



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

Tuesday, August 7, 2012

2:00 p.m.

Benjamin M. Racusin Council Chambers

AGENDA

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

- 1. Call to Order**
- 2. 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.
- 3. Committee Business**
 - Approval of Minutes from July 3, 2012
- 4. Unfinished Business**
- 5. New Business**
 - Spanish Wells Sewer Pump Station Location
- 6. Adjournment**

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

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TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

5 Date: July 3, 2012

Time: 2:00 P.M.

7 Members Present: George Williams, Kim Likins, Bill Ferguson

9 Members Absent: Bill Harkins

11 Staff Present: Steve Riley, Scott Liggett, Jill Foster, Shawn Colin, Julian Walls, Tom
12 Fultz, Derrick Coaxum, Susan Simmons, Brian Hulbert, Erica Madhere,

14 Others Present: Ken Heitzke, *Councilman*, Randy Dolyniuk, *Mitchelville Preservation*
15 *Project*, Frank Soule, *Island Recreation Association*

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

20 **1. Call to Order.**

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

22 **2. FOIA Compliance:**

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

25 **3. Committee Business:**

26 **1. Approval of Minutes: June 5, 2012**

27 Councilman Williams moved to approve the Minutes of June 5, 2012. Councilman
28 Ferguson seconded. The Minutes of June 5, 2012 were unanimously approved. Chairman
29 Likins did not vote as she was not present at the meeting.

31 **4. Unfinished Business: None**

33 **5. New Business**

34 • **Mitchelville Preservation Project**

35 Shawn Colin, Community Development Department reminded the Committee the
36 Mitchelville group appeared before Town Council in September, 2010 with a request to
37 use Fish Haul Creek Park for the Mitchelville Preservation Project. Over the past
38 couple of years they have been involved in program development, fund raising and
39 other activities. We asked they come before the Committee to give us an update on
40 what they have done and what their path forward is at this point.

42 Mr. Randy Dolyniuk, Chairman of the Mitchelville Preservation Project reviewed what
43 they have done since appearing before Town Council in 2010.

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- We have recognized it will take money for this project to go forward.
 - We have been building and rebuilding our websites.

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- We have been working on developing marketing material that tells the story of Mitchelville and have looked at different partners to help marketing aspects. One is a series of E-books that will take stories that have been passed down to the descendents of Mitchelville that are here on the Island and will be used for history projects, etc.
 - We are currently exploring an opportunity with a Professor of USC and a Graduate Student to develop a traveling story about the Dawn of Freedom. It would initially be housed in Columbia but part is a travel display that would move up and down the Gullah/Geechee Corridor. After three years this particular Exhibit will be housed on Hilton Head Island, hopefully on the Mitchelville site.
 - We have been working on getting a seat at the table as the FAA were letting money for the archeological surveys they will be doing at the Airport. We were successful in getting the Beaufort County Council to say the Mitchelville Preservation Project needs to be at the table. The purpose is to get the artifacts that are recovered.
 - We are right now developing our plans for fundraising. Local community fundraising is something that we are really working on right now. That is part of the outreach of telling the story.
 - We are also looking at what other areas of funding we can get. We will be looking at State and Federal Grants.

69 The Mitchelville Preservation Project, the recognition and honoring of those first
70 Mitchelville people is going to be something that will take a while.

71
72 After a brief discussion, the Committee thanked Mr. Dolyniuk for his update.

73
74 • **SHARE Center**

75 Jill Foster, Deputy Director of Community Development advised staff recommends the
76 Public Facilities Committee recommend to Town Council approval of partial use of the
77 building located at 58 Shelter Cove Lane (otherwise known as the Lifespan Building)
78 for the SHARE Center. Also, we are requesting that this item be reviewed and
79 determined at the July 3rd Town Council Meeting.

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81 Councilman Williams asked where the \$110,000 for renovations was going to come
82 from and how much money is this going to cost in upkeep vs. what they are paying
83 now. Jill Foster advised that the \$110,000 is already budgeted. It was in last year's
84 budget and it was rolled forward. Councilman Williams asked Frank Soule if the net
85 costs should be less if you move in here. Frank Soule advised that it should be less than
86 they are paying now.

87
88 Chairman Likins advised partnering with Hilton Head Medical Center could be a huge
89 opportunity for Island Recreation Center and encouraged Mr. Soule to look into this.
90 Mr. Soule advised it is already in the works.

