
CITY OF CLEMSON, SOUTH CAROLINA

RESOLUTION 2020-0010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA, AUTHORIZING ACCEPTANCE OF THE DEDICATION OF ROADS AND SIDEWALKS IN PHASES V AND VI OF PATRICK SQUARE AND ASSOCIATED RIGHTS OF WAY AND EASEMENTS.

WHEREAS, Patrick Square is located within the City limits of the City of Clemson and was created as a Planned Development (PD) ordinance approved by Council; and,

WHEREAS, in the Patrick Square PD ordinance, the roads and sidewalks in Phases V and VI were designated to be dedicated to the City of Clemson once the development was built out, and these phases are now built out; and,

WHEREAS, the Patrick Square Phase V and VI roads and sidewalks are owned by Patrick Square, LLC, which wishes to comply with the provisions and intentions of the PD ordinance by dedicating them to the City; and,

WHEREAS, the plat detailing Phase V is on file with the Pickens County Register in Plat Book 599 at Page 265, and the plat for Phase VI is on file in Plat Book 601 at Page 336; and

WHEREAS, S.C. Code §5-7-40 authorizes municipalities to own and possess real estate; and,

WHEREAS, S.C. Code §5-7-30 authorizes municipalities to exercise powers in relation to roads and streets, as appears necessary and proper; and,

WHEREAS, the Clemson City Code requires that in order for the City to accept dedication of privately funded and constructed streets and sidewalks, those structures are to be built to applicable City standards (See, e.g., CC Code §§15-27.2, 15-30.1, 15-30.6(a)); and,

WHEREAS, the City Engineer has inspected the streets and sidewalks constructed and verified that they have been built and/or upgraded to be in compliance with applicable City standards; and,

WHEREAS, CC Code §15-30.1(c) provides that “streets, utilities and easements, or other structures or development features” proposed to be dedicated to the City for ownership and/or maintenance, shall be accepted only upon majority vote by City Council duly meeting in public session; and,

NOW THEREFORE, it is hereby resolved by the City Council of the City of Clemson, South Carolina, duly assembled and with a quorum present, via majority vote, that:

1. The City hereby authorizes acceptance of the dedication of the streets and sidewalks of Phases V and VII of Patrick Square, along with associated curbing and drainage structures, existing City utility easements, and the existing rights of way referenced on the plats described herein; and,

2. By accepting the streets and sidewalks of Phases V and VI of Patrick Square, the City will have sole discretion to make whatever future changes and/or improvements it deems appropriate, including, but not limited to, altering direction of traffic, prohibiting on-street parking, and/or determining appropriate signage, as well as changes to size and/or construction and construction materials that may be deemed appropriate; and,
3. Acceptance of Phases V and VI will be final upon filing of appropriate documentation of the conveyance with the Pickens County Register, at which time the Phases V and VII streets shall be placed in the City street inventory.

IT IS SO RESOLVED.

Dated this the