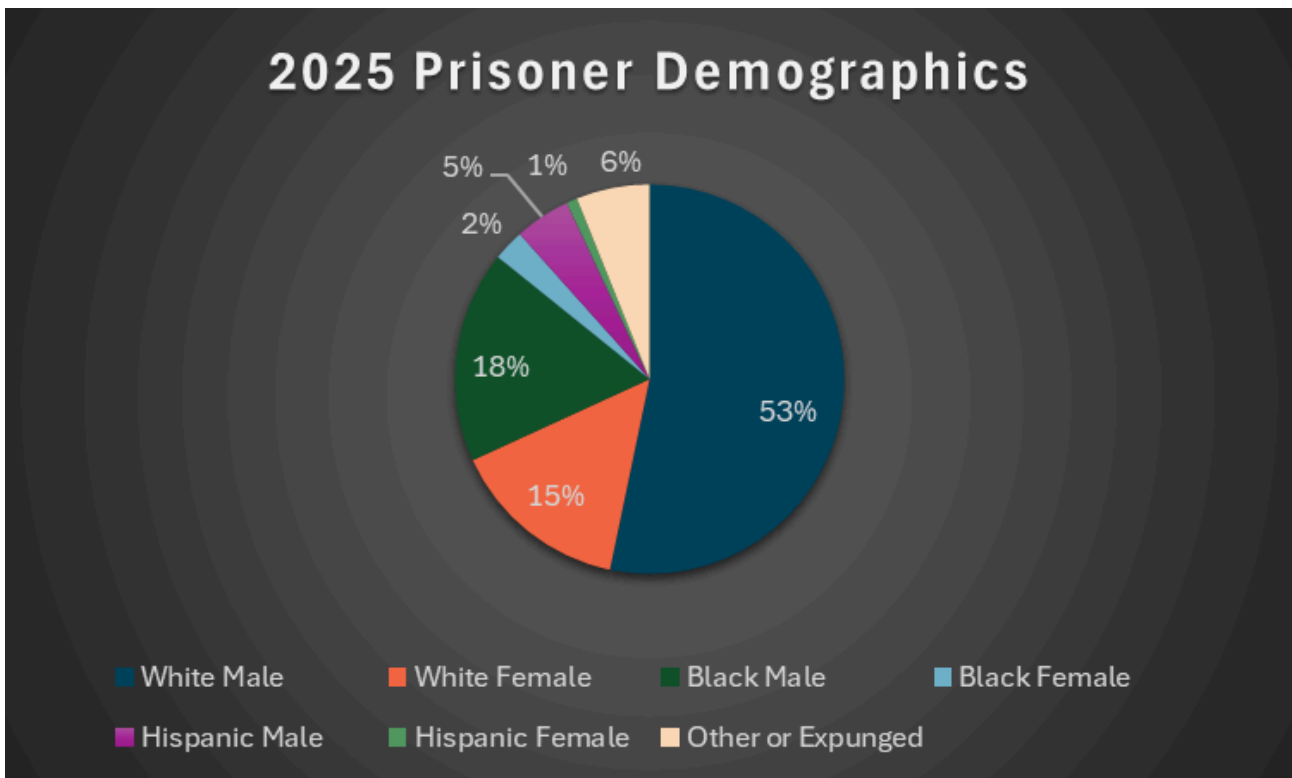
Retirement



CPD thanks TCO/J Pam Gravley for 21 years of service. She served diligently from March 2004 to September 2025 and has seen the department through many changes. We wish you a happy and restful retirement.

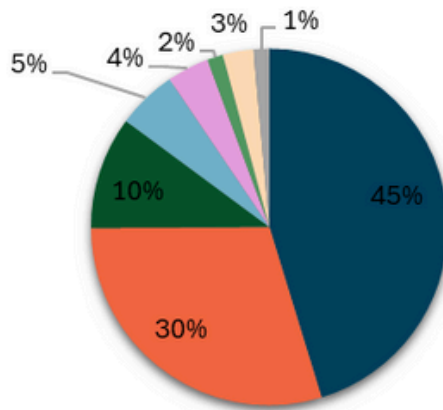
Appendix A: Statistics, Information, Charts And Graphs





Traffic Warnings And Citations			
Year 2025			
Race/Gender	Warnings	Citations	Total
White Non-Hispanic			
Male	1712	2166	3878
Female	1172	1366	2538
Black Non-Hispanic			
Male	406	471	877
Female	229	235	464
Hispanic			
Male	108	218	326
Female	46	78	124
Other			
Male	125	112	237
Female	60	63	123
Total	3858	4709	8567

Totals for Warnings / Citations Combined



- White Male
- White Female
- Black Male
- Black Female
- Hispanic Male
- Hispanic Female
- Other Male
- Other Female

2025 USE OF FORCE STATISTICS

Sworn Personnel	White (Non-Hispanic)		Black (Non-Hispanic)		Hispanic-Latino (Any Race)		Other		Total
	Male	Female	Male	Female	Male	Female	Male	Female	
Firearm									
* Discharge	0	0	0	0	0	0	0	0	0
* Number Of Suspects Receiving Injuries	0	0	0	0	0	0	0	0	0
* Display Only	5	0	7	1	1	0	0	0	14
ECW									
* Discharge	0	1	2	0	0	0	0	0	3
* Display Only	0	1	0	0	0	0	0	0	1
Baton	0	0	0	0	0	0	0	0	0
Chemical / OC	0	0	0	0	0	0	0	0	0
Weaponless	4	3	1	0	0	0	0	0	8
Canine									
* Release Only	NA	NA	NA	NA	NA	NA	NA	NA	
* Release And Bite	NA	NA	NA	NA	NA	NA	NA	NA	
Total Use Of Force	9	5	10	1	1	0	0	0	26
Total Number Of Incidents Resulting In Officer Injury Or Death	0	0	0	0	0	0	0	0	0
Total Use Of Force Arrests	6	3	8	0	1	0	0	0	18
Total Agency Custodial Arrests	2	1	2	1	0	0	0	0	6
Total Use Of Force Complaints	1	1	0	0	0	0	0	0	2

• Note: For these numbers, Use Of Force does not include training sessions or euthanizing an animal.

Vehicle Pursuits	
2025	
Total Pursuits	
Forcible Stopping Techniques Used	0
Terminated By Agency	2
Policy Compliant	0
Policy Non-Compliant	0
Total Collisions	0
Total Injuries For:	
Officers	0
Suspects	0
Third Party	0
Reason Initiated:	
Traffic	7
Felony	0
Misdemeanor	2

2025 Number Of 911 Calls
5766

Part 1 Crimes	
2025	
Homicide	0
Forcible Rape	7
Robbery	2
Aggravated Assault	14
Burglary	44
Larceny-Theft	388
Motor Vehicle Theft	51
Arson	0

2025 Number Of Calls For Service
50310

Agency Wide Breakdown Of Sworn And Non-Sworn Positions							
Sworn Personnel	White Non-Hispanic		Black Non-Hispanic		Hispanic-Latino		Total
	Male	Female	Male	Female	Male	Female	
Non-Supervisory	15	3	6	1	2	1	28
Supervisory	4	1	0	0	0	1	6
Command	2	0	0	0	0	1	3
Executives	1	0	1	0	1	0	3
Subtotal	22	4	7	1	3	3	40
Non-Sworn Personnel							
Non-Supervisory	1	8	0	2	0	0	11
Supervisory	0	1	0	0	0	0	1
Subtotal	1	9	0	2	0	0	12
Total (Sworn & Non-Sworn)	23	13	7	3	3	3	52

Sworn Officer Selection		
2025		
Race / Gender	Applications Received	Applicants Hired
White Non-Hispanic		
Male	26	6
Female	3	1
Black Non-Hispanic		
Male	14	2
Female	3	1
Hispanic / Latino Of Any Race		
Male	7	1
Female	0	0
Other / Unknown		
Male	4	0
Female	1	0
Total	57	11

2025 Sworn Officer Promotions*			
	Tested	Eligible After Testing	Promoted
White			
Male	2	2	2
Female	1	1	0
Black			
Male	0	0	0
Female	1	1	1
Hispanic-Latino			
Male	1	1	1
Female	2	2	2
Other			
Male	0	0	0
Female	0	0	0
Total	7	7	6

*Numbers include non-supervisory promotions.. Some non-supervisory promotions do not require testing.

Internal Affairs Numbers

Personnel Actions	
2025	
Suspension	1
Demotion	0
Resign In Lieu Of Termination	0
Termination	0
Other	4
Total	5
Commendations	0

Biased Based Policing Complaints	
2025	
Complaints Derived From:	
Traffic Contacts	2
Field Contacts	10
Asset Forfeitures	0

2025 Formal Grievances	
Number Of Grievances	0

*All complaints are thoroughly investigated through the chain of command.

Complaints And Internal Affairs Investigations	
2025	
External - Citizen Complaint	
Sustained	2
Not Sustained	0
Unfounded	10
Exonerated	0
Total	12
Internal -Directed Complaint	
Sustained	5
Not Sustained	0
Unfounded	1
Exonerated	0
Total	6

THANK YOU

CONTACT US :



864-624-2000



www.clemsonpd.org



1198 Tiger Boulevard, Clemson, SC 29631



#ClemsonCityPoliceDepartment
@ClemsonCityPoliceDepartment



<https://www.facebook.com/ClemsonCityPoliceDepartment>



CITY OF CLEMSON AGENDA ITEM REQUEST FORM

Requested By:
Nathan Woods, Assistant City Administrator

Date Submitted: 3/10/26

Council Meeting Date: March 16, 2026

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

Agenda Item Summary: (brief for public information and posted agenda)
Discuss the 2026-R-02 Proposed Text Amendment (Mixed-use High Density Development)

Agenda Item Detail: (expand as necessary for clarification)

Sec. 19-107. Definitions

Mixed-use means a combination of usually separated land uses within a single development.

Mixed Use Development means a combination of usually separated land uses and buildings or building within a single development which must include residential uses in addition to non-residential uses permitted in that zoning district.

Mixed-use structure means a building containing residential in addition to non-residential uses permitted in the zone.

Stormwater management means the collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, diverting, treating, or filtering of surface water, ground water, and/or runoff, together with applicable managerial (nonstructural) measures.

Story – the distance of that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. **Stories that are 60% below ground will not be counted to maximum stories. Penthouses that are no greater than one (1) story in height and situated more than 20ft from the edge of the building of the story below it, and do not take up more than 50% of the foot print of the building, will not count toward the maximum stories.**

(Ord. No. [CC-2021-32](#), 12/06/2021)

Effective on: 12/6/2021

Street, arterial means a major roadway designed to carry a large volume of through traffic in the area; normally controlled by traffic signs and signals.

Table 19-402 Table of Uses Non-residential Districts												
P= Permitted Use C = Conditional Use SE = Special Exception A = Accessory Dash (-) = Use not Permitted												
USE CATEGORY	USE TYPE	NAICS Code	C	C M	CP-1	CP-2	CP-3	OP	RI L	OR	M	C/SE Reference
A. RESIDENTIAL USES												
Residential Developments, Various	Mixed Use Structures: Developments: (three (3) stories or less)	NA	C	C	-	7	7	-	-	-	-	See Section 19-402 Endnote 7
	Mixed Use Developments: (over three (3) stories)	NA	C	C	-	7	7	-	-	-	-	
F. Services												
	Parking Lot	812930	C		C	C						

Other Personal Services	Freestanding Parking Structures	812930	C	C	C	C						
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Table 19-404-1. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts

P= Permitted Use C = Conditional Use SE = Special Exception A = Accessory Dash (-) = Use not Permitted

USE CATEGORY	C	CM	CP-1	CP-2	CP-3	OP	RIL	O R	M	Reference
A. MINIMUM DIMENSIONAL AND/OR BULK STANDARDS FOR ALL NON-RESIDENTIAL DISTRICTS										
8. Structure Height, max. in Stories	3/5 Stories ^{10,11,15}	5/7 Stories ^{10,11,15}	40' ⁴	40'/65' ¹⁴ 4/7 ^{11, 15}	40' ⁴	35' ³	50' ⁵	-	65' ⁷	See Section 19-404-1 Endnotes 7, 9, 10 & 11

¹ The maximum front setback in the C district shall be three feet in C, except if the sidewalk in front of the that the maximum front setback may be 20 feet if a porte cochere or similar covered area serving a hotel's main entrance is provided. A five-foot maximum articulation may be provided that exceeds the maximum setbacks.

² In the CM district:

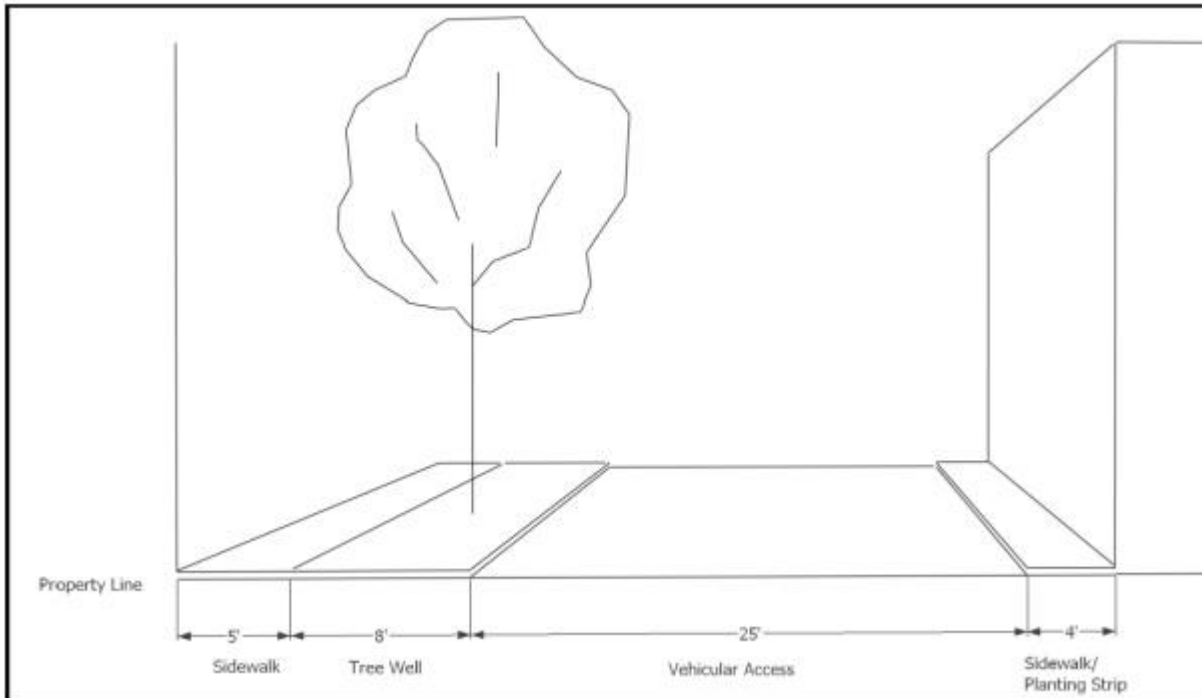
1.
 - a. Properties abutting any public right-of-way other than College Avenue, Keowee Trail, or Walter T. Cox Boulevard (Highway 93) shall have a minimum front setback of ten feet;
 - b. Properties along College Avenue, Keowee Trail, or Walter T. Cox Boulevard (Highway 93) shall have a minimum front setback of 12 feet;
 - c. The maximum front setback for all CM district properties shall be 15 feet, unless a public plaza is provided as per subsection d) of this endnote;
 - d. A plaza having a minimum depth of 25 feet and a maximum depth of 50 feet may be provided fronting a public street, sidewalk, City of Clemson property, or land owned by the U.S. Army Corps of Engineers, provided it is accessible to the general public and is a minimum of 25 feet wide up to a maximum width of 30 percent of the building frontage occupancy requirement, provided, however, that all sides of the building abutting the plaza shall have retail, office or service uses having a minimum depth of 35 feet; and
 - e. A five-foot maximum articulation may be provided that exceeds the maximum setbacks but shall not occupy more than 30 percent of the total frontage occupancy.
 - f. for all setbacks in the CM District, the first 5 feet of the setback adjacent to a public right of way shall be constructed to match the adjacent sidewalk in both grade (topography) and comparable materials. The remaining setback between the building facade and the public right of way along College Avenue, Keowee Trail and Walter T. Cox Boulevard (Highway 93) shall be used as sidewalk, patio, outdoor cafes, bicycle parking, art installations, water features, and landscaping.
 - g. No less than 10 percent of the setback area in the CM Districts (excluding the required 5 foot paving strip) is to be landscaped and no more than 35 percent of the setback area shall be landscaped.

³ Minimum lot size applies to both a standalone industrial facility or a multi-tenant business or development park/campus.

⁴ All properties in the C or those fronting College Avenue in the CM district shall be constructed side lot line to side lot line with a zero-foot side setback for the first 50 feet of depth, except for where an entrance is required to

provide access to the interior of the site and is designed as per Figure 19-404-A, or as per required bufferyard standards, **or per Architectural District standards or if required by Fire Marshal, Building Official or Zoning Official.** No more than one vehicular entrance, not exceeding 25 feet in width, may be allowed to provide access through the building to the interior of the building or site and whereas an additional five feet of width for a pedestrian sidewalk shall be provided.

Figure 19-404-2



⁵ Parcels in the CM district whose rear property line abuts a public alley or right-of-way shall provide a 15-foot type "E" bufferyard directly abutting the alley or right-of-way. Frontages along Addison Lane and Knox Lane shall be considered rear yards.

⁶ Minimum rear setback for properties abutting U.S. Army Corp of Engineers' land or an active railroad right-of-way shall be five feet.

⁷ All dimensional standards shall be set by the board of zoning appeals for any proposed manufacturing use classified as special exception petition in the M district or any special exception in the OR district, but shall be no less than the standard indicated.

⁸ Minimum lot width at front building line shall apply to standalone uses on one acre parcels.

⁹ Principal use structures in the CM District shall have a maximum of ~~40-foot height~~ **5 stories** unless a) the rear bufferyard is expanded by ten feet where such parcels shall have a maximum of ~~height of 50 feet~~ **7 stories** except in the case of a hotel and mixed use building which will follow the conditional use standards and end notes 10 & 11 or b) ~~the parcel is entirely contained in the CM District, fronts College Avenue, and abuts property owned by the U.S. Army Corps of Engineers where such parcels shall have a maximum height of 65 feet.~~

¹⁰ ~~For CM parcels fronting College Avenue, height shall be measured at the average grade of the sidewalk along College Avenue.~~ Mixed use Developments can be up to 7 stories in the CM district provided they follow the Conditional Use Standards set forth in 19-405 & up to 5 stories in the C district.

¹¹ Hotels may be permitted to have a maximum height of ~~65 feet~~ **7 stories** in the CP-2, C & CM district subject to the approval of a conditional use in the CP-2 C & CM district. ~~For the East side of College Ave in the block created by the two ends of Strode Circle, the maximum height of a hotel is limited to 5 stories. Extending 100ft west of College Ave between North Clemson Ave and Old Greenville Hwy and extending 100ft east of College Ave between Keith Street and Old Greenville Hwy, no build can be taller than 2 stories and must maintain the existing building façade or be replaced with a reasonably close replica of the façade.~~

¹² Maximum gross floor area for retail establishments shall not exceed the permitted square feet on any one floor.

¹³ Maximum gross floor area of a single business occupying more than one floor of a building.

¹⁴ The maximum front setback for all CP-1 properties shall be 15 feet, unless a public plaza is provided. Any such plaza shall have a minimum depth of 25 feet and a maximum depth of 50 feet, front a public street or sidewalk, be accessible to the general public, be a minimum of 25 feet wide with a maximum width of 50 percent of the building frontage, and ensure that all sides of the building abutting the plaza have retail, office, or service uses with a minimum depth of 35 feet.

¹⁵ City owned buildings not subject to height limitations

ARTICLE IV. NON-RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

Sec. 19-405. Standards for conditional use and special exceptions for non-residential districts

A. Residential Uses

1. Residential Developments. Various

a. Mixed-use Structures and Mixed-use Developments 3 Stories or less

1. Conditional Use Standards [C District Only]

a. Principal use structure(s) that:

- i. Front a public right-of-way shall have service, retail, or office uses along 100 percent of the facade that abuts the street, sidewalk, or grade level with the exception of Addison Lane and Daniel Drive.
 - ii. Principal use structure(s) that otherwise abut a public sidewalk, City of Clemson property or property owned by the U.S. Army Corps of Engineers shall have service, retail, or office uses along a minimum of 50% of the façade. On-site amenities may utilize the remaining frontage;
 - iii. On-site leasing and/or on-site management offices, shall comprise the lessor of 25% of a building facade abutting a public right-of-way or sidewalk or a maximum of 2,000 square feet; and
 - iv. No on-site amenities shall occupy the ground floor frontage along any public right-of-way or sidewalk.
- b. Of the required ground level commercial space, at least 50% of the frontage shall have a minimum depth of 50 feet. The remaining portion shall have a minimum depth of 35 feet. No commercial use shall be allowed to have a width of less than 15 feet.
- c. No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided. Additional curb cuts maybe allowed for service and emergency access.
- d. All parking provided within or under a mixed-use building must be designed to allow for maneuvering space sufficient to allow each vehicle to individually enter and exit the structure, as well as, all other design requirements of ARTICLE VIII.
- e. Surface parking shall not be allowed abutting a public right-of-way, sidewalk, City of Clemson property or property adjacent to shoreline frontages of Lake Hartwell owned by the U.S. Army Corps of Engineers.

- f. One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.
 - g. Balconies shall comply with the following:
 - i. Shall not extend past the property line;
 - ii. Shall not overhang any public or private sidewalks; and
 - iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.
 - h. Dwelling units are permitted subject to the following:
 - i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way or sidewalk or any property owned by the City of Clemson or the U.S. Army Corps of Engineers other than for properties fronting Daniel Drive as noted in subparagraph a)i.);
 - ii. For portions of a mixed use structure(s) not covered in subparagraph h)i)., dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the dwelling units shall be permitted along the exterior of the building other than as provided by subparagraph (f). All structures must be mixed-use; and
 - iii. Each dwelling unit shall have minimum floor area of 350 square feet.
 - i. On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.
 - j. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.
 - k. If property fronts College Ave the developer is responsible for installing the Downtown Corridor Plan for their frontage. If City staff deems installation impractical due to no logical termination point the developer must pay into a fund the cost equal to 150% the cost of all aspects of installation of the Downtown Corridor Plan for the section.
 - l. Extending 100ft west of College Ave between North Clemson Ave and Old Greenville Hwy and extending 100ft east of College Ave between Keith Street and Old Greenville Hwy, no build can be taller than 2 stories and must maintain the existing building façade or be replaced with a reasonably close replica of the façade.
 - m. A 10' facade step-back shall be incorporated into the design of structures where the structure abuts Knox Road or Addison Lane beginning at the third floor or 30' whichever is the lesser.
 - n. A 20' facade step-back shall be incorporated into the design of structures where the structure abuts a R-20 or R-12 zoned property beginning at the fourth floor or 40' whichever is the lesser.
 - o. In addition to the required commercial parking, public parking will be required in the amount equal to .75 of the required commercial parking.
2. Conditional Use Standards *[CM District Only]*
- a. Principal use structure(s) that:

2026-R-02 Proposed Text Amendment (Mixed-use High Density Developments)

Planning Commission Approved – March 9, 2026

Additional Staff Recommendations in **PURPLE** Text

- i. Front a public right-of-way shall have service, retail, or office uses along 100 percent of the façade that abuts the street, sidewalk, or grade level with the exception of frontages along Addison Lane, Knox Lane, Riggs Drive, Strode Circle, Edgewood Ave, McHugh Lane, Shorecrest Drive and Hillcrest Drive;
 - ii. Principal use structure(s) that otherwise abut a public sidewalk, Keowee Trail, City of Clemson property, or property owned by the U.S. Army Corps of Engineers shall have service, retail, or office uses along a minimum of 50% of the facade. On-site amenities may utilize the remaining frontage; and
 - iii. On-site leasing and/or on-site management offices shall comprise the lessor of 25% of a building facade abutting a public right-of-way or sidewalk or a maximum of 2,000 square feet; and
 - iv. No on-site amenities shall occupy the ground floor frontage along any public right-of-way or sidewalk.
- b. At least 50% of the required service, retail, or office uses shall occupy a space that has a minimum depth of 50 feet and the remaining portion shall occupy a space that has a minimum depth of 35', unless completely surrounding a public plaza as described in Section 19-404 Table 19-404-1 endnote 2.e. No commercial use shall be allowed to have a width of less than 15 feet.
 - c. All parking provided within or under a mixed-use building must be designed to allow for maneuvering space sufficient to allow each vehicle to individually enter and exit the structure, as well as, all other design requirements of ARTICLE VIII.
 - d. Surface parking shall not be allowed abutting a public right-of-way, sidewalk, City of Clemson property, or shoreline frontages of Lake Hartwell property owned by the U.S. Army Corps of Engineers.
 - e. No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site On College Ave or Hwy 93. An additional five feet of width for a pedestrian sidewalk shall be provided. Additional curb cuts maybe allowed for service and emergency access.
 - f. One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.
 - g. Balconies shall comply with the following:
 - i. Shall not extend past the property line;
 - ii. Shall not overhang any public or private sidewalks; and
 - iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.
 - h. Dwelling units are permitted subject to the following:
 - i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way (except Addison Lane Riggs Drive, Strode Circle, Edgewood Ave, McHugh Lane, Shorecrest Drive Keowee Trail or Knox Lane).
 - ii. For portions of a mixed use structure(s) not covered in subparagraph h)i., dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the individual dwelling units shall be permitted along the exterior of the building other than as provided by subparagraph f). All structures must be mixed use; and
 - iii. Each dwelling unit shall have minimum floor area of 350 square feet.
 - i. On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.

- j. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.
 - k. If property fronts College Ave the developer is responsible for installing the Downtown Corridor Plan for their frontage. If City staff deems installation impractical due to no logical termination point the developer must pay into a fund the cost equal to 150% the cost of all aspects of installation of the Downtown Corridor Plan for the section.
 - l. A 10' facade step-back shall be incorporated into the design of structures where the structure abuts Knox Road or Addison Lane beginning at the third floor or 30' whichever is the lesser.
 - m. A 20' facade step-back shall be incorporated into the design of structures where the structure abuts a R-20 or R-12 zoned property beginning at the fourth floor or 40' whichever is the lesser.
 - n. In addition to the required commercial parking, public parking will be required in the amount equal to .75 of the required commercial parking.
3. Conditional Use Standards [CP-2 & CP-3 Districts Only]
- a. Dwelling units are permitted subject to the following:
 - i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way or sidewalk or any property owned by the City of Clemson or the U.S. Army Corps of Engineers except Holiday Ave, Holiday West, Holiday East, Stoney Creek Drive, Greenlee Place, Banks Street, Dupree Street, Carlton Lane, Reid Street, Freedom Drive, Presley Drive, Stephens Road, Wesley Street, any highway on or off ramp, Kelly Road, Vineyard Road, Brook Street, Berry Street, Canoy Lane, Newton Street, Liberty Drive, Stardust Lane, Summey Street, Skyview Drive, Williams Lane, Raven Lane West Lane and Cambridge Drive;
 - ii. For portions of a mixed use structure(s) or developments not covered in subparagraph a)i., dwelling units may be located within the principal use structures(s) on any grade/floor provided no access to the individual dwelling units shall be permitted along the exterior of the building other than a common entrance serving the interior of the structure(s).
 - iii. Each dwelling unit shall have minimum floor area of 350 square feet.
 - b. Frontage occupancy requirements for nonresidential uses in principal mixed-use structures that face Tiger Blvd (Hwy 123), Old Greenville Hwy (Hwy 93), Anderson Hwy (Hwy 76), Keowee Trail, Wall Street, or shoreline frontages of Lake Hartwell owned by the U.S. Army Corps of Engineers shall meet the following requirements:
 - i. Shall have service, retail, or office uses along 100 percent of that facade at street or sidewalk level.
 - ii. At least 50% of the required service, retail, or office uses shall occupy a space that has a minimum depth of 50' and the remaining portion shall occupy a space that has a minimum depth of 35', unless completely surrounding a public plaza as described in Section [19-](#)

404 Table 19-404-1 endnote 2.e. No commercial use shall be allowed to have a width of less than 15 feet.

- iii. On-site leasing and/or on-site management offices shall comprise the lessor of 25% of a building facade abutting a public right-of-way or sidewalk or a maximum of 2,000 square feet;
 - iv. No on-site amenities shall occupy the ground floor frontage along any public right-of-way or sidewalk; and
 - v. Site amenity facilities may be located along frontages of property owned by the City of Clemson or shoreline frontages of Lake Hartwell owned by the U.S. Army Corps of Engineers but may not comprise more than 25% of said frontage.
- c. No more than one entrance, not exceeding 25 feet in width per street of frontage on Hwy 123 or Hwy 93, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided. Additional curb cuts maybe allowed for service and emergency access.
 - d. Parking may be provided underneath principal use structures located within the interior of the lot provided the exterior façade is designed to hide the parking from the exterior. The architectural treatment shall be compatible with the facades of the other buildings on the site.

4. Mixed-use Structures and Mixed-use Developments 4 to 7 stories (C district limited to 5)

1. Conditional Use Standards [*C District Only*]

a. Principal use structure(s) that:

- i. Front a public right-of-way shall have service, retail, or office uses along 100 percent of the facade that abuts the street, sidewalk, or grade level with the exception of Addison Lane and Daniel Drive.
 - ii. Principal use structure(s) that otherwise abut a public sidewalk, City of Clemson property or property owned by the U.S. Army Corps of Engineers shall have service, retail, or office uses along a minimum of 50% of the façade. On-site amenities may utilize the remaining frontage;
 - iii. On-site leasing and/or on-site management offices, shall comprise the lessor of 25% of a building facade abutting a public right-of-way or sidewalk or a maximum of 2,000 square feet; and
 - iv. No on-site amenities shall occupy the ground floor frontage along any public right-of-way or sidewalk.
- b. Of the required ground level commercial space, at least 50% of the frontage shall have a minimum depth of 50 feet. The remaining portion shall have a minimum depth of 35 feet. No commercial use shall be allowed to have a width of less than 15 feet.
 - c. No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided. Additional curb cuts maybe allowed for service and emergency access.
 - d. All parking provided within or under a mixed-use building must be designed to allow for maneuvering space sufficient to allow each vehicle to individually enter and exit the structure, as well as, all other design requirements of ARTICLE VIII.
 - e. Surface parking shall not be allowed abutting a public right-of-way, sidewalk, City of Clemson property or property adjacent to shoreline frontages of Lake Hartwell owned by the U.S. Army Corps of Engineers.
 - f. One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.

- g. Balconies shall comply with the following:
 - i. Shall not extend past the property line;
 - ii. Shall not overhang any public or private sidewalks; and
 - iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.
- h. Dwelling units are permitted subject to the following:
 - i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way or sidewalk or any property owned by the City of Clemson or the U.S. Army Corps of Engineers other than for properties fronting Daniel Drive as noted in subparagraph a)i.);
 - ii. For portions of a mixed use structure(s) not covered in subparagraph h)i)., dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the dwelling units shall be permitted along the exterior of the building other than as provided by subparagraph (f). All structures must be mixed-use; and
 - iii. Each dwelling unit shall have minimum floor area of 350 square feet.
- i. On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.
- j. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.
- k. **Maximum height in the C District is 5 Stories and must meet the following requirements provided the requirements below are adhered to.**
- l. **If property fronts College Ave, the developer is responsible for installing the Downtown Corridor Plan for their frontage. If City staff deems installation impractical due to no logical termination point the developer must pay into a fund the cost equal to 150% the cost of all aspects of installation of the Downtown Corridor Plan for the section.**
- m. **Extending 100ft west of College Ave between North Clemson Ave and Old Greenville Hwy and extending 100ft east of College Ave between Keith Street and Old Greenville Hwy, no build can be taller than 2 stories and must maintain the existing building façade or be replaced with a reasonably close replica of the façade.**
- n. **A 10' facade step-back shall be incorporated into the design of structures where the structure abuts Knox Road or Addison Lane beginning at the third floor or 30' whichever is the lesser.**
- o. **A 20' facade step-back shall be incorporated into the design of structures where the structure abuts a R-20 or R-12 zoned property beginning at the fourth floor or 40' whichever is the lesser.**
- p. **~~If~~ In the event a developer wishes to exceed 3 stories in height, a contribution ~~will contribute~~ to the City of Clemson (to be used for community improvements) in the amount of \$10.00 per a square foot for the area of each additional story ~~for community improvements~~ may be approved; in no case shall any applicable stepback standard be waived or otherwise altered.**
- q. **In addition to the required commercial parking, public parking will be required in the amount equal to .75 of the required commercial parking.**

2. Conditional Use Standards [CM District Only]

- a. Principal use structure(s) that:
 - i. Front a public right-of-way shall have service, retail, or office uses along 100 percent of the façade that abuts the street, sidewalk, or grade level with the exception of frontages along Addison Lane, Knox Lane, Riggs Drive, Strode Circle, Edgewood Ave, McHugh Lane, Shorecrest Drive and Hillcrest Drive;
 - ii. Principal use structure(s) that otherwise abut a public sidewalk, Keowee Trail, City of Clemson property, or property owned by the U.S. Army Corps of Engineers shall have service, retail, or office uses along a minimum of 50% of the facade. On-site amenities may utilize the remaining frontage; and
 - iii. On-site leasing and/or on-site management offices shall comprise the lessor of 25% of a building facade abutting a public right-of-way or sidewalk or a maximum of 2,000 square feet; and
 - iv. No on-site amenities shall occupy the ground floor frontage along any public right-of-way or sidewalk.
- b. At least 50% of the required service, retail, or office uses shall occupy a space that has a minimum depth of 50 feet and the remaining portion shall occupy a space that has a minimum depth of 35', unless completely surrounding a public plaza as described in Section [19-404](#) Table 19-404-1 endnote 2.e. No commercial use shall be allowed to have a width of less than 15 feet.
- c. All parking provided within or under a mixed-use building must be designed to allow for maneuvering space sufficient to allow each vehicle to individually enter and exit the structure, as well as, all other design requirements of ARTICLE VIII.
- d. Surface parking shall not be allowed abutting a public right-of-way, sidewalk, City of Clemson property, or shoreline frontages of Lake Hartwell property owned by the U.S. Army Corps of Engineers.
- e. No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site On College Ave or Hwy 93. An additional five feet of width for a pedestrian sidewalk shall be provided. Additional curb cuts maybe allowed for service and emergency access.
- f. One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.
- g. Balconies shall comply with the following:
 - i. Shall not extend past the property line;
 - ii. Shall not overhang any public or private sidewalks; and
 - iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.
- h. Dwelling units are permitted subject to the following:
 - i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way (except Addison Lane Riggs Drive, Strode Circle, Edgewood Ave, McHugh Lane, Shorecrest Drive Keowee Trail or Knox Lane).
 - ii. For portions of a mixed use structure(s) not covered in subparagraph h)i)., dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the individual dwelling units shall be permitted along the exterior of the building other than as provided by subparagraph f). All structures must be mixed use; and
 - iii. Each dwelling unit shall have minimum floor area of 350 square feet.

