



Department of Public Works

Paula G. Gucker
Assistant County Administrator for Public Works
pgucker@greenvillecounty.org
(864) 467-7007
www.greenvillecounty.org

MEMORANDUM

DATE: August 15, 2017

TO: Committee on Public Works and Infrastructure

VIA: Paula Gucker, Assistant County Administrator for Community Planning, Development & Public Works

FROM: Heshia Gamble, P.E., PTOE, County Engineer

SUBJECT: Relinquishment of approximately 0.70 acre or 3,055 SF of Marcus Drive (J0053)

This Division received a request from the property owner referenced as TMS# 0543010101800 to relinquish maintenance of approximately 0.70 acre or 3,055 SF of Marcus Drive (J0053) to them for use as private property. The County accepted Marcus Drive into our road inventory in 1976. Marcus Drive was extended, and the extension was accepted into our inventory in 1981. The first cul-de-sac was not conveyed to the adjacent property owner when the road was extended. Sun Life Assurance Company of Canada seeks to clear up the title defect.

Staff is requesting Council's approval to relinquish maintenance of a portion of Marcus Drive, transfer the ownership of the right-of-way to the adjoining property owner and a motion to proceed with a public hearing.

RELINQUISHMENT APPLICATION FOR GREENVILLE COUNTY

APPLICANT: ROIB 385 GREENVILLE, LLC

NAME OF ADJOINING PROPERTY OWNER: Not applicable

ADDRESS: 504 Rhett St., Greenville, SC 29601

PHONE NO: 864/416-7261

APPLICANT'S SIGNATURE: 
Seph Wunder, Authorized Signer

SURPLUS RIGHT-OF-WAY TO BE ACQUIRED

ROAD NAME (if applicable): Portion of Marcus Drive

TAX MAP#: 0543010101800 (portion of)

DEED BOOK/PAGE: Deed Book 1, Page 232; Deed Book 2291, Page 709

PLAT BOOK/PAGE: Plat Book 5P at page 41; Plat Book 25Z at Page 45

BRIEFLY DESCRIBE PORTION OF RIGHT-OF-WAY TO BE ACQUIRED IN RELATION TO YOUR ADJOINING PROPERTY:

ROIB 385 Greenville, LLC is seeking a Quitclaim Deed from Greenville County (the "County") in connection with this relinquishment application. The cul de sac on "Old" Marcus Drive was re-configured as a part of the extension of what is now called Marcus Drive. By oversight, the portion of the former cul de sac that is no longer part of Marcus Drive was not conveyed in connection with the reconfiguration. ROIB 385 Greenville, LLC would like to clear up this title defect by requesting that the County issue a Quitclaim Deed conveying the section of the former cul de sac that is no longer part of Marcus Drive.

To aid the County's review of this request, attached please find the following for review:

- Exhibit A – Enlargement of cross hatched area of the old cul de sac
- Exhibit B – Copy new Survey prepared by Fant Reichert & Fogleman, Inc. dated 5/17/2017 showing the old cul de sac area in red
- Exhibit C – Copy of Marcus Drive Road Dedication recorded in Book 1 at Page 232
- Exhibit D – Copy of plat recorded in Plat Book 5P at Page 41, depicting Marcus Drive as of February 17, 1976
- Exhibit E – Copy of plat recorded in Plat Book 25Z at Page 45, depicting Patewood Business Center with the cul de sac area in question marked in red. This was the plat used to convey the business center to Sun Life.

Also enclosed is the requested Quitclaim Deed.

The court may contact our attorney, Seth Swan, at 864/240-3281 or via email at sswan@hsblawfirm.com if any additional information is needed in connection with this application.

DATE: 06/15/2017


FEE PAID: \$85.00 Check #490756

RECEIVED BY: Leslie B. Smith

SIGNS GIVEN: _____

COUNCIL DISTRICT: District 22
FIRE DISTICT: Wade Hampton Fire District
SEWER & WATER DISTRICT: Metropolitan Sewer Sub District
TELEPHONE SERVICE: AT&T
ELECTRIC SERVICE: Duke Energy

THERE MUST BE 100% PARTICIPATION OF ALL ADJOINING PROPERTY OWNERS AND ALL PROPERTY OWNERS MUST SIGN THE APPLICATION.

