



**The Town of Hilton Head Island
Regular Public Facilities Committee Meeting**

December 6, 2011

3:00 p.m. – Benjamin M. Racusin Council Chambers

**REVISED – NEW START TIME
AGENDA**

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting

- **Call to Order**
- **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- **Committee Business**
 1. Approval of Minutes
 - November 1, 2011
- **Unfinished Business**
- **New Business**
 - South Island Public Service District Request for Easements
- **Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.

1
2 **TOWN OF HILTON HEAD ISLAND**
3 **PUBLIC FACILITIES COMMITTEE**
4

5 Date: November 1, 2011

Time: 2:00 P.M.

6
7 Members Present: Kim Likins, Bill Harkins, Bill Ferguson, *Alternate*

8
9 Members Absent: George Williams

10
11 Staff Present: Scott Liggett, Tom Fultz, Jill Foster, Shea Farrar, Teri Lewis,
12 Charles Cousins

13
14 Others Present: Ken Heitzke, *Councilman*, Jim Collett, Al Bischoff, Kathy Ewell,
15 Glenn Way, Joe Baker, *Telecommunications Task Force*

16
17 Media Present: Tom Barton, *The Island Packet*
18

19
20
21 **1. Call to Order.**

22 The meeting was called to order at 2:00 P.M.

23 **2. FOIA Compliance:**

24 Public notification of this meeting has been published, posted and mailed in
25 compliance with the Freedom of Information Act and the Town of Hilton Head
26 Island requirements.

27 **3. Committee Business:**

28 **1. Approval of Minutes:**

29 Councilman Harkins moved to approve the Minutes of October 4, 2011. Chairman
30 Likins seconded. The Minutes of October 4, 2011 were unanimously approved.

31
32 Councilman Harkins motioned to reverse the order of items presented under New
33 Business this afternoon. Chairman Likins seconded. The motion passed
34 unanimously.
35

36 **4. Unfinished Business:** None

37
38 **5. New Business**

39 • **Aurora Loan Services, LLC – Request for Easement**

40 Scott Liggett, Director of Public Projects & Facilities advised the Committee
41 the Town has received a request from Aurora Loan Services, LLC, for an
42 easement over the existing roadway known as “Adriana Lane,” to provide
43 access from U.S. 278 to property owned by Aurora Loan Services, LLC, that
44 lies on the marshes of Jarvis Creek, adjacent to the “Old Schoolhouse” tract.
45

46 Prior to 2006, the 2 separate parcels that comprise the “Old Schoolhouse” tract were
47 separately owned by the Town and by Beaufort County. In 2006, the Town and County
48 executed a series of deeds whereby the Town and the County conveyed to the other an

49 ownership interest in each other's parcels. The effect of this transaction was that the
50 entire 6.9 acre site is now owned jointly by Beaufort County and by the Town. A
51 similar request regarding this easement has been submitted to Beaufort County, and
52 Beaufort County is currently in the process of sending this easement through its
53 Committee system, and on to Beaufort County Council.

54
55 After a brief discussion, Councilman Harkins moved to approve. Councilman
56 Ferguson seconded. The motion passed unanimously.
57

58 • **Telecommunications Task Force Presentation**

59 Mr. Jim Collett, Chairman of the Telecommunications advised the Task Force
60 was formed in March, 2011 to examine all the Island's telecommunications
61 issues and primarily cell phone service. The Task Force embarked on a study
62 that 1) examined the technologies involved, 2) met with the wireless and
63 wireline carriers, the tower companies and other involved parties, and 3)
64 performed tests of the actual levels of cell phone service.
65

66 Mr. Collett reviewed with the Committee the following:
67

68 **Current Situation**

- 69 ○ 2 million plus visitors/tourists expect their mobile phones, tablets and
70 laptops to work when they are on vacation.
- 71 ○ If Hilton Head Island cannot meet their expectations, many of those
72 tourists may look elsewhere.
- 73 ○ Poor cell phone service is a "deal breaker" when trying to attract
74 business meetings/conferences.
- 75 ○ To successfully make up for a reduction in retirees moving to Hilton
76 Head Island, the Island needs to attract mobile executives and the half of
77 second home owners who are still working (both groups are highly
78 dependent on excellent wireless service.)
- 79 ○ Poor cell phone service is starting to negatively affect home values and
80 resale opportunities.