- i. On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.
- j. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.
- k. If property fronts College Ave the developer is responsible for installing the Downtown Corridor Plan for their frontage. If City staff deems installation impractical due to no logical termination point the developer must pay into a fund the cost equal to 150% the cost of all aspects of installation of the Downtown Corridor Plan for the section.
- l. A 10' facade step-back shall be incorporated into the design of structures where the structure abuts Knox Road or Addison Lane beginning at the third floor or 30' whichever is the lesser.
- m. A 20' facade step-back shall be incorporated into the design of structures where the structure abuts a R-20 or R-12 zoned property beginning at the fourth floor or 40' whichever is the lesser.
- n. ~~If~~In the event a developer wishes to exceed 5 stories, in height, a contribution ~~will contribute~~ to the City of Clemson (to be used for community improvements) in the amount of \$10.00 per a square foot for the area of each additional story ~~for community improvements~~ may be approved; in no case shall any applicable stepback standard be waived or otherwise altered. (Properties on the East side of College Ave for the block bookend by the Strode Circle are not eligible for exceeding 5 stories)
- o. In addition to the required commercial parking, public parking will be required in the amount equal to .75 of the required commercial parking.

F. Services

7. Other Person Services

c. Parking Lots

1. Conditional Use Standards (C, ~~CM~~, CP-1 & CP-2 Districts only)

- a. A three foot masonry wall shall be constructed along all frontages that abut a public right-of way.
- b. ~~An eight foot Type "A" buffer yard along all exterior property lines. See Section 19-908/A buffer in accordance with Article 9 will be installed.~~
- c. No More than one driveway entrance, not exceeding 24 feet in width per street frontage.
- d. A minimum ~~for~~ four foot wide pedestrian connection shall be provided to any abutting public sidewalk

- e. The interior of the parking lot shall comply with the landscape standards of Section 19-905-E

d. Freestanding Parking Structures

2. Conditional Use Standards (C, CM, CP-1 & CP-2 Districts only)

- a. Facades visible from any public right-of-way shall be designed to obscure the view of parked vehicles.

- b. The minimum front setback for any façade abutting a public right-of-way shall be five feet and the maximum shall be 15 feet
- c. A minimum of one upperstory tree shall be planted for every 30 feet of linear street frontage and a continuous row of three gallon shrubs planted three feet on center allowing for an approved pedestrian plaza or seating areas, excluding tree planting areas.
- d. No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided.
- e. Shall not exceed 45 feet, including parapet or screening walls, but excluding stair towers and elevator penthouses.
- f. The height of stair towers and elevator penthouses for parking decks shall not exceed an additional 15 feet above the top of the principal structure and shall be screened from view from the public right-of-way.
- g. Ownership of parking structures permitted in the C and CM District shall be limited to City of Clemson, or City of Clemson/private partnerships.
- h. Ownership of parking structures permitted in the C and CM District shall be approved by the City of Clemson following a public hearing by City Council.

ARTICLE VIII. OFF-STREET PARKING REGULATIONS

Table 19-802. Off-street Parking Space Requirements		
NAICS Category	Use Type	Parking Spaces Required
Residential Uses		
Dwelling Units (Incorporated into a Mixed-Use Building Development)		4.5 space per bedroom ¹



CITY OF CLEMSON AGENDA ITEM REQUEST FORM

Requested By:
Andy Blondeau, City Administrator

Date Submitted: 3/10/26

Council Meeting Date: March 16, 2026

Type of Request: (Choose Only One)

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

Consider 2nd 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 #CC-2026-05

**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]

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.

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 5th 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).

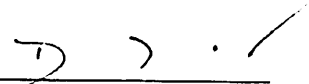
A plat of the Property is attached.

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

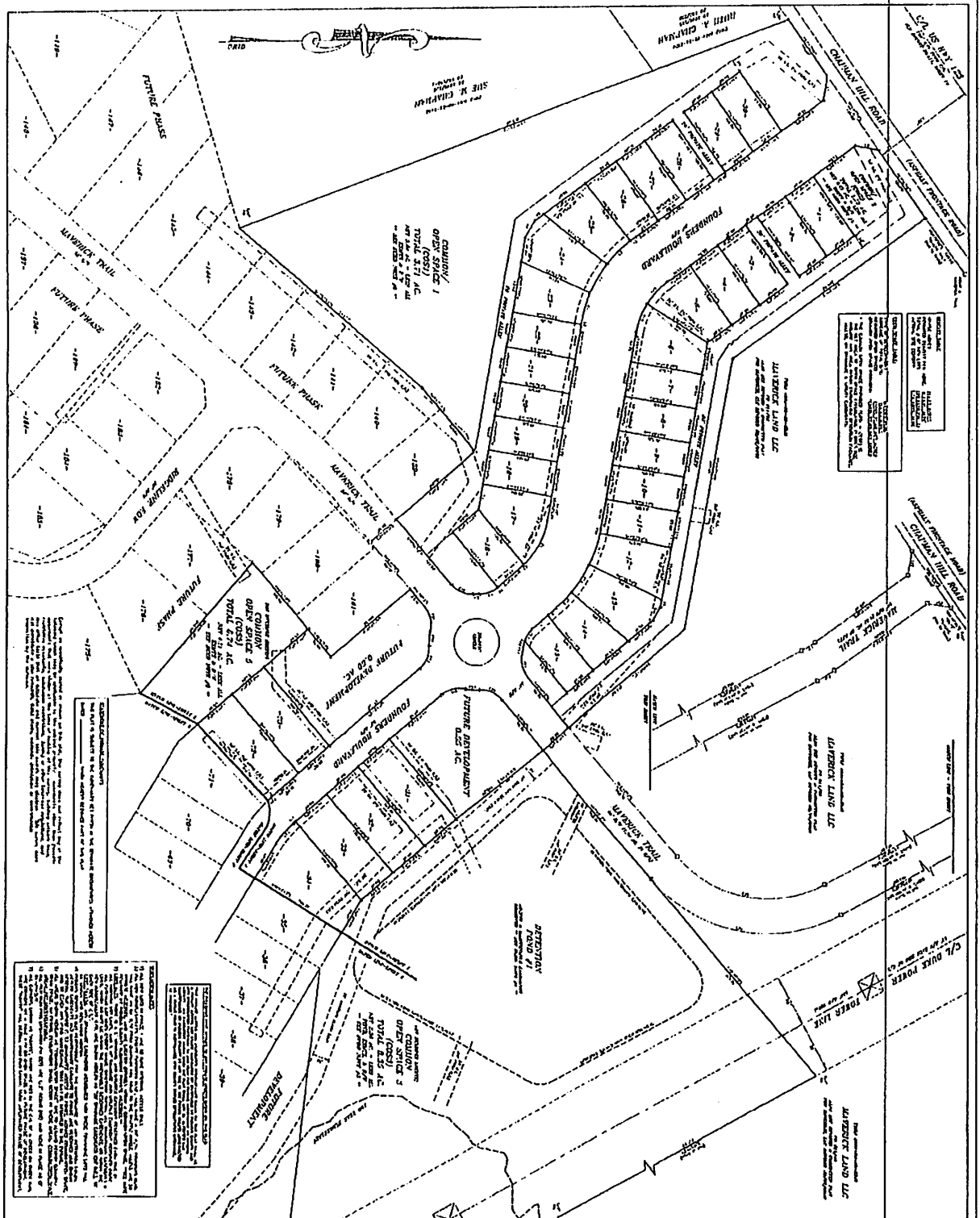
By: Marv Wann
Name: MARV MCDARIS
Its: VICE PRESIDENT

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 _____



THE GRANGE SUBDIVISION

PHASE 1 - SHEET 1 OF 3

2024

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 attached plat and that the same is subject to the conditions and restrictions thereon set forth.

Signature: _____

DEPARTMENT OF PUBLIC WORKS APPROVAL

I, the undersigned, being the Director of Public Works, do hereby certify that the above described property is as shown on the attached plat and that the same is subject to the conditions and restrictions thereon set forth.

Signature: _____

LOCATION MAP - NOT TO SCALE

ISAGREHA TR

CHAPMAN HILL ROAD

DUPRE POWER LINE

NOTICE TO CONTRACTORS

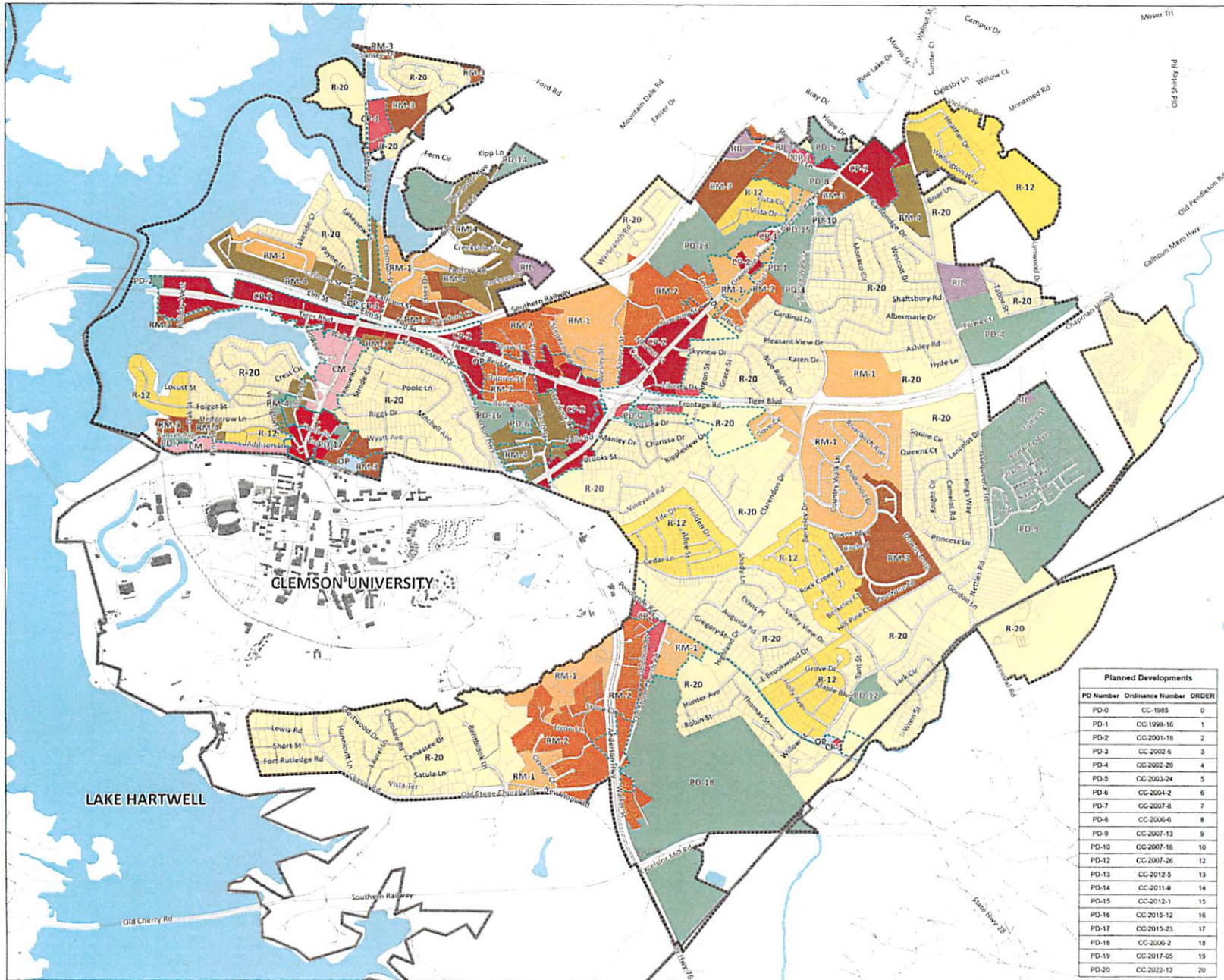
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.

NOTICE TO ADJOINING OWNERS

ADJOINING OWNERS ARE ADVISED THAT THE PROPOSED DEVELOPMENT MAY AFFECT THEIR PROPERTY AND THAT THEY SHOULD CONSULT WITH THE DEVELOPER FOR MORE INFORMATION.



**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-2012-11	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**

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,

Beverly Coleman, MMC, MBL

Municipal Clerk

City of Clemson

bcoleman@cityofclemson.org

864-653-2031

Attachments

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.

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 5th 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).
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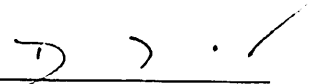
A plat of the Property is attached.

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 2nd 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 2nd 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,



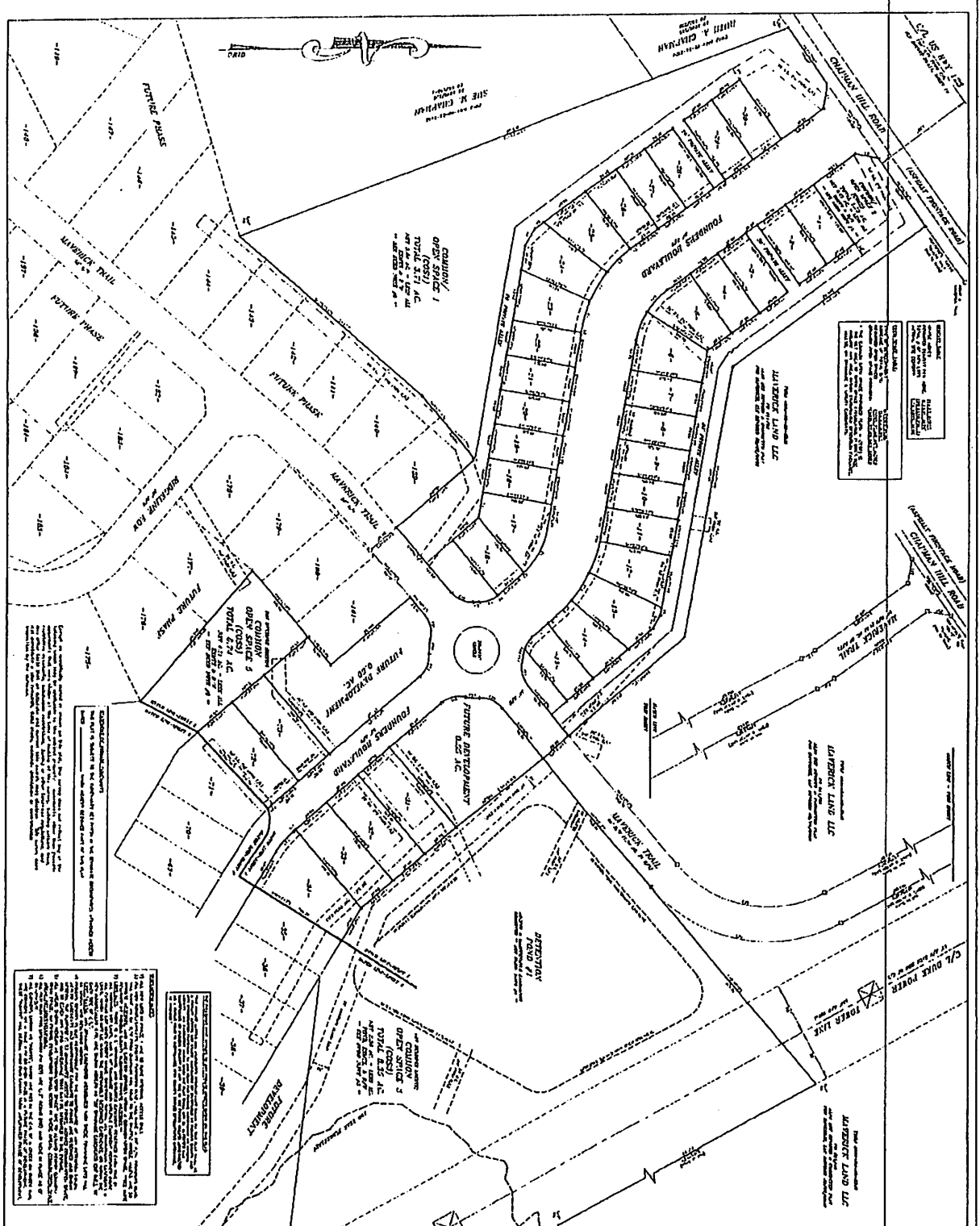
Beverly A. Coleman, MMC

Approved

By: 

G. Robert Halfacre, Mayor

Alesia Smith, Mayor Pro Tem



THE GRANGE SUBDIVISION SHEET 1 OF 3	
1. Name of Project THE GRANGE SUBDIVISION	2. Name of Applicant [Signature]
3. Date of Application [Date]	4. Name of City/County [City/County]
5. Name of Engineer [Signature]	6. Name of Surveyor [Signature]

STATEMENT OF FINAL PLAN APPROVAL

As the Engineer of Public Works, I have examined the final plan for the proposed subdivision of land shown on the attached sheets and find that the same conform to the provisions of the Subdivision Map Act, Chapter 570, of the Revised Code of Ohio, and the rules and regulations thereunder, and that the same are in accordance with the provisions of the Subdivision Map Act, Chapter 570, of the Revised Code of Ohio, and the rules and regulations thereunder, and that the same are in accordance with the provisions of the Subdivision Map Act, Chapter 570, of the Revised Code of Ohio, and the rules and regulations thereunder.

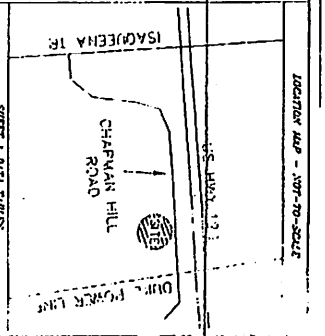
[Signatures]

Lot No.	Area (Ac.)	Remarks
1	0.15	Lot 1
2	0.15	Lot 2
3	0.15	Lot 3
4	0.15	Lot 4
5	0.15	Lot 5
6	0.15	Lot 6
7	0.15	Lot 7
8	0.15	Lot 8
9	0.15	Lot 9
10	0.15	Lot 10
11	0.15	Lot 11
12	0.15	Lot 12
13	0.15	Lot 13
14	0.15	Lot 14
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25	0.15	Lot 25
26	0.15	Lot 26
27	0.15	Lot 27
28	0.15	Lot 28
29	0.15	Lot 29
30	0.15	Lot 30
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34	0.15	Lot 34
35	0.15	Lot 35
36	0.15	Lot 36
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40	0.15	Lot 40
41	0.15	Lot 41
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93	0.15	Lot 93
94	0.15	Lot 94
95	0.15	Lot 95
96	0.15	Lot 96
97	0.15	Lot 97
98	0.15	Lot 98
99	0.15	Lot 99
100	0.15	Lot 100

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land shown on the attached sheets, do hereby certify that the same are in accordance with the provisions of the Subdivision Map Act, Chapter 570, of the Revised Code of Ohio, and the rules and regulations thereunder, and that the same are in accordance with the provisions of the Subdivision Map Act, Chapter 570, of the Revised Code of Ohio, and the rules and regulations thereunder.

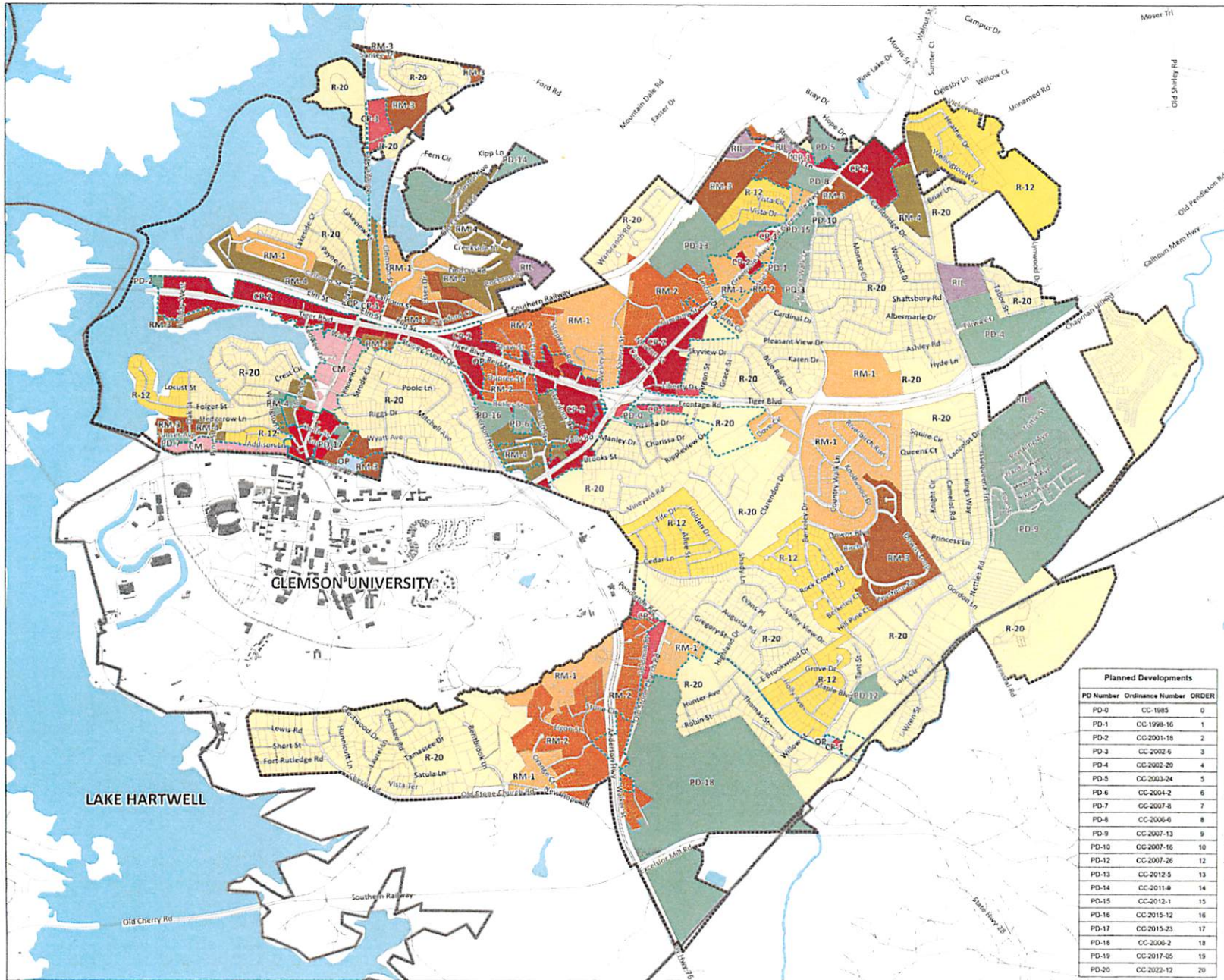
[Signature]



THIS IS A PRELIMINARY PLAN SUBMITTED TO THE PUBLIC WORKS DEPARTMENT OF THE CITY OF DAYTON, OHIO, FOR REVIEW AND APPROVAL. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, CHAPTER 570, OF THE REVISED CODE OF OHIO, AND THE RULES AND REGULATIONS THEREUNDER. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



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



Zoning Classification

- R-20 Single-Family Residential
- R-12 Single-Family Residential
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- Lake Hartwell

G. Robert Halfacre, Mayor Date

Attest
Beverly A. Coleman, City Clerk Date

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PD-10	CC-2007-16	10
PD-12	CC-2007-28	12
PD-13	CC-2012-5	13
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PD-19	CC-2017-05	19
PD-20	CC-2022-12	20

Last Ten Revisions

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**CITY OF CLEMSON
PLANNING AND CODES ADMINISTRATION
1250 TIGER BLVD, SUITE 4
CLEMSON, SC 29631
(864) 653-2050 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.

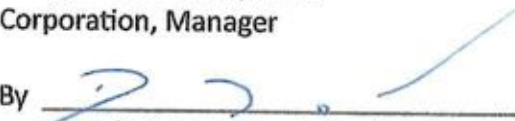
A copy of the legal description of the Phase 1 Property and the Phase 1 Plat (which are specified in the Phase 1 Annexation Agreement and the Phase 1 Annexation Petition) are attached to this letter.

Yours truly,

Chapman Hill, LLC

By Youngblood Development
Corporation, Manager

By



Daniel E. Youngblood, President

EXHIBIT A

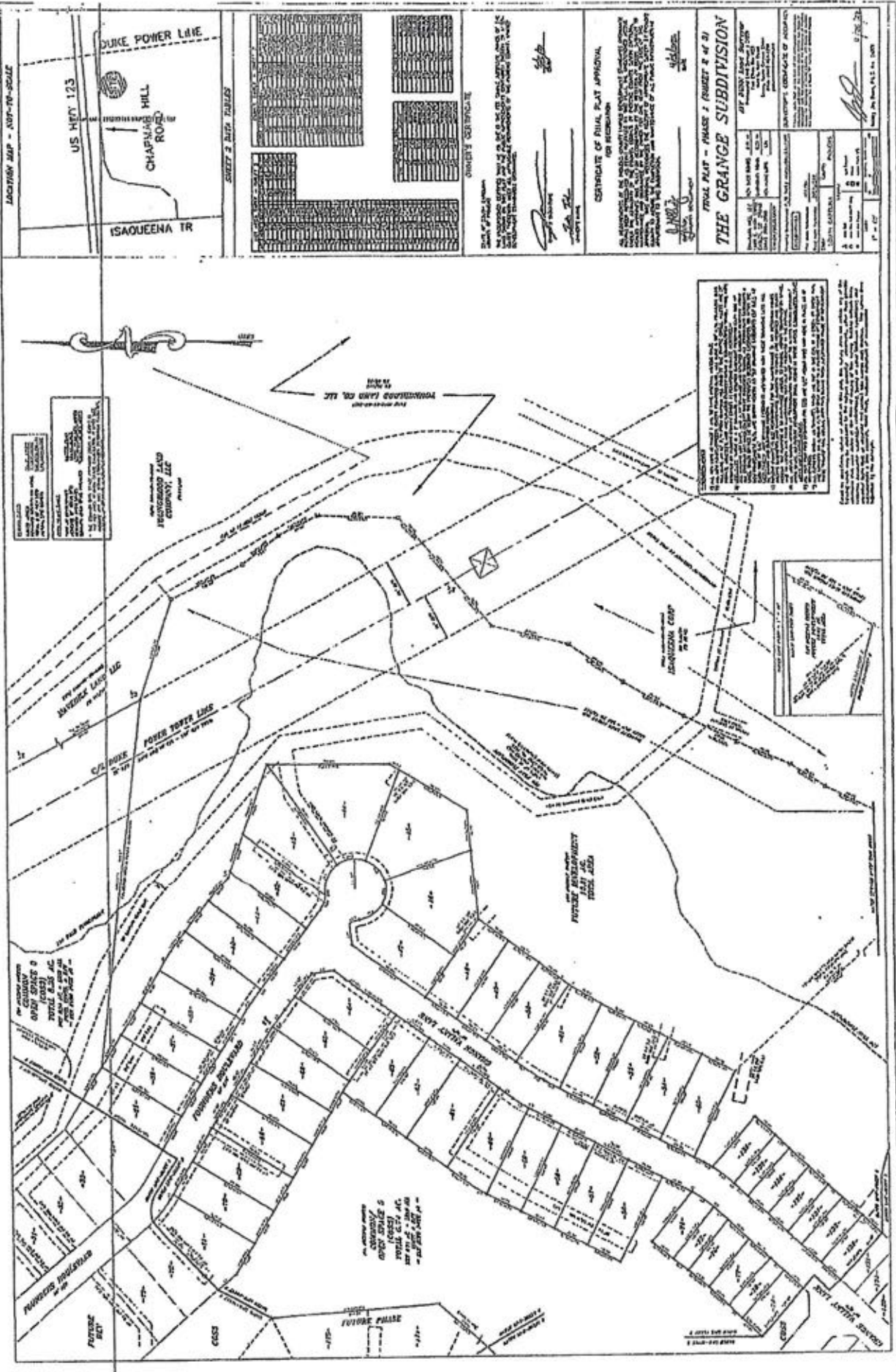
Legal Description

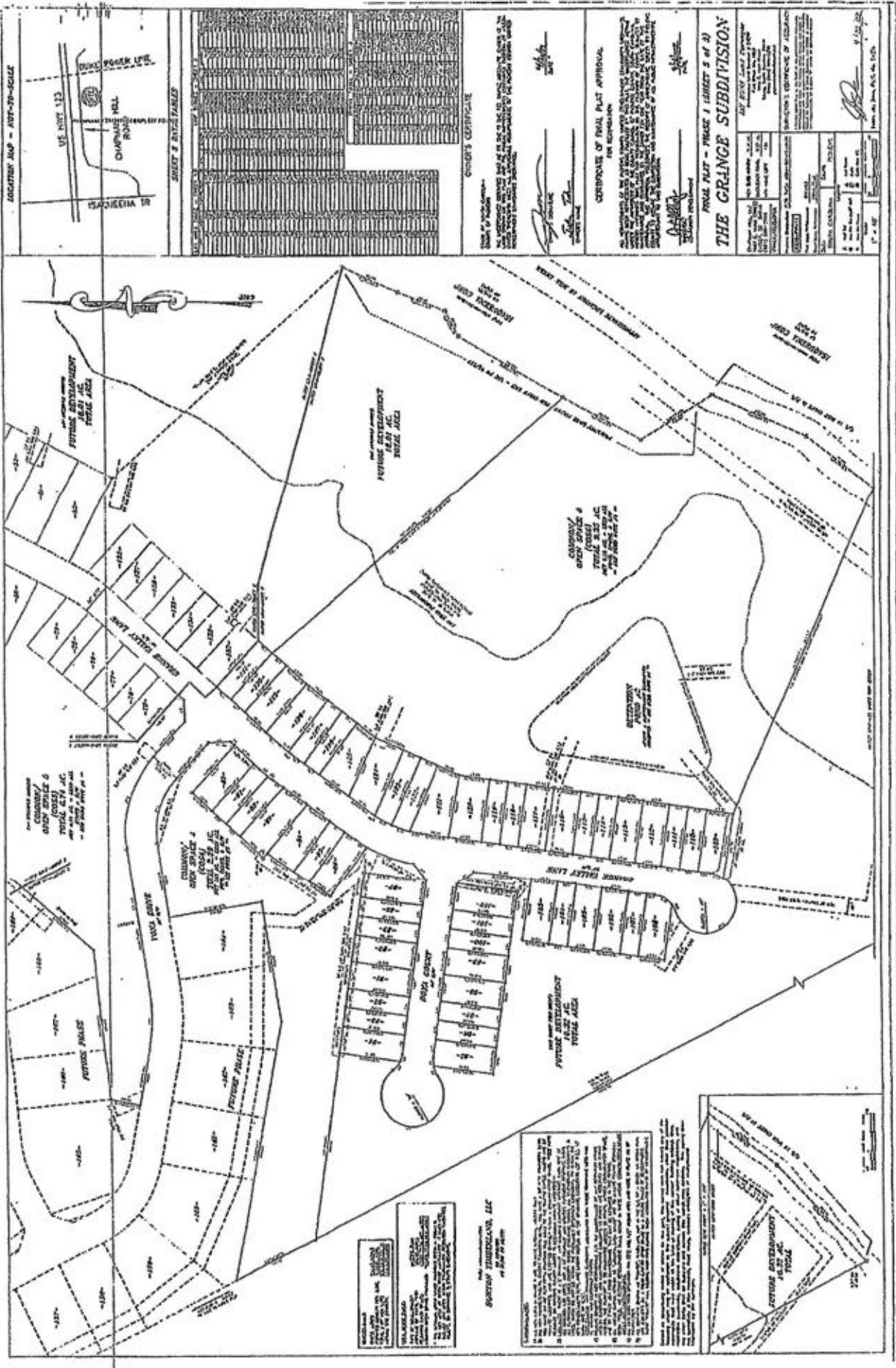
All those certain pieces, parcels or lots of land lying, being and situate in Pickens County, South Carolina, comprised of a total of 114.42 acres, more or less, designated as Phase 1, The Grange Subdivision as shown on plat of survey entitled FINAL PLAT – PHASE 1 (SHEETS, 1, 2, AND 3) THE GRANGE SUBDIVISION, 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





OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is the same property as is described in the plat of the subdivision of the above described property, and that the same is being offered for sale in accordance with the provisions of the Act.