91
92 Councilman Williams motioned the Public Facilities Committee recommend approval
93 of partial use of the building located at 58 Shelter Cove Lane (otherwise known as the

94 Lifespan Building) for the SHARE Center. Chairman Likins seconded. The motion
95 passed unanimously.

96
97 **6. Adjournment:**
98 Councilman Williams moved to adjourn. Councilman Ferguson seconded the motion. The
99 meeting was adjourned at 2:50 p.m.

100
101 Respectfully Submitted,

102
103
104 _____
105 **Karen D. Knox**
106 **Senior Administrative Assistant**

DRAFT



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO:	Public Facilities Committee
VIA:	Shawn Colin, AICP, <i>Manager of Comprehensive Planning</i>
FROM:	Shea Farrar, <i>Senior Planner</i>
DATE	July 26, 2012
SUBJECT:	Spanish Wells Sewer Pump Station Location

Recommendation:

Staff recommends Town Council approve the conveyance of permanent easement rights to Hilton Head Island Public Service District (HHPSD) for the establishment and operation of a sewer pump station and its required infrastructure on Town owned property located on Spanish Wells Road, as shown on Exhibit "A", with the following conditions:

1. The easement area is limited to a 45 X 45 square foot area.
2. Access to the site is to be relocated to share access with any future development that occurs on the property.

The Public Facilities Committee will review this at the August 7th meeting. Also, we are requesting that this item be reviewed and determined at the August 7th Town Council meeting in order to avoid a one month delay (due to only one Town Council meeting in August).

Summary:

The Spanish Wells Sewer Project, which will serve properties near the Spanish Wells Business Park, is currently under design and will require a sewer lift station. HHPSD has requested to locate this station on a Town owned property in the project area. This station would be similar to the station constructed in the Chaplin area adjacent to Surfwatch.

Background:

Over the years, the Town has worked with various public service districts to help improve the availability of sewer service on the Island. In 2005, Town Council adopted nine sewer policies for this purpose. Sewer Policy 2 states that the Town would work with HHPSD to locate sewer lift stations and other appropriate infrastructure on Town property when feasible. The Town owns a property in the Spanish Wells Road project area that could be utilized for a sewer pump station and would serve the Town's property as well as others in the area.

The pump station is proposed for an area of the property along Spanish Wells Road as shown on Exhibit "A". A number of specimen trees and a drainage channel are located elsewhere on the property, so the proposed easement was located to avoid these site features. This helps to minimize the impact on natural resources. The impact that the easement would have on the future utility of the property was also considered. By locating the station along the edge of the property, more developable area is left on the interior of the property, creating more flexibility for future development. Access to the pump station would be from Spanish Wells Road, but the easement would be relocated to a shared access with any future development that occurs on the property.



ONE TOWN CENTER COURT
SPANISH WELLS, FLORIDA 32151
PHONE 386-264-1111

Exhibit A
Spanish Wells Pump Station Easement Location
July, 2012



This information has been compiled from a variety of unverified general sources at various times and is published intended to be used only as a guide. The Town of Spanish Wells does not assume responsibility for the accuracy or state of completion.

AN ORDINANCE OF THE TOWN OF HILTON HEAD, SOUTH CAROLINA, AUTHORIZING THE GRANTING OF AN EASEMENT ENCUMBERING REAL PROPERTY OWNED BY THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, PURSUANT TO THE AUTHORITY OF S. C. CODE ANN. § 5-7-40 (SUPP. 2010), AND § 2-7-20, CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, (1983, As Amended); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

LEGISLATIVE FINDINGS

WHEREAS, The Town of Hilton Head Island, South Carolina owns real property located off of Spanish Wells Road which is more particularly known and described as:

All that certain piece, parcel or tract of land containing approximately 2.4 acres of land situate, lying and being on the Northern side of Road S-79 (Spanish Wells Road) near the Town of Hilton Head in Beaufort County, South Carolina, and being shown on the South Carolina Department of Transportation Plans for US Route 278 (Cross Island Parkway) File 7.581, Sheet 26, Tract 63-A, and shown as TMS No. R510-007-000-147B-0000 and which is described as follows:

Beginning at a point located on the Southeastern corner of the subject parcel on the present 33-foot right of way line of Road S-79 (Spanish Wells Road) approximately 175 feet left of approximate survey station 224+75 of US Route 278 (Cross Island Parkway); thence S 55°50'55" W for a distance of 305.20 feet along the present 33-foot right of way line of Road S-79 (Spanish Wells Road) to a point on the Western property line of the subject parcel approximately 180 feet left of approximate survey station 221+70 of US Route 278 (Cross Island Parkway); thence N 30°21'23" W for a distance of 366.91 feet, along the Western property line of the subject parcel to a point on the Northern line of the subject parcel; thence S 61°14'57" E for a distance of 285.18 feet, along the Northern property line of the subject parcel to a point on the Eastern property line of the subject parcel; thence S 34°09'05" E for a distance of 339.26 feet, along the Eastern property line of the subject parcel to the point of beginning. Being bound on the North, East and West by lands of adjacent property owners, and on the South by the present 33-foot right of way line of Road S-79 (Spanish Wells Road).