81
82 **Mission Statement**

83 Advise the Town and its various communities on telecommunications issues
84 and opportunities as they affect the future of our Island
85

86 The areas the Task Force will address are:

- 87 ○ Act as a technical resource to the Town and its various communities on
88 telecommunications issues.
- 89 ○ Advise the Town and its various communities on the impact of their
90 actions and rules and procedures in dealing with carriers and others such
91 as infrastructure providers.
- 92 ○ Evaluate the impact of the quality of telecommunications services on
93 living and working on the Island and how that affects our
94 competitiveness with other towns and cities.
- 95 ○ Provide an annual assessment on the progress of improving
96 telecommunications services on the Island.
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The Goal

- The Town of Hilton Head Island becomes a Technology Showcase that strengthens its reputation as a world class resort destination, eco friendly environment and a great place to live and raise a family!

What's changing?

- An explosion of wireless data services are available today and growing exponentially.
- A desire to always be “connected 24/7” via email, text messaging, Facebook, Twitter and voice.
- A requirement for in-building solutions and the growing need for ubiquitous WiFi connectivity.
- **What hasn't changed** is the amount of available spectrum, the physics of radio signals, the need for more towers to address coverage and usage/capacity issues, and the ongoing consolidation of wireless carriers.
- Excellent cell service is quickly becoming an essential part of community infrastructure.

Mr. Collett also mentioned to the Committee that tower height is critical because of the extensive tree coverage we have on the Island.

Mr. Collett reviewed the key players which include, Town of Hilton Head Island, Verizon, AT&T, American Tower, Crown Castle, Hargray, Time Warner, Sprint and T Mobile.

Mr. Collett also mentioned that when you open up a magazine or advertisement from Verizon, AT&T and other carriers it looks like everything is great with no problems. We were trying to come up with how we could do a measurement of how phone service really is on Hilton Head Island.

We started to look for an independent source where we could get this information from. We found a company called Root Metrics and from the minute we got them on the phone, it was clear we had found the right company. Root Metrics is a Seattle based company with the goal of being the premier independent and unbiased source of measurement of cellular quality of service. They provide “real world” testing data vs. carrier marketing maps. Data input is based on end-user initiated tests using personal smart phones. Volunteers have performed more than 20,000 tests on Hilton Head Island since April, 2011. The Town of Hilton Head Island is the first municipality to partner with Root Metrics at no charge.

We found that most of the wireless coverage issues reside within the gated communities. Coverage in the major traffic corridors appears to be adequate.

Mr. Collett advised that the biggest lesson they learned was the only way cell phone service will improve on Hilton Head Island is if the wireless carriers **choose** to spend more money to upgrade their facilities on the Island. The biggest challenge is greater flexibility with where the cell towers can be placed on the Island and treating cell towers as essential infrastructure projects like water, sewers and power – primarily in the gated communities.

149 Mr. Collett advised the Telecommunications Task Force recommends the
150 following:

151
152 Town Council should:

- 153
- 154 ○ Regard cellular phone service as an essential community infrastructure
155 program.
- 156 ○ Expedite the authorization process for approving new cellular towers –
157 within a 90 day timeframe.
- 158 ○ Adopt a standard carrier tower rental rate, protected by a “Most Favored
159 Nations Clause” in the contract.
- 160 ○ Install Town sponsored WiFi “Hotspots” in key locations.
- 161 ○ Promote merchants/businesses joining a Town-wide WiFi Alliance.
- 162 ○ Initiate a focused education program targeting all residents and
163 businesses, especially within the gated communities, though a
164 partnership between the Town and the Telecommunications Task Force.
- 165

166 Mr. Collett reviewed the next steps to be taken:

- 167
- 168 ○ Collaborate with Root Metrics to collect independent, fact based data on
169 wireless coverage gaps and share with carriers.
- 170 ○ Develop a standard carrier contract for tower rental fees which includes
171 a Most Favored Nation Clause to eliminate lengthy negotiations cycles.
- 172 ○ Streamline tower/carrier approval process.....become the model for
173 cooperation and teamwork in the carrier community.
- 174 ○ Encourage carriers to spend their investment capital on the Island by
175 working within the parameters of their annual budget cycles.
- 176 ○ Assist carriers by identifying potential tower locations on the Island.
- 177 ○ Encourage hotels, water tower owners etc., to work with the wireless
178 companies.
- 179 ○ Promote “in building” wireless solutions to improve coverage in
180 business and residential locations (Microcell.)
- 181 ○ Determine the Town’s role in WiFi coverage and support “hot spot”
182 installations within the business community.
- 183 ○ Educate the gated communities on how they will play a key role in
184 improving wireless coverage in their neighborhoods.
- 185

186 Chairman Likins thanked Mr. Collett for the excellent presentation and asked the
187 Committee if they had any questions. Councilman Harkins also thanked Mr. Collett
188 and the Committee for all their hard work.