NAME: ROIB 385 Greenville, LLC
ADDRESS: 504 Rhett Street, Greenville, SC 29601
TAX MAP NO.: 0543010101800
PHONE NO.: 864/416-7261
SIGNATURE:  Seph Wunder, Authorized Signer

NAME: No other property owners own land that adjoins the portion of land requested to be quitclaimed by the County.

ADDRESS: _____
TAX MAP NO.: _____
PHONE NO.: _____
SIGNATURE: _____

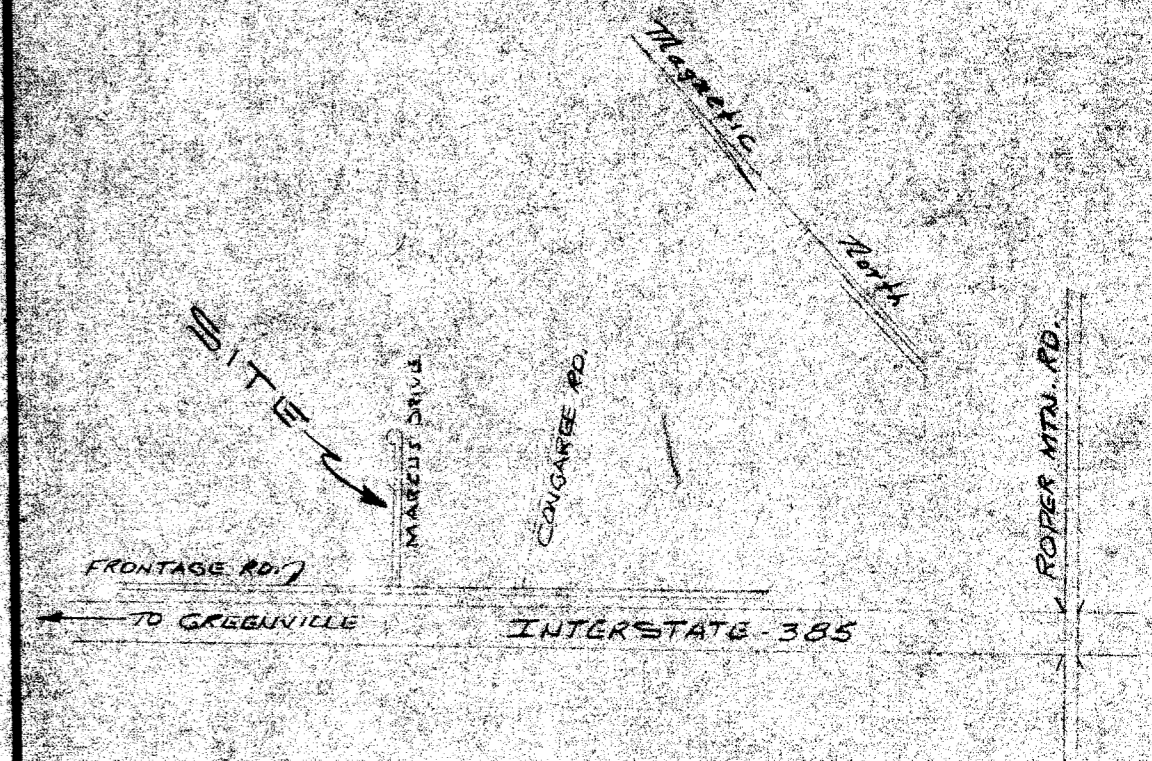
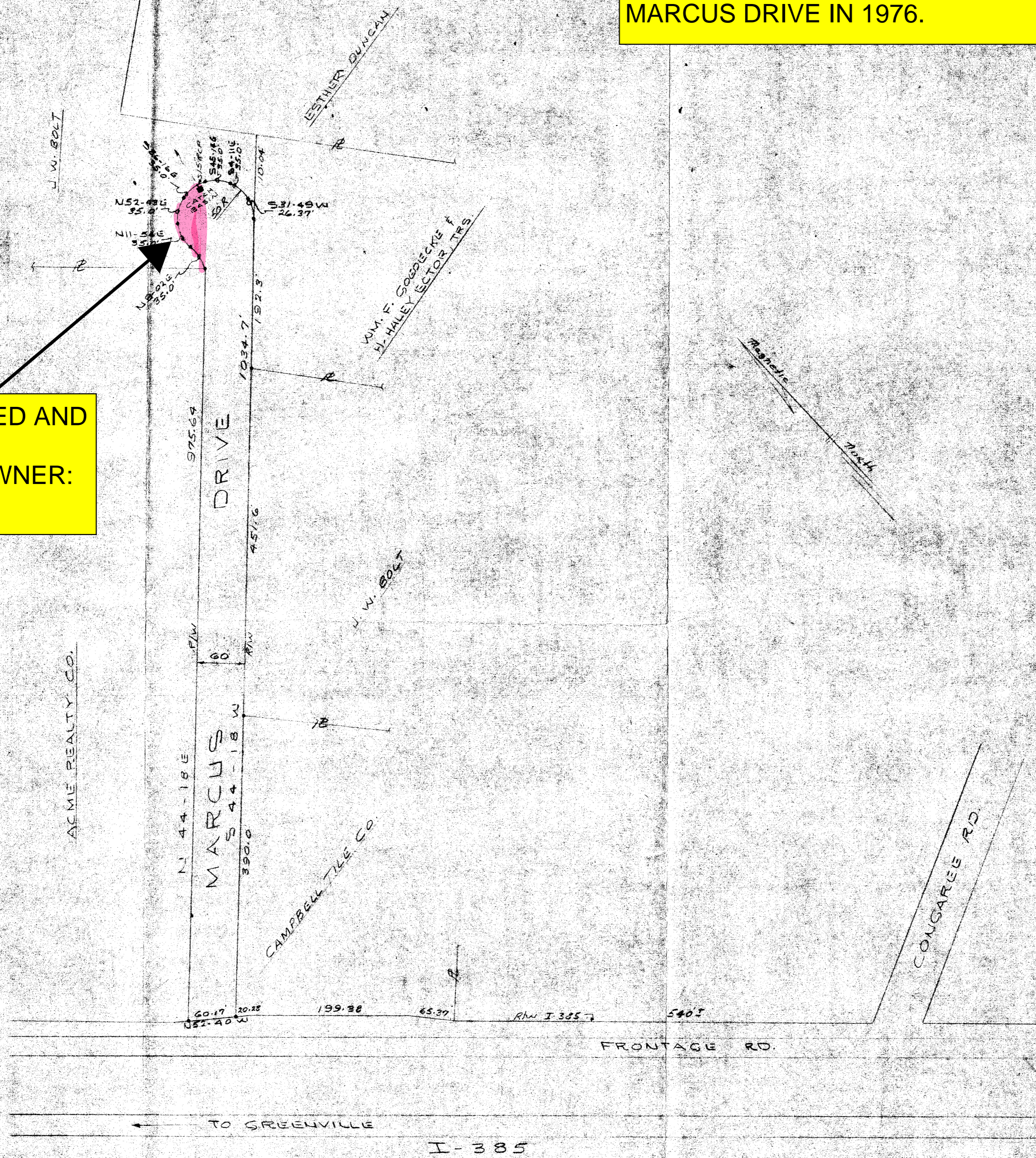
NAME: _____
ADDRESS: _____
TAX MAP NO.: _____
PHONE NO.: _____
SIGNATURE: _____

RELINQUISHMENT OF 3,055 SF OR 0.70 ACRES OF "OLD" MARCUS DRIVE (J0053)



THIS IS HOW WE ACCEPTED
MARCUS DRIVE IN 1976.

AREA TO BE RELINQUISHED AND
QUITCLAIMED TO THE
ADJOINING PROPERTY OWNER:
3,055 SF OR 0.70 ACRES



LOCATION MAP

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction lines, and hereby dedicate to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat.