DATE: 10/15/2010

OWNER: [Signature]

CERTIFICATE OF FINAL PLAT APPROVAL

AS APPLICANT OF THE ABOVE PLAT, I HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION OF THE PROPERTY AS SHOWN BY THE SURVEY AND AS DESCRIBED IN THE PLAT, AND THAT THE SAME IS BEING OFFERED FOR SALE IN ACCORDANCE WITH THE PROVISIONS OF THE ACT.

DATE: 10/15/2010

APPLICANT: [Signature]

FINAL PLAT - PAGES 1 (SHEET 5 of 3)

THE GRANGE SUBDIVISION

APPROVED FOR RECORDATION

RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF [COUNTY], MISSISSIPPI, ON [DATE] 2010.

BOOK [NUMBER] PAGE [NUMBER]

1" = 40'

NOTICE TO THE PUBLIC

THE SUBDIVISION IS BEING OFFERED FOR SALE IN ACCORDANCE WITH THE PROVISIONS OF THE ACT.

THE GRANGE SUBDIVISION, LLC

10/15/2010



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:

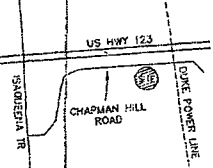
Petition received by _____, Date _____

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, AREA OF TOTAL SITE, and other details.

STATEMENT OF PROPERTY COVENANTS text block.

SUS M CHAPMAN

BURTON TIMBERLAND, LLC

THE FUTURE ROAD AND ASSOCIATED EASEMENTS... text block.

- 1) ALL NEW LOTS IN PHASE 2 ARE TO HAVE INTERNAL ACCESS ONLY... list of conditions.

PHASE 2 & 3... text block.

OWNER'S CERTIFICATE

STATE OF SOUTH CAROLINA... text block.

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION... text block.

ALL INSTRUMENTS OF THE PUBLIC... text block.

PHASE 2 DATA TABLES

Multiple tables containing lot area, acreage, and other data for Phase 2.

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

FINAL PLAT - PHASE 2 THE GRANGE SUBDIVISION

Surveyor's certificate of accuracy, including contact information for JAT DUNN Land Surveyor and a 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: 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, McDaris, Division President
DRB Group
30 Patewood Dr
Ste 180
Greenville, SC 29615

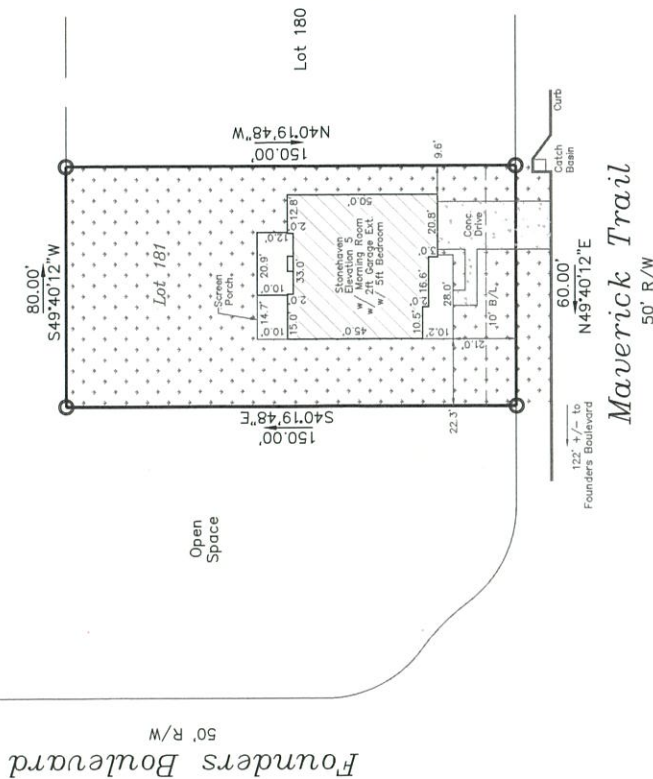
=====
For City Use:

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 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, OR INTERESTS 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. THESE POINTS WILL BECOME 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

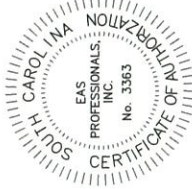


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

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:

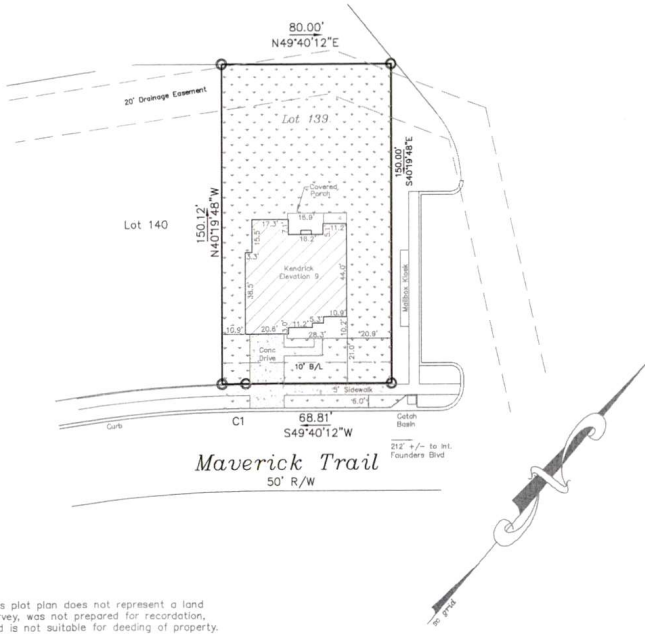
Petition received by _____, Date _____
Description and Ownership verified by _____, Date _____
Recommendation _____

By: _____, Date _____

Buildings measured and Located at Ground Level.

THIS PLAT IS FOR REVIEW ONLY

Lot 139
Area=0.28 Acres



Surveyor's Notes:

- 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 "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.
- 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 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 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 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.

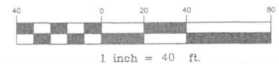


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

Date of Survey: 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

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
Side	9,007 SF
Front Porch	210 SF
Semi-enc. 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.

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 Jessica Ragan, Date 2/14/24

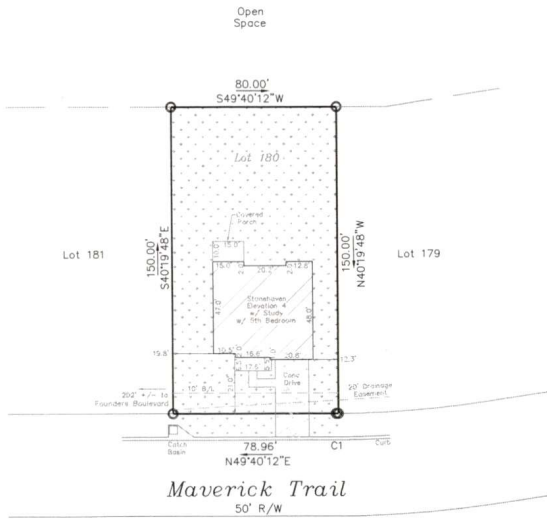
Description and Ownership verified by _____, Date _____

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\"/>	

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 (IPS-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 R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSOCIATED PHASE OF DEVELOPMENT.

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

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

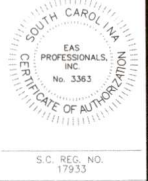
Date of Survey: June 2, 2023

Date of Last Revision:

Tax Map: 4064-00-64-0334



NOT A RECORDABLE SURVEY



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 _____

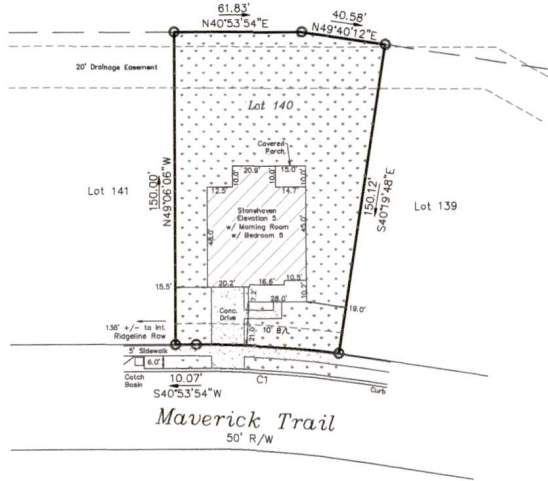
Recommendation _____

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 "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 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 76-138. 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 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, TOWNSHIP, AND RANGE COORDINATES ARE PROVIDED FOR APPROXIMATE LOCATIONS OF BDC

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

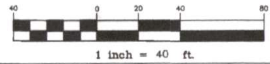


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

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 _____

10+ # 141 / Plat # 615-255



GENERAL NOTES

1. ALL LOTS ARE TO BE CONVEYED TO THE GRANDE SUBDIVISION ATTACHED HERETO BY DEED.

2. THE GRANDE SUBDIVISION IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES ATTACHED HERETO BY DEED.

3. THE GRANDE SUBDIVISION IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES ATTACHED HERETO BY DEED.

4. THE GRANDE SUBDIVISION IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES ATTACHED HERETO BY DEED.

5. THE GRANDE SUBDIVISION IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES ATTACHED HERETO BY DEED.

THE GRANDE SUBDIVISION IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES ATTACHED HERETO BY DEED.

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4. THE GRANDE SUBDIVISION IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES ATTACHED HERETO BY DEED.

5. THE GRANDE SUBDIVISION IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES ATTACHED HERETO BY DEED.

CONVEYANCE TABLE

1. ALL LOTS ARE TO BE CONVEYED TO THE GRANDE SUBDIVISION ATTACHED HERETO BY DEED.

2. THE GRANDE SUBDIVISION IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES ATTACHED HERETO BY DEED.

3. THE GRANDE SUBDIVISION IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES ATTACHED HERETO BY DEED.

4. THE GRANDE SUBDIVISION IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES ATTACHED HERETO BY DEED.

5. THE GRANDE SUBDIVISION IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES ATTACHED HERETO BY DEED.

OWNER'S CERTIFICATE

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

I, the undersigned, being the owner of the above described property, do hereby certify that the same is being conveyed to the GRANDE SUBDIVISION ATTACHED HERETO BY DEED.

[Signature]
OWNER

[Signature]
OWNER

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE PICKENS COUNTY REGISTERED DEVELOPMENT ORDINANCE HAVE BEEN FULFILLED AS BEING FULFILLED BY THIS PLAT. THE UNDERSIGNED AGREE TO ACCEPT THE JURISDICTION OF THE PICKENS COUNTY REGISTERED DEVELOPMENT ORDINANCE AND TO COMPLY WITH ALL REQUIREMENTS OF THE PICKENS COUNTY REGISTERED DEVELOPMENT ORDINANCE.

[Signature]
REGISTERED DEVELOPER

[Signature]
DATE

PHASE 2 DATA TABLES

LOT	AREA	PERCENT	PERCENT
139	0.12	0.12	0.12
140	0.12	0.12	0.12
141	0.12	0.12	0.12
142	0.12	0.12	0.12
143	0.12	0.12	0.12
144	0.12	0.12	0.12
145	0.12	0.12	0.12
146	0.12	0.12	0.12
147	0.12	0.12	0.12
148	0.12	0.12	0.12
149	0.12	0.12	0.12
150	0.12	0.12	0.12
151	0.12	0.12	0.12
152	0.12	0.12	0.12
153	0.12	0.12	0.12
154	0.12	0.12	0.12
155	0.12	0.12	0.12
156	0.12	0.12	0.12
157	0.12	0.12	0.12
158	0.12	0.12	0.12
159	0.12	0.12	0.12
160	0.12	0.12	0.12
161	0.12	0.12	0.12
162	0.12	0.12	0.12
163	0.12	0.12	0.12
164	0.12	0.12	0.12
165	0.12	0.12	0.12
166	0.12	0.12	0.12
167	0.12	0.12	0.12
168	0.12	0.12	0.12
169	0.12	0.12	0.12
170	0.12	0.12	0.12
171	0.12	0.12	0.12
172	0.12	0.12	0.12
173	0.12	0.12	0.12
174	0.12	0.12	0.12
175	0.12	0.12	0.12
176	0.12	0.12	0.12
177	0.12	0.12	0.12
178	0.12	0.12	0.12
179	0.12	0.12	0.12
180	0.12	0.12	0.12
181	0.12	0.12	0.12
182	0.12	0.12	0.12
183	0.12	0.12	0.12
184	0.12	0.12	0.12
185	0.12	0.12	0.12
186	0.12	0.12	0.12
187	0.12	0.12	0.12
188	0.12	0.12	0.12

FINAL PLAT - PHASE 2

THE GRANGE SUBDIVISION

OWNER: BURTON TIMBERLAND, LLC

REGISTERED DEVELOPER: JAY DUNN Land Surveyor

DATE: 4/23/22

SCALE: 1" = 80'

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

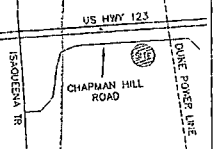
=====

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 OF THIS MAP THAT IS VALID FOR RECORDING PURPOSES.

DEVELOPMENT PLAN: TYPE OF DEVELOPMENT: RESIDENTIAL; AREA OF SITE: 100.00 ACRES; PREPARED BY: JAY DUNN; DATE: 05/13/2024.

STANDARD OF REVIEW: THIS PLAN IS SUBJECT TO THE STANDARDS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO.

SUB A CHAPMAN



BURTON TIMBERLAND, LLC

THE FOLLOWING NOTES APPLY TO ANY PRIVATE ROAD SHOWN ON THIS PLAN...

- 1) ALL NEW LOTS IN PHASE 2 ARE TO HAVE INTERNAL ALLEYS... 2) ALL NEW ROADS... 3) NEET OF A 5' RELEASE AND 10' BUFFER... 4) ALL LOTS WITH 1/4 ACRE OR MORE... 5) PHASE 2 IS A RESIDENTIAL PHASE... 6) PHASE 2 LOTS ARE TO BE DEVELOPED... 7) ALL LOTS WITH 1/4 ACRE OR MORE...

OWNER'S CERTIFICATE

STATE OF SOUTH CAROLINA COUNTY OF PICKENS THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAN...

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

ALL REQUIREMENTS OF THE PICKENS COUNTY UNIFIED DEVELOPMENT STANDARDS PROGRAMME HAVE BEEN FULFILLED BY THIS PLAN...

PHASE 2 DATA TABLES

Table with columns: SURVEY TABLE, LOT TABLE, LOT AREA TABLE, LOT AREA TABLE. Contains detailed survey and lot data.

Except as specifically stated or shown on this plan, this survey does not reflect any of the following which may be applicable to the subject property...

FINAL PLAT - PHASE 2 THE GRANGE SUBDIVISION

Administrative information including owner name (CHAPMAN HILL, LLC), surveyor name (JAY DUNN), date (05/13/2024), and various codes and signatures.



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

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

Description: New Construction - Single-Family Home - Wakefield Plan - The Grange Lot 179

Parcel: 4064-00-54-5278	Main	Address: 111 Maverick Trl Central, SC 29630	Main	Zone: R-20(R-20 Single-Family Residential)
--------------------------------	------	---	------	---

Applicant Will Vardeman 30 Patewood dr Greenville, SC 29615 Business: (240) 566-6350	Property Owner DRB Group 2099 Gaither RD Ste 600 Rockville, MD 20850 Home: (864) 804-8714	Contractor DRB Group 30 Patewood DR Ste 180 Greenville, SC 29615 Business: (864) 214-7440	Applicant 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)

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

Date of Review: March 28, 2024

=====

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

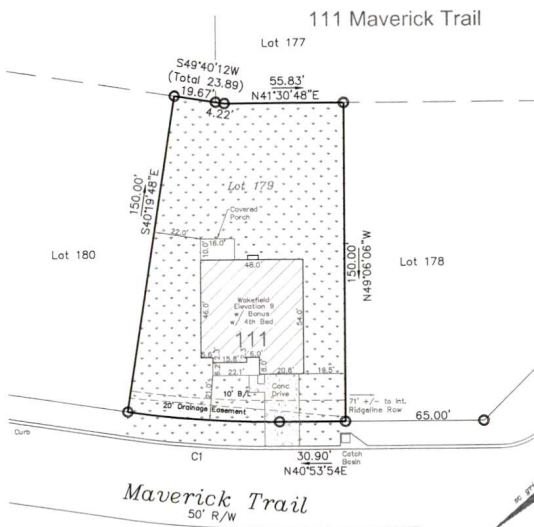
Additional Info:

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:

- 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 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 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.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--IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 08-31-2021.
- 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

NOTES, RECORDS, AND
SOL. CALCULATIONS ARE
FROM THE APPROPRIATE
LOCATION OF B.O.C.

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

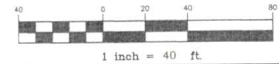


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

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

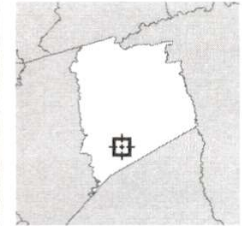
Site Address:
111 Maverick Trail
Central, SC 29630



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 _____

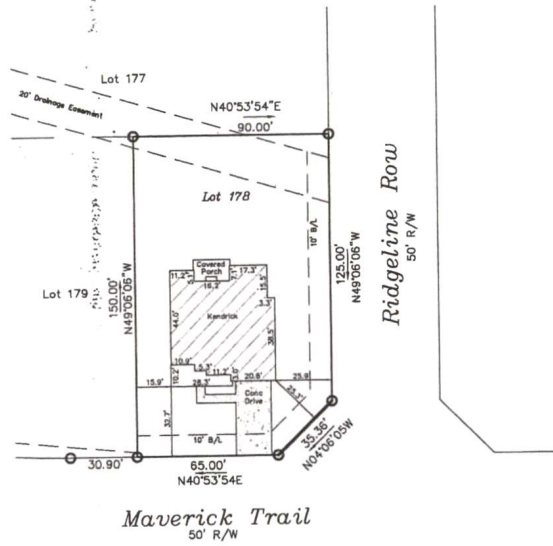
Description and Ownership verified by _____, Date _____

Recommendation _____

By: _____, Date _____

Buildings measured and Located at Ground Level.

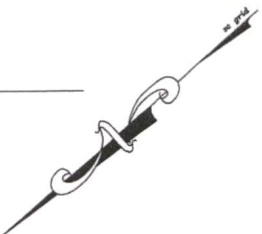
Lot 178
Area=0.30 Acres



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 23-28: 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 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 (PS-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

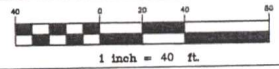


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

Date of Survey: November 27, 2024

Date of Last Revision:

Tax Map: 4064-00-54-9221



DJ Stiles
S.C. REG. NO.
17933

State of South Carolina
Pickens County

Survey for
Brett & Sarah Jerasa

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:

Kevin 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 _____

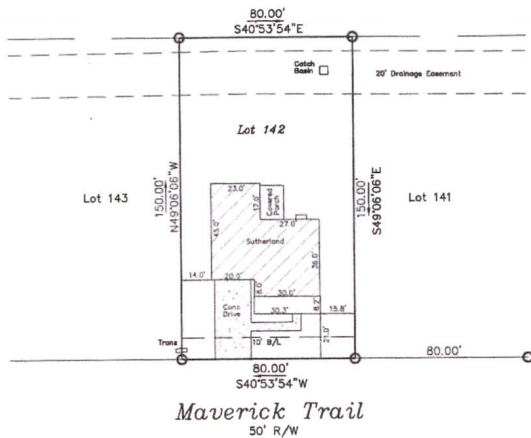
Description and Ownership verified by _____, Date _____

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

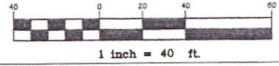


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

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.

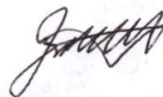
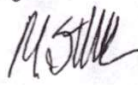
The territory to be annexed is described as follows:

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:

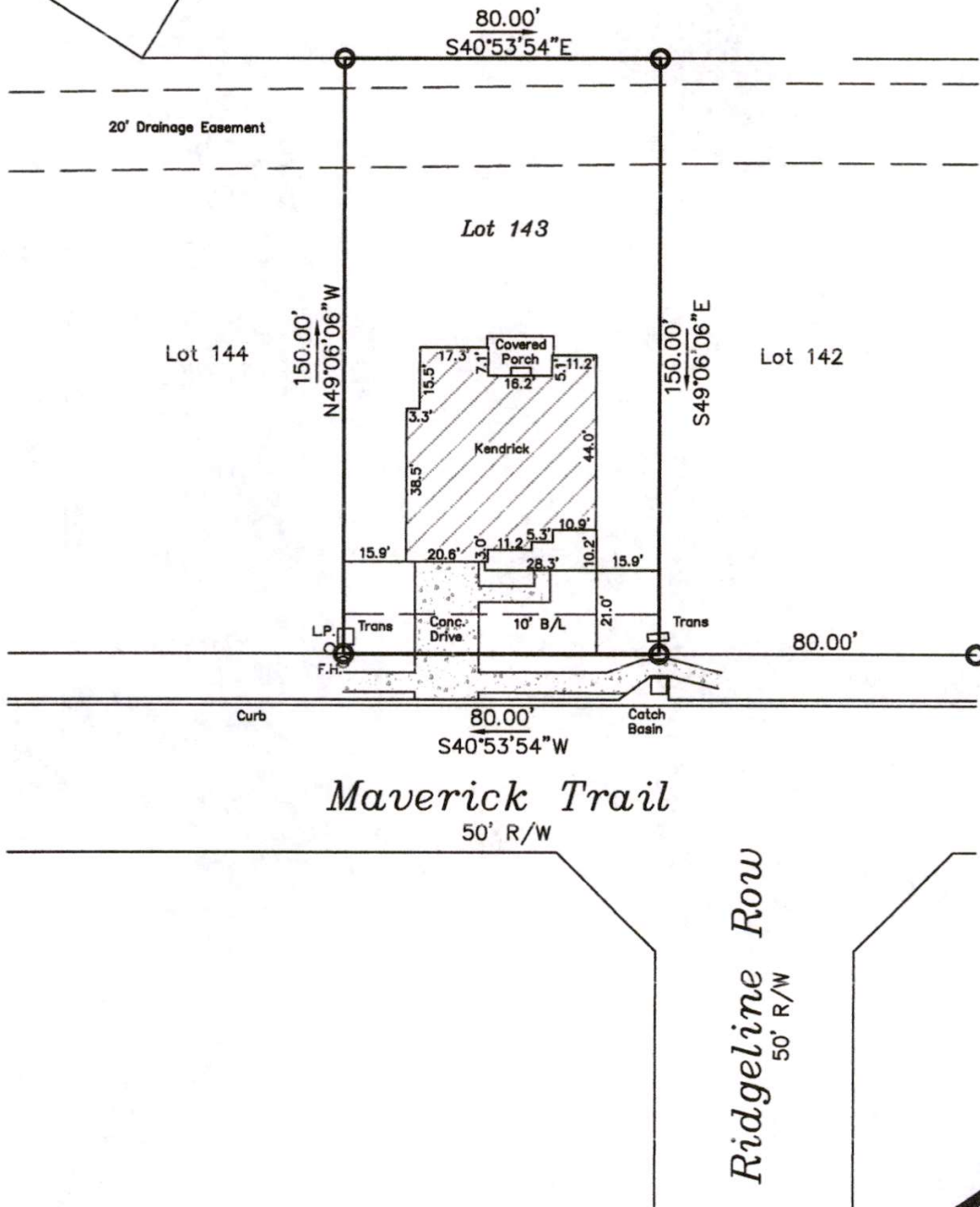
Petition received by Jessica Rogu, Date 3/26/25
Description and Ownership verified by _____, Date _____
Recommendation _____

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 Mavenick 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 Mavenick Trl
Central, SC 29630

Yanying Lu
208 Mavenick Trl
Central, SC 29630



10/30/2023

10/30/2023

For City Use:

Petition received by _____, Date _____

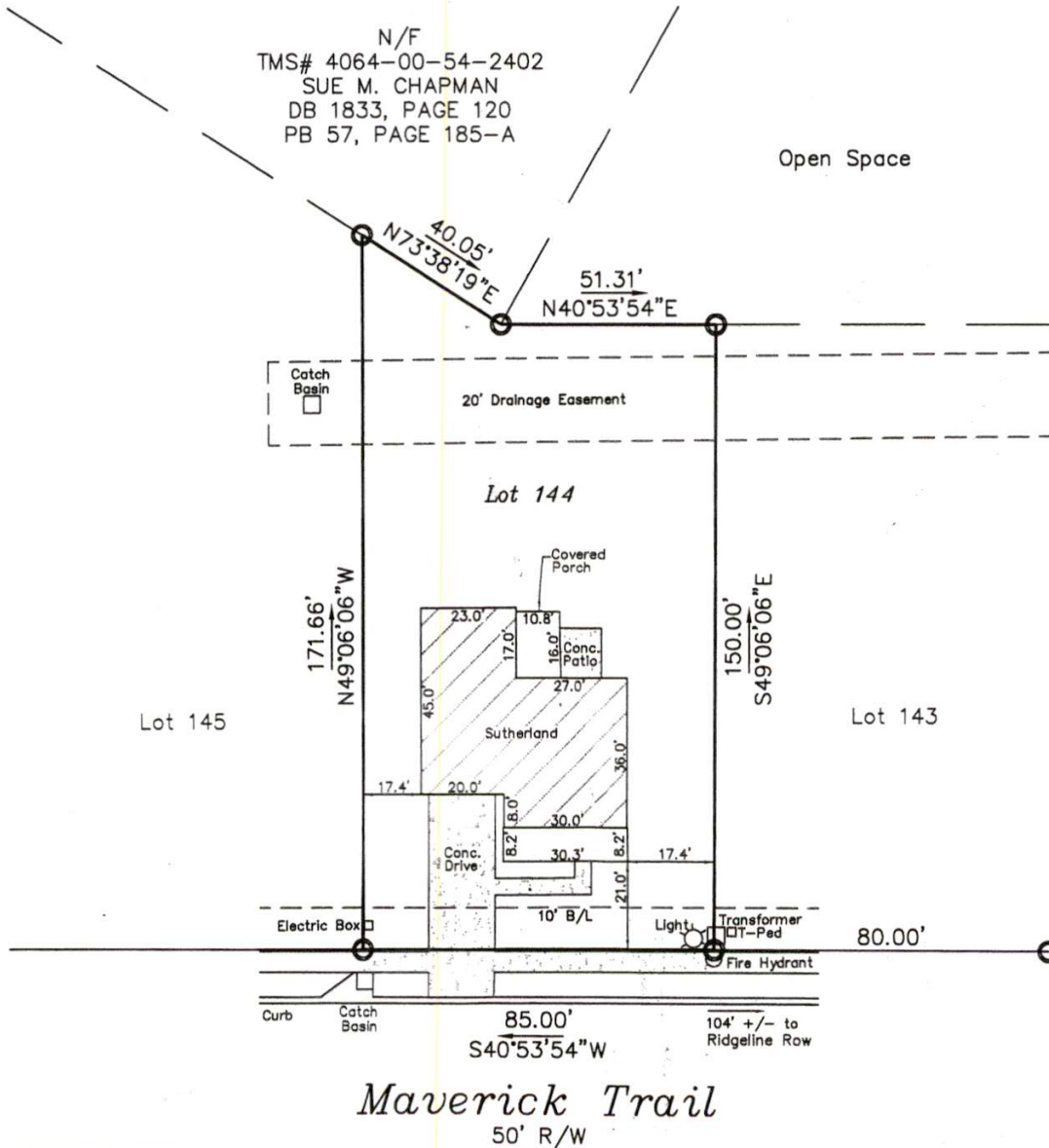
Description and Ownership verified by _____, Date _____

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 144
Area=0.30 Acres

Ridgeline Row
50' R/W





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

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

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

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

Applicant 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 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
--	---	--



Addressing Review Information Sheet

Date of Review: July 24, 2024

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

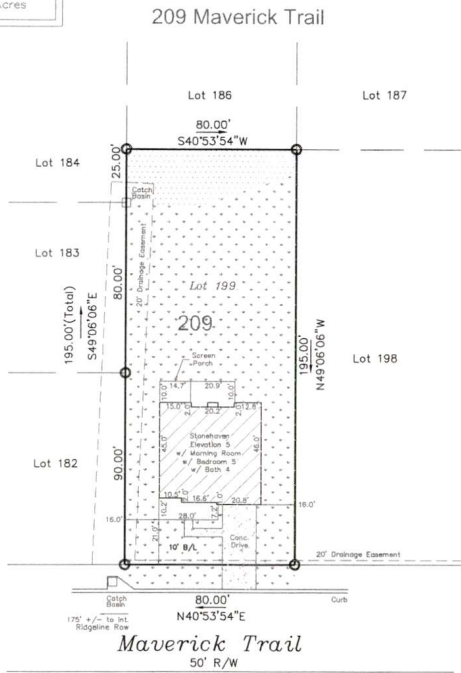
Stories: 2

Additional Info:

Buildings measured and Located at Ground Level.

Lot 199
Area=0.36 Acres

THIS PLAT IS FOR REVIEW ONLY



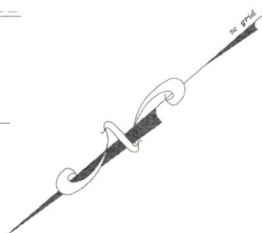
FOR ADDRESSING PURPOSES ONLY

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:

- 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 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.
- 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 (P.S.-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



NOTICE: INTERNAL AND EXTERNAL CALCULATIONS ARE FOR THE INFORMATION OF THE SURVEYOR.

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

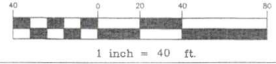


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

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

Parcel ID	4064-00-53-7948	Account	Residential	Ownership	DRB GROUP	Documents			
Account No	R0092851	Type			SOUTH	Date	Price	Doc	Vacant or Improved
Property	209 MAVERICK TRL	Class	n/a		CAROLINA	11/8/2023	\$2,277,450	260511202	Vacant
Address	CENTRAL	Acreage	0.36		LLC	n/a	\$	<u> </u>	n/a
District	A15-Central	LEA	0127		30				
Brief	S/E CALHOUN MEM	Code			PATEWOOD				
Tax Description	HWY, THE GRANGE PH 2, PLAT 615/255, Lot 199 (Note: Not to be used on legal documents)	Value	\$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. Boudin - 2/7/2025

Donna Lee Myers - 2/7/2025

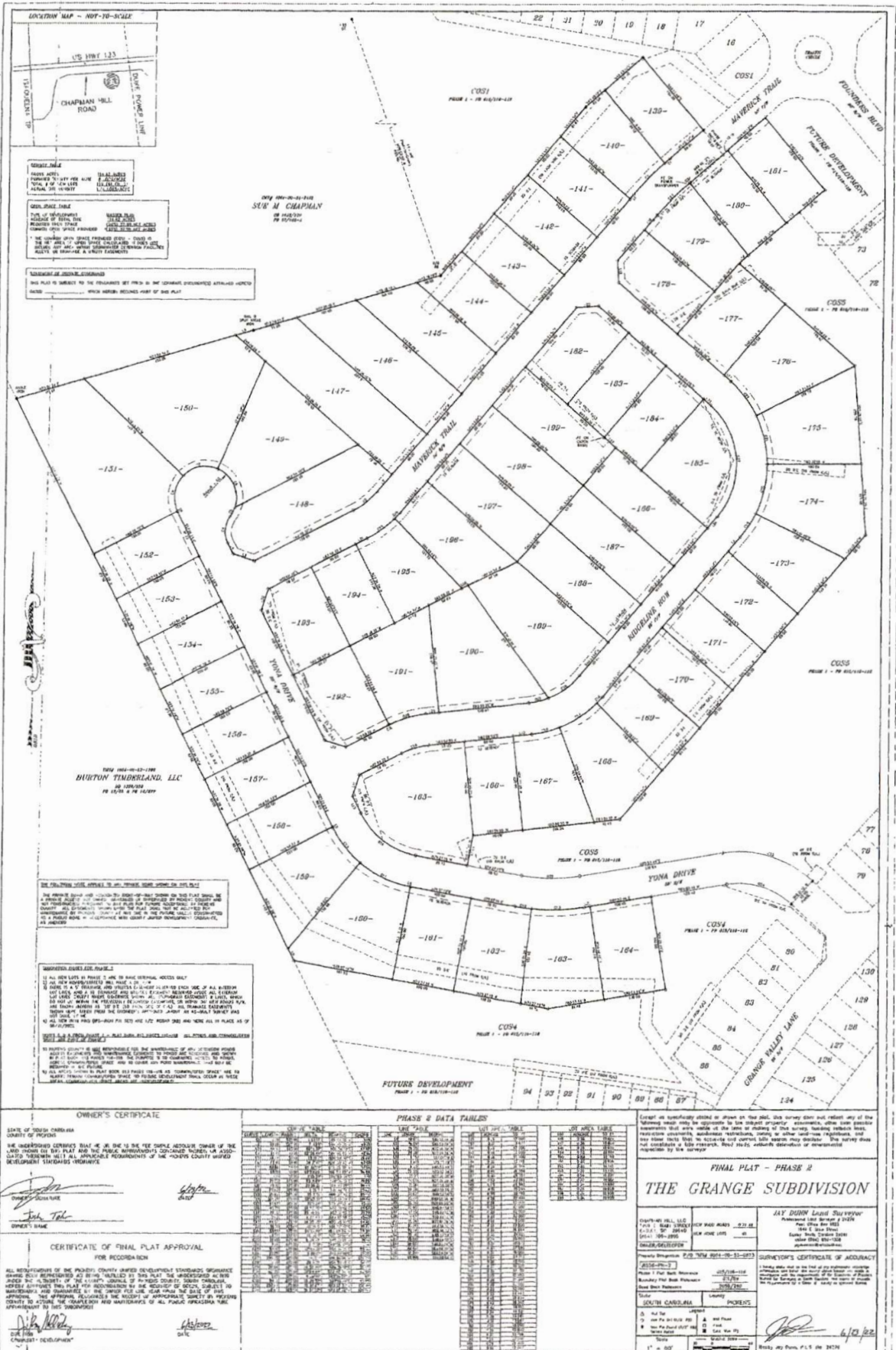
For City Use:

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

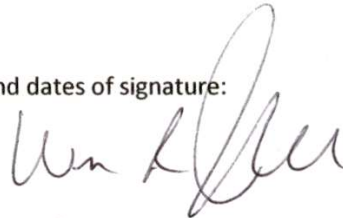
County: PICKENS

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.