WHEREAS, The Hilton Head Public Service District has requested certain easements over, across and through a portion of the above described Town-owned

property for the purpose of building, operating and maintaining a sewage pumping station, which sewage pumping station will facilitate sewage service to the Town's property, for ingress and egress to and from the sewage pumping station, and for underground utility lines to serve the sewage pumping station; and,

WHEREAS, The Town Council of the Town of Hilton Head Island, South Carolina has determined that it is in the best interests of the Town of Hilton Head Island, South Carolina, to authorize the execution and delivery of the requested easement; and,

WHEREAS, under the authority of S.C. Code Ann. § 5-7-40 (Supp. 2012), and § 2-7-20, *Code of the Town of Hilton Head Island , South Carolina*, (1983, As Amended), the granting of an interest in real property owned by the Town of Hilton Head Island, South Carolina, must be authorized by the adoption of an ordinance by the Town Council for the Town of Hilton Head Island, South Carolina.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AS FOLLOWS:

Section 1. Execution, Delivery and Performance of an Easement encumbering Town Owned Property:

- (a) The Mayor and Town Manager are hereby authorized to execute and deliver the Pump Station Easement which is attached hereto as Exhibit "A"; and,

(b) The Town Manager is hereby authorized to take all other and further actions as may be necessary to complete the Town's obligations under the Pump Station Easement.

Section 2. Severability:

If any section, phrase, sentence or portion of this Ordinance is, for any reason, held or deemed to be invalid or unconstitutional by any court of competent jurisdiction, then such section, phrase, sentence or portion shall be deemed a separate, distinct and independent provision and shall not affect the remaining portion thereof.

Section 3. Effective Date:

This Ordinance shall become effective upon its adoption by the Town Council for the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED AND ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, ON THIS ____ DAY OF SEPTEMBER, 2012.

THE TOWN OF HILTON HEAD ISLAND,
SOUTH CAROLINA

By: _____
Drew A. Laughlin, Mayor

ATTEST: _____
Victoria L. Pfannenschmidt,
Acting Town Clerk

First Reading: _____

Second Reading: _____

Approved as to form: _____
Gregory M. Alford, Town Attorney

Introduced by Council Member: _____

EXHIBIT "A"

STATE OF SOUTH CAROLINA)
) SEWAGE PUMP STATION EASEMENT
COUNTY OF BEAUFORT)

This Pump Station Easement is made this _____ day of September, 2012, by and between The Town of Hilton Head Island, South Carolina (hereinafter referred to as "the Town"), and the Hilton Head #1 Public Service District (hereinafter referred to as "HHPSD").

WITNESSETH

WHEREAS, The Town owns real property which is known and described as follows:

All that certain piece, parcel or tract of land containing approximately 2.4 acres of land situate, lying and being on the Northern side of Road S-79 (Spanish Wells Road) near the Town of Hilton Head in Beaufort County, South Carolina, and being shown on the South Carolina Department of Transportation Plans for US Route 278 (Cross Island Parkway) File 7.581, Sheet 26, Tract 63-A, and shown as TMS No. R510-007-000-147B-0000 and which is described as follows:

Beginning at a point located on the Southeastern corner of the subject parcel on the present 33-foot right of way line of Road S-79 (Spanish Wells Road) approximately 175 feet left of approximate survey station 224+75 of US Route 278 (Cross Island Parkway); thence S 55°50'55" W for a distance of 305.20 feet along the present 33-foot right of way line of Road S-79 (Spanish Wells Road) to a point on the Western property line of the subject parcel approximately 180 feet left of approximate survey station 221+70 of US Route 278 (Cross Island Parkway); thence N 30°21'23" W for a distance of 366.91 feet, along the Western property line of the subject parcel to a point on the Northern line of the subject parcel; thence S 61°14'57" E for a distance of 285.18 feet, along the Northern property line of the subject parcel to a point on the Eastern property line of the subject parcel; thence S 34°09'05" E for a distance of 339.26 feet, along the Eastern property line of the subject parcel to the point of beginning. Being bound on the North, East and West by lands of adjacent property owners, and on the South by the present 33-foot right of way line of Road S-79 (Spanish Wells Road) (hereinafter the "Town Property").