189
190 **6. Adjournment:**

191 Councilman Harkins moved to adjourn. Councilman Ferguson seconded the
192 motion. The meeting was adjourned at 3:10 p.m.

193
194 Respectfully Submitted,

195
196 _____
197 **Karen D. Knox**
198 **Senior Administrative Assistant**

MEMORANDUM

TO: Public Facilities Committee

FROM: Scott Liggett, PE, Director of Public Projects & Facilities/Chief Engineer

DATE: November 28, 2011

RE: South Island Public Service District – request for easements

Recommendation:

The Public Facilities Committee endorse the easement requests as made by the South Island Public Service District (SIPSD) and recommend to Town Council that the easements be granted.

Summary:

The attached documents fully describe nature and extent of the requested easements over Town property known as the “Crossings Park” tract. The need for the easements is the result of the District’s intention to construct a well on adjacent SIPSD land. The easements, if granted, would provide for temporary construction staging and a permanent “pollution free” radius around the proposed well head as required by regulation. The temporary construction staging easements total .21 acres and the permanent “pollution free” radius easement is .72 acres.

Background:

The SIPSD is in the process of planning to construct three new wells. These projects are being undertaken as a result of the anticipated failure of existing wells due to the likelihood of saltwater intrusion into the Floridan Aquifer. Recent hydrogeological studies have indicated that by 2015 there will be 2 additional wells rendered unusable due to elevated chloride levels above drinking water standards. In order to mitigate this loss of water production and to meet future system demand, the District will be constructing 2 aquifer storage and recovery wells and a reliability well at the existing reverse osmosis water treatment plant.

An engineering study commissioned by SIPSD identified 3 strategic locations for each of the wells; all of which are located on District owned property. One location, on Genesta Street (off of Palmetto Bay Road) is immediately adjacent to Town owned land. This site is the current location of an elevated water storage tower.

South Carolina Department of Health and Environmental Control (SCDHEC) regulations require the creation of a 100’ “pollution free” radius around the new well head, meaning that there is no potential for future contamination (activity or construction) in that area.

SOUTH ISLAND PUBLIC SERVICE DISTRICT

POST OFFICE BOX 5148 • 25 BOW CIRCLE • HILTON HEAD ISLAND, SC 29938

September 23, 2011

Mr. Scott Liggett
Director of Public Projects, Facilities and Engineering
Town of Hilton Head Island

Re: South Island Public Service District ASR Well Project

Dear Mr. Liggett:

The South Island Public Service District is in the process of planning to construct three new wells. This project is being undertaken as a result of the anticipated failure of existing wells due to the likelihood of saltwater intrusion into the Floridan Aquifer. Recent hydrogeological studies have indicated by 2015, there will be 2 additional wells rendered unusable due to elevated chloride levels above drinking water standards. In order to mitigate this loss of water production and meet future system demand, the District will be constructing 2 aquifer storage and recovery wells and reliability well at the existing reverse osmosis water treatment plant.

The engineering study, completed by Carollo Engineering, identified 3 strategic locations for each of the wells. The first site is on a parcel owned by the District adjacent to its Long Cove Wastewater Treatment Plant. The second site is located at the reverse osmosis water treatment plant. The third is location is next to the elevated water tower off of Palmetto Bay Rd.

South Carolina DHEC regulations require a 100' "pollution free" radius around the wellhead, meaning that there is no potential for future contamination in that area. In order to meet this requirement, the District will need to obtain an easement from any property owner within this radius to refrain from any activity or construction. In order to meet this requirement, South Island Public Service District is requesting an easement from the Town for the purpose of constructing a well at the Palmetto Bay site. We are also requesting approval to temporarily use a small area of property adjacent to the tower as a staging area during construction. The construction phase is expected to take 2 to 3 months to complete after which time all disturbed areas will be returned to their previous condition.

The other 2 sites are on District property and will not require easements from the Town. Some tree removal will be necessary to accommodate the new infrastructure. Surveys have been completed that indicate property boundaries and the proposed well locations and tree removal to accommodate well construction.

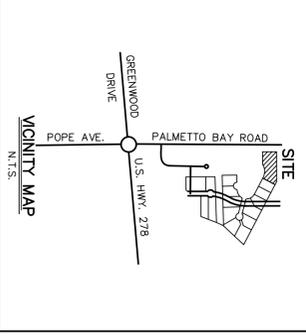
Enclosed, for your review, are aerials and surveys that show the proposed well locations, tree surveys and property boundaries. If additional information is needed please call me at 384-1106.

If you would like to schedule a site visit to each of these 3 locations, please let me know.