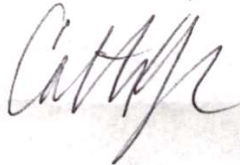
A plat of the Property is attached.

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

210 MAVERICK TRAIL
CENTRAL, SC. 29630



5/10/2024



5/10/2024

=====

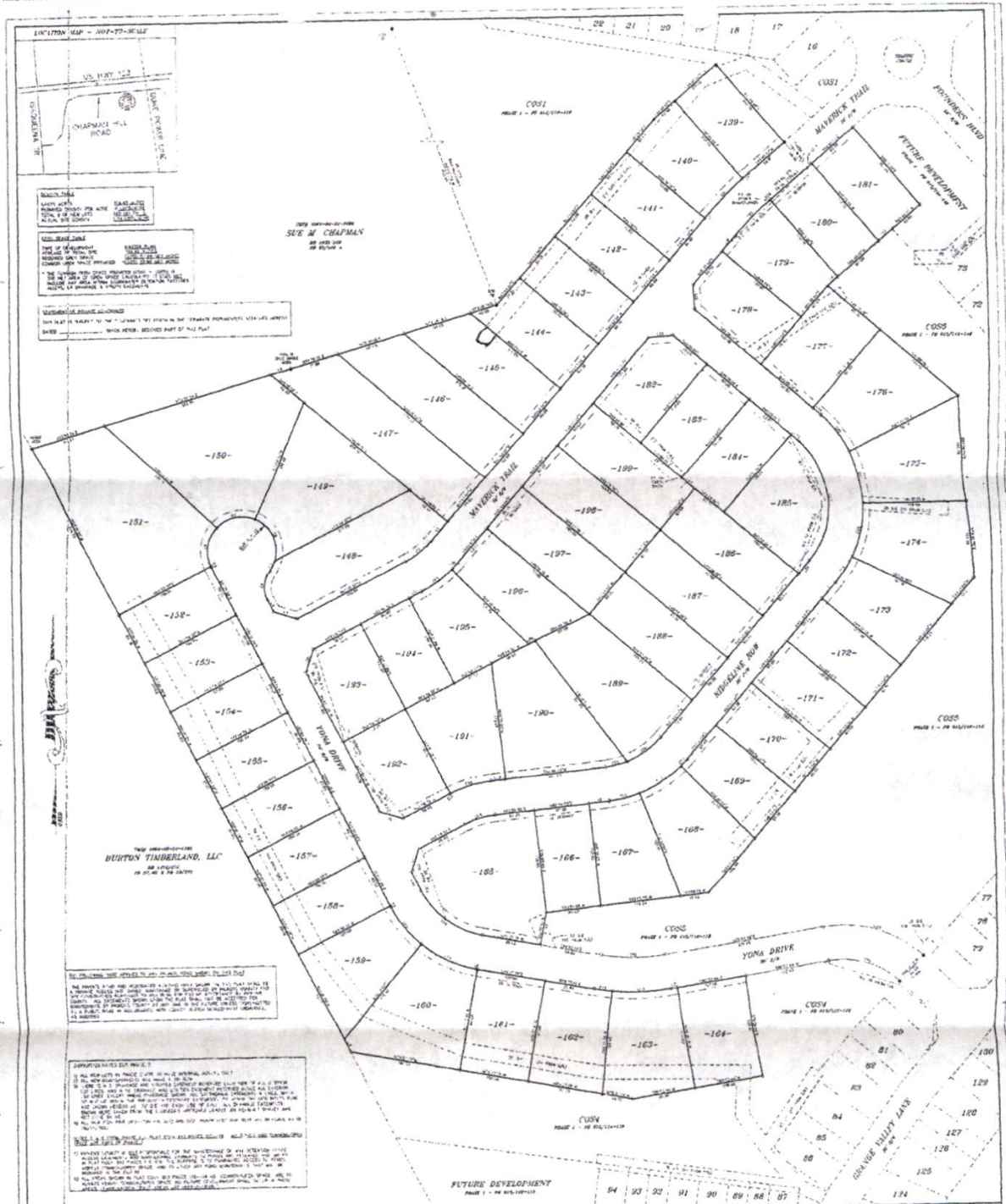
For City Use:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation _____

By: _____, Date _____



JUROR'S CERTIFICATE

STATE OF SOUTH CAROLINA
 COUNTY OF PICKENS

WE, THE JURORS, HEREBY CERTIFY THAT WE ARE A TRUE AND VALID JURY OF THE COUNTY OF PICKENS, SOUTH CAROLINA, AND THAT WE HAVE READ AND CONSIDERED THE ABOVE-ENTITLED MAP AND THAT WE BELIEVE THE SAME TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON.

[Signatures]

CERTIFICATE OF FINAL PLAT APPROVAL
 FOR REGISTRATION

ALL INFORMATION OF THE ABOVE-ENTITLED MAP AND THE INFORMATION CONTAINED THEREIN HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PICKENS COUNTY REGISTER OF DEEDS. THE REGISTER OF DEEDS HEREBY CERTIFIES THAT THE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON.

[Signatures]

PHASE 2 DATA TABLES

LOT NO.	ACRES	AREA	PERCENTAGE
100	0.15	0.15	1.5
101	0.15	0.15	1.5
102	0.15	0.15	1.5
103	0.15	0.15	1.5
104	0.15	0.15	1.5
105	0.15	0.15	1.5
106	0.15	0.15	1.5
107	0.15	0.15	1.5
108	0.15	0.15	1.5
109	0.15	0.15	1.5
110	0.15	0.15	1.5
111	0.15	0.15	1.5
112	0.15	0.15	1.5
113	0.15	0.15	1.5
114	0.15	0.15	1.5
115	0.15	0.15	1.5
116	0.15	0.15	1.5
117	0.15	0.15	1.5
118	0.15	0.15	1.5
119	0.15	0.15	1.5
120	0.15	0.15	1.5
121	0.15	0.15	1.5
122	0.15	0.15	1.5
123	0.15	0.15	1.5
124	0.15	0.15	1.5
125	0.15	0.15	1.5
126	0.15	0.15	1.5
127	0.15	0.15	1.5
128	0.15	0.15	1.5
129	0.15	0.15	1.5
130	0.15	0.15	1.5
131	0.15	0.15	1.5
132	0.15	0.15	1.5
133	0.15	0.15	1.5
134	0.15	0.15	1.5
135	0.15	0.15	1.5
136	0.15	0.15	1.5
137	0.15	0.15	1.5
138	0.15	0.15	1.5
139	0.15	0.15	1.5
140	0.15	0.15	1.5
141	0.15	0.15	1.5
142	0.15	0.15	1.5
143	0.15	0.15	1.5
144	0.15	0.15	1.5
145	0.15	0.15	1.5
146	0.15	0.15	1.5
147	0.15	0.15	1.5
148	0.15	0.15	1.5
149	0.15	0.15	1.5
150	0.15	0.15	1.5

FINAL PLAT - PHASE 2
THE GRANGE SUBDIVISION

Surveyed and Platted by **JAY DENY LAND SURVEYOR**
 Professional Survey # 2472
 State of South Carolina
 Commission Expires 04/30/2024

Surveyed and Platted on **04/23/2022**
 Surveyed and Platted at **12:00 PM**

Scale: **1" = 40'**

North Arrow: **True North**

Reference: **Survey of 2021**

Surveyed and Platted by **JAY DENY LAND SURVEYOR**
 Professional Survey # 2472
 State of South Carolina
 Commission Expires 04/30/2024

Surveyed and Platted on **04/23/2022**
 Surveyed and Platted at **12:00 PM**

Scale: **1" = 40'**

North Arrow: **True North**

Reference: **Survey of 2021**

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 _____

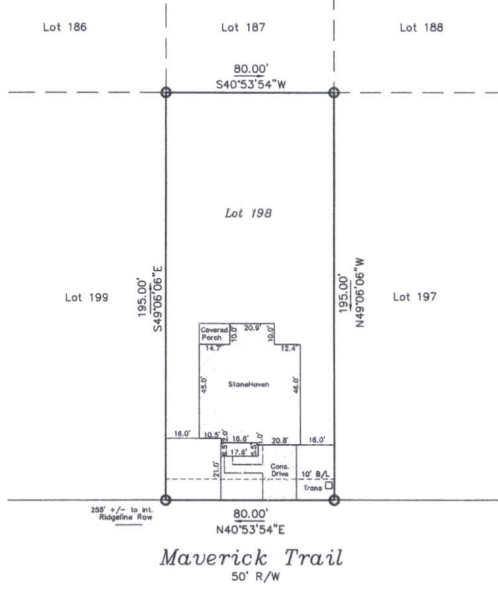
Description and Ownership verified by _____, Date _____

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 (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

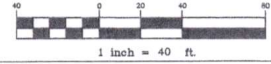


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

Date of Survey: November 25, 2024

Date of Last Revision:

Tax Map: 4064-00-53-6992



DJ
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 5663,000.00 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:

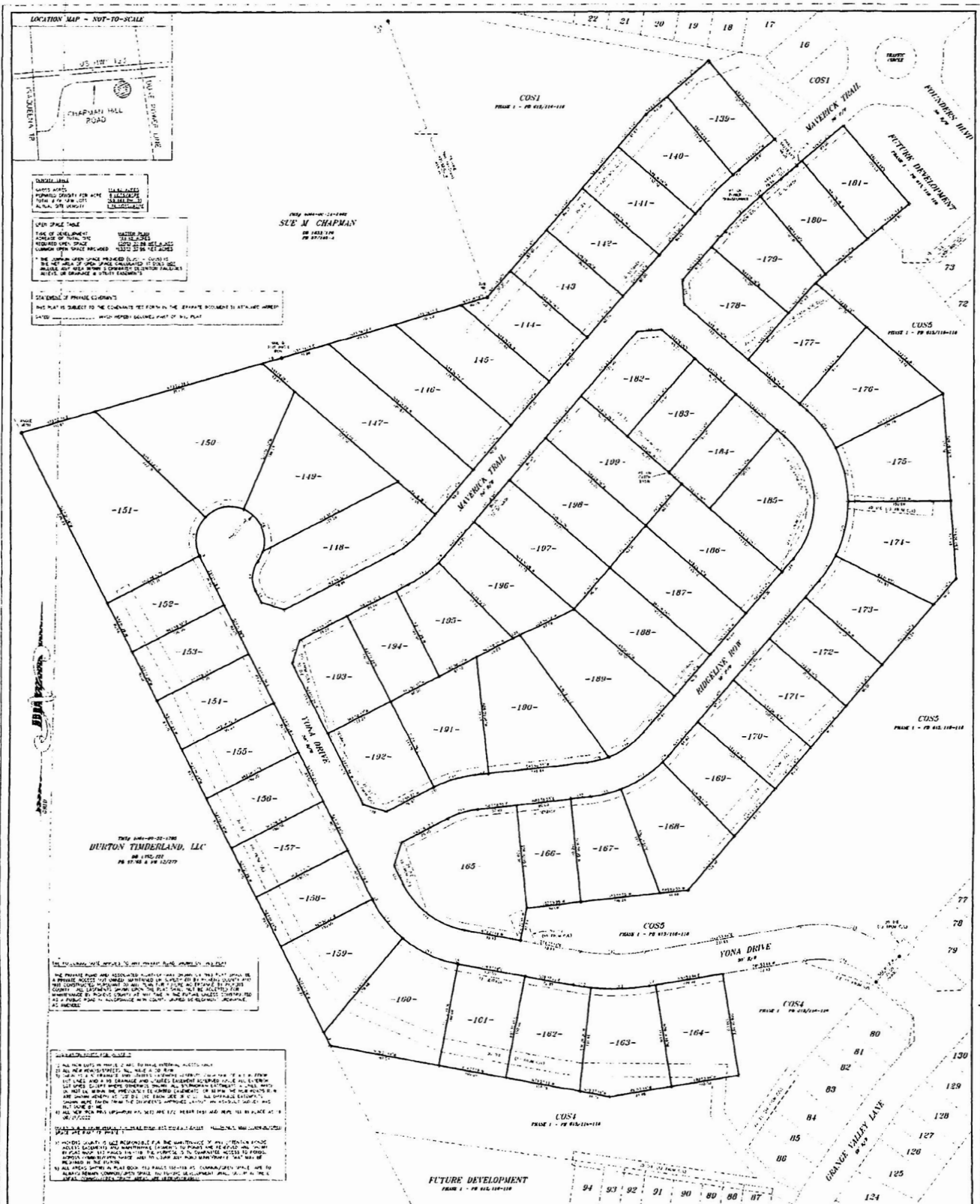
ERICA M. BURGOS
NOTARY PUBLIC
Chatham County
State of Georgia
My Comm. Expires January 26, 2027

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.



OWNER'S DECLARATION

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

I, the undersigned, declare that I am the owner of the above described property and that I have the right to dispose of the same as I see fit. I have read the plat and the terms and conditions hereon and I hereby certify that the same are correct and true to the original survey and that I have no objection to the same being recorded and that I have no objection to the same being used for the purposes herein provided.

[Signature]
OWNER'S NAME

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

All requirements of the Pickens County Ordinance and Subchapter 11-20 of the Code of Ordinances of Pickens County, South Carolina, have been reviewed and it is hereby certified that the above described plat complies with the provisions of the said Ordinance and Subchapter and that the same are correct and true to the original survey and that I have no objection to the same being recorded and that I have no objection to the same being used for the purposes herein provided.

[Signature]
REGISTER OF DEEDS

PHASE 2 DATA TABLES

LOT	AREA	PERCENTAGE	REMARKS
100	0.15	0.00075	
101	0.15	0.00075	
102	0.15	0.00075	
103	0.15	0.00075	
104	0.15	0.00075	
105	0.15	0.00075	
106	0.15	0.00075	
107	0.15	0.00075	
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197	0.15	0.00075	
198	0.15	0.00075	
199	0.15	0.00075	

FINAL PLAT - PHASE 2

THE GRANGE SUBDIVISION

Prepared by: JAY DUNN Land Surveyor
 Registered Professional Land Surveyor
 License No. 1276
 State of South Carolina
 1000 North Main Street
 Columbia, South Carolina 29201
 Phone: (803) 799-1111
 Fax: (803) 799-1112
 Email: jay@jddunn.com
 Website: www.jddunn.com

Project No.: 22-1000-118
 Date: 06/23/2022
 Scale: AS SHOWN
 County: PICKENS
 State: SOUTH CAROLINA

[Signature]
 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 Petrie	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: *T. Murphy*
Name: *THOMAS K. MURPHY*
Date: *6/20/24*

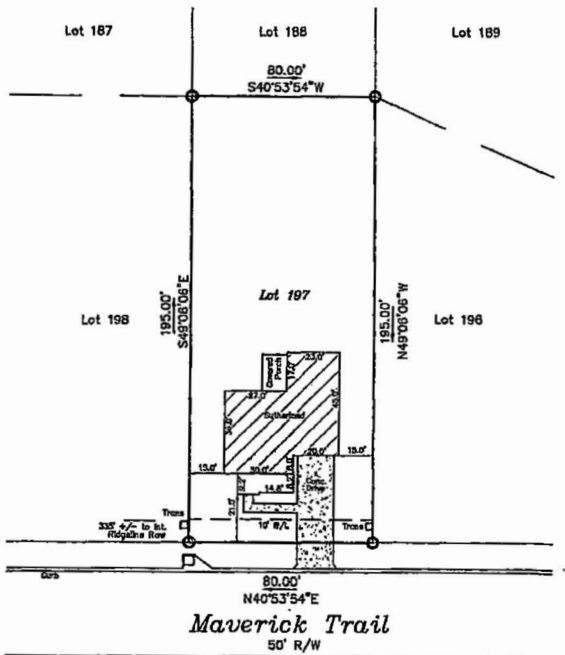
Explain why property owners are unable to execute the required document(s) before regular service is provided: *Closing on purchase of property on 6/20/24.*
✓ closed

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.L.E.), 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.

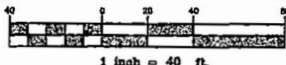


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368


Date of Survey: June 12, 2024

Date of Last Revision:


Tax Map: 4064-00-53-6836



1 inch = 40 ft.



DANIEL J. STILES
S.C. REG. NO. 17833

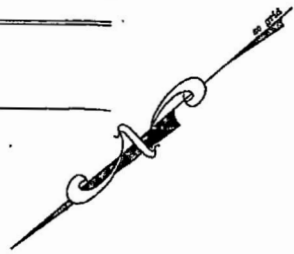


State of South Carolina
Pickens County

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

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 Lalench 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 _____

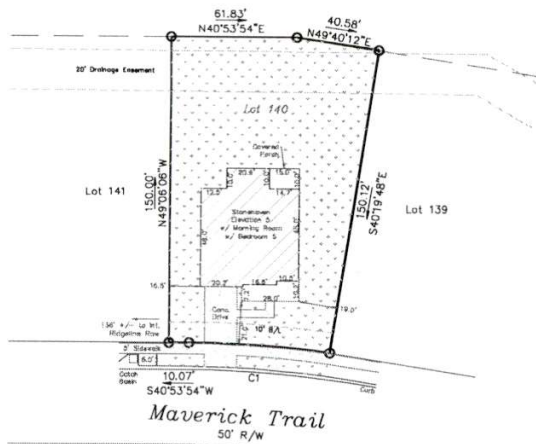
By: _____, Date _____

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 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 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 24-30. 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 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.

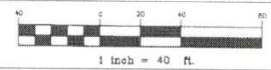


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

Date of Survey: 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

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

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.

218449

LOT 140 CALCULATIONS	
Description	Area
Driv./Walk	1,035 SF
Pool	10,888 SF
Front Porch	248 SF
Concrete Patch	142 SF
Rem.	N/A

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

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 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 (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.

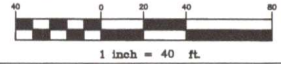


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

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

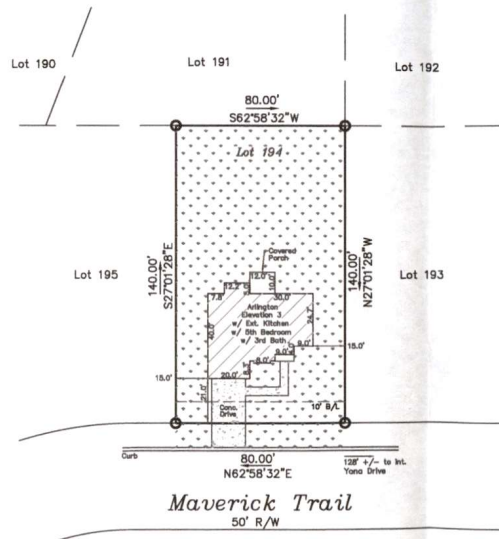
State of South Carolina
Pickens County

*Proposed House Location
For DRB Group
South Carolina LLC*

Lot 194
The Grange

Site Address:
227 Maverick Trail
Central, SC 29630

Lot 194
Area=0.26 Acres



Maverick Trail
50' R/W

218449

RECORDING, MEASUREMENT, AND CALCULATION ARE FROM THE SURVEYOR'S RECORDS.

LOT 194 CALCULATIONS		
Description	Area	
Priv/ Walk	801 SF	
Sod	8,591 SF	
Front Porch	77 SF	
Covered Porch	150 SF	
Berm	N/A	

BRM

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.

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 _____



PROPERTY DATA

APPROXIMATE AREA	1.44 ACRES
PERMITTED DENSITY PER ACRE	2.0 UNITS/ACRE
TOTAL # OF UNITS	282 UNITS
ACTUAL SITE DENSITY	1.74 UNITS/ACRE

OPEN SPACE DATA

TYPE OF DEVELOPMENT	RESIDENTIAL
PERCENTAGE OF OPEN SPACE REQUIRED	10%
PERCENTAGE OF OPEN SPACE PROVIDED	10.5%

THE COMMON OPEN SPACE (COS) IS THE NET AREA OF OPEN SPACE CALCULATED AS FOLLOWS: GROSS AREA MINUS EXISTING AND PROPOSED UTILITIES, ROADS, AND OTHER EXCLUDED AREAS.

STATEMENT OF JURISDICTION

THIS PLAN IS SUBJECT TO THE CONDITIONS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO.

BURTON TIMBERLAND, LLC
 08 170/201
 78 0706 & 78 10077

THE FOLLOWING ROADS APPLICABLE TO THIS PROJECT SHALL BE CONSIDERED AS PRIVATE ROADS AND ASSOCIATED RIGHTS-OF-WAY SHOWN ON THIS PLAN SHALL BE A PRIVATE ACCESS AND OWNED, MAINTAINED OR SUPERVISED BY PICKENS COUNTY AND NOT CONSIDERED AS PUBLIC ROADS FOR THE PURPOSES OF PICKENS COUNTY. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MAINTENANCE BY PICKENS COUNTY AT THE TIME IN THE FUTURE UNLESS INDICATED TO A PUBLIC ROAD IN ACCORDANCE WITH COUNTY-APPROVED DEVELOPMENT STANDARDS.

- REQUIREMENTS FOR PHASE 2**
- ALL NEW LOTS IN PHASE 2 ARE TO HAVE SEWERAL ACCESS ONLY.
 - ALL NEW HOUSING UNITS SHALL BE 1.5 TO 2.0 ACRES.
 - WHERE A LOT IS TO BE REDEVELOPED OR RECONSTRUCTED, THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SEWERAL SERVICE TO THE LOT. EXCEPT WHERE OTHERWISE SHOWN, ALL SEWERAL SERVICES SHALL BE PROVIDED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SEWERAL SERVICE TO THE LOT. EXCEPT WHERE OTHERWISE SHOWN, ALL SEWERAL SERVICES SHALL BE PROVIDED BY THE OWNER.
 - ALL NEW HOUSING UNITS SHALL BE 1.5 TO 2.0 ACRES AND HAVE ALL IN PLACE AS OF RECEIPT.
- NOTES AS TO PHASE 2**
- PICKENS COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY UTILITIES FROM EXISTING UTILITIES AND MAINTENANCE OF UTILITIES IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SEWERAL SERVICE TO THE LOT. EXCEPT WHERE OTHERWISE SHOWN, ALL SEWERAL SERVICES SHALL BE PROVIDED BY THE OWNER.
 - ALL UTILITIES SHOWN ON THIS PLAN SHALL BE CONSIDERED AS PRIVATE UTILITIES AND NOT CONSIDERED AS PUBLIC UTILITIES FOR THE PURPOSES OF PICKENS COUNTY.

OWNER'S CERTIFICATE

STATE OF SOUTH CAROLINA
 COUNTY OF PICKENS

I, the undersigned, certify that I am the sole and legal owner of the land shown on this plan and that the same meets all applicable requirements of the PICKENS COUNTY UNIFIED DEVELOPMENT STANDARDS (UDS).

[Signature]
 DATE: 6/23/22

[Signature]
 DATE: 6/23/22

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

ALL REQUIREMENTS OF THE PICKENS COUNTY UNIFIED DEVELOPMENT STANDARDS (UDS) HAVING BEEN SATISFIED AS BEING FULFILLED BY THIS PLAT, THE UNDERSIGNED AGREE UNDER THE PROVISIONS OF THE UNIFIED DEVELOPMENT STANDARDS (UDS) TO MAINTAIN AND GUARANTEE BY THE OWNER FOR THE TERM OF THIS APPROVAL. THIS APPROVAL RECORDS THE RECEIPT OF APPROPRIATE SAFETY BY PICKENS COUNTY TO ASSURE THE COMPLETION AND MAINTENANCE OF ALL PUBLIC INFRASTRUCTURE APPLICABLE TO THIS SUBDIVISION.

[Signature]
 DATE: 6/23/22

PHASE 2 DATA TABLES

LOT #	AREA (SQ FT)	AREA (AC)	PERCENTAGE
130	10,000	0.23	1.6%
131	10,000	0.23	1.6%
132	10,000	0.23	1.6%
133	10,000	0.23	1.6%
134	10,000	0.23	1.6%
135	10,000	0.23	1.6%
136	10,000	0.23	1.6%
137	10,000	0.23	1.6%
138	10,000	0.23	1.6%
139	10,000	0.23	1.6%
140	10,000	0.23	1.6%
141	10,000	0.23	1.6%
142	10,000	0.23	1.6%
143	10,000	0.23	1.6%
144	10,000	0.23	1.6%
145	10,000	0.23	1.6%
146	10,000	0.23	1.6%
147	10,000	0.23	1.6%
148	10,000	0.23	1.6%
149	10,000	0.23	1.6%
150	10,000	0.23	1.6%
151	10,000	0.23	1.6%
152	10,000	0.23	1.6%
153	10,000	0.23	1.6%
154	10,000	0.23	1.6%
155	10,000	0.23	1.6%
156	10,000	0.23	1.6%
157	10,000	0.23	1.6%
158	10,000	0.23	1.6%
159	10,000	0.23	1.6%
160	10,000	0.23	1.6%
161	10,000	0.23	1.6%
162	10,000	0.23	1.6%
163	10,000	0.23	1.6%
164	10,000	0.23	1.6%
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166	10,000	0.23	1.6%
167	10,000	0.23	1.6%
168	10,000	0.23	1.6%
169	10,000	0.23	1.6%
170	10,000	0.23	1.6%
171	10,000	0.23	1.6%
172	10,000	0.23	1.6%
173	10,000	0.23	1.6%
174	10,000	0.23	1.6%
175	10,000	0.23	1.6%
176	10,000	0.23	1.6%
177	10,000	0.23	1.6%
178	10,000	0.23	1.6%
179	10,000	0.23	1.6%
180	10,000	0.23	1.6%
181	10,000	0.23	1.6%
182	10,000	0.23	1.6%
183	10,000	0.23	1.6%
184	10,000	0.23	1.6%
185	10,000	0.23	1.6%

FINAL PLAT - PHASE 2

THE GRANGE SUBDIVISION

CHAPMAN HILL, 123
 PICKENS COUNTY, SOUTH CAROLINA
 DATE: 6/23/22

JAY DUNN Land Surveyor
 Professional Seal No. 24276
 State of South Carolina
 Date: 6/23/22

SURVEYOR'S CERTIFICATE OF ACCURACY

I hereby certify that the land in this plat has been surveyed and shown in accordance with the requirements of the Uniform Land Use Planning Act and the provisions of the South Carolina Code of Laws, Title 46, Chapter 10, Section 46-10-100.

Scale: 1" = 50'

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: 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:

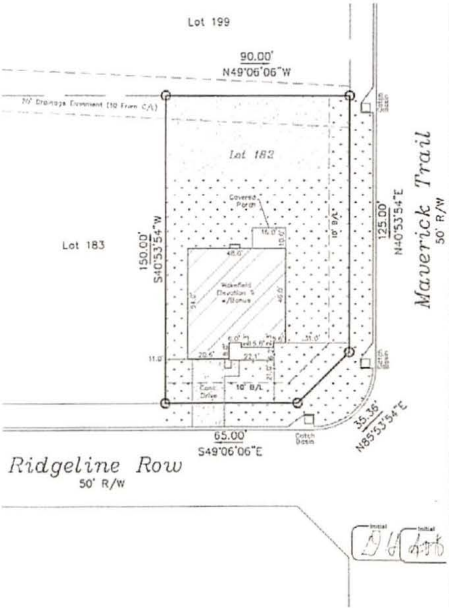
Petition received by _____, Date _____
Description and Ownership verified by _____, Date _____
Recommendation _____

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 ACCESSOR LOTS 1&2: 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 STOPSMAN 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/L. LOTS 2&1&1&2&3: ANY DRAINAGE EASEMENTS ASSOCIATED WITH THESE TOWNHOME 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.
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- 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.

218449

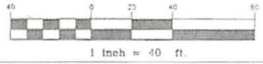


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

Date of Survey: April 3, 2024

Date of Last Revision:

Tax Map: 4064-00-54-7089



NOT A RECORDABLE SURVEY



S.C. REG. NO.
17933

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 plat 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.

NOTHING BEHIND AND NOT TO SCALE UNLESS NOTED BY SURVEYOR'S LOCATION OF WELLS

LOT 182 CALCULATIONS	Area
Driveway	272.50
Front Porch	150.50
Square Footage	160.50
Total	583.50

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 _____

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 _____

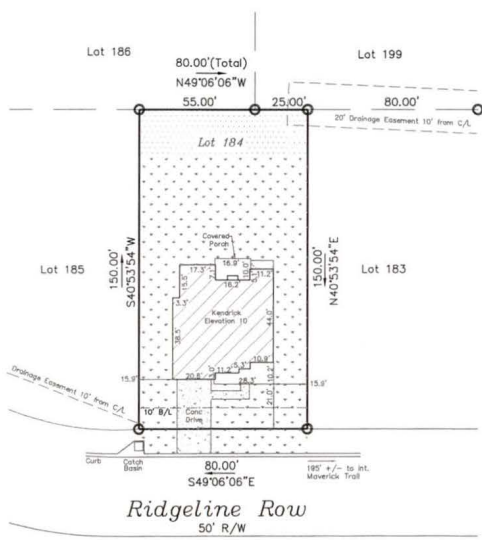
Description and Ownership verified by _____, Date _____

Recommendation _____

By: _____, Date _____

Lot 184
Area=0.28 Acres

THIS PLAT IS FOR REVIEW ONLY

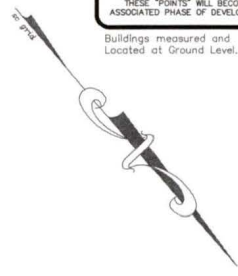


This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

Surveyor's Notes:

- 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.
- 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 1-23, 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.
- 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 (PPS-IRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-01-2021.
- 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.

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
Soil	7,756 SF
Front Porch	213 SF
Concrete Patio	43 SF
Covered Porch	150 SF
Items	1,620 SF

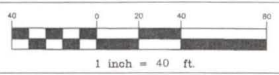


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

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:

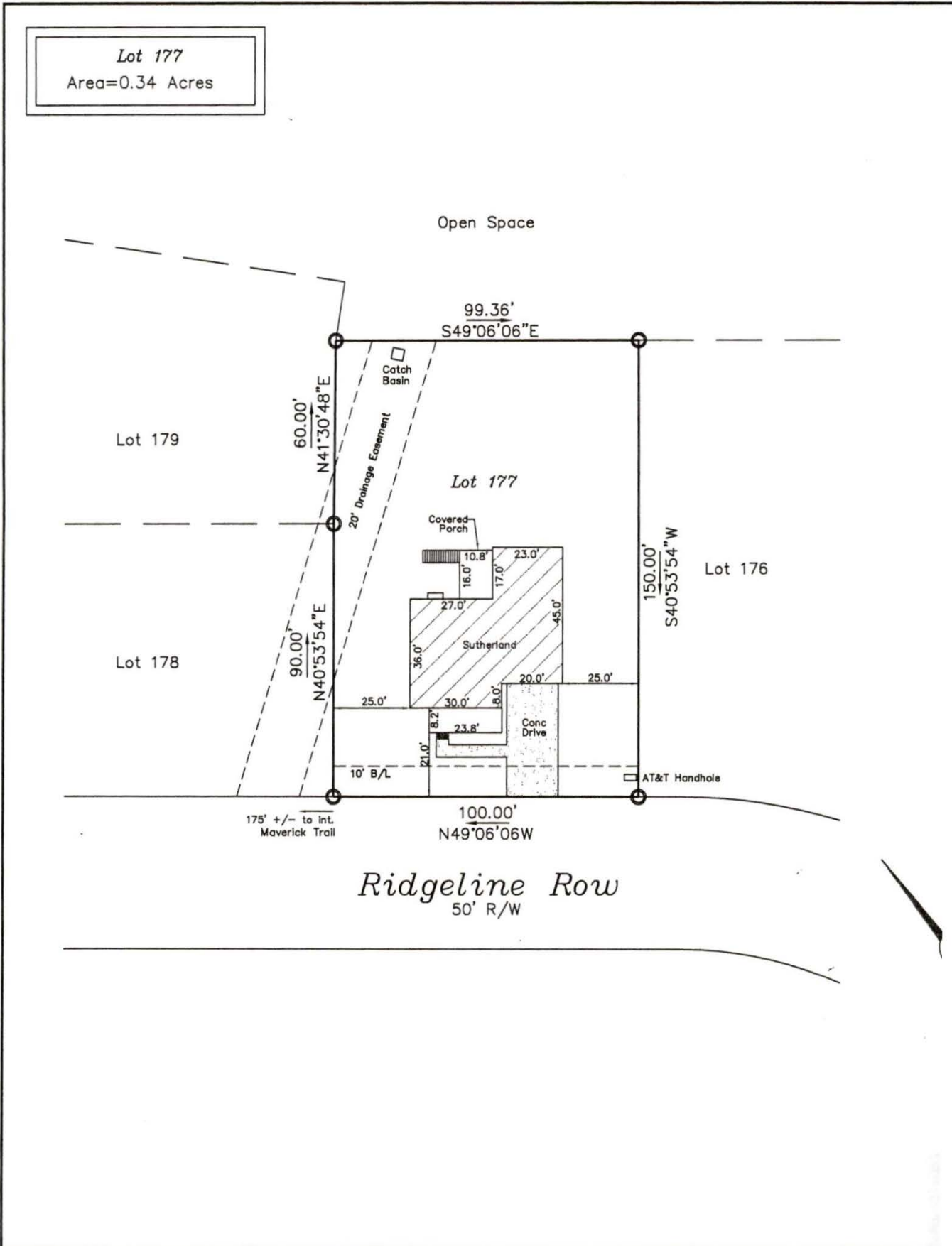
Petition received by _____, Date _____

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 EASMENTS 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.