WHEREAS, The Town has agreed to grant an easement on, over, across and through a portion of the Town Property to HHPSD for the use thereof as a site for a sewage pump station, and for ingress and egress to and from the site of the sewage pump station to Spanish Wells Road, all as is set forth in this Pump Station Easement.

NOW, THEREFORE, know all men by these presents, the Town, for and in consideration of the sum of Ten (\$10.00) Dollars, the receipt and sufficiency whereof is acknowledged, has bargained, granted, and sold and by these presents does hereby bargain, grant, and sell to HHPSD, its successors and assigns, the following easements:

1. A perpetual, non-exclusive Easement on, over and across that portion of the Town Property described as follows:

All that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and described as "Sewer Pump Station Easement" on a Plat entitled "Sewer Pump Station Easement and Relocatable Access and Utility Easement over Tax Parcel R510 007 000 147B 0000, Spanish Wells Road, Hilton Head Island, Beaufort County, South Carolina," dated July 27, 2012, prepared by Sea Island Land Survey, Inc., Mark R. Renew, S.C.P.L.S. 25437, and which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book _____ at Page _____ (hereinafter the "Pump Station Site").

This Pump Station Easement is granted and accepted subject to the following terms:

2. This Pump Station Easement is conveyed subject to all other easements, licenses, and conveyances of record and is subject to the rights herein reserved by the Town, its successors and assigns, to utilize the Town's Property at any time, in any manner, and for any purpose, provided, however, that such use by Town shall not be inconsistent with nor prevent the full utilization by HHPSD of the rights and privileges granted

herein.

3. This Pump Station Easement includes a re-locatable easement for ingress and egress to and from the Pump Station Site from Spanish Wells Road, on, over and across that portion of the Town Property described as follows:

All that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and described as "Relocatable Access and Utility Easement" on a Plat entitled "Sewer Pump Station Easement and Relocatable Access and Utility Easement over Tax Parcel R510 007 000 147B 0000, Spanish Wells Road, Hilton Head Island, Beaufort County, South Carolina," dated July 27, 2012, prepared by Sea Island Land Survey, Inc., Mark R. Renew, S.C.P.L.S. 25437, and which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book _____ at Page _____ (hereinafter the "Relocatable Ingress/Egress Easement").

If the Town, or its successors and assigns, determines, in its sole discretion, to build a road, drive or access across any part of the Town Property, then HHPSD agrees that it shall abandon and discontinue use of the Relocatable Ingress/Egress Easement, and shall utilize the road, drive or access built by the Town, or its successors and assigns, as the sole ingress and egress to and from the Pump Station Site. Any such road, drive or access built by the Town, or its successors and assigns, shall be built so as to provide a paved access to the Pump Station Site. In the event that the Town, or its successors and assigns, exercises the rights retained under this Article 2, both the Town, or its successors and assigns, and the HHPSD agree to execute a recordable document abandoning and terminating the Relocatable Ingress/Egress Easement, and establishing a new ingress/egress easement to the Pump Station Site from Spanish Wells Road over the road, drive or access built by the Town, or its successors and assigns.

4. This Pump Station Easement includes a perpetual, non-exclusive easement to

and from the Pump Station Site from Spanish Wells Road, for the installation, maintenance and use of underground sewage and utility lines, under and across that portion of the Town Property described as follows:

All that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and described as “Relocatable Access and Utility Easement” on a Plat entitled “Sewer Pump Station Easement and Relocatable Access and Utility Easement over Tax Parcel R510 007 000 147B 0000, Spanish Wells Road, Hilton Head Island, Beaufort County, South Carolina,” dated July 27, 2012, prepared by Sea Island Land Survey, Inc., Mark R. Renew, S.C.P.L.S. 25437, and which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book _____ at Page _____.

5. This Pump Station Easement is for the purpose of providing property for HHPSD to build, operate and maintain a sewage pump station, and for ingress and egress to and from Spanish Wells Road to the Pump Station Site, and includes the right to enclose the Pump Station Site with a fence to secure the Pump Station Site, and the rights granted hereunder are for such purposes only. Any other use of the Pump Station Site is a violation of the terms of this Pump Station Easement and is prohibited.