Best Regards,

A handwritten signature in black ink that reads "Brad O'Keefe". The signature is written in a cursive, flowing style.

Brad O'Keefe
Operations Manager
South Island Public Service District



LINE	BEARING	DISTANCE
L1	N 35°36'13" W	12.98'
L2	N 54°23'47" E	31.27'
L3	S 54°23'47" W	83.85'
L4	N 35°36'13" W	30.00'
L5	N 12°19'43" E	44.26'
L6	S 35°48'32" E	30.00'
L7	S 54°14'06" W	80.00'
L8	N 35°48'31" W	30.00'
L9	N 54°17'55" E	50.00'
L10	S 54°23'47" E	50.00'
L11	S 35°48'32" E	83.85'
L12	N 35°48'32" E	88.29'
L13	N 54°14'06" W	50.00'
L14	N 35°40'00" W	50.00'
L15	N 54°14'06" W	20.00'
L16	N 54°14'06" E	80.00'
L17	N 35°48'32" W	100.00'

Legal Description
 TEMPORARY CONSTRUCTION EASEMENT 'A'
 Being all that state or parcel of land lying and being in the Town of Hilton Head Island, Beaufort County, South Carolina and being known as a Temporary Construction Easement 'A', containing 0.06 Acres more or less and being more particularly described as follows:

Commencing at a concrete right-of-way monument having South Carolina state plane coordinates of N 121340.39 and E 2070780.40; said monument is located at the southwestern intersection of the right-of-way of Palmetto Bay Road and Genesis Street; thence running with the southern right-of-way of Genesis Street the following five courses and distances to-wit: N 35°50'49" E for a distance of 83.85 feet to a point; thence N 54°14'35" E for a distance of 31.27 feet to a point; thence N 54°23'47" E for a distance of 50.00 feet to a point; thence N 35°40'00" W for a distance of 50.00 feet to a point; thence N 54°23'47" E for a distance of 50.00 feet to a concrete monument of the southwestern corner of 200'78 feet to a concrete monument of the southwestern corner of Page 318 in the Beaufort County Register of Deeds; thence S 40°7' running along western side of said 20' Easement N 35°48'31" W for a distance 295.29 feet to a point, said point being the southwestern corner of Page 318, thence running with the southern boundary line of said Well Site N 54°14'06" E for a distance of 20.00 feet to a point which is the Point of Beginning; said Point of Beginning is the northeastern corner of Page 318 and having South Carolina state plane coordinates of N 121896.37 and E 2070757.85; thence continuing along southern boundary of Well Site N 54°14'06" E for a distance of 80.00 feet to Hilton Head Island the following 3 courses and distances to-wit: S 35°48'32" E for a distance of 30.00 feet to a point; thence S 54°14'06" W for a distance of 80.00 feet to a point; thence N 35°48'32" E for a distance of 30.00 feet to a point, which is the Point of Beginning.

Easement contains 0.06 Acres more or less.

TEMPORARY CONSTRUCTION EASEMENT 'B'
 Being all that piece or parcel of land lying and being in the Town of Hilton Head Island, Beaufort County, South Carolina and being known as a Temporary Construction Easement 'B', containing 0.15 Acres more or less and being more particularly described as follows:

Commencing at a concrete right-of-way monument having South Carolina state plane coordinates of N 121340.39 and E 2070780.40; said monument is located at the southwestern intersection of the right-of-way of Palmetto Bay Road and Genesis Street; thence running with the southern right-of-way of Genesis Street the following five courses and distances to-wit: N 35°50'49" E for a distance of 83.85 feet to a point; thence N 54°14'35" E for a distance of 31.27 feet to a point; thence N 54°23'47" E for a distance of 50.00 feet to a point; thence N 35°40'00" W for a distance of 50.00 feet to a concrete monument of the southwestern corner of 200'78 feet to a concrete monument of the southwestern corner of Page 318 in the Beaufort County Register of Deeds; thence S 40°7' running along western side of said 20' Easement N 35°48'31" W for a distance 295.29 feet to a point, said point being the southwestern corner of Page 318, thence running with the southern boundary line of said Well Site N 54°14'06" E for a distance of 20.00 feet to a point which is the Point of Beginning; said Point of Beginning is the northeastern corner of Page 318 and having South Carolina state plane coordinates of N 121896.37 and E 2070757.85; thence continuing along southern boundary of Well Site N 54°14'06" E for a distance of 80.00 feet to Hilton Head Island the following 3 courses and distances to-wit: S 35°48'32" E for a distance of 30.00 feet to a point; thence S 54°14'06" W for a distance of 80.00 feet to a point; thence N 35°48'32" E for a distance of 30.00 feet to a point, which is the Point of Beginning.