Buildings measured and
Located at Ground Level.

218449

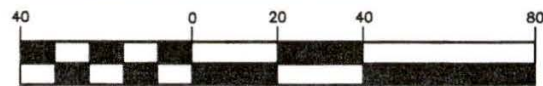


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

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 74-136: 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 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 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

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
Stair	10,014 SF
Front Porch	249 SF
Covered Porch	150 SF
Item	6,171 SF

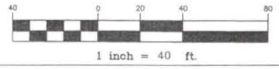


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

Date of Survey: June 15, 2023

Date of Last Revision:

Tax Map: 4064-00-53-9973



NOT A RECORDABLE SURVEY



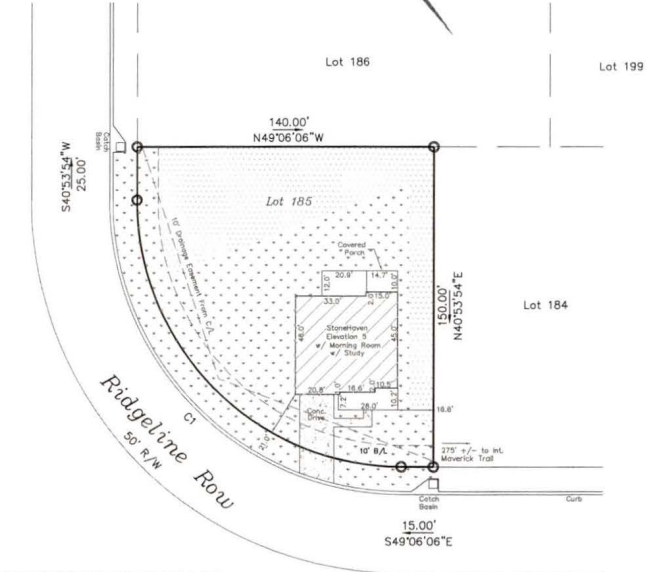
S.C. REG. NO. 17933

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



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 2829 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:

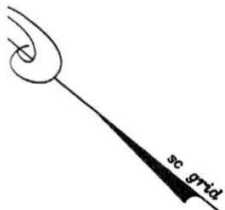
Petition received by Stacy Brogan, Date 6/27/25
Description and Ownership verified by _____, Date _____
Recommendation _____

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

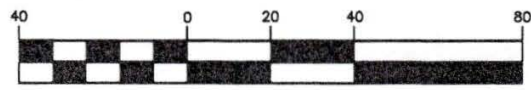


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

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

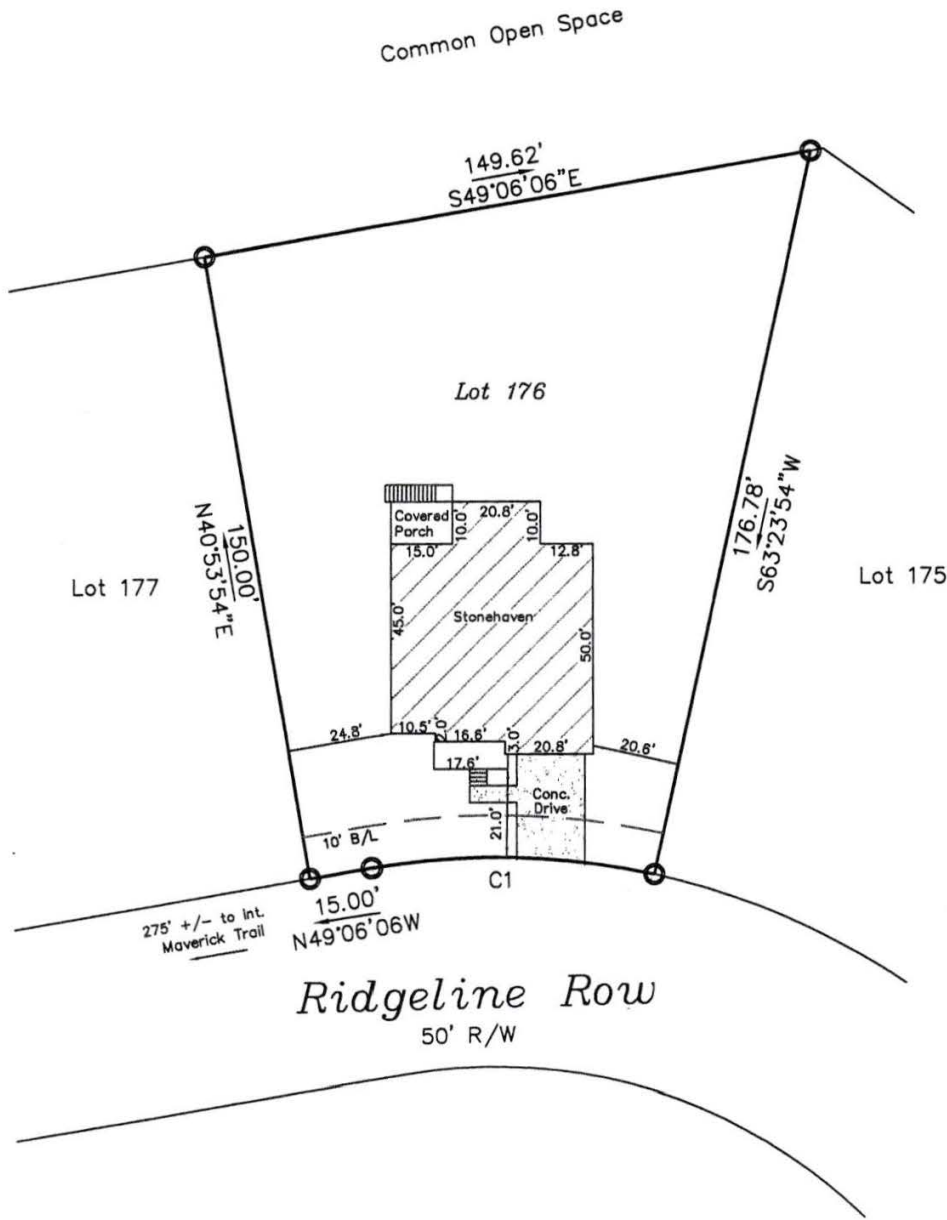
Survey for
Michael Winston &
Zchonae Monique Krauss

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

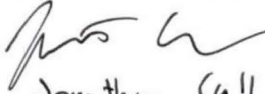
TMS#: 4064-00-53-8895


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

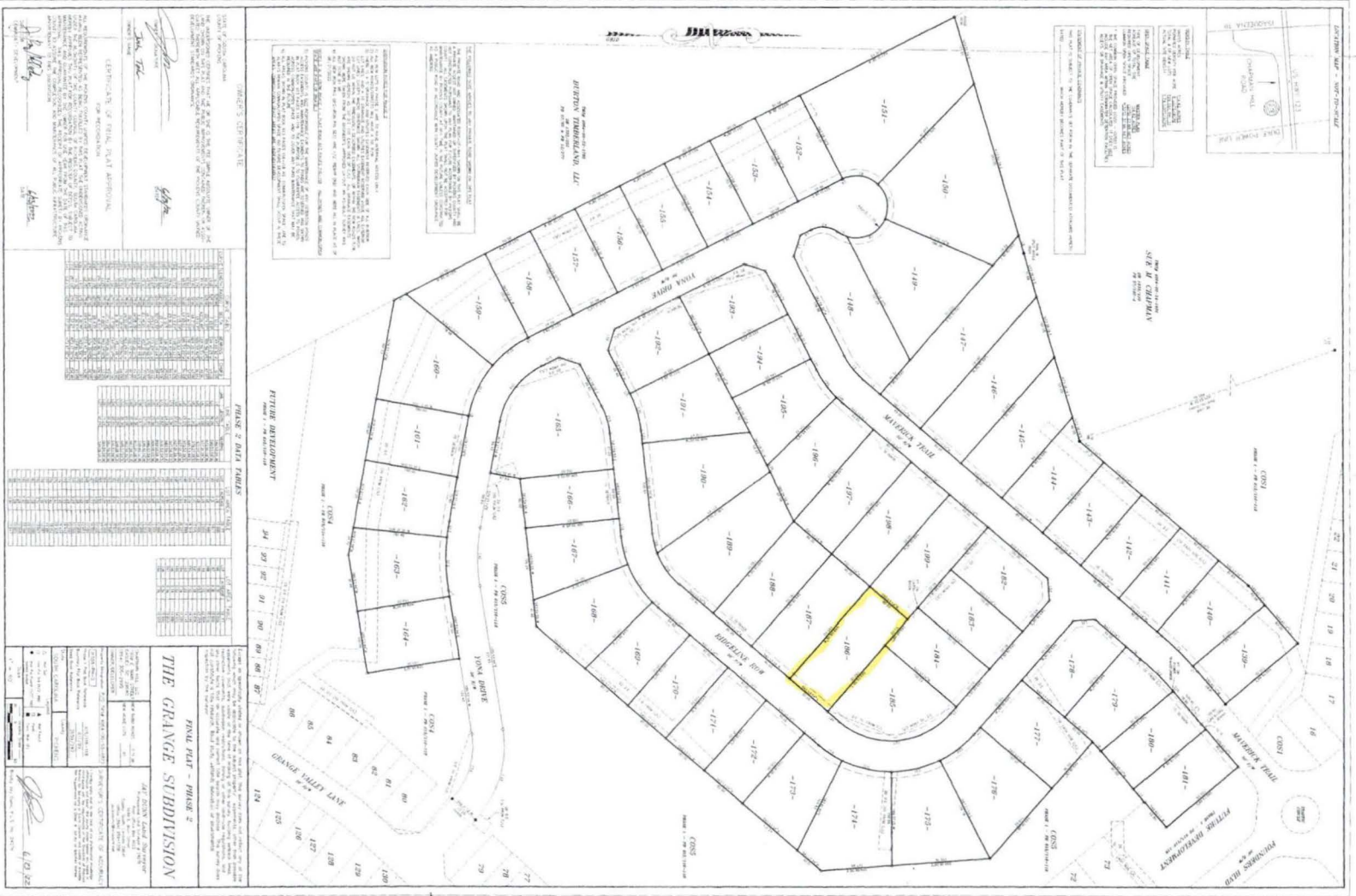
=====
For City Use:

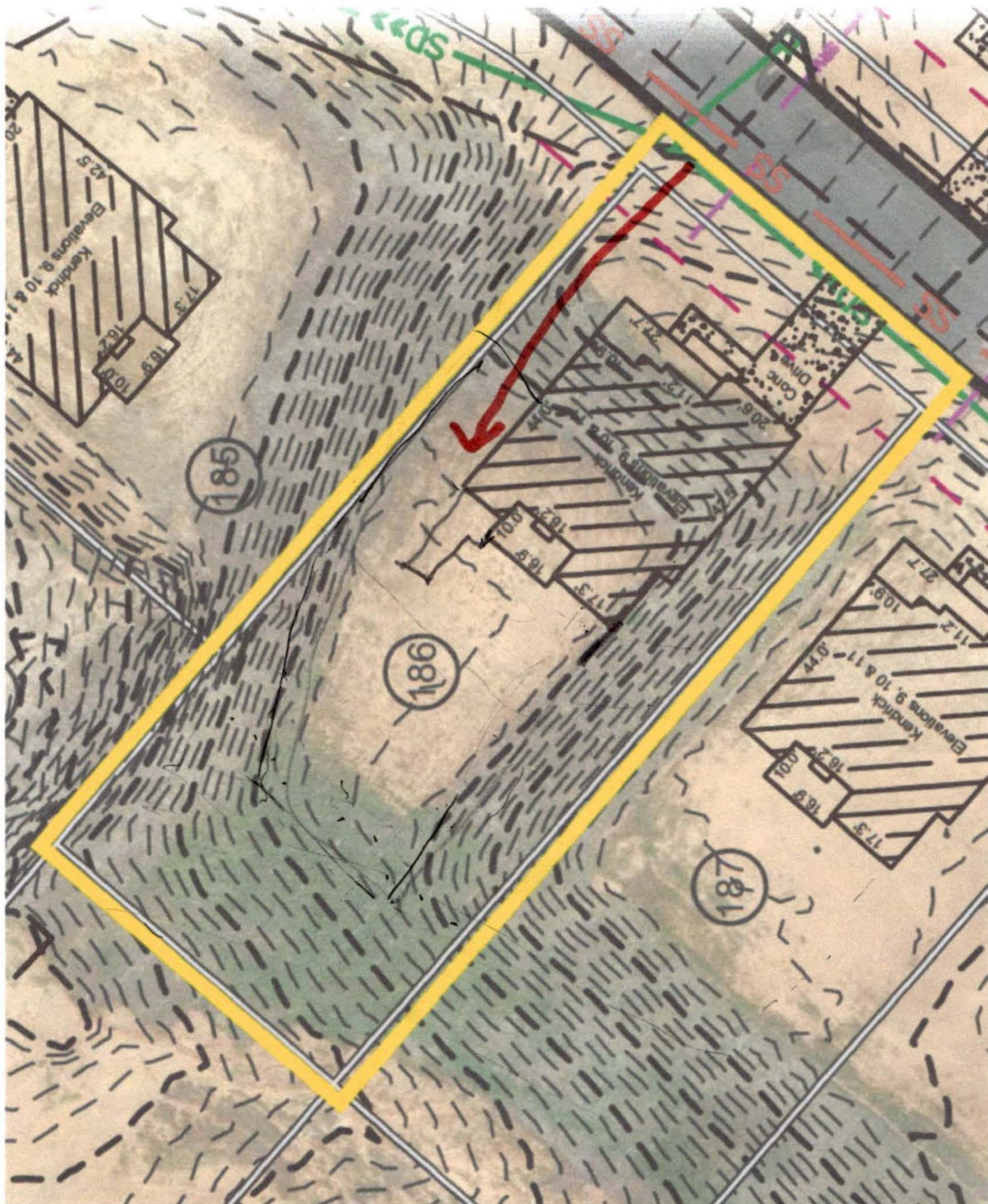
Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation _____

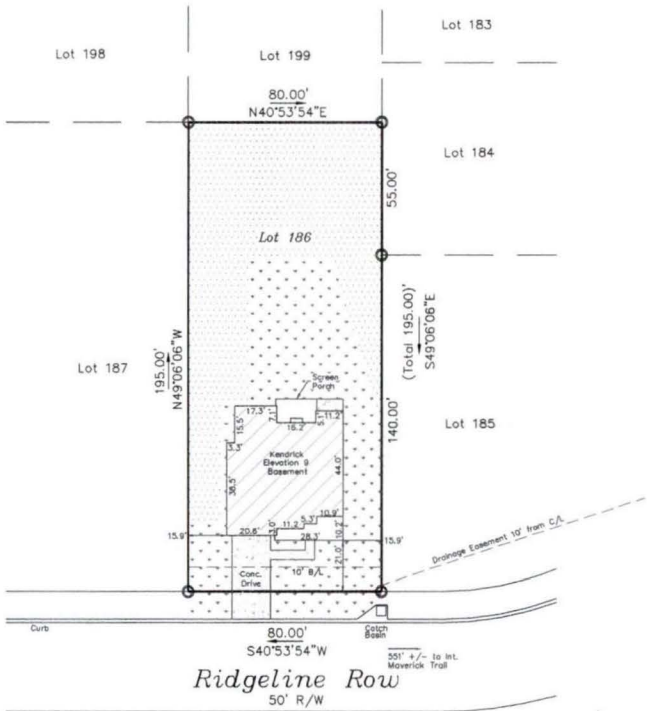
By: _____, Date _____





Lot 186
Area=0.36 Acres

THIS PLAT IS FOR REVIEW 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:

- 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 ACCESSSES, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. **SEE NOTE REQUIRED BY PICKENS COUNTY (SHEET 1) REGARDING PRIVATE ACCESSSES.** 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.
- 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 HERE IN PLACE AS OF 09-01-2021.
- 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

Buildings measured and Located at Ground Level.

NOTE: DRIVE, SIDEWALK, AND 20' CALCULATIONS ARE FROM THE APPROPRIATE LOCATIONS OF 80'

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

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

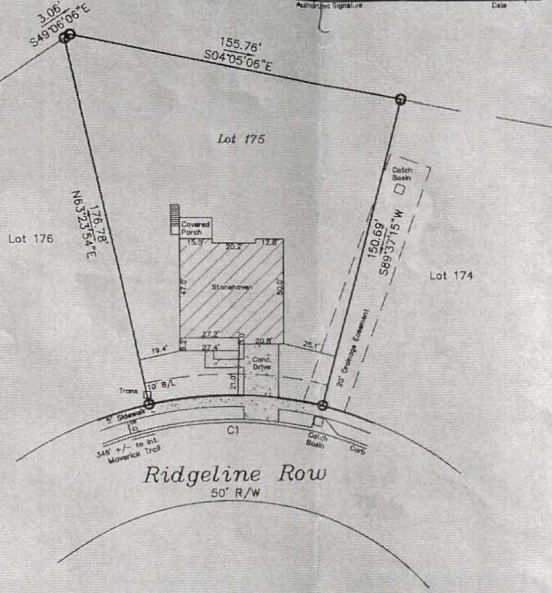
File # REF-000292-2024

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'

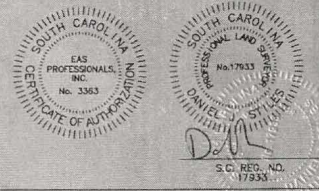
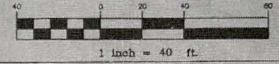
Surveyor's Notes:

- 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.
- SETBACKS:
FRONT: _____
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. 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/A'S. LOTS 24-28: 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-BRON PIN SET) ARE 1/2" REBAR (RB) AND WERE IN PLACE AS OF 09-07-2021.
- 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.



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

Ins # 202406365 DocType: PLAT Page 1 of 1
BKP-620 PG-135 06/24/2024 at 03:16:32 PM
PLAT REGISTERED AT THE 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:

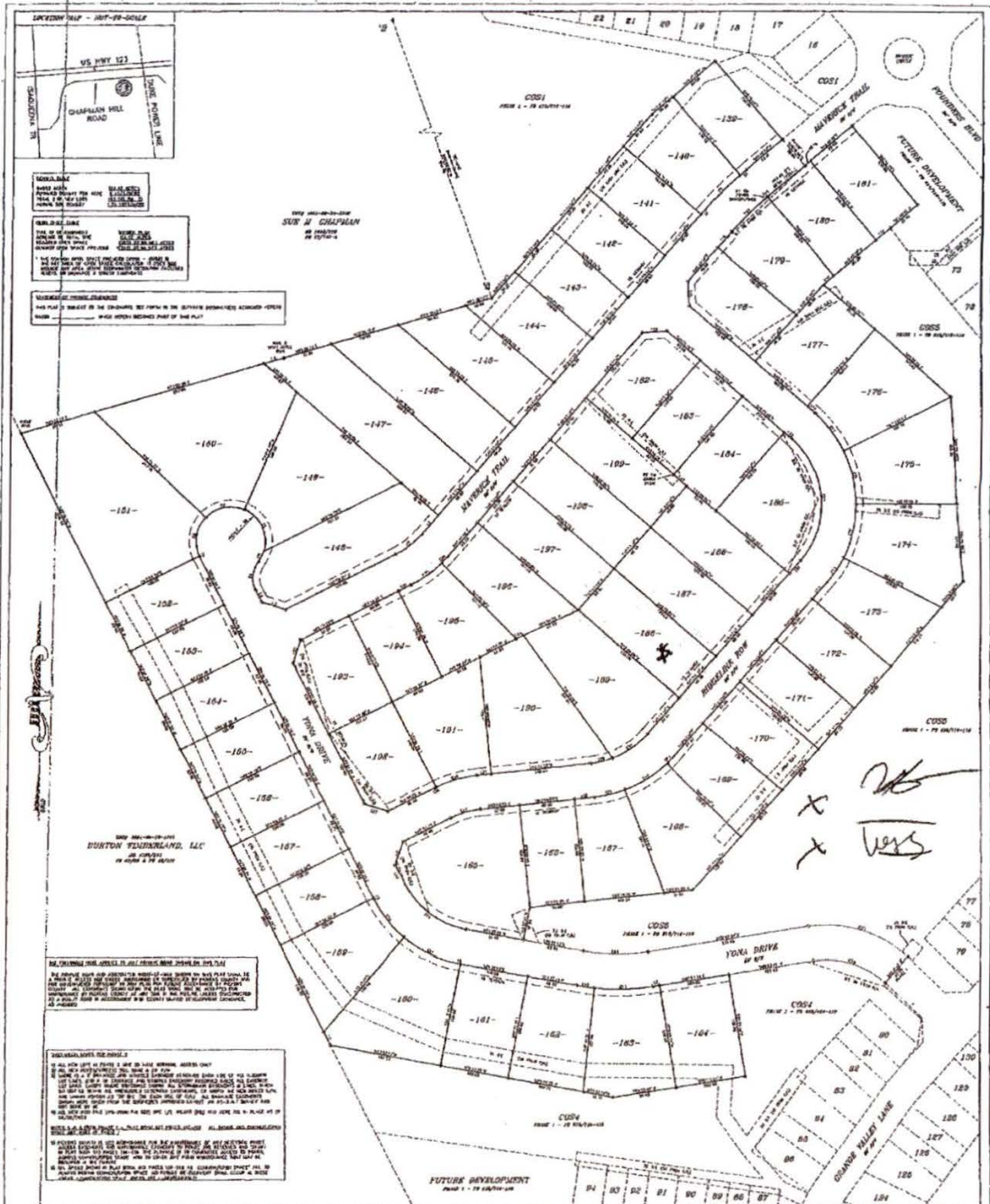
	12-10-24
<u>where Sam</u>	12/10/24

=====

For City Use:

Petition received by _____, Date _____
Description and Ownership verified by _____, Date _____
Recommendation _____

By: _____, Date _____



NOTICE
 THIS PLAN IS SUBJECT TO THE EXISTING SET POINTS IN THE SURVEYED ADJACENT RECORDS HEREIN WHICH WOULD BECOME PART OF THIS PLAN.

THE GRANAGE THIS APPLICABLE TO ALL RECORDS HEREIN ON THIS PLAN
 ALL RECORDS OF THIS PLAN ARE SUBJECT TO THE EXISTING SET POINTS IN THE SURVEYED ADJACENT RECORDS HEREIN WHICH WOULD BECOME PART OF THIS PLAN.

DEVELOPER'S CERTIFICATE
 I, the undersigned, being duly sworn, hereby certify that the information furnished herein 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.

OWNER'S CERTIFICATE
 I, the undersigned, being duly sworn, hereby certify that the information furnished herein 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.

PHASE 2 DATA TABLES

LOT	AREA	PERCENTAGE	ADJACENT RECORDS
1
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FINAL PLAT - PHASE 2
THE GRANGE SUBDIVISION

OWNER'S CERTIFICATE OF ACCURACY
 I, the undersigned, being duly sworn, hereby certify that the information furnished herein 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: 4/24/2022
 SURVEYOR: PAUL MONTGOMERY

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:

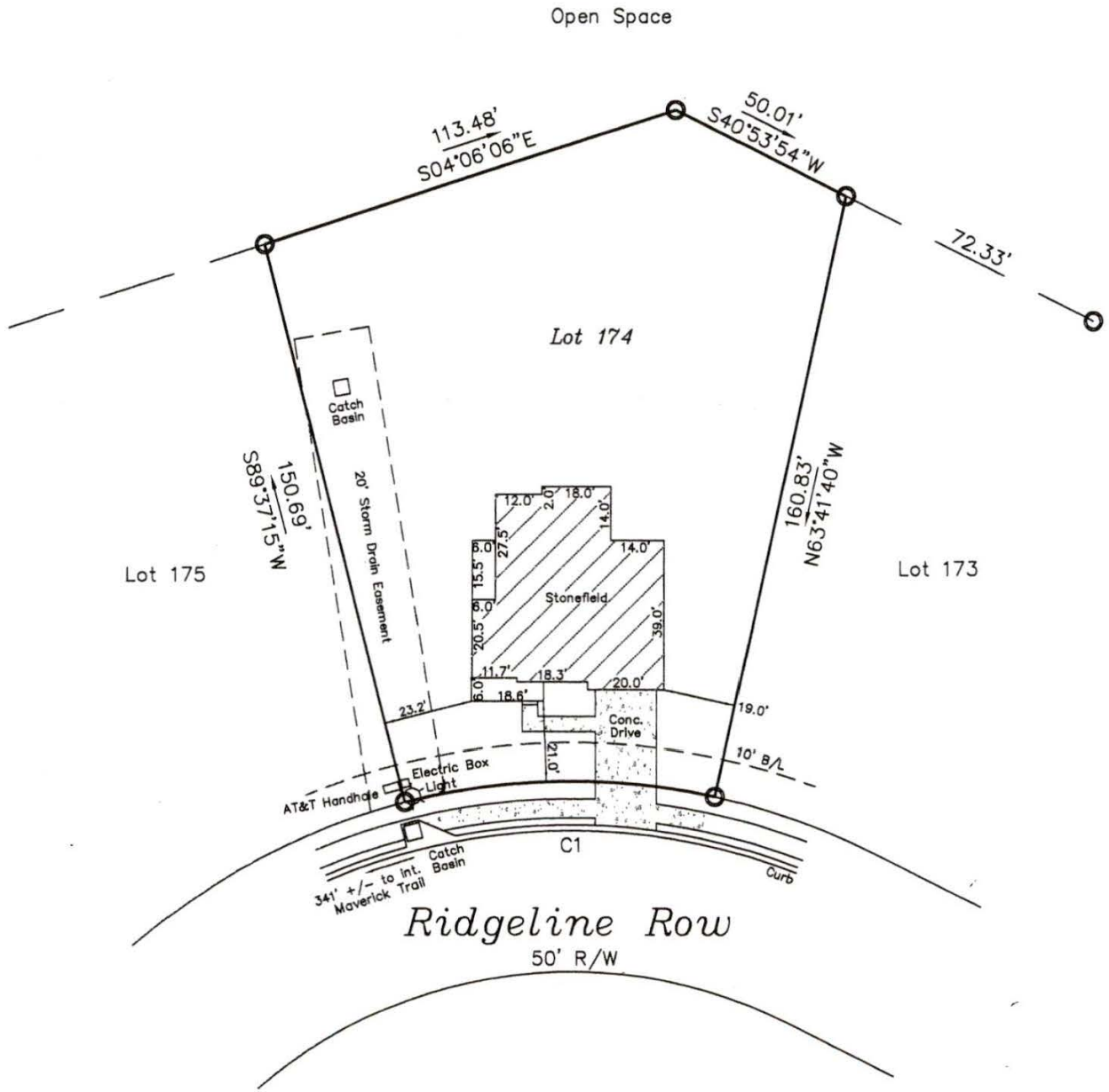
Petition received by _____, Date _____

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 _____



FIRMER'S CERTIFICATE

I, the undersigned, certify that I am the owner of the above described premises and that I have the right to dispose of the same as I see fit.

John T. ...

PHASE 2 DATA TABLES

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
101
102
103
104
105
106
107
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109
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FINAL PLAT - PHASE 2

THE GRANGE SUBDIVISION

CHAPMAN REAL ESTATE, INC. 1000 N. ...
 JAY DEAN LAND SURVEYORS, INC. 1000 N. ...

SURVEYOR'S CERTIFICATE OF ACCURACY

I, the undersigned, certify that I am a duly licensed and qualified land surveyor and that I have surveyed the above described premises in accordance with the provisions of the laws of the State of Missouri and that the same are correctly and accurately shown on this plat.

Jay Dean

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 _____



LOCATION MAP - NOT TO SCALE

US HWY 123
CHAPMAN HILL ROAD
EAST TOWN, OHIO

PROJ. INFO
PROJECT NO. 2018-001
DATE: 06/12/2018
SCALE: AS SHOWN

DESIGNED BY
JAY BROWN LAND SURVEYORS
10000 W. STATE ST., SUITE 100
COLUMBUS, OHIO 43240
TEL: 614-291-1234
WWW.JAYBROWNSURVEYORS.COM

DATE OF FIELD SURVEY
2018.05.15

DATE OF FINAL PLAN
2018.06.12

DATE OF RECORDATION
2018.06.12

OWNER'S CERTIFICATE
THIS PLAN IS PREPARED BY THE SURVEYOR SET FORTH IN THE CERTIFICATE OF SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land described in the above certificate of survey, do hereby certify that the same is a true and correct copy of the original as recorded in the public records of the State of Ohio.

DATE OF FIELD SURVEY
2018.05.15

DATE OF FINAL PLAN
2018.06.12

DATE OF RECORDATION
2018.06.12

OWNER'S SIGNATURE
[Signature]

OWNER'S NAME
BURTON TIMBERLAND, LLC

PHASE 2 DATA TABLES

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
131	10,500	0.15
132	11,200	0.16
133	12,800	0.18
134	13,500	0.19
135	14,200	0.20
136	15,000	0.21
137	15,800	0.22
138	16,500	0.23
139	17,200	0.24
140	18,000	0.25
141	18,800	0.26
142	19,500	0.27
143	20,200	0.28
144	21,000	0.29
145	21,800	0.30
146	22,500	0.31
147	23,200	0.32
148	24,000	0.33
149	24,800	0.34
150	25,500	0.35
151	26,200	0.36
152	27,000	0.37
153	27,800	0.38
154	28,500	0.39
155	29,200	0.40
156	30,000	0.41
157	30,800	0.42
158	31,500	0.43
159	32,200	0.44
160	33,000	0.45
161	33,800	0.46
162	34,500	0.47
163	35,200	0.48
164	36,000	0.49

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land described in the above certificate of survey, do hereby certify that the same is a true and correct copy of the original as recorded in the public records of the State of Ohio.