3 / 4 / 75 Signed *J.W. Bolt*
_____/_____/_____
_____/_____/_____
_____/_____/_____

CERTIFICATE OF ACCURACY

"ARROW M. THOMPSON certify that this plat was (drawn by me) (drawn under my supervision) (an actual survey made under my supervision) from (an actual survey made by me) (deed description, recorded in Book 115, Page 182, Book , Page , etc.) (other), that the error of closure as calculated by latitudes and departures is 1/10000"; that the boundaries not surveyed are shown as broken lines plotted from information found in Book , Page ; that this plat was prepared in accordance with the Greenville County Subdivision Regulations as adopted.

2/24/75 DATE Arrow M. Thompson LICENSED ENGINEER OR REGISTERED SURVEYOR
S. C. Registration No. 3616

CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Greenville County, with the exception of such variances, if any, as are noted in the minutes of the Greenville County Planning Commission of Greenville County, South Carolina, and that it has been approved for recording in the office of the County Register of Mense Conveyance."

Aug. 4 1976 DATE S. Coleman DIRECTOR OF PLANNING
GREENVILLE COUNTY PLANNING COMMISSION

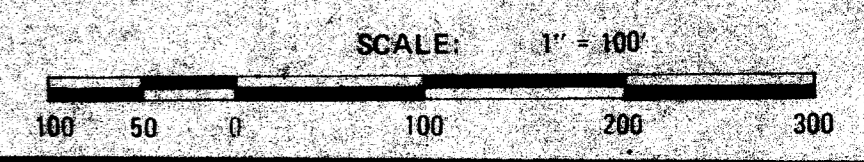
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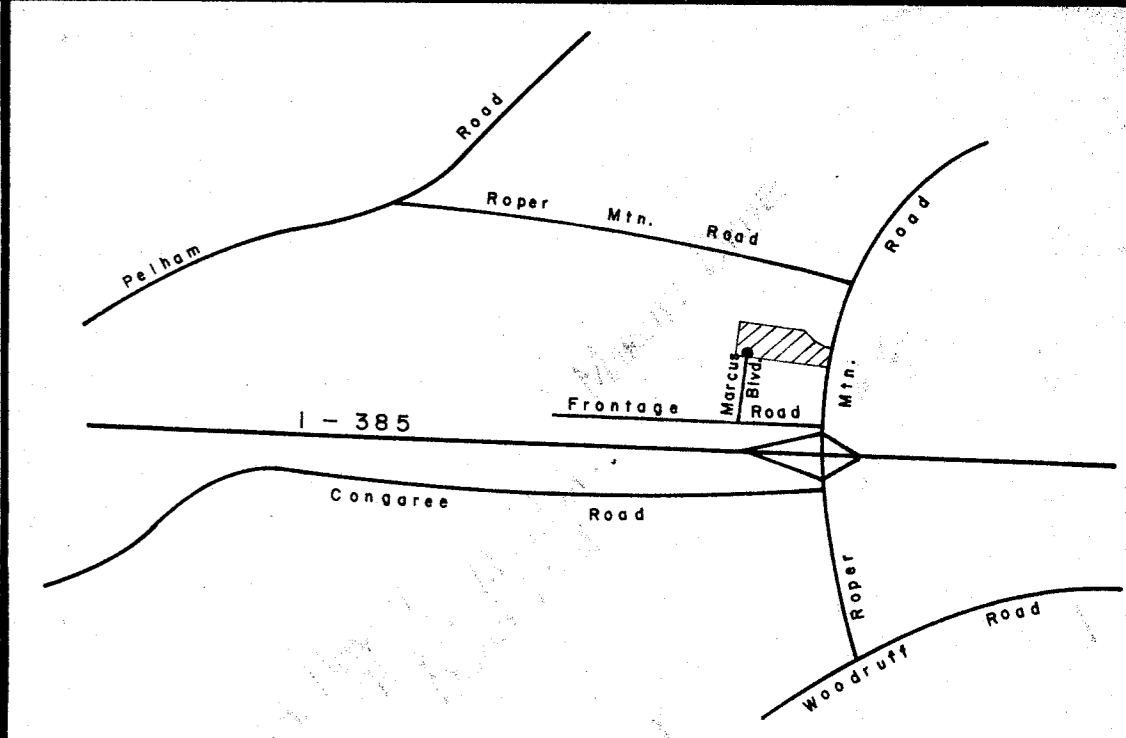
73-122

MARCUS DRIVE
GREENVILLE COUNTY, S. C.