Easement contains 0.15 Acres more or less.

LEGEND:

±	SPOT ELEVATION
+	CONCRETE MONUMENT OLD (FOUND)
CONC. O.	CONCRETE MONUMENT OLD (FOUND)
LD	IRON PIN, OLD (FOUND)
T.B.M.	TEMPORARY BENCH MARK
C.M.P.	CORROGATED METAL PIPE
P.C.	NON-VALVE CHLORIDE PIPE
I.P.C.	REINFORCED CONCRETE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
TEL	TELEPHONE BOX
W	WATER METER
WM	WATER METER
CO	CLEAN OUT
LP	LIGHT POLE
TPC	TEMPORARY POLE CONNECTION
SDMH	STORM DRAIN MANHOLE

- REFERENCE PLATS:**
- BOUNDARY CONSULTATION SURVEY OF REVISED LOT 9, PALMETTO BUSINESS PARK DRIVE, DATED: 11/17/2008; LATEST REVISION: 12/14/2009; BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
 - BOUNDARY SURVEY & TOPOGRAPHIC SURVEY OF LOT 9 & LOT 11, A SECTION OF PALMETTO BUSINESS PARK, DATED: 06/23/06; LAST REVISED: 7/30/2010; BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
 - TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, DATED: 12/09/2010; S.C.P. No. 20281.
 - ASBUILT & TREE SURVEY WITH ELEVATIONS OF SOUTH ISLAND P.S.D. ADMINISTRATION BUILDING, REVISED LOT 9 & 0.23 ACRE WATER TOWER SITE & 20' ACCESS & UTILITY EASEMENT, A SECTION OF PALMETTO BUSINESS PARK, DATED: 09/19/2011.

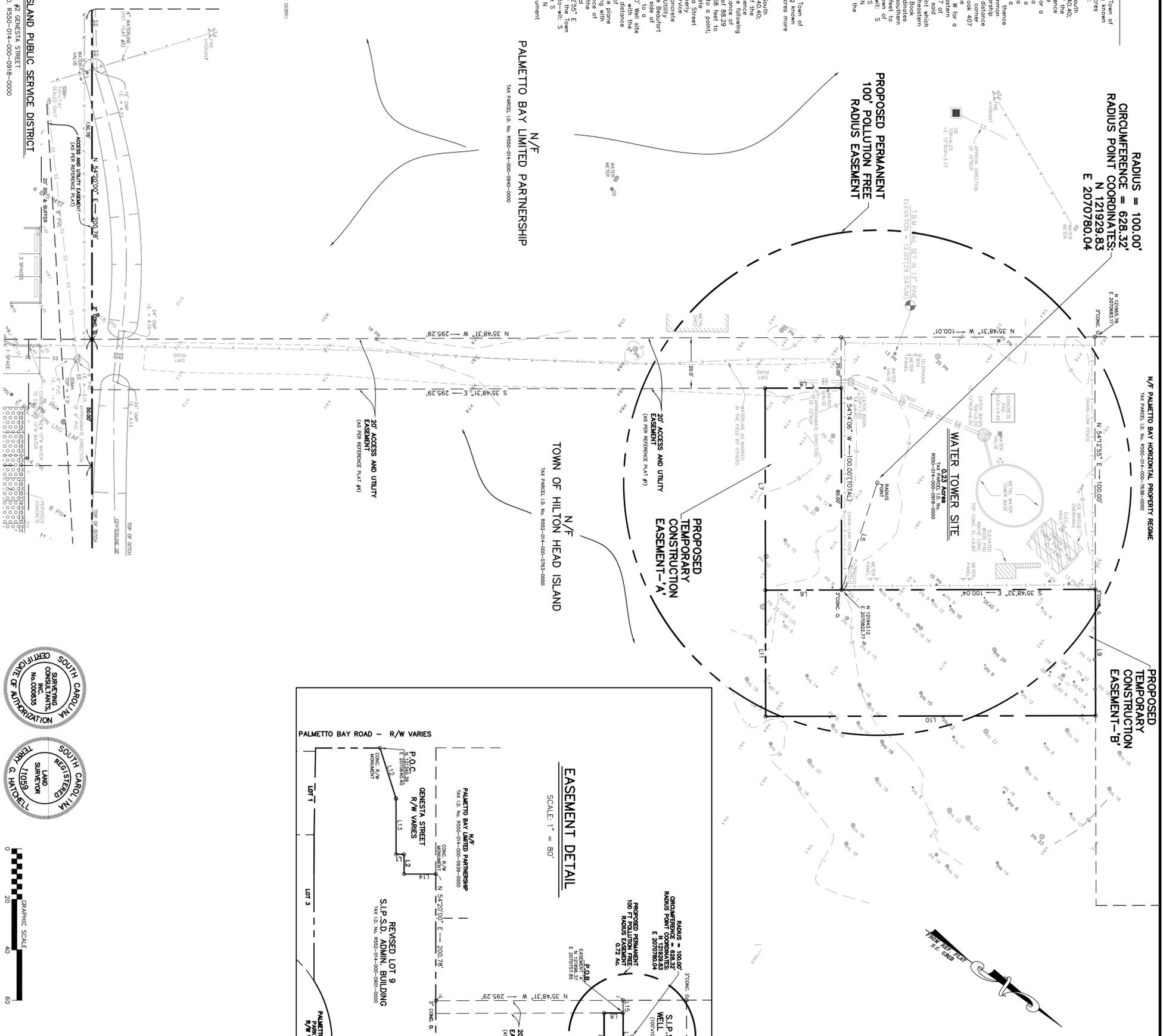
- NOTES:**
- HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE PRACTICE OF SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED HEREON. ALSO THERE ARE NO OBVIOUS APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY, THIS PROPERTY IS LOCATED IN A SECTION OF PALMETTO BUSINESS PARK, A SECTION OF PALMETTO BUSINESS PARK, PALMETTO BUSINESS PARK DRIVE, DATED: 11/17/2008; LATEST REVISION: 12/14/2009; BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
 - FIELD OBSERVATION OR FROM PLANS PROVIDED BY WARD EDWARDS ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - ABOVE AND UNDER GROUND UTILITIES AND STRUCTURES SHOWN ARE FROM CERTAIN TO BE THE ACTUAL LOCATION.
 - STATE PLANE COORDINATES SHOWN ARE BASED ON BEAUFORT COUNTY GCS.