DATE OF FIELD SURVEY
2018.05.15

DATE OF FINAL PLAN
2018.06.12

DATE OF RECORDATION
2018.06.12

OWNER'S SIGNATURE
[Signature]

OWNER'S NAME
BURTON TIMBERLAND, LLC

PHASE 2 DATA TABLES

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
131	10,500	0.15
132	11,200	0.16
133	12,800	0.18
134	13,500	0.19
135	14,200	0.20
136	15,000	0.21
137	15,800	0.22
138	16,500	0.23
139	17,200	0.24
140	18,000	0.25
141	18,800	0.26
142	19,500	0.27
143	20,200	0.28
144	21,000	0.29
145	21,800	0.30
146	22,500	0.31
147	23,200	0.32
148	24,000	0.33
149	24,800	0.34
150	25,500	0.35
151	26,200	0.36
152	27,000	0.37
153	27,800	0.38
154	28,500	0.39
155	29,200	0.40
156	30,000	0.41
157	30,800	0.42
158	31,500	0.43
159	32,200	0.44
160	33,000	0.45
161	33,800	0.46
162	34,500	0.47
163	35,200	0.48
164	36,000	0.49

FINAL PLAT - PHASE 2

THE GRANGE SUBDIVISION

JAY BROWN LAND SURVEYORS
10000 W. STATE ST., SUITE 100
COLUMBUS, OHIO 43240
TEL: 614-291-1234
WWW.JAYBROWNSURVEYORS.COM

DATE OF FIELD SURVEY
2018.05.15

DATE OF FINAL PLAN
2018.06.12

DATE OF RECORDATION
2018.06.12

OWNER'S SIGNATURE
[Signature]

OWNER'S NAME
BURTON TIMBERLAND, LLC

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

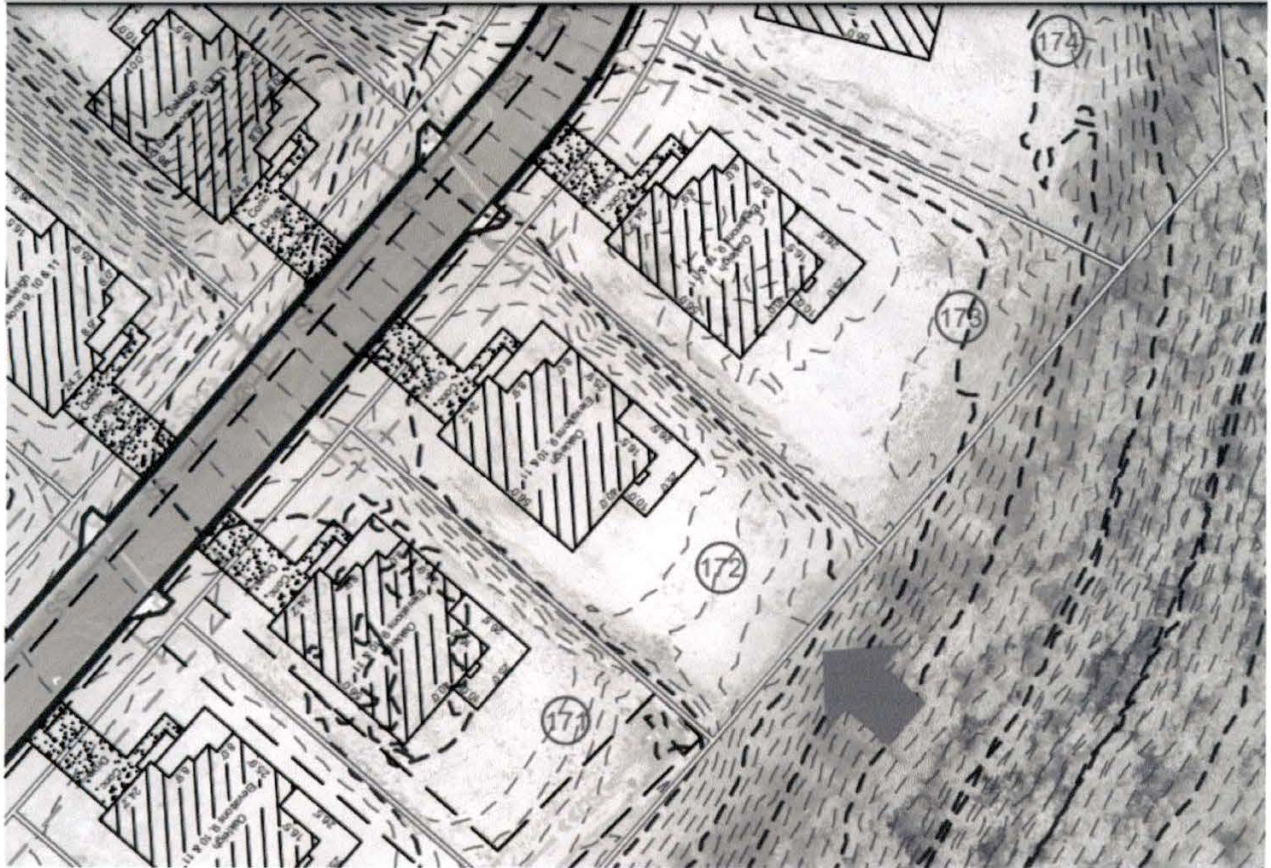
For City Use:

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:

Ant Kelly
2019 Crystal Bay Ct
Seneca, S.C. 29672

Jim & Delmar
2019 Crystal Bay Ct
Seneca, SC 29672

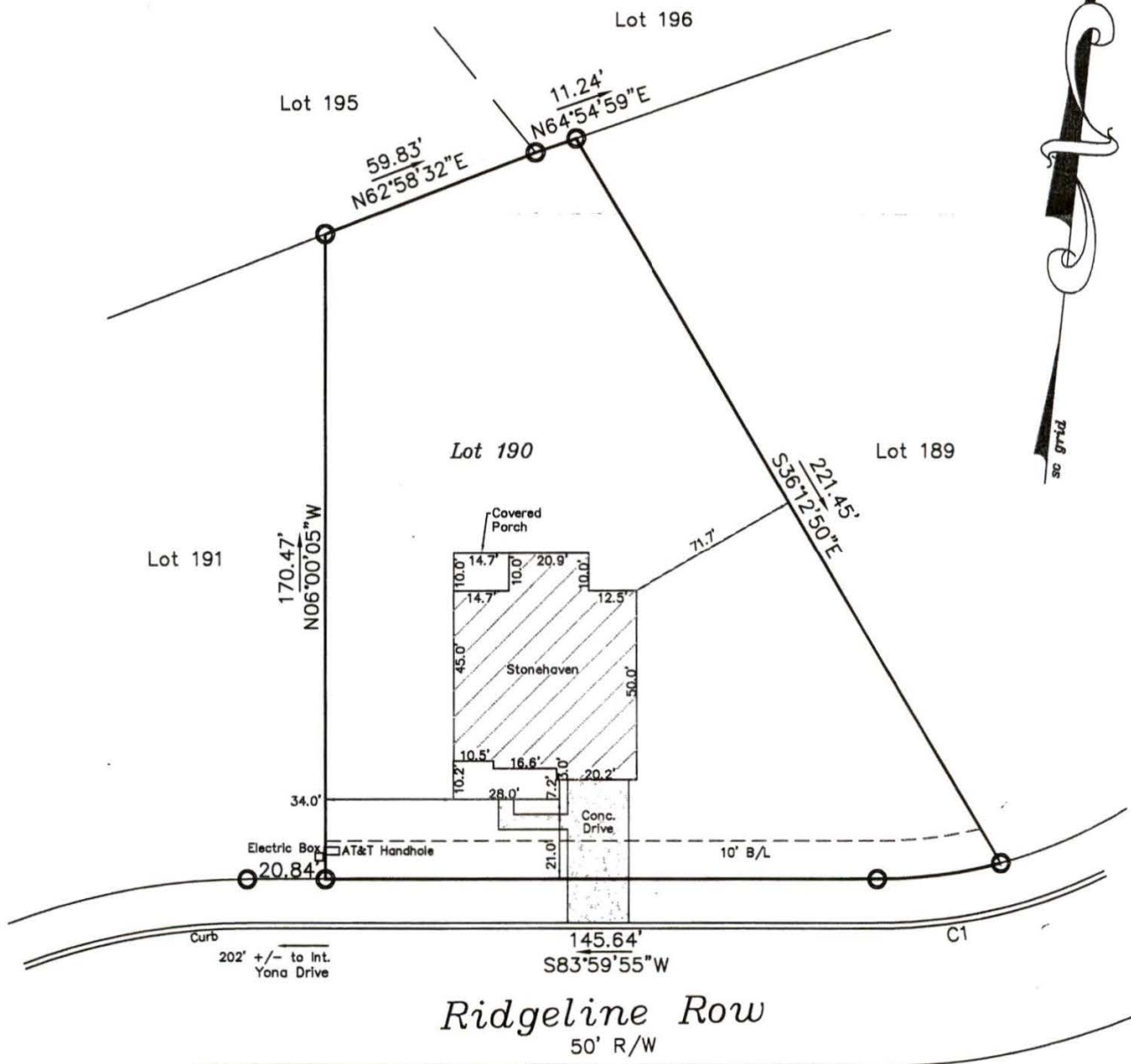
=====
For City Use:

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

=====

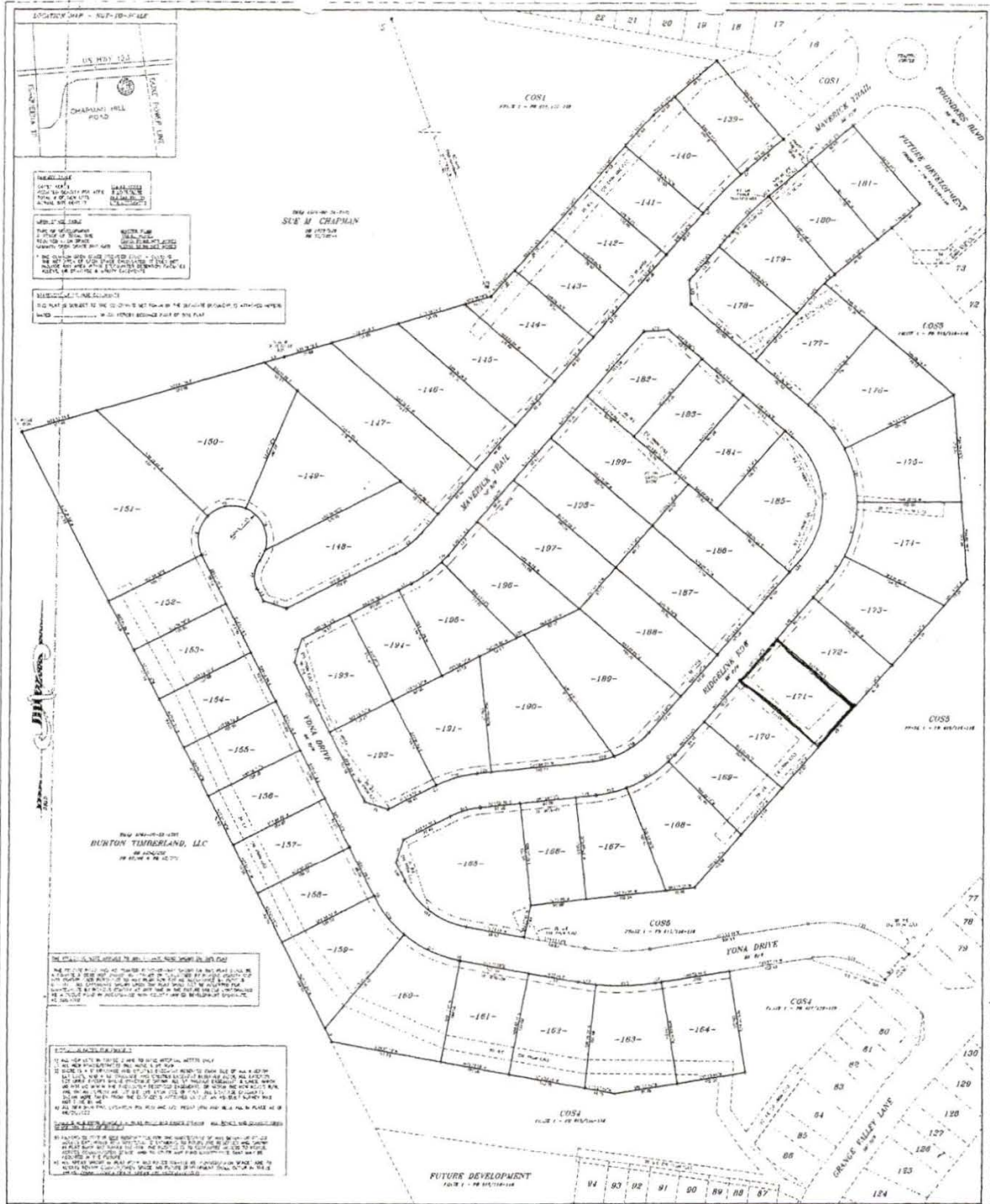
For City Use:

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 APPROVED BY THE COURT AND IS TO BE CONSIDERED PART OF THIS PLAT.

NOTICE
 THE STATE OF MISSOURI HAS A STATUTE WHICH PROVIDES THAT ANY PLAT WHICH IS NOT RECORDED WITHIN THE TIME SPECIFIED IN SAID STATUTE SHALL BE VOID AS TO THE UNRECORDED PORTION.

NOTICE
 THE STATE OF MISSOURI HAS A STATUTE WHICH PROVIDES THAT ANY PLAT WHICH IS NOT RECORDED WITHIN THE TIME SPECIFIED IN SAID STATUTE SHALL BE VOID AS TO THE UNRECORDED PORTION.

OWNER'S CERTIFICATE
 I, the undersigned, declare that I am the owner of the property shown on this plat and that I have the right to make the same.

[Signature]
 John T. Cole
 OWNER

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%
108	10,000	1.00%
109	10,000	1.00%
110	10,000	1.00%
111	10,000	1.00%
112	10,000	1.00%
113	10,000	1.00%
114	10,000	1.00%
115	10,000	1.00%
116	10,000	1.00%
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118	10,000	1.00%
119	10,000	1.00%
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191	10,000	1.00%
192	10,000	1.00%
193	10,000	1.00%
194	10,000	1.00%
195	10,000	1.00%
196	10,000	1.00%
197	10,000	1.00%
198	10,000	1.00%
199	10,000	1.00%

FINAL PLAT - PHASE 2
THE GRANGE SUBDIVISION

PREPARED BY: JAY DUNN Land Services
 1000 N. 10th St., Suite 100
 Lincoln, MO 64601
 Phone: (417) 261-1111
 Fax: (417) 261-1112
 Email: jay@dunnland.com

DATE: 8/23/23

[Signature]
 JAY DUNN
 PREPARED BY

JR Cheryl Sharpe

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 _____

LOCATION MAP - NOT-TO-SCALE



QUANTITY TABLE
GROSS ACRES
NET ACRES
TOTAL # OF NEW LOTS
ACTUAL USE BENEFIT

OVERLAP TABLE
TYPE OF DEVELOPMENT
AVERAGE OF TOTAL USE
REQUIRED OPEN SPACE
COMMON OPEN SPACE PROVIDED

STATEMENT OF PRIVATE COVENANTS
THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO
DATED: _____ WHICH HERETO BECOMES PART OF THIS PLAT



BURTON TIMBERLAND, LLC
JOB 18752322
PB 16208 & PB 16207

THE COVENANTS, HEREIN APPLICABLE TO ANY PRIVATE ROAD, SHOWN ON THIS PLAT...
THE PRIVATE ROAD AND COVENANTS DESCRIBED HEREIN SHOWN ON THIS PLAT SHALL BE A PRIVATE ALLEYS NOT OWNED, MAINTAINED OR SUPERSEDED BY PENDING COUNTY AND NOT CONSIDERED SUBJECT TO ANY FUTURE ACCEPTANCE BY PENDING COUNTY...

- 1. ALL NEW LOTS IN PHASE 2 ARE TO HAVE SEPARATE ACCESS ONLY
2. ALL NEW DEVELOPMENT SHALL BE AT LEAST 20' FROM
3. LINES OF 2' WIDE AND 1/2' HIGH SHALL BE MAINTAINED...

OWNER'S CERTIFICATE
STATE OF SOUTH CAROLINA
COUNTY OF PICKENS
I, THE UNDERSIGNED, CERTIFY THAT I OR SHE IS THE TRUE, SIMPLE, SOLE AND LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT...

CERTIFICATE OF FINAL PLAT APPROVAL
FOR RECORDED
ALL REQUIREMENTS OF THE PICKENS COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE HAVING BEEN FULFILLED AS BEING FULFILLED BY THIS PLAT, THE UNDERSIGNED AGREE...

PHASE 2 DATA TABLES including CURVE TABLE, LINE TABLE, LOT AREA TABLE, and LOT AREA TABLE.

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 private easements that were outside of the lines of survey of this survey, historical setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose...

FINAL PLAT - PHASE 2
THE GRANGE SUBDIVISION

Surveyor information for JAY DUNN Land Surveyor, including contact details 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: 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:

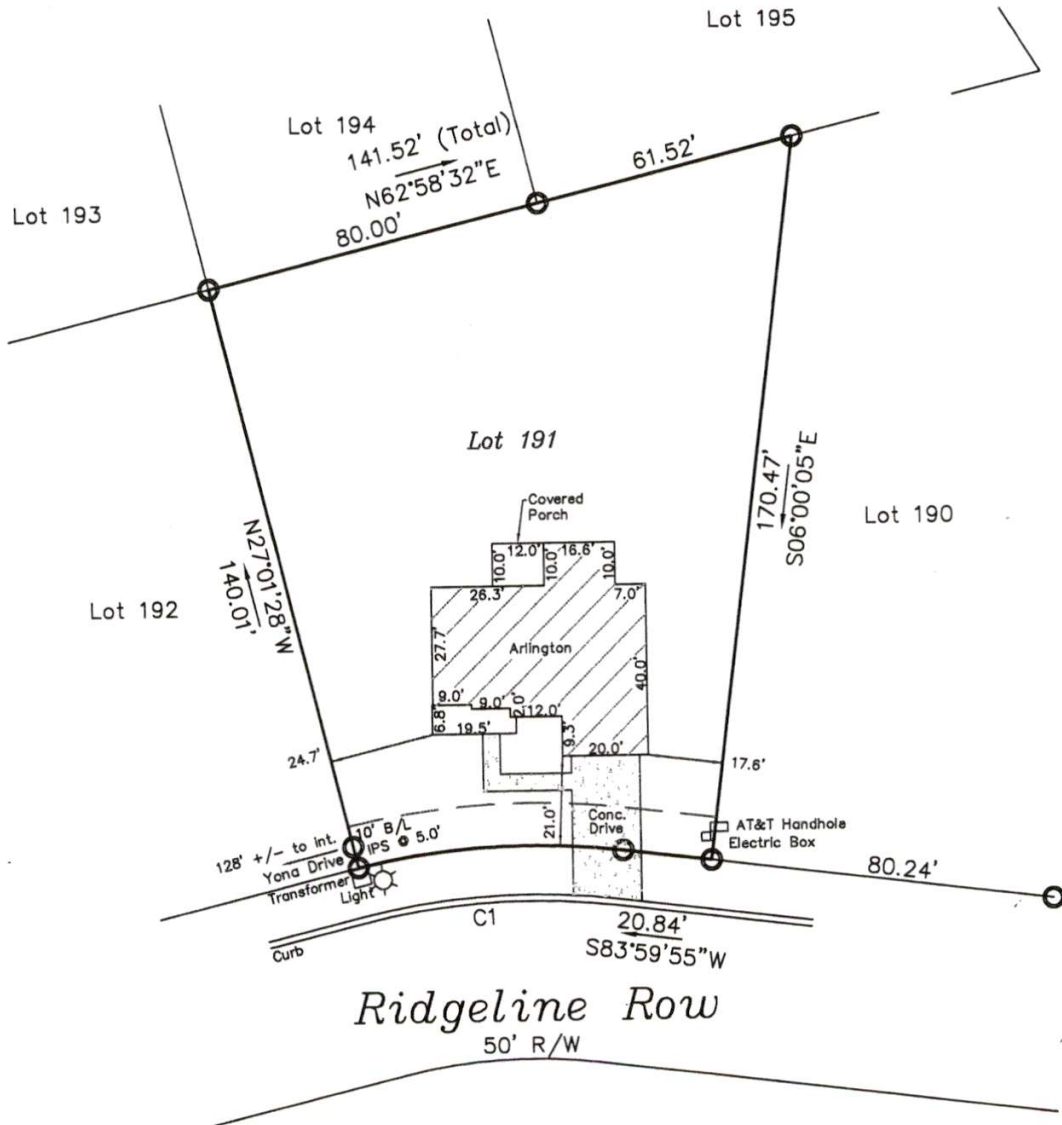
Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation _____

By: _____, Date _____

Buildings measured and
Located at Ground Level.



Lot 191
Area=0.38 Acres

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:

Alan Nichole Oswald Thompson, 135 Ridgeline Row, Central, SC 29630 7/10/25
Brian 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.

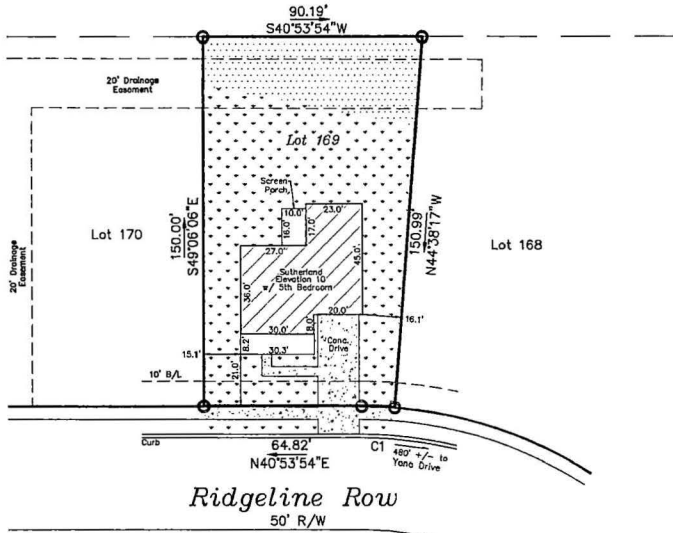
Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs or successors and assigns, forever. And, 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



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

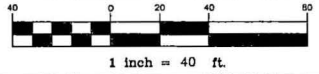


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

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:

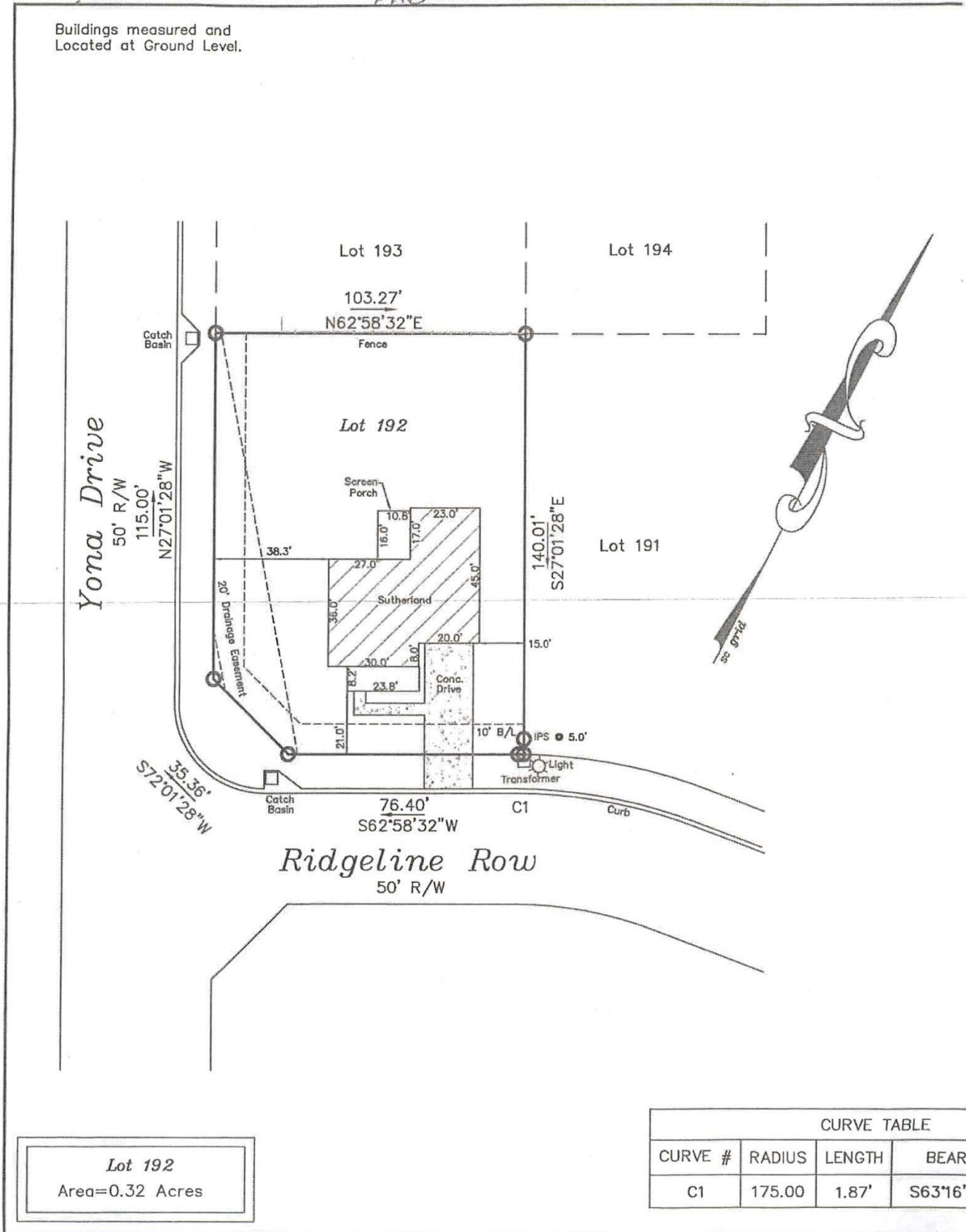
Kaye Bourret 4-8-2024
138 Ridgeline Row, Central, SC 29630
Tu Bourret 4-8-2024
138 Ridgeline Row, Central, SC 29630

=====
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

=====

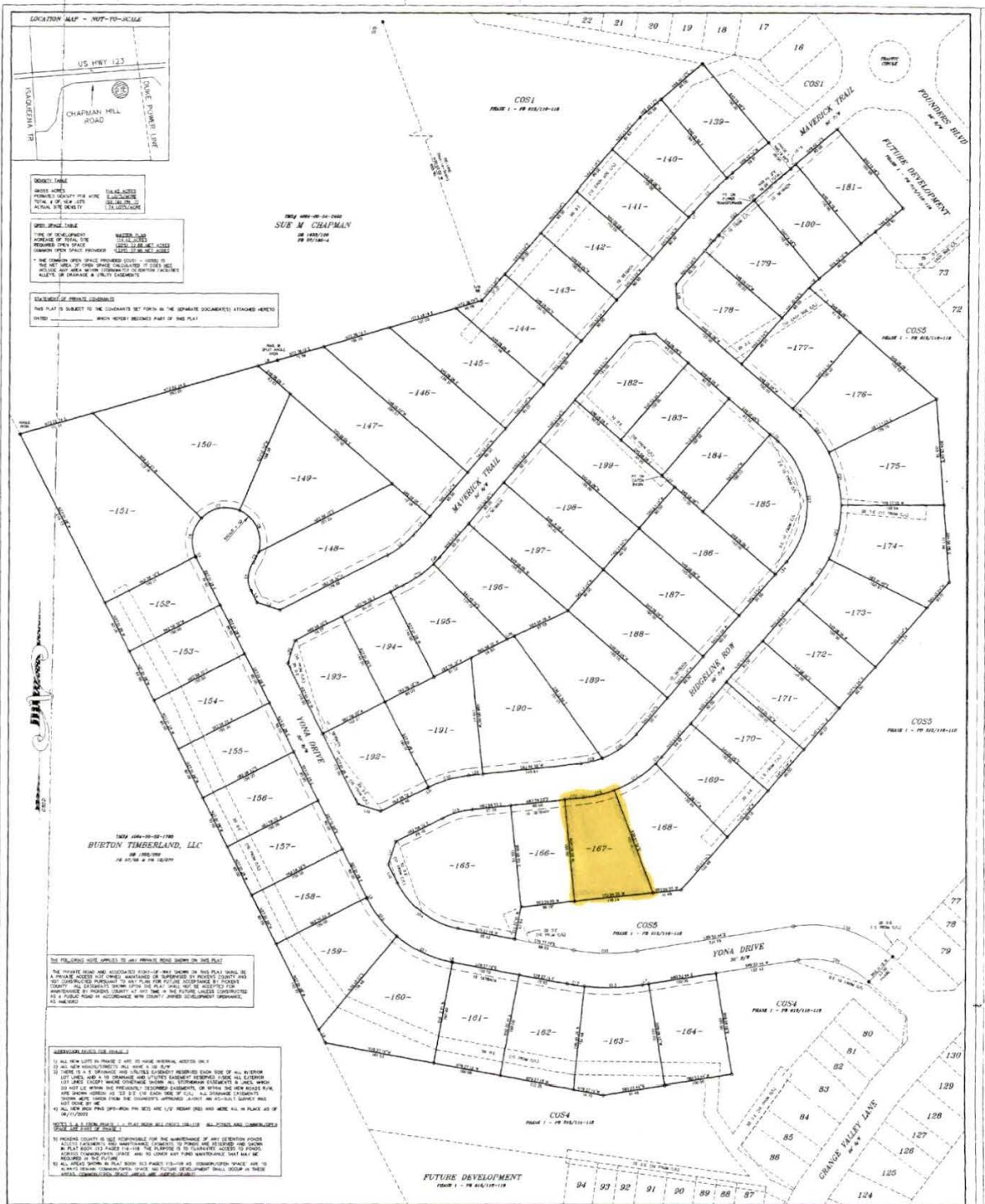
For City Use:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation _____

By: _____, Date _____



INDEX TABLE

OWNER'S NAME	TRACED AREA
PROPERTY ADDRESS	SECTION
TOWN & RANGE	RANGE
SECTION	SECTION

DESCRIPTION OF DEVELOPMENT

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO DATED _____ WHICH HEREBY BECOMES PART OF THIS PLAT

ADDITIONAL NOTES FOR PHASE 2

1. ALL NEW LOTS IN PHASE 2 ARE TO HAVE MINIMUM ACCESS TO R-1

2. ALL NEW LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

3. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

4. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

5. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

ADDITIONAL NOTES FOR PHASE 2

6. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY SEWERAGE PIPES

7. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

8. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

9. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

10. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

ADDITIONAL NOTES FOR PHASE 2

11. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

12. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

13. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

14. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

15. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

ADDITIONAL NOTES FOR PHASE 2

16. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

17. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

18. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

19. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

20. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

ADDITIONAL NOTES FOR PHASE 2

21. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

22. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

23. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

24. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

25. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

ADDITIONAL NOTES FOR PHASE 2

26. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

27. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

28. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

29. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

30. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

ADDITIONAL NOTES FOR PHASE 2

31. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

32. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

33. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

34. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

35. ALL LOTS TO BE DEVELOPED TO ALL UTILITIES TO BE PROVIDED

OWNER'S CERTIFICATE

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

I, **SUE M CHAPMAN**, do hereby certify that I am the true and lawful owner of the above described property and that the same is not subject to any liens or encumbrances other than those shown on the attached plat.

Signed: *Sue M Chapman*
Date: *6/13/22*

PHASE 2 DATA TABLES

LOT NO.	AREA (SQ FT)	PERCENTAGE
130	10,000	10.00%
131	10,000	10.00%
132	10,000	10.00%
133	10,000	10.00%
134	10,000	10.00%
135	10,000	10.00%
136	10,000	10.00%
137	10,000	10.00%
138	10,000	10.00%
139	10,000	10.00%
140	10,000	10.00%
141	10,000	10.00%
142	10,000	10.00%
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183	10,000	10.00%
184	10,000	10.00%
185	10,000	10.00%
186	10,000	10.00%
187	10,000	10.00%
188	10,000	10.00%

FINAL PLAT - PHASE 2

THE GRANGE SUBDIVISION

OWNER: **SUE M CHAPMAN**
ADDRESS: **1000 COSI ROAD, PICKENS, SC 29685**

PROPERTY DEVELOPER: **THE GRANGE DEVELOPMENT, LLC**
ADDRESS: **1000 COSI ROAD, PICKENS, SC 29685**

DATE: **6/13/22**

SURVEYOR'S CERTIFICATE OF ACCURACY

I, **JAY EDWIN LAND SURVEYOR**, do hereby certify that I am a duly licensed land surveyor in the State of South Carolina and that I have personally surveyed and measured the above described property and that the same is correctly shown on the attached plat.

Signed: *Jay Edwin 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 _____



MODEL HOME
 MODEL HOME
 MODEL HOME
 MODEL HOME

DEED SPACE TABLE
 DEED SPACE TABLE
 DEED SPACE TABLE
 DEED SPACE TABLE

MANAGEMENT OF TRAFFIC CONFLICTS
 THIS PLAT IS SUBJECT TO THE COMMENTS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO, DATED 6/23/22, WHICH HERETO BECOMES PART OF THIS PLAT.

THE FOLLOWING WERE APPLIED TO ALL PRIVATE ROAD SPACES ON THIS PLAT:
 THE PRIVATE ROAD AND ASSOCIATED ROAD-TO-Road SPACES ON THIS PLAT SHALL BE A PRIVATE ROAD AND SHALL BE MAINTAINED AS PRIVATE ROADS BY THE COUNTY AND COUNTY-OWNED UTILITIES SHALL BE MAINTAINED BY THE COUNTY. ALL EXISTING DRIVEWAYS ON THIS PLAT SHALL NOT BE ACCEPTED FOR CONVEYANCE BY PRIVATE COUNTY AT ANY TIME IN THE FUTURE UNLESS CONVEYED AS A PRIVATE ROAD IN ACCORDANCE WITH COUNTY UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 15.

RESOLUTIONS FOR PHASE 2:
 (1) ALL NEW UTILITIES SHALL BE TO BE INSTALLED WITHIN 180 DAYS OF THE DATE OF THIS PLAT.
 (2) ALL NEW UTILITIES SHALL BE INSTALLED WITHIN 180 DAYS OF THE DATE OF THIS PLAT.
 (3) ALL NEW UTILITIES SHALL BE INSTALLED WITHIN 180 DAYS OF THE DATE OF THIS PLAT.
 (4) ALL NEW UTILITIES SHALL BE INSTALLED WITHIN 180 DAYS OF THE DATE OF THIS PLAT.
 (5) ALL NEW UTILITIES SHALL BE INSTALLED WITHIN 180 DAYS OF THE DATE OF THIS PLAT.
 (6) ALL NEW UTILITIES SHALL BE INSTALLED WITHIN 180 DAYS OF THE DATE OF THIS PLAT.
 (7) ALL NEW UTILITIES SHALL BE INSTALLED WITHIN 180 DAYS OF THE DATE OF THIS PLAT.
 (8) ALL NEW UTILITIES SHALL BE INSTALLED WITHIN 180 DAYS OF THE DATE OF THIS PLAT.
 (9) ALL NEW UTILITIES SHALL BE INSTALLED WITHIN 180 DAYS OF THE DATE OF THIS PLAT.
 (10) ALL NEW UTILITIES SHALL BE INSTALLED WITHIN 180 DAYS OF THE DATE OF THIS PLAT.

OWNER'S CERTIFICATE
 STATE OF SOUTH CAROLINA
 COUNTY OF PICKENS
 I, the undersigned, certify that I am the owner of the above described land and that I have read and understand the contents of this plat and that I have approved the same and that I have executed this certificate in accordance with the provisions of the South Carolina Code of Laws, Title 26, Chapter 15, Section 26-15-100, and that I have executed this certificate in accordance with the provisions of the South Carolina Code of Laws, Title 26, Chapter 15, Section 26-15-100, and that I have executed this certificate in accordance with the provisions of the South Carolina Code of Laws, Title 26, Chapter 15, Section 26-15-100.

Jay Dunn
 Jay Dunn
 Owner's Name

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION
 ALL REQUIREMENTS OF THE PICKENS COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE, CHAPTER 15, AND THE PUBLIC INFRASTRUCTURE STANDARDS ORDINANCE, CHAPTER 16, HAVE BEEN MET BY THIS PLAT. THE SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PICKENS COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE, CHAPTER 15, AND THE PUBLIC INFRASTRUCTURE STANDARDS ORDINANCE, CHAPTER 16. I, the undersigned, certify that I am the owner of the above described land and that I have read and understand the contents of this plat and that I have approved the same and that I have executed this certificate in accordance with the provisions of the South Carolina Code of Laws, Title 26, Chapter 15, Section 26-15-100, and that I have executed this certificate in accordance with the provisions of the South Carolina Code of Laws, Title 26, Chapter 15, Section 26-15-100, and that I have executed this certificate in accordance with the provisions of the South Carolina Code of Laws, Title 26, Chapter 15, Section 26-15-100.