6. HHPSD may not place or store any hazardous material or pollutant of any description on or within the Pump Station Site, Underground Utility Easement, or Ingress/Egress Easement.

7. HHPSD shall comply with all applicable laws, codes, ordinances and regulations applicable to its use installation, operation and maintenance of a sewage pumping

station.

8. HHPSD agrees to maintain the sewage pump station, and further agrees that the use of the sewage pump station shall be under the exclusive control of HHPSD; provided, however, that the Town shall have reasonable access to the Pump Station Easement property for the purpose of making inspections upon twenty four (24) hours' written notice from the Town to HHPSD.

9. HHPSD shall, at its sole cost and expense, cause all timely cleaning, repair, maintenance, renovation or any other work necessary for the safe operation of the sewage pump station.

10. HHPSD shall cause all work contemplated or allowed hereunder to be performed in a workmanlike fashion with minimal interference to the Town, its successors and assigns, invitees, licensees, employments and agents. HHPSD shall cause all work contemplated or allowed hereunder to be completed in an expeditions and timely fashion, and that all construction materials, debris and equipment shall be promptly removed from the Pump Station Easement property upon completion of the work contemplated or allowed hereunder. HHPSD, at its sole cost and expense, shall restore to its pre-existing condition any part of the Town's property and any improvements thereon which may be disturbed or damaged as a result of HHPSD's exercise of any of the rights granted hereunder.

11. The easements granted hereunder are conveyed by the Town and accepted by HHPSD on the condition that HHPSD shall notify the Town, or its successors and assigns, at any time, of its election not to use the easements granted hereunder, or if the easements granted hereunder are not used for their stated purposes for a continuous

period of twelve (12) months. Upon such notification, the easements granted hereunder shall terminate, and HHPSD shall restore the Town's property to its pre-existing condition. Upon termination of the easements as described herein, HHPSD shall execute and deliver to the Town a recordable document terminating the easements of record.

12. HHPSD agrees, to the extent provided by the South Carolina Tort Claims Act [S.C. Code Ann. § 15-78-10, *et seq.* (Supp. 2012, as amended)], and HHPSD's property and liability insurance policies, to respond to any claim against the Town, or its successors and assigns, resulting from any acts omissions or claims arising directly or indirectly from HHPSD's exercise of any of the rights granted hereunder.

13. HHPSD shall be solely responsible for any environmental clean up or remediation related to HHPSD's use of the Pump Station Site which is required by any party, entity or government agency.

In Witness whereof, the parties hereto have caused the within Pump Station Easement to be executed by their duly authorized officers on this _____ day of September, 2012.

WITNESSES:

THE TOWN OF HILTON HEAD
ISLAND, SOUTH CAROLINA

By: _____
Drew A. Laughlin, Mayor

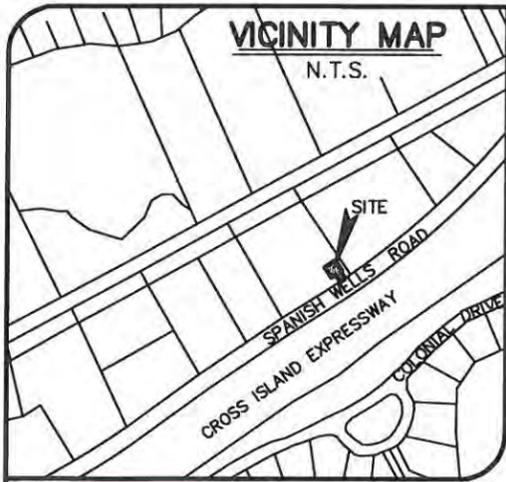
Attest: _____
Stephen G. Riley, Town Manager

STATE OF SOUTH CAROLINA) UNIFORM ACKNOWLEDGMENT
)
COUNTY OF BEAUFORT) S. C. CODE ANN. § 30-5-30 (SUPP. 2012)

I, the undersigned Notary Public do hereby certify that Drew A. Laughlin, Mayor, and Stephen G. Riley, Town Manager, personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of The Town of Hilton Head Island, South Carolina.

Sworn to and Subscribed before me
on this _____ Day of September, 2012.