RADIUS = 100.00'
CIRCUMFERENCE = 628.32'
RADIUS POINT COORDINATES:
N 121929.83
E 2070780.04

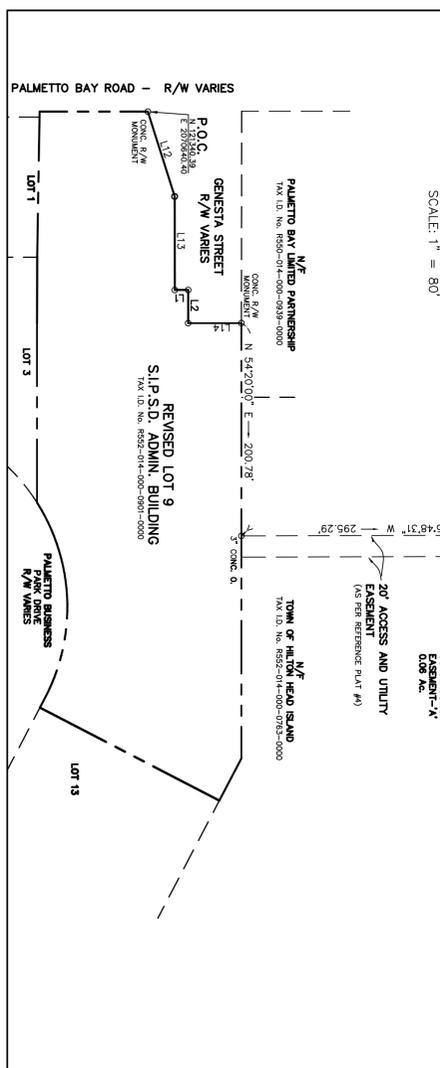
PROPOSED PERMANENT 100' POLLUTION FREE RADIUS EASEMENT

N/F PALMETTO BAY LIMITED PARTNERSHIP
 TAX PARCEL ID. NO. 8550-014-000-0940-0000

TOWN OF HILTON HEAD ISLAND
 TAX PARCEL ID. NO. 8552-014-000-0783-0000



EASEMENT DETAIL
 SCALE: 1" = 80'



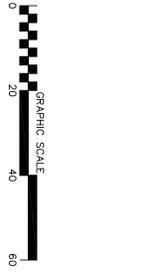
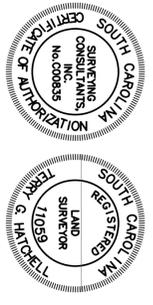
Legal Description
 PERMANENT 100' POLLUTION FREE RADIUS EASEMENT
 Being all that piece or parcel of land lying and being in the Town of Hilton Head Island, Beaufort County, South Carolina and being known as a Permanent 100' Pollution Free Radius Easement containing 0.72 Acres more or less and being more particularly described as follows:

Commencing at a concrete right-of-way monument having South Carolina state plane coordinates of N 121340.39 and E 2070780.40; said monument is located at the southwestern intersection of the right-of-way of Palmetto Bay Road and Genesis Street; thence running with the southern right-of-way of Genesis Street the following five courses and distances to-wit: N 35°50'49" E for a distance of 83.85 feet to a point; thence N 54°14'35" E for a distance of 31.27 feet to a point; thence N 54°23'47" E for a distance of 50.00 feet to a point; thence N 35°40'00" W for a distance of 50.00 feet to a concrete monument of the southwestern corner of 200'78 feet to a concrete monument of the southwestern corner of Page 318 in the Beaufort County Register of Deeds; thence S 40°7' running along western side of said 20' Easement N 35°48'31" W for a distance 295.29 feet to a point, said point being the southwestern corner of Page 318, thence running with the southern boundary line of said Well Site N 54°14'06" E for a distance of 20.00 feet to a point which is the Point of Beginning; said Point of Beginning is the northeastern corner of Page 318 and having South Carolina state plane coordinates of N 121896.37 and E 2070757.85; thence continuing along southern boundary of Well Site N 54°14'06" E for a distance of 80.00 feet to Hilton Head Island the following 3 courses and distances to-wit: S 35°48'32" E for a distance of 30.00 feet to a point; thence S 54°14'06" W for a distance of 80.00 feet to a point; thence N 35°48'32" E for a distance of 30.00 feet to a point, which is the Point of Beginning.

Easement contains 0.72 Acres more or less.

SPECIAL NOTE:
 Some or all areas on this plat are flood hazard areas and have been identified as having at least a one percent chance with possible hurricanes. Flood regulations require that certain flood hazard measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development coverages and regulations of this development on the federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas.

EASEMENT PLAT OF
 PROPOSED
PERMANENT 100' POLLUTION FREE RADIUS EASEMENT & TEMPORARY CONSTRUCTION EASEMENTS 'A' & 'B'
 IN FAVOR OF
0.23 ACRE WATER TOWER SITE
 A SECTION OF
PALMETTO BUSINESS PARK
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 SCALE: 1" = 20' DATE: 11/04/2011 JOB NO: SC83104C



SURVEYING CONSULTANTS
 17 Sheraton Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 816-3304 FAX: (843) 816-3805
 GA Telephone: (412) 828-2779
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PERMANENT 100' POLLUTION FREE RADIUS EASEMENT

Being all that piece or parcel of land lying and being in the Town of Hilton Head Island, Beaufort County, South Carolina and being known as a Permanent 100' Pollution Free Radius Easement containing 0.72 Acres more or less and being more particularly described as follows:

Commencing at a concrete right-of-way monument having South Carolina state plan coordinates of N 121340.39 and E 2070640.40; said monument is located at the southeastern intersection of the rights of way of Palmetto Bay Road and Genesta Street; thence running with the southern right-of-way of Genesta Street the following five courses and distances to-wit: N 36°50'49" E for a distance of 83.85 feet to a point; thence N 54°14'38" E for a distance of 88.29 feet to a point; thence N 35°36'13" W for a distance of 12.58 feet to a point; thence N 54°23'47" E for a distance of 31.27 feet to a point; thence N 35°40'00" W for a distance of 50.00 feet to concrete right-of-way monument; thence turning and leaving Genesta Street and running along the common boundary line of now or formerly Palmetto Bay Limited Partnership and South Island Public Service District, N 54°20'00" E for a distance of 200.78 feet to a concrete monument at the southwestern corner of a 20' Access and Utility Easement as described in Deed Book 407 at Page 318 in the Beaufort County Register of Deeds; thence running along the western side of said 20' Easement N 35°48'31" W for a distance 295.29 feet to a point, said point being the southeastern corner of a 100'x100' Well site as described in Deed Book 407 at Page 318; thence running with the southern boundary line of said Well Site N 54°14'06" E for a distance of 100.00 feet to a concrete monument; thence a survey tie line S 72°43'07" W for a distance of 44.75 feet to a point which is the Radius Point of the Permanent 100' Pollution Free Radius Easement described herein; said Radius Point having South Carolina state plane coordinates of N 121929.83 and E 2070780.04; said Easement having a radius of 100.00 feet and a circumference of 628.32 feet.

Easement contains 0.72 Acres more or less.