Jay Dunn
 Jay Dunn
 Date: 6/23/22

PHASE 2 DATA TABLES

DEED	DATE	BOOK	PAGE	REMARKS
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FINAL PLAT - PHASE 2
THE GRANGE SUBDIVISION

CHAPMAN HILL, LLC
 1700 S. MAIN STREET
 EASLEY, SC 29640
 (803) 336-2000

JAY DUNN Land Surveyor
 Professional License Number 13425
 1000 S. MAIN STREET
 EASLEY, SC 29640
 (803) 336-2000

SURVEYOR'S CERTIFICATE OF ACCURACY
 I hereby certify that the true and correct copy of this plat has been filed for recordation in the office of the Register of Deeds for the County of Pickens, South Carolina, and that the same is a true and correct copy of the original plat as shown to me by the owner of the land described herein.

6/23/22
 Jay Dunn, P.E., No. 13425

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.

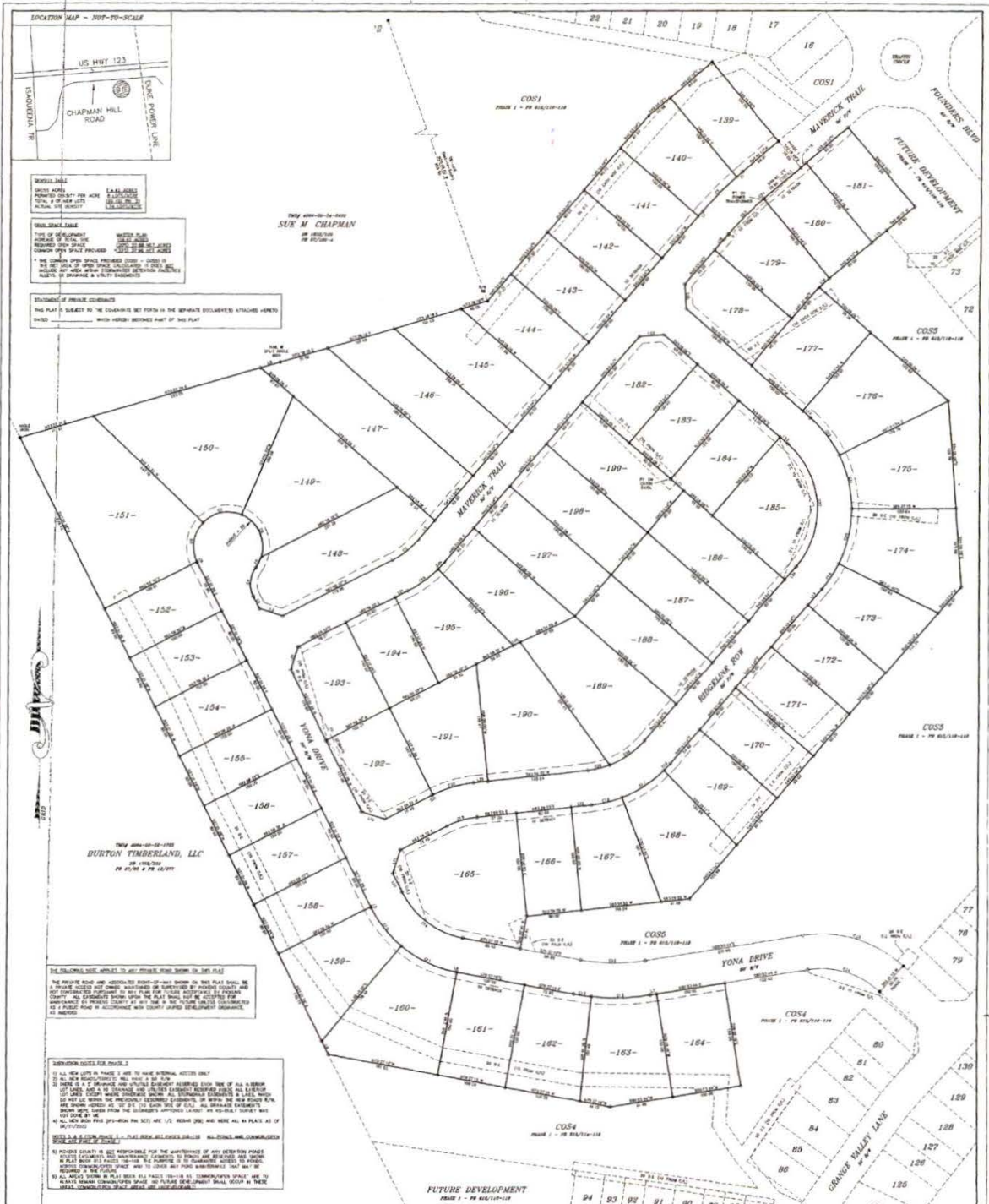
Signatures of all owners, with addresses, and dates of signature: CLM 12/29/23
149 Bridgeline Row
Central, SC 29630

=====

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'S NAME

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 plat complies with the requirements of the Unified Development Ordinance of Pickens County, South Carolina, and that the plat complies with the requirements of 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	0.06
142	13,000	0.07
143	14,000	0.07
144	15,000	0.08
145	16,000	0.08
146	17,000	0.09
147	18,000	0.09
148	19,000	0.10
149	20,000	0.10
150	21,000	0.11
151	22,000	0.11
152	23,000	0.12
153	24,000	0.12
154	25,000	0.13
155	26,000	0.13
156	27,000	0.14
157	28,000	0.14
158	29,000	0.15
159	30,000	0.15
160	31,000	0.16
161	32,000	0.16
162	33,000	0.17
163	34,000	0.17
164	35,000	0.18
165	36,000	0.18
166	37,000	0.19
167	38,000	0.19
168	39,000	0.20
169	40,000	0.20
170	41,000	0.21
171	42,000	0.21
172	43,000	0.22
173	44,000	0.22
174	45,000	0.23
175	46,000	0.23
176	47,000	0.24
177	48,000	0.24
178	49,000	0.25
179	50,000	0.25
180	51,000	0.26
181	52,000	0.26
182	53,000	0.27
183	54,000	0.27
184	55,000	0.28
185	56,000	0.28
186	57,000	0.29
187	58,000	0.29

Except as specifically stated or shown on this plat, the survey does not reflect any of the following: easements, encroachments, or other interests in the land shown on this plat, including but not limited to, utility easements, easements for access, or other interests in the land shown on this plat. The survey does not constitute a title opinion. Best efforts were made to locate all recorded interests in the land shown on this plat.

FINAL PLAT - PHASE 2
THE GRANGE SUBDIVISION

OWNER'S CERTIFICATE OF ACCURACY

THE GRANGE SUBDIVISION

DATE: 6/23/2022

SCALE: 1" = 60'

DATE: 6/23/2022

DATE: 6/23/2022

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).

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 DAVO SUMPERT John Davo 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 _____

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 2.9630
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 _____

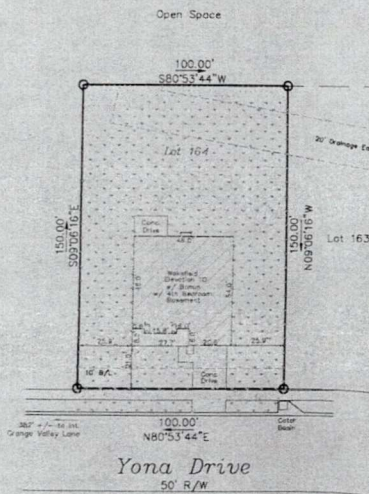
Recommendation _____

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 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 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 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, 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 24-36, 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 NEW 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.

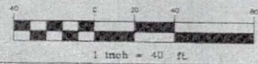


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

Date of Survey: August 11, 2023

Date of Last Revision:

Tax Map: 4064-00-53-8175



NOT A RECORDABLE SURVEY



S.C. REG. NO. 17533

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-DIG, SEEVA, 48
200, 200, 200, 200
FROM THE 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

=====

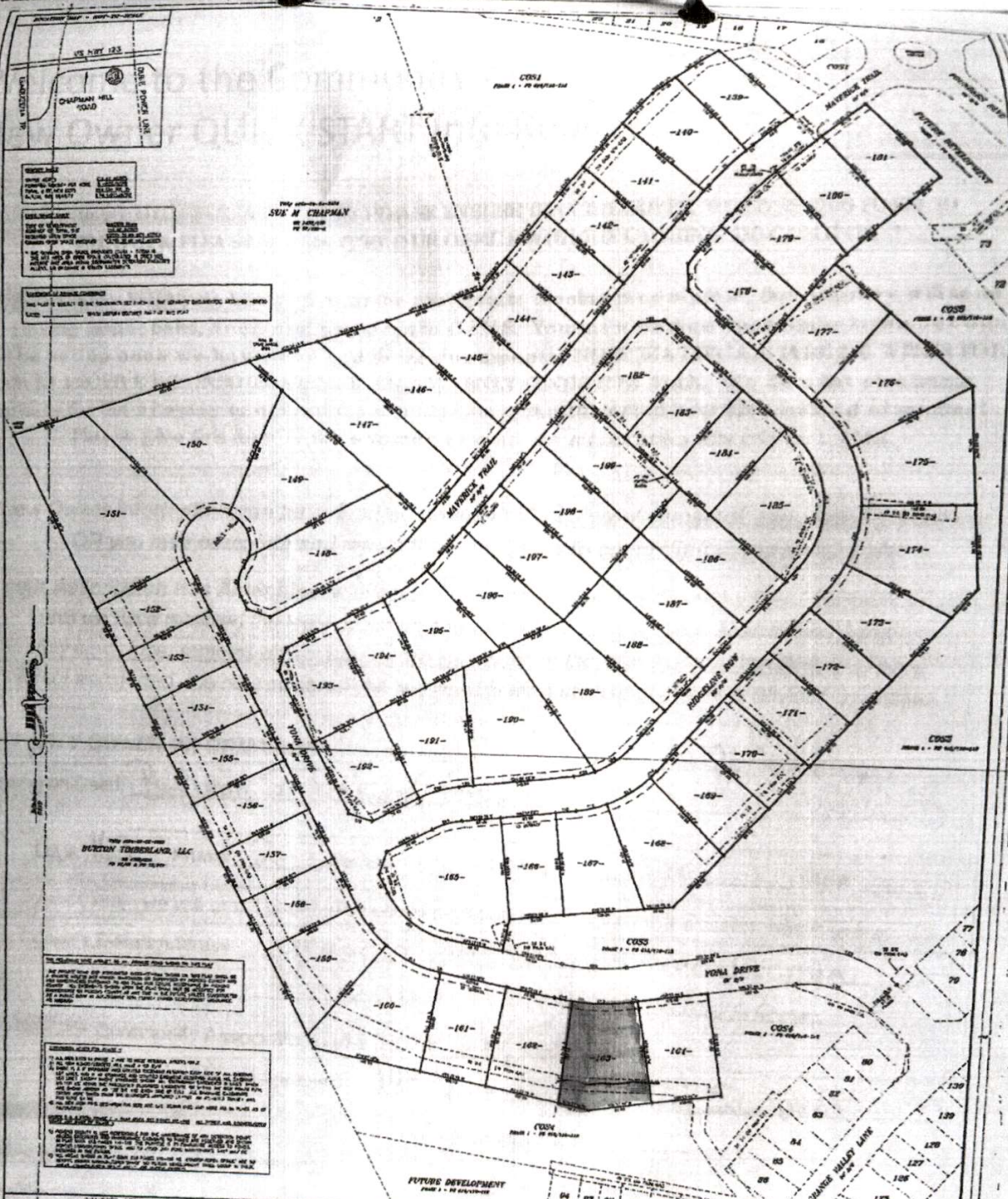
For City Use:

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. THE CENTERLINE OF ALL CURVES IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 3. THE CENTERLINE OF ALL STRAIGHT PORTIONS IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 4. THE CENTERLINE OF ALL ALLEYS IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 5. THE CENTERLINE OF ALL DRIVEWAYS IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 6. THE CENTERLINE OF ALL SIDEWALKS IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 7. THE CENTERLINE OF ALL UTILITIES IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 8. THE CENTERLINE OF ALL FENCES IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 9. THE CENTERLINE OF ALL BOUNDARIES IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 10. THE CENTERLINE OF ALL ADJACENT PROPERTIES IS TO BE LOCATED AS SHOWN ON THIS PLAN.

NOTICE TO CONTRACTORS
 THIS PLAN IS SUBJECT TO THE REQUIREMENTS OF THE STATE ENGINEERING BOARD AND THE BOARD OF SURVEYORS AND MAPPERS.

THE CENTERLINE OF ALL CURVES IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE OF THE CURVE TO THE POINT OF BEGINNING OF THE CURVE OR TO THE POINT OF ENDING OF THE CURVE, AS THE CASE MAY BE.

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE OF THE CURVE TO THE POINT OF BEGINNING OF THE CURVE OR TO THE POINT OF ENDING OF THE CURVE, AS THE CASE MAY BE.
 2. THE CENTERLINE OF ALL CURVES IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 3. THE CENTERLINE OF ALL STRAIGHT PORTIONS IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 4. THE CENTERLINE OF ALL ALLEYS IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 5. THE CENTERLINE OF ALL DRIVEWAYS IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 6. THE CENTERLINE OF ALL SIDEWALKS IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 7. THE CENTERLINE OF ALL UTILITIES IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 8. THE CENTERLINE OF ALL FENCES IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 9. THE CENTERLINE OF ALL BOUNDARIES IS TO BE LOCATED AS SHOWN ON THIS PLAN.
 10. THE CENTERLINE OF ALL ADJACENT PROPERTIES IS TO BE LOCATED AS SHOWN ON THIS PLAN.

OWNER'S CERTIFICATE
 I, the undersigned, being the owner of the above described property, hereby certify that the above described plan is a true and correct copy of the original plan as filed in the office of the State Engineer and Surveyor.

CERTIFICATE OF FINAL PLAT APPROVAL
 FOR RECORDATION
 ALL REQUIREMENTS OF THE STATE ENGINEERING BOARD AND THE BOARD OF SURVEYORS AND MAPPERS HAVE BEEN SATISFIED BY THE ABOVE DESCRIBED PLAN.

PHASE 2 DATA TABLES

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
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FINAL PLAT - PHASE 2
THE GRANGE SUBDIVISION

OWNER: [Name]
 ENGINEER: [Name]
 SURVEYOR: [Name]

DATE: [Date]
 SCALE: [Scale]

STATE OF [State]

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

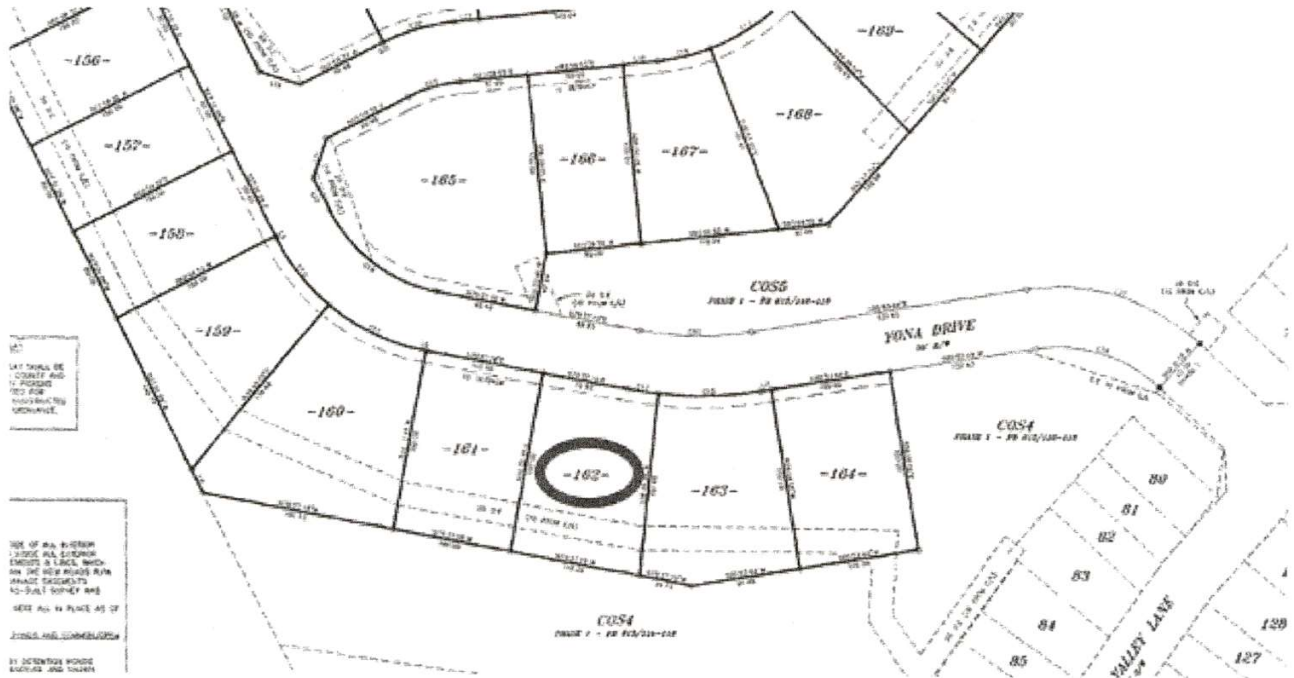
=====

For City Use:

Petition received by Jessica Rogan, Date 3/25/24
Description and Ownership verified by _____, Date _____
Recommendation _____

By: _____, Date _____

Homesite 162



DS
w Ruff
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 2634, 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

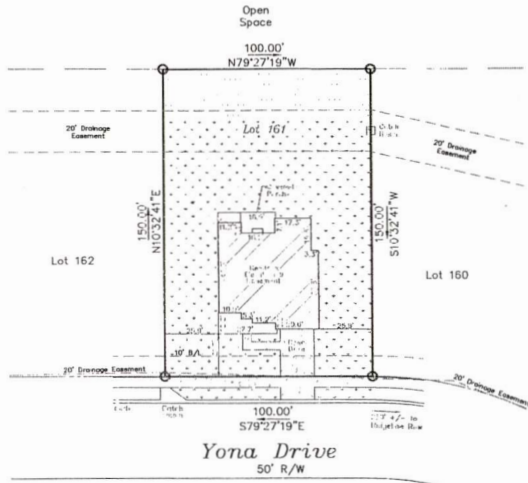
Office Use – Temporary water service will be turned off if the required document/documents are not received by the Utility Billing Office by close of business on 2/9/24.

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) 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 CHAIRMAN WILL HEAD TO THE TRAFFIC LIGHTS. ALLEYS ARE 20' PRIVATE ACCESS, AND ARE LOCATED ENTIRELY WITHIN A COMMON/OPEN SPACE. PLEASE NOTE REQUIRED BY PICKENS COUNTY (M.B.T. 1) REGARDING PRIVATE ACCESSES. LOTS 1-32. THERE IS A 6' 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 USE IS TO MAINTAIN 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 ALL UTILITIES SHALL BE REMOVED IN THE FUTURE.
- 7) ALL NEW IRON PINS (8-1/2" 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 100' R/W OR OPEN SPACE IN A FUTURE PHASE OF DEVELOPMENT. THESE "POINTS" WILL BECOME IRON PINS DURING THEIR ASSIGNED PHASE OF DEVELOPMENT.

218449

NOTE: EVERY DIMENSION AND AREA CALCULATION WAS FROM THE APPROPRIATE TO 3 DECIMALS FEET.

TOTAL CALCULATION	
Disturbment	Area
Utility/ Walk	1,177.00
sid	1,177.00
Front Porch	111
Interior Porch	111
Lot Area Total	2,576.00
Item	2,576.00

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

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: 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 _____

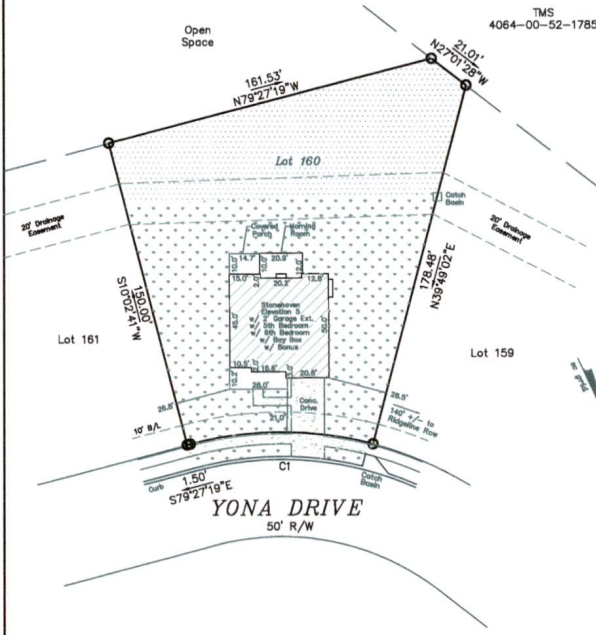
Recommendation _____

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 REQUIREMENTS 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/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	10,996 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

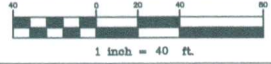


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

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

[Signature]
125 Yona Dr.
Central, SC 29630
01/11/2024

=====

For City Use:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation _____

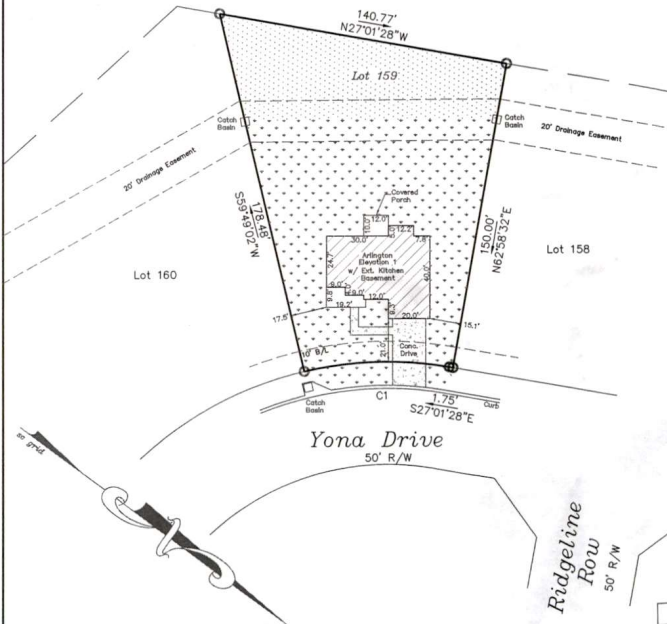
By: _____, Date _____

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 1-228: 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'

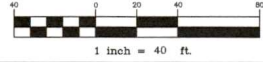


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

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

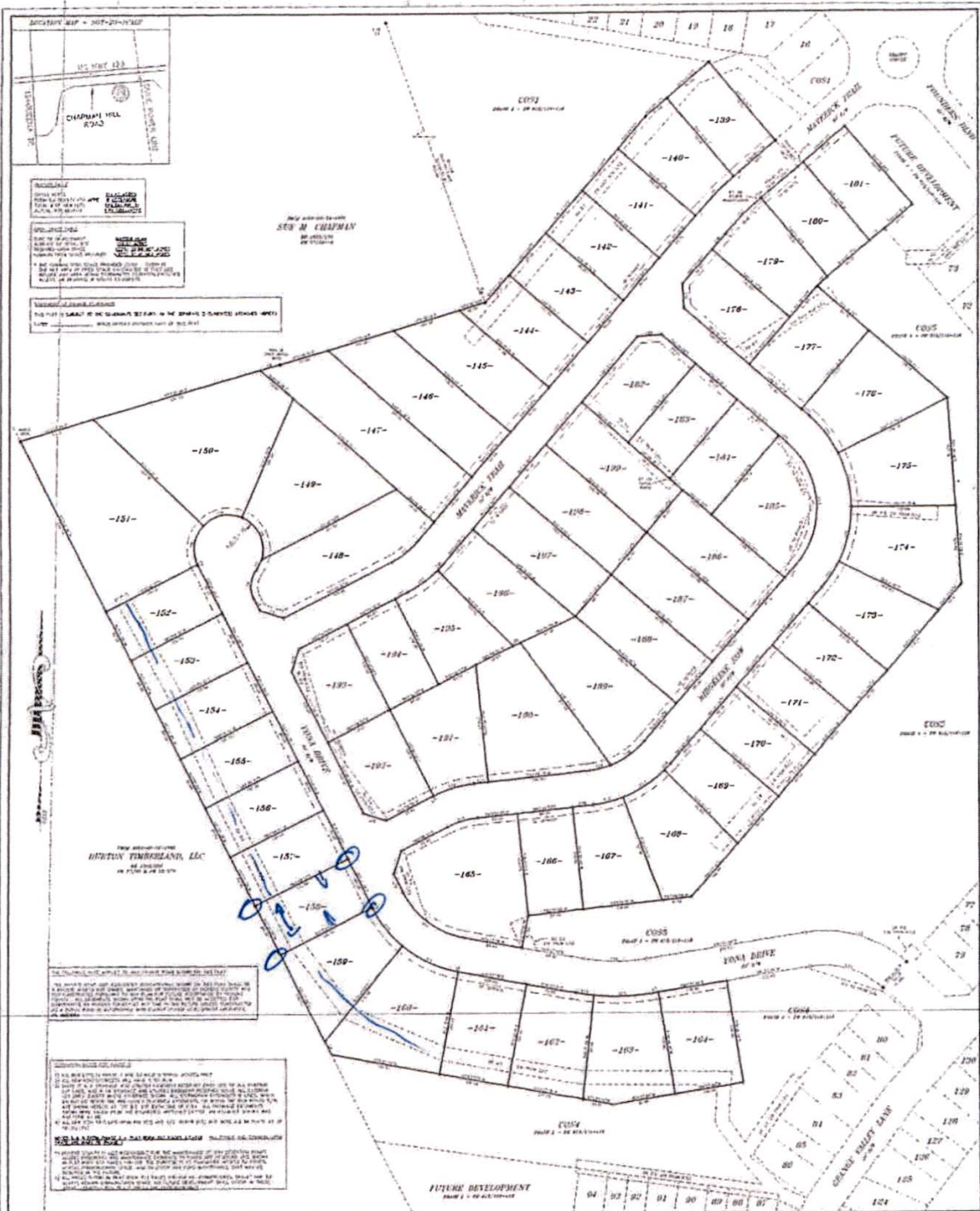
For City Use:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation _____

By: _____, Date _____



REGULATORY
 STATE OF NORTH CAROLINA
 DEPARTMENT OF REVENUE
 DIVISION OF REGISTERED PROFESSIONALS
 PLANNING AND SURVEYING
 1. This plan was prepared by the registered professional listed below.
 2. The registered professional is a duly licensed and qualified person.
 3. The registered professional is not providing any services which are outside the scope of their registration.
 4. The registered professional is not providing any services which are outside the scope of their registration.

NOTICE TO CONTRACTOR
 THIS PLAN IS SUBJECT TO THE SUBDIVISION ACT AND TO THE STANDARD CONTRACT DOCUMENTS APPROVED BY THE BOARD OF REGISTRATION. CONTRACT DOCUMENTS MUST BE USED.

THEY ARE HEREBY GRANTED TO THE SUBDIVISION ACT AND TO THE STANDARD CONTRACT DOCUMENTS APPROVED BY THE BOARD OF REGISTRATION. CONTRACT DOCUMENTS MUST BE USED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

CONSTRUCTION NOTES
 1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
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 6. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE FOR RECORDATION
 I, the undersigned, being the owner of the above described property, hereby certify that the above described plan is a true and correct copy of the original plan as filed with the State of North Carolina Department of Revenue, Division of Registered Professionals, Planning and Surveying.

CERTIFICATE OF FINAL PLAN APPROVAL FOR RECORDATION
 ALL REQUIREMENTS OF THE SUBDIVISION ACT AND TO THE STANDARD CONTRACT DOCUMENTS APPROVED BY THE BOARD OF REGISTRATION HAVE BEEN MET AND THIS PLAN IS HEREBY APPROVED FOR RECORDATION. THE REGISTERED PROFESSIONAL IS NOT PROVIDING ANY SERVICES WHICH ARE OUTSIDE THE SCOPE OF THEIR REGISTRATION.

PHASE 2 DATA TABLES

LOT NO.	AREA (SQ. FT.)	PERCENTAGE	ADDITIONAL DATA
101			
102			
103			
104			
105			
106			
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FINAL PLAN - PHASE 2
THE GRANGE SUBDIVISION

STATE OF NORTH CAROLINA
 DEPARTMENT OF REVENUE
 DIVISION OF REGISTERED PROFESSIONALS
 PLANNING AND SURVEYING

APPROVED FOR RECORDATION
 DATE: 06/24/2021
 BY: [Signature]

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 _____

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:

James Powell 5/6/24
Joe Powell 5/6/24

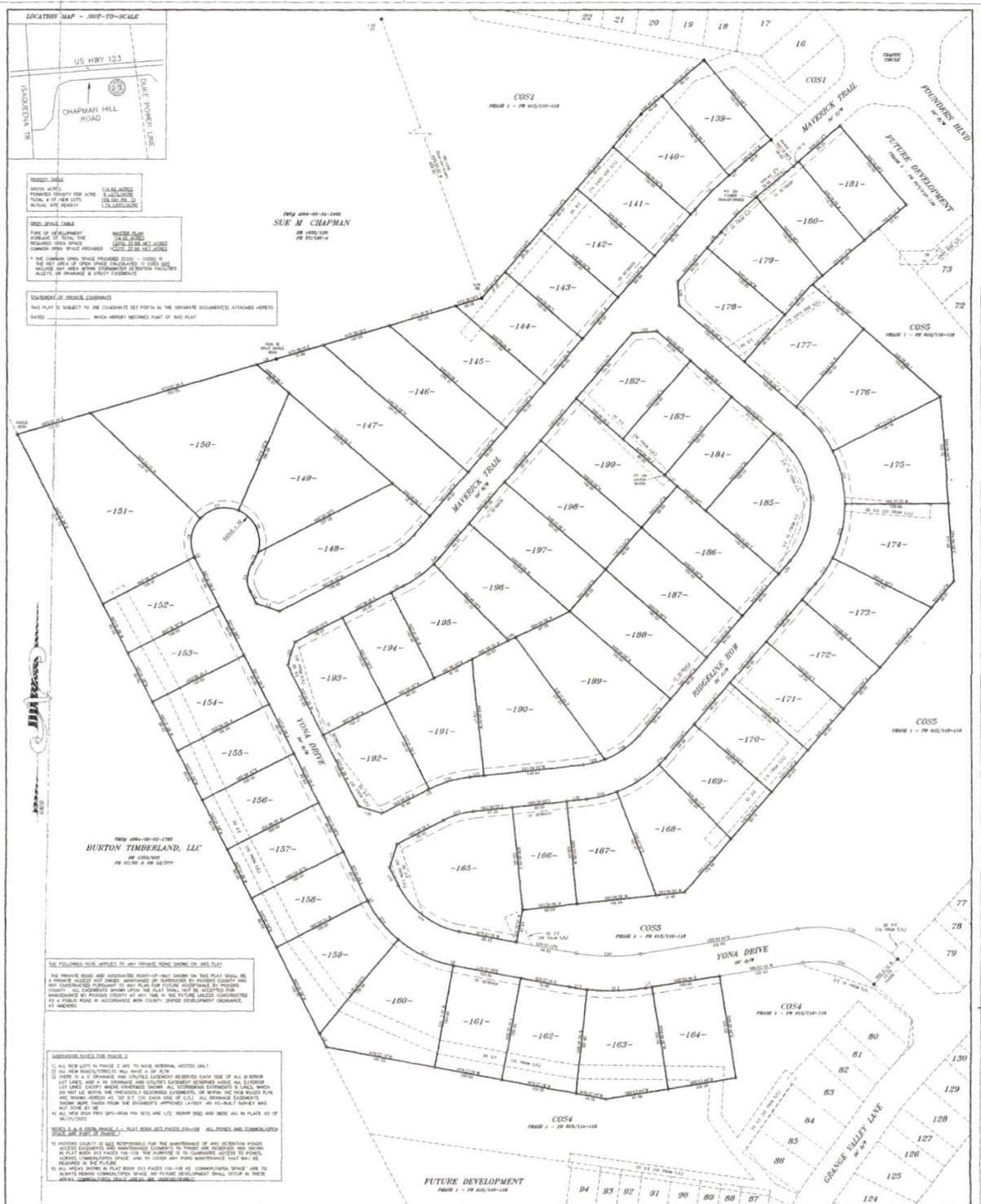
For City Use:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation _____

By: _____, Date _____



GENERAL NOTES

OWNER'S NAME: SUE M CHAPMAN
 PROJECTED PROPERTY FOR THIS PLAT: 200,000 SQ FT
 ACTUAL USE: RESIDENTIAL

GRID SPACE TABLE

TYPE OF EQUIPMENT: WATER MAIN
 METER SIZE: 12\"/>

MANAGEMENT OF RECORDS CONTAINING

This plat is subject to the covenants set forth in the separate documents attached hereto and to any other documents which may hereinafter be recorded.

THE FOLLOWING HAVE APPLIED TO ANY PRIVATE HOME SHOWN ON THIS PLAT

The following have applied to any private home shown on this plat: (1) The minimum area for a private home shall be 1/2 acre. (2) The minimum area for a private home shall be 1/2 acre. (3) The minimum area for a private home shall be 1/2 acre.

CONSTRUCTION NOTES FOR PHASE 2

1. ALL NEW LOTS IN PHASE 2 ARE TO BE DEVELOPED WITHIN 180 DAYS OF THE DATE OF THIS PLAT. (2) ALL NEW RESIDENTS MUST HAVE A 1/2 ACRE LOT AND A 1/2 ACRE DRIVE AND UTILITY EASEMENT SHOWN ON ALL EXISTING LOTS. (3) ALL NEW RESIDENTS MUST HAVE A 1/2 ACRE LOT AND A 1/2 ACRE DRIVE AND UTILITY EASEMENT SHOWN ON ALL EXISTING LOTS.

OWNER'S CERTIFICATE

I, the undersigned, certify that I am the owner of the property described in this plat and that I have read and understand the contents of this plat and the covenants and conditions hereon. I hereby approve this plat and the covenants and conditions hereon.

Sue M Chapman
 SUE M CHAPMAN
 DATE: 6/12/22

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

ALL REQUIREMENTS OF THE PICKENS COUNTY SUBDIVISION STANDINGS ORDINANCE HAVE BEEN COMPLIED WITH BY THIS PLAT. THE UNDERSIGNED AGREE TO HOLD THE COUNTY OF PICKENS COUNTY, SOUTH CAROLINA, HARMLESS FROM THIS PLAT AND RECORDATION BY THE RECORDS OF RECORDS, SUBJECT TO MAINTENANCE AND GUARANTEE BY THE OWNER FOR ONE YEAR FROM THE DATE OF THIS APPROVAL. THE APPROVAL, RECORDATION, AND RECORDATION OF THIS PLAT SHALL BE VALID AND EFFECTIVE FROM THE DATE OF RECORDATION AND MAINTENANCE OF ALL PUBLIC INFRASTRUCTURE APPROPRIATE TO THIS SUBDIVISION.

[Signature]
 DATE: 6/12/22

PHASE 2 DATA TABLES

CURVE TABLE				LINE TABLE				LOT AREA TABLE				LOT AREA TABLE			
STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	LINE NO.	START STATION	END STATION	LENGTH	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1+00.00	S 89° 59' 54" W	100.00	100.00	1	1+00.00	1+00.00	0.00	87	0.00	88	0.00	89	0.00	90	0.00

FINAL PLAT - PHASE 2

THE GRANGE SUBDIVISION

CHAPMAN HILL, LLC
 10000 S. STATE STREET
 COLUMBIA, SC 29223
 OWNER/DEVELOPER

JAY DOWN Land Surveyor
 Professional Land Surveyor # 24576
 1000 S. STATE STREET
 COLUMBIA, SC 29204
 SURVEYOR'S CERTIFICATE OF ACCURACY

Property Description: P.O. 7074 1004-00-55-0072
 215/116-118
 215/116-118
 215/116-118

DATE: 6/12/22

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.

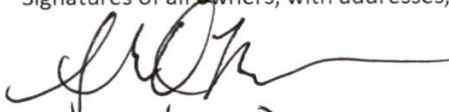
The territory to be annexed is described as follows:

Site address: 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 2716 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 _____

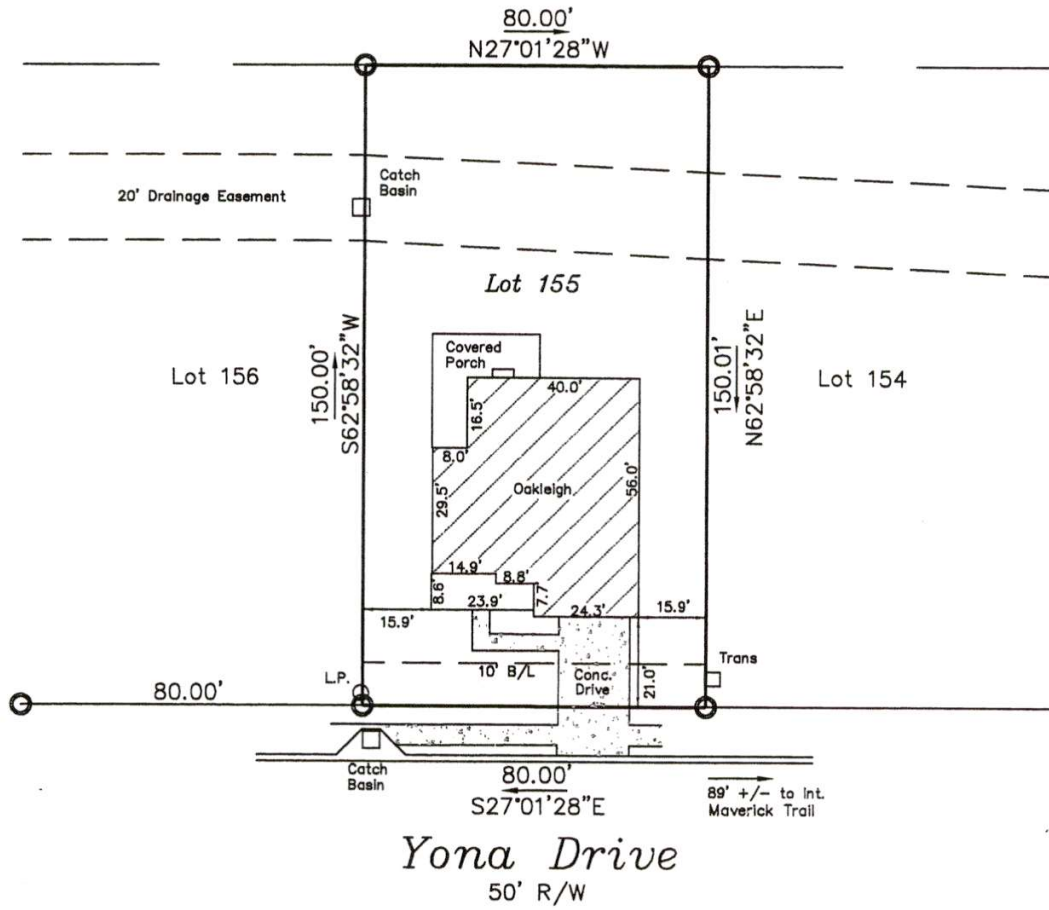
Recommendation _____

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

=====

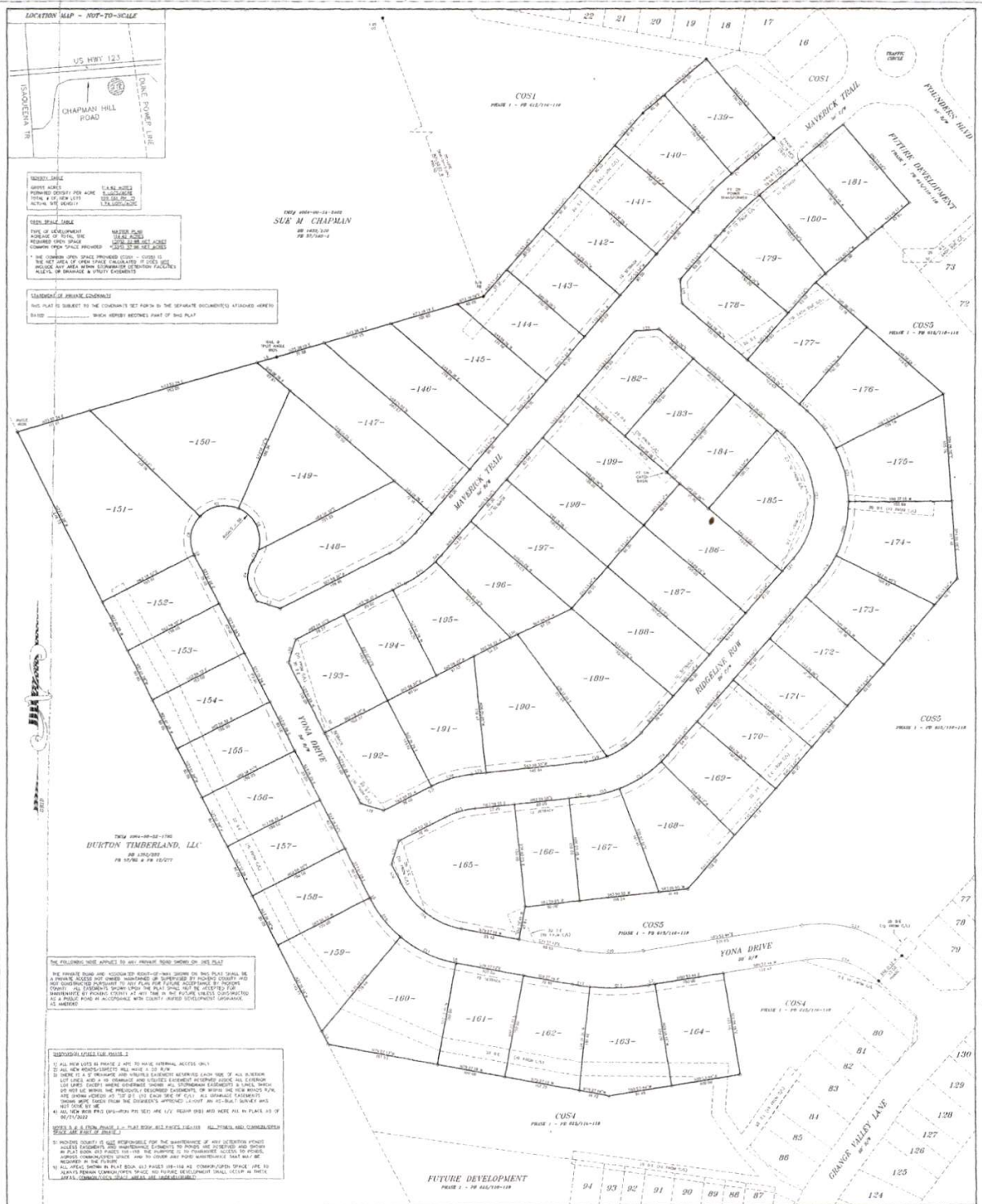
For City Use:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation _____

By: _____, Date _____



OWNER'S CERTIFICATE

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

I, the undersigned, certify that I am the owner of the land shown on this plat and the public improvements shown thereon, and I hereby certify that the same meet all applicable requirements of the Pickens County Unified Development Ordinance.

[Signature]
OWNER'S NAME

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

ALL REQUIREMENTS OF THE PICKENS COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVING BEEN MET, I HEREBY CERTIFY TO THE PUBLIC RECORDS THAT THIS PLAT IS IN ACCORDANCE WITH THE ORDINANCE AND IS SUBJECT TO THE SAME. I HEREBY CERTIFY TO THE PUBLIC RECORDS THAT THIS PLAT IS IN ACCORDANCE WITH THE ORDINANCE AND IS SUBJECT TO THE SAME.

[Signature]
DATE

PHASE 2 DATA TABLES

LOT	AREA	PERCENTAGE	ADDITIONAL DATA
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, SC
STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

JAY DUNN Land Surveyor
Professional Seal Number 4128
Pickens County, South Carolina
Survey State License No. 4128
Survey State License No. 4128
Survey State License No. 4128

SURVEYOR'S CERTIFICATE OF ACCURACY

I, the undersigned, certify that I am a duly licensed land surveyor in the State of South Carolina and that I have personally supervised the survey shown on this plat and that the same is true and correct to the best of my knowledge and belief.

[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 described 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

I, the undersigned, being the Register of Deeds for Pickens County, South Carolina, do hereby certify that the above described plat 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

PHASE 2 DATA TABLES

LOT NO.	ACRES	AREA	PERCENTAGE
100	0.15	100	100
101	0.15	100	100
102	0.15	100	100
103	0.15	100	100
104	0.15	100	100
105	0.15	100	100
106	0.15	100	100
107	0.15	100	100
108	0.15	100	100
109	0.15	100	100
110	0.15	100	100
111	0.15	100	100
112	0.15	100	100
113	0.15	100	100
114	0.15	100	100
115	0.15	100	100
116	0.15	100	100
117	0.15	100	100
118	0.15	100	100
119	0.15	100	100
120	0.15	100	100
121	0.15	100	100
122	0.15	100	100
123	0.15	100	100
124	0.15	100	100
125	0.15	100	100
126	0.15	100	100
127	0.15	100	100
128	0.15	100	100
129	0.15	100	100
130	0.15	100	100
131	0.15	100	100
132	0.15	100	100
133	0.15	100	100
134	0.15	100	100
135	0.15	100	100
136	0.15	100	100
137	0.15	100	100
138	0.15	100	100
139	0.15	100	100
140	0.15	100	100
141	0.15	100	100
142	0.15	100	100
143	0.15	100	100
144	0.15	100	100
145	0.15	100	100
146	0.15	100	100
147	0.15	100	100
148	0.15	100	100
149	0.15	100	100
150	0.15	100	100
151	0.15	100	100
152	0.15	100	100
153	0.15	100	100
154	0.15	100	100
155	0.15	100	100
156	0.15	100	100
157	0.15	100	100
158	0.15	100	100
159	0.15	100	100
160	0.15	100	100
161	0.15	100	100
162	0.15	100	100
163	0.15	100	100
164	0.15	100	100

FINAL PLAT - PHASE 2

THE GRANGE SUBDIVISION

Prepared by: *[Signature]*
 Date: 6/23/2022

Reviewed by: *[Signature]*
 Date: 6/23/2022

Scale: 1" = 40'

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 _____

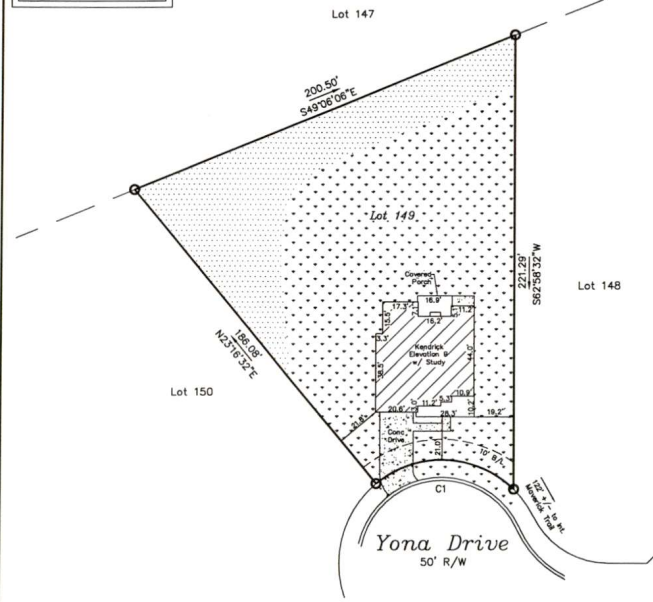
Recommendation _____

By: _____, Date _____

Buildings measured and Located at Ground Level.

THIS PLAT IS FOR REVIEW ONLY

Lot 149
Area=0.56 Acres



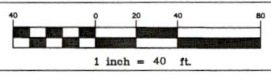
Surveyor's Notes:

- 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 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 1-23: 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 HERE IN PLACE AS OF 09-01-2021.
- ALL CORNERS SHOWN AS "POINTS", WHICH ARE NOT IN THE C/L OF A DRAINAGE OR DRAINAGE 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	667 SF
Pool	14,249 SF
Front Porch	210 SF
Covered Porch	155 SF
Private Patio	154 SF
Stem	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

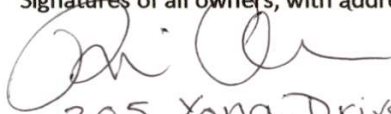
TMS#: 4064-00-53-0797


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 _____

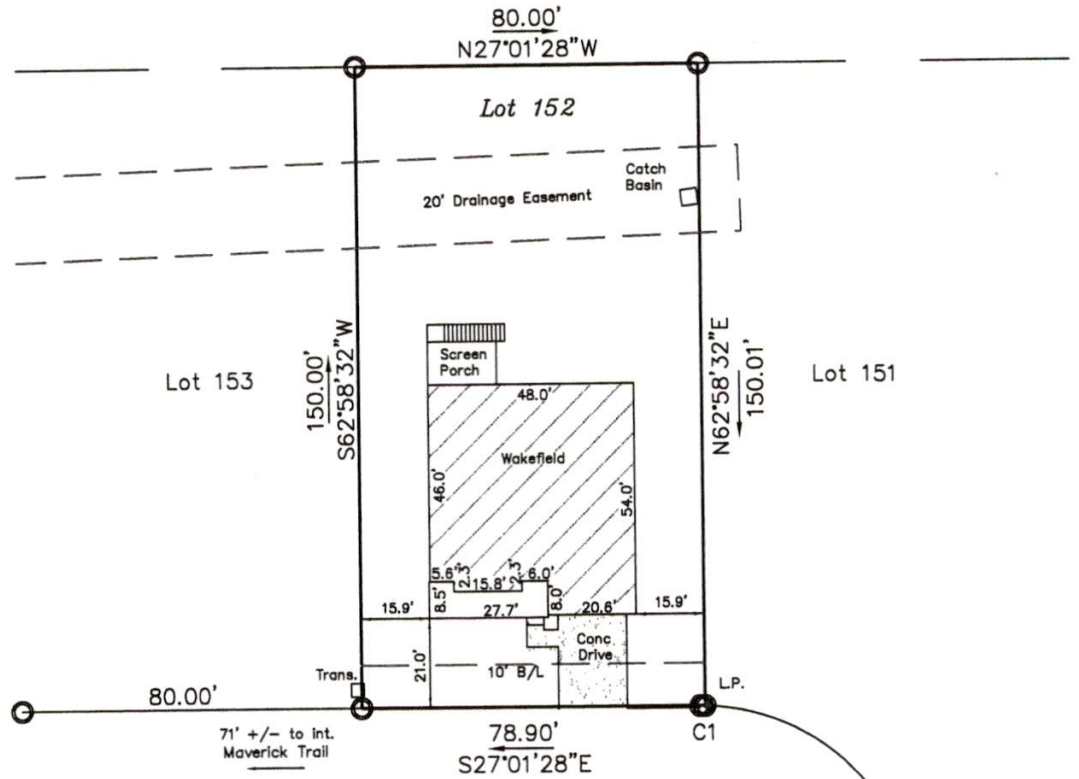
Recommendation _____

By: _____, Date _____

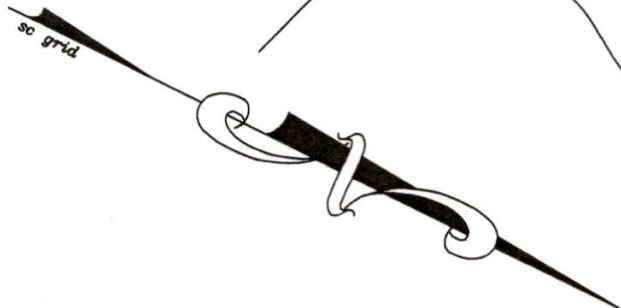
Buildings measured and
Located at Ground Level.

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.
24th June 2029
309 YONA DR
CENTRAL, SC - 29630

For City Use:

Petition received by _____, Date _____

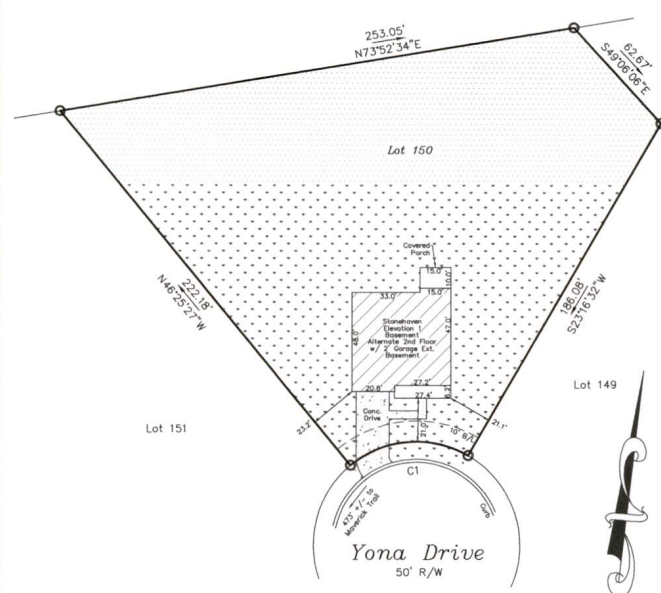
Description and Ownership verified by _____, Date _____

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 (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'

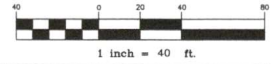


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

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

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 Yonah
Janet Yonah 3/15/24
311 Yona Dr
Central, SC 29630

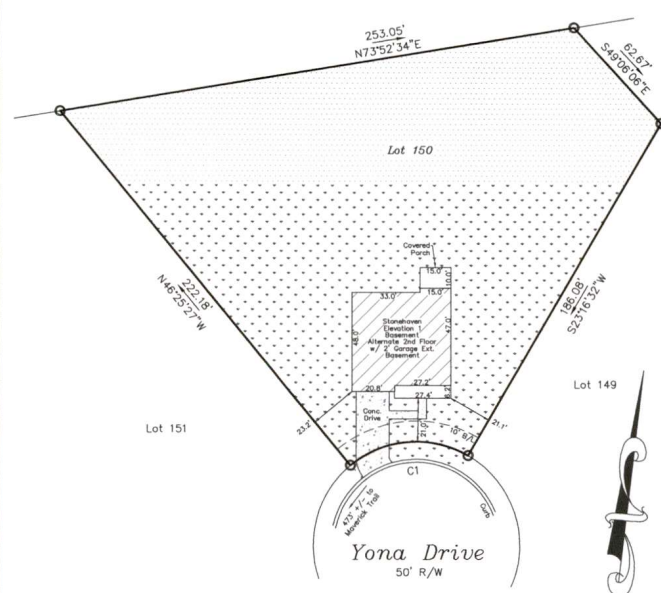
For City Use:

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.
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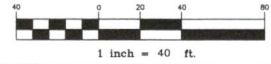


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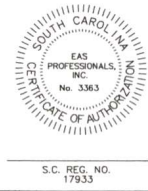
Date of Survey: July 11, 2023

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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: 3/10/26

Council Meeting Date: March 16, 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 R-2026-02

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.

Robert Halfacre, Mayor

Attest: Jeremiah Jackson, City Clerk



CITY OF CLEMSON AGENDA ITEM REQUEST FORM

Requested By:
Andy Blondeau, City Administrator

Date Submitted: 3/13/26

Council Meeting Date: March 16, 2026

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

Agenda Item Summary: (brief for public information and posted agenda)
Consider a resolution adopting the Pickens County Hazard Mitigation Plan.

Agenda Item Detail: (expand as necessary for clarification)

Natural Hazards Mitigation Plan Adoption Resolution

Resolution # R-2026-03 Adopting the Pickens County Hazard Mitigation Plan

Whereas, The City of Clemson recognizes the threat that natural hazards pose to people and property;
and

Whereas, undertaking hazard mitigation actions before disasters occur will reduce the potential for harm
to people and property and save taxpayer dollars; and

Whereas, an adopted all hazards mitigation plan is required as a condition of future grant funding of
mitigation projects; and

Whereas, The City of Clemson participated jointly in the planning process with the other units of
government in Pickens County to prepare an all hazards mitigation plan;

Whereas, The City of Clemson is aware that revision and updating of the plan is critical for active and
effective hazard mitigation and that The City of Clemson will monitor and record hazard related data
and events that can be used to update the all-natural hazards mitigation plan;

Now, therefore, be it resolved, that The City of Clemson, hereby adopts the update to the Pickens County
Hazard Mitigation Plan in its entirety as an official plan and will undertake annual recording of hazard
events, their impact duration and cost.

Passed: 3/16/2026

Certifying Official (Robert Halfacre)

Typed Name and Signature of Chief Administrative or Elected Official



CITY OF CLEMSON AGENDA ITEM REQUEST FORM

Requested By:
Ethan Barnette, Stormwater Manager

Date Submitted: March 10, 2026

Council Meeting Date: March 16, 2026

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

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

Consider awarding the Wyatt Avenue Stormwater and Sewer Replacement Project contract in the amount of \$99,170.00 to Gar-Con Inc, with a \$10,000.00 contingency.

Agenda Item Detail: (expand as necessary for clarification)

The Wyatt Avenue Stormwater and Sewer Replacement project was put out for bid on DATE, with bid opening being held on March 5, 2026. One on-site pre-bid meeting was held on February 19, 2026, allowing bidders the opportunity to see and discuss the project. Two responsive bids were received at the opening, which can be viewed in the attached bid tab.

The project consists of the demolition and replacement of approximately 290 feet of storm drain line and 170 feet of sewer line, as well as other associated work. Currently, the storm drain lines have deteriorated to the point that there are sinkholes forming between 207 and 209 Wyatt Avenue and in the Wyatt Avenue roadway.

Bid Tabulation

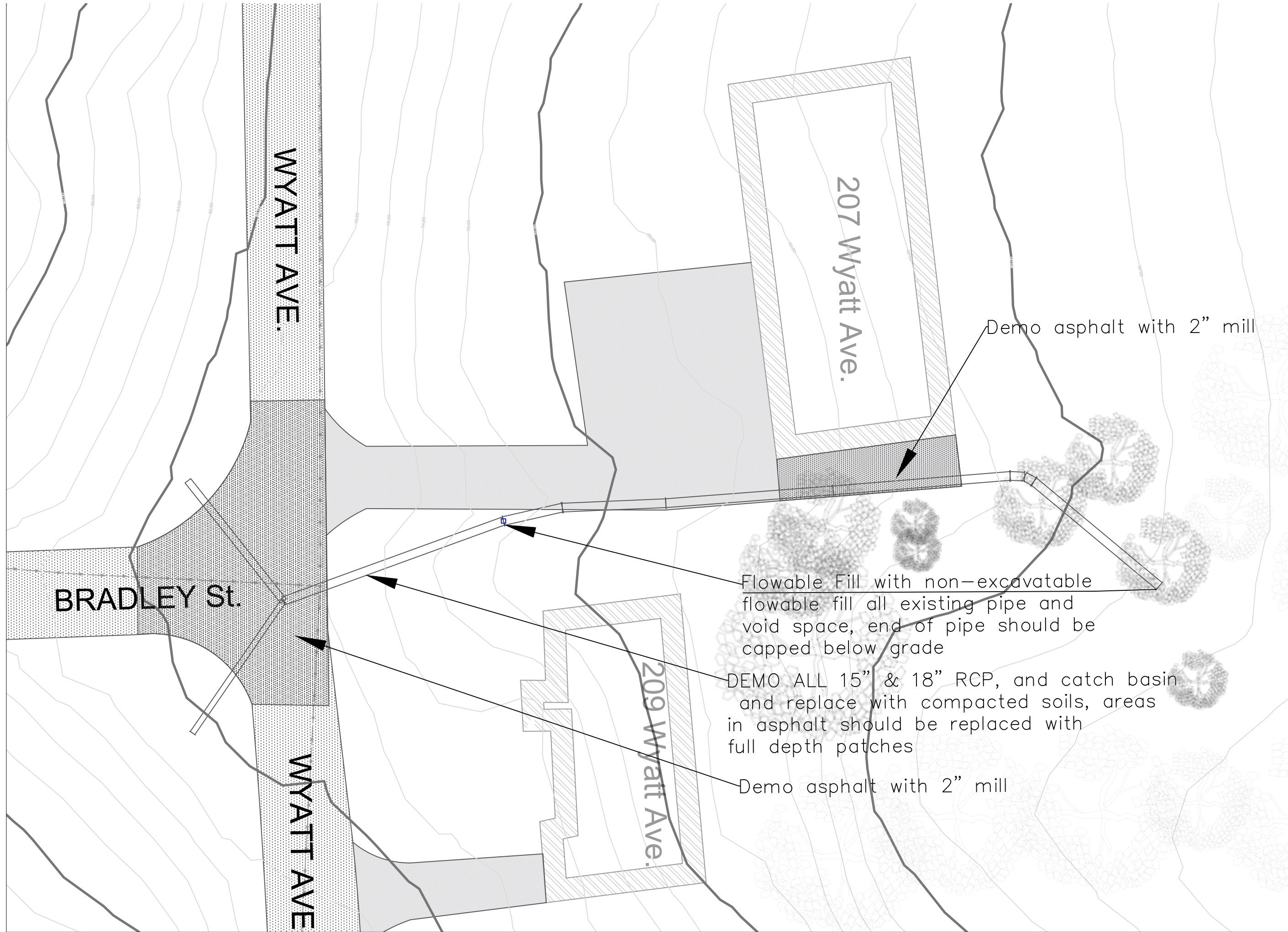
Bid Number: 2026-006

Date: March 5, 2026

Time: 2:00 pm

Project Description: Wyatt Avenue Stormwater and Sewer Replacement Project

BIDDERS	BID TOTAL
Gar-Con, Inc.	\$99,170.00
McMurria Grading	\$170,000.00



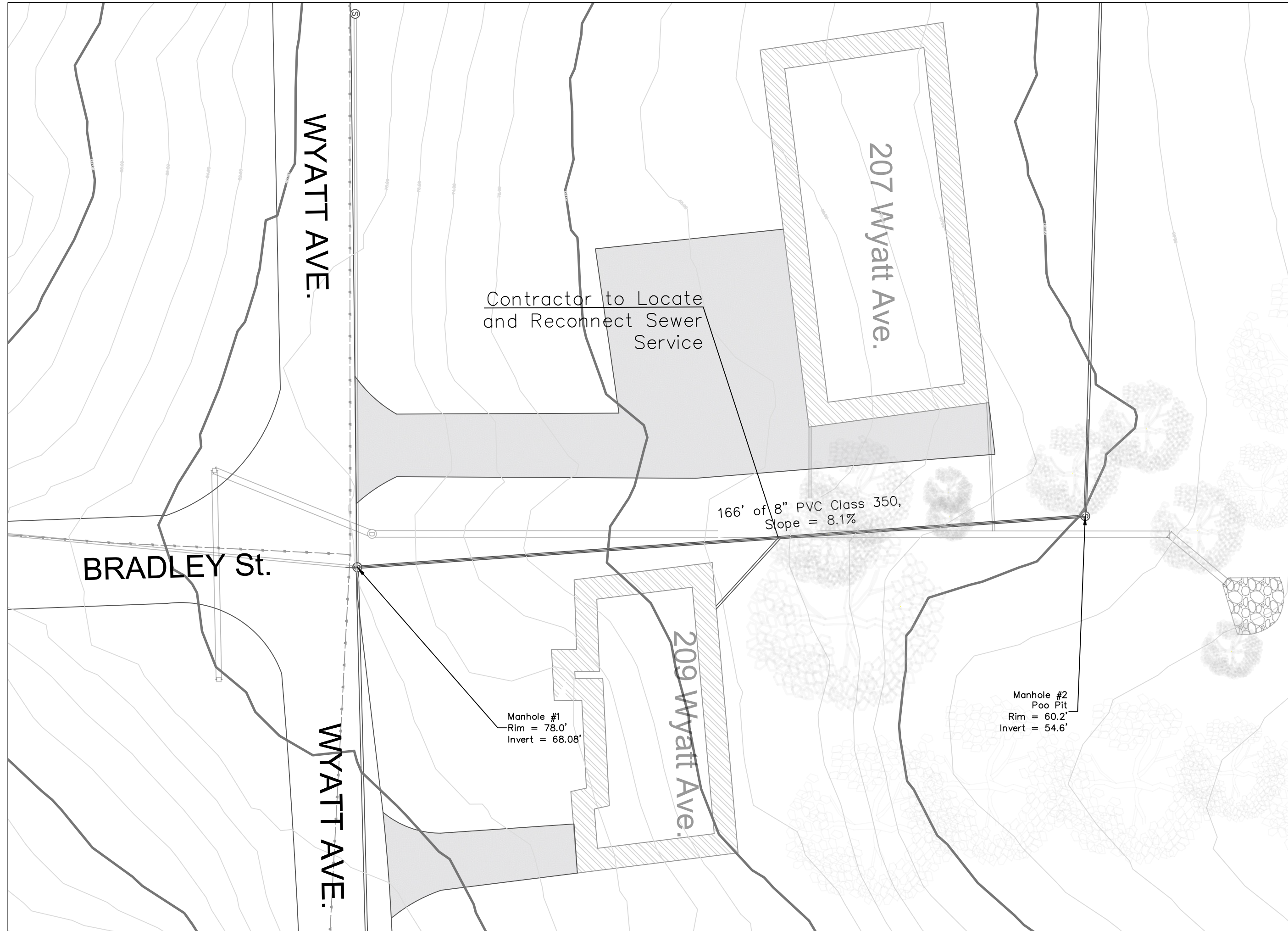
WYATT AVE
EMERGENCY REPAIR

Existing Conditions/DEMO



VERSION: 1.0
DESIGNED BY: ERB
DRAWN BY: NWH

DATE: 02/05/2026
1:20
PLOT DATE:
02/05/2026

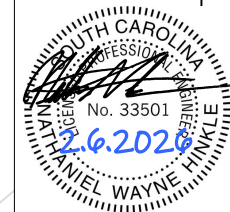


SS-1



WYATT AVE
EMERGENCY REPAIR

SANITARY SEWER - PLAN



VERSION: 1.0

DESIGNED BY: ERB

DRAWN BY: NWH

DATE: 02/05/2026

1:100

PLOT DATE:
202/05/2026



CITY OF CLEMSON AGENDA ITEM REQUEST FORM

Requested By:
Jorge Campos, Chief of Police

Date Submitted: 3/10/26

Council Meeting Date: March 16, 2026

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

Agenda Item Summary: (brief for public information and posted agenda)
Consider a Mutual Aid Agreement with the City of North Myrtle Beach. - Police Chief Jorge Campos

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: _____