J. W. BOLT OWNER
PIEDMONT ENGINEERS ARCHITECTS PLANNERS SURVEYOR

NO. OF ACRES: 1.54 MILES 0.20
NO. OF LOTS: 0 DATE: 2-17-75





LOCATION MAP - N.T.S.

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction lines, and hereby dedicate to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat.

3 / 5 / 85
 Signed: *James T Miller*
 SHERNER
 Signed: _____
 Signed: _____
 Signed: _____

CERTIFICATE OF ACCURACY

"I, W. R. Williams, Jr., certify that this plat was (drawn by me) (drawn under my supervision) (an actual survey made under my supervision) (an actual survey made by me) (deed description recorded in Book _____, Page _____, Book _____, Page _____, etc.) (other); that the error of closure as calculated by latitudes and departures is _____, that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, Page _____, that this plat was prepared in accordance with the Greenville County Subdivision Regulations as adopted.

2/27/85
 DATE
W.R. Williams, Jr.
 LICENSED ENGINEER OR REGISTERED SURVEYOR
 S.C. Registration No. 3979

CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Greenville County, with the exception of such variances, if any, as are noted in the minutes of the Greenville County Planning Commission of Greenville County, South Carolina, and that it has been approved for recording in the office of the County Register of Mesne Conveyance."

3/5/85
 DATE
John H. Williams, Jr.
 DIRECTOR OF PLANNING
 GREENVILLE COUNTY PLANNING COMMISSION

FILE NUMBER

81-157

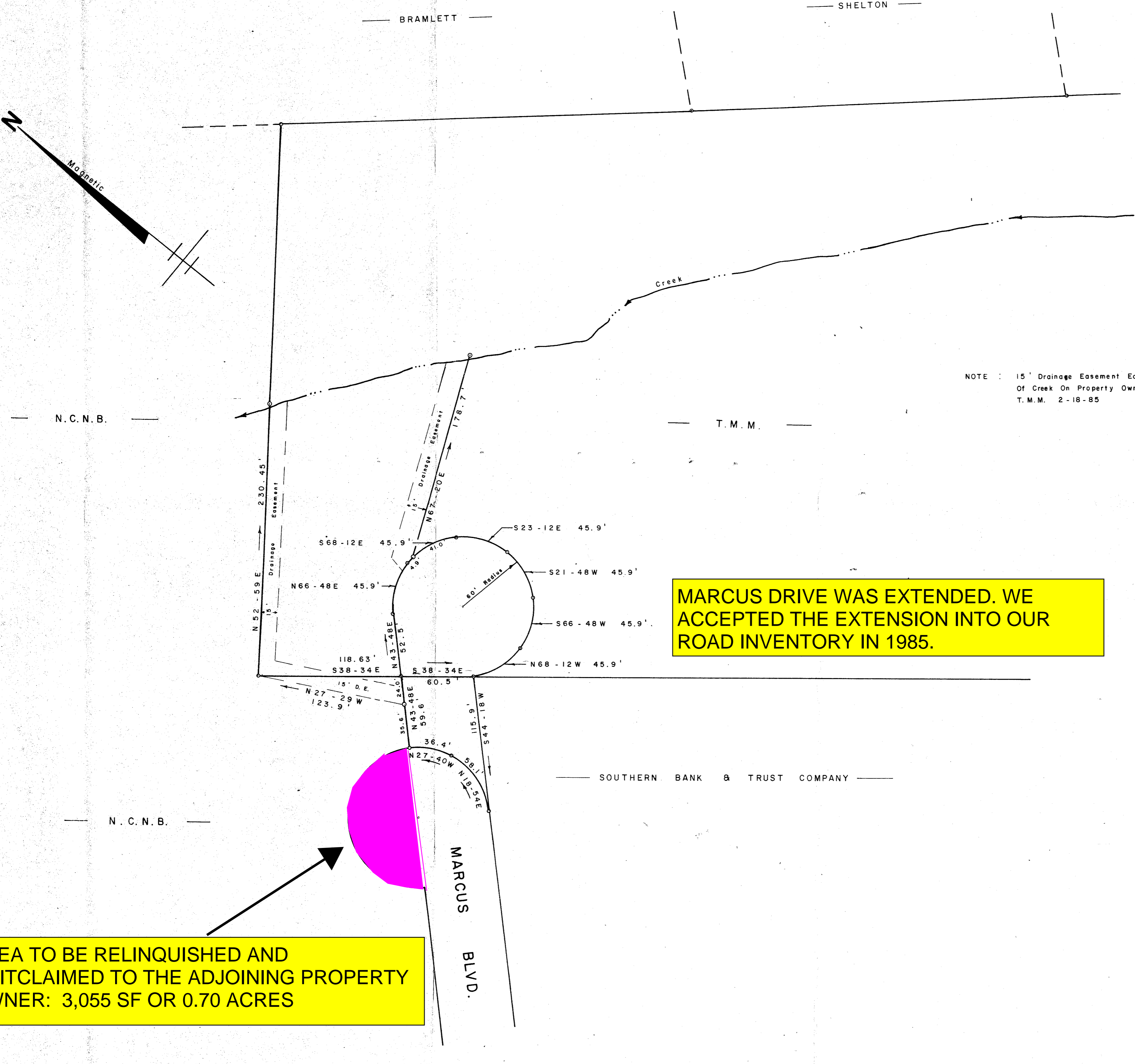
MARCUS BLVD. EXTENSION

T.M.M. of Greenville
 OWNER
 WILLIAMS and PLUMBLEE, Inc.
 ENGINEER OR SURVEYOR

NO. OF ACRES: 0 MILES OF NEW ROADS: .01

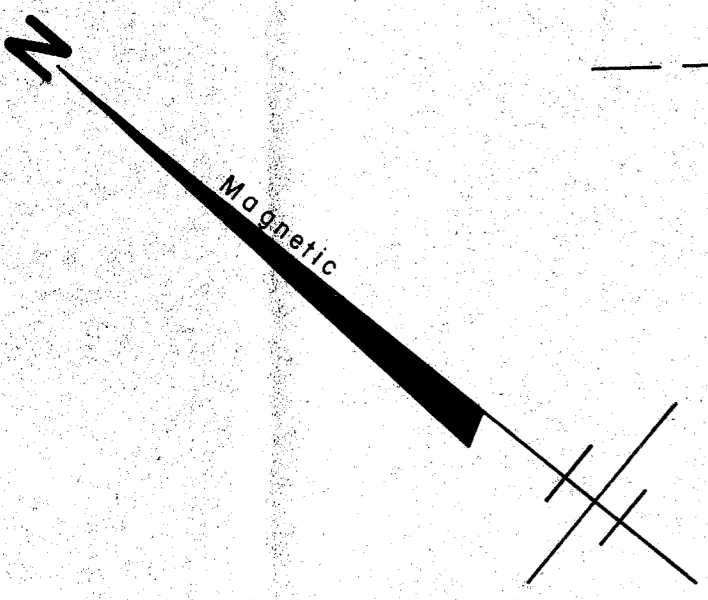
NO. OF LOTS: 0 DATE: 12-02-81
 REVISED: 11-27-84
 ZONE: (DRAINAGE EASEMENTS)

SCALE: 1" = 50'



MARCUS DRIVE WAS EXTENDED. WE ACCEPTED THE EXTENSION INTO OUR ROAD INVENTORY IN 1985.

AREA TO BE RELINQUISHED AND QUITCLAIMED TO THE ADJOINING PROPERTY OWNER: 3,055 SF OR 0.70 ACRES



N. C. N. B.

N. C. N. B.