TEMPORARY CONSTRUCTION EASEMENT 'A'

Being all that piece or parcel of land lying and being in the Town of Hilton Head Island, Beaufort County, South Carolina and being known as a Temporary Construction Easement 'A' containing 0.06 Acres more or less and being more particularly described as follows:

Commencing at a concrete right-of-way monument having South Carolina state plan coordinates of N 121340.39 and E 2070640.40; said monument is located at the southeastern intersection of the rights of way of Palmetto Bay Road and Genesta Street; thence running with the southern right-of-way of Genesta Street the following five courses and distances to-wit: N 36°50'49" E for a distance of 83.85 feet to a point; thence N 54°14'38" E for a distance of 88.29 feet to a point; thence N 35°36'13" W for a distance of 12.58 feet to a point; thence N 54°23'47" E for a distance of 31.27 feet to a point; thence N 35°40'00" W for a distance of 50.00 feet to concrete right-of-way monument; thence turning and leaving Genesta Street and running along the common boundary line of now or formerly Palmetto Bay Limited Partnership and South Island Public Service District, N 54°20'00" E for a distance of 200.78 feet to a concrete monument at the southwestern corner of a 20' Access and Utility Easement as described in Deed Book 407 at Page 318 in the Beaufort County Register of Deeds; thence running along western side of said 20' Easement N 35°48'31" W for a distance 295.29 feet to a point, said point being the southeastern corner of a 100'x100' Well site as described in Deed Book 407 at Page 318; thence running with the southern boundary line of said Well Site N 54°14'06" E for a distance of 20.00 feet to a point which is the Point of Beginning; said Point of Beginning is the northeastern corner of 20' Access and Utility Easement described in Deed Book 407 at Page 318 and having South Carolina state plane coordinates of N 121896.37 and E 2070757.85; thence continuing along southern boundary of Well Site N 54°14'06" E for a distance of 80.00 feet to a concrete monument; thence running across lands of the Town of Hilton Head Island the following 3 courses and distances to-wit: S 35°48'32" E for a distance of 30.00 feet to a point; thence S 54°14'06" W for a distance of 80.00 feet to a point; thence N 35°48'31" W for a distance of 30.00 feet to a point which is the Point of Beginning.

Easement contains 0.06 Acres more or less.

TEMPORARY CONSTRUCTION EASEMENT 'B'

Being all that piece or parcel of land lying and being in the Town of Hilton Head Island, Beaufort County, South Carolina and being known as a Temporary Construction Easement 'B' containing 0.15 Acres more or less and being more particularly described as follows:

Commencing at a concrete right-of-way monument having South Carolina state plan coordinates of N 121340.39 and E 2070640.40; said monument is located at the southeastern intersection of the rights of way of Palmetto Bay Road and Genesta Street; thence running with the southern right-of-way of Genesta Street the following five courses and distances to-wit: N 36°50'49" E for a distance of 83.85 feet to a point; thence N 54°14'38" E for a distance of 88.29 feet to a point; thence N 35°36'13" W for a distance of 12.58 feet to a point; thence N 54°23'47" E for a distance of 31.27 feet to a point; thence N 35°40'00" W for a distance of 50.00 feet to concrete right-of-way monument; thence turning and leaving Genesta Street and running along the common boundary line of now or formerly Palmetto Bay Limited Partnership and South Island Public Service District, N 54°20'00" E for a distance of 200.78 feet to a concrete monument at the southwestern corner of a 20' Access and Utility Easement as described in Deed Book 407 at Page 318 in the Beaufort County Register of Deeds; thence running along the western side of said 20' Easement N 35°48'31" W for a distance 295.29 feet to a point, said point being the southeastern corner of a 100'x100' Well site as described in Deed Book 407 at Page 318; thence running with the southern boundary line of said Well Site N 54°14'06" E for a distance of 100.00 feet to a concrete monument which is the Point of Beginning; said Point of Beginning having South Carolina state plane coordinates of N 121943.12 and E 2070822.77; thence running with the eastern boundary of Well Site N 35°48'32" W for a distance of 100.04 feet to a concrete monument; thence running along the common boundary of now or formerly Palmetto Bay Horizontal Property Regime and the Town of Hilton Head Island, N 54°12'55" E for a distance of 50.00 feet; thence running across lands of the Town of Hilton Head Island the following 3 courses and distances to-wit: S 35°48'32" E for a distance of 130.06 feet to a point; thence S 54°14'06" W for a distance of 50.00 feet to a point; thence N 35°48'32" W for a distance of 30.00 feet to a concrete monument which is the Point of Beginning.

Easement contains 0.15 Acres more or less.