Notary Public for South Carolina
My Commission Expires:_____



R510 007 000 0147 0000
 PADDOCKS LIMITED
 LIABILITY CO
 PO BOX 7154
 HILTON HEAD ISLAND
 SC 29938

R510 007 000 0438 0000
 PADDOCKS LIMITED LIABILITY
 CO
 27 BRIDGEPORT
 HILTON HEAD ISLAND SC
 29928

R510 007 000 0410 0000
 LOWTHER BARRY W
 MELANIE F
 170 MAY RIVER ROAD
 BLUFFTON SC 29910

R510 007 000 210A 0000
 MOORE RYAN J
 33 OFFICE PARK RD
 #A143
 HILTON HEAD ISLAND
 SC 29928

**CENTRAL ELECTRIC COOPERATIVE
 115' POWERLINE EASEMENT**

UTILITY
 POLE
 IPF

ELECTRIC SERVICE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	3.00	2826.26	3.00	S55°49'05"W	0°03'39"

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	N 34°15'33" W
L2	19.00	S 55°44'27" W
L3	45.00	N 34°15'33" W
L4	45.00	N 55°44'27" E
L5	45.00	S 34°15'33" E
L6	6.00	S 55°44'27" W
L7	30.00	S 34°15'33" E

NOTES:

- 1). THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY SEA ISLAND LAND SURVEY, LLC.
- 2). THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY.

SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

PARCEL 147B

N. 133595.98
 E. 2075611.94

SEWER PUMP STATION
 EASEMENT
 2,025 Sq Ft 0.05 Ac.

ACCESS AND UTILITY EASEMENT
 (ACCESS RELOCATABLE)
 600 Sq Ft 0.01 Ac.

LEGEND & SYMBOLS:

- CMF □ 3" CONCRETE MONUMENT FOUND
- IPPF ○ 3/4" IRON PIPE FOUND
- IPF ○ 1/2" IRON PIN FOUND
- RCP □ REINFORCED CONCRETE PIPE
- HDPE □ HIGH DENSITY POLYETHYLENE PIPE
- ⊕ ⊕ ELECTRIC SERVICE
- ⊕ ⊕ ELECTRIC TRANSFORMER
- ⊕ ⊕ VALVE BOX
- ⊕ ⊕ FIRE HYDRANT
- ⊕ ⊕ CATCH BASIN
- ⊕ ⊕ UTILITY POLE
- ⊕ ⊕ OLD WELL

SEWER PUMP STATION EASEMENT AND
 RELOCATABLE ACCESS AND UTILITY EASEMENT OVER
 TAX PARCEL R510 007 000 147B 0000,
 SPANISH WELLS ROAD, HILTON HEAD ISLAND,
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
 HILTON HEAD PUBLIC SERVICE DISTRICT

DATE: 07/27/12

SCALE: 1" = 50'



SIS Sea Island Land Survey, LLC.

4D Mathews Court,
 Hilton Head Island,
 SC 29926

Tel (843) 681-3248
 Fax (843) 689-3871
 E-mail: sils@sprynet.com

FILE No.: 12014/2

DWG No.: 5-1481

REFERENCE PLAT

- 1) AN ALTA/ACSM LAND TITLE SURVEY OF 2.40 ACRES SPANISH WELLS ROAD, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.
 DRAWN: 5/13/93
 RECORDED IN BOOK 46, PAGE 137, DATED
 ROD. BEAUFORT COUNTY, SC
 BY: TERRY G. HATCHELL S.C.R.L.S. # 11059

EASEMENT AREA = 0.06 AC. 2,625 S.F.
 ADDRESS: SPANISH WELLS ROAD

DISTRICT: 510, MAP: 7, PARCEL: 147B

THIS PROPERTY LIES IN F.E.M.A. ZONE A7
 BASE FLOOD ELEVATION = 14.0'

COMMUNITY NO. 450250, PANEL 0008D, DATED: 9/29/86

I HEREBY STATE 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 "A" SURVEY AS SPECIFIED THEREIN;
 ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER
 THAN SHOWN.



40' ENTRANCE
 RIGHT OF WAY

OFFLINE
 1.43' SW
 IPF

CATCH
 BASIN

DITCH

50' BUFFER ZONE

ASPHALT BIKE PATH

FIRE HYDRANT

VALVE BOX

IPPF

HDPE

15'

22.67'

20.00'

20.00'

45.00'

L4

L5

L6

L7

10' UTILITY EASEMENT
 S34°15'33"E
 339.26

285.18
 N61°08'29"E
 10' UTILITY EASEMENT

366.91
 10' UTILITY EASEMENT
 N30°27'51"W

R510 007 000 147C 0000
 DOVE DENNIS R
 PO BOX 7746
 HILTON HEAD ISLAND SC 29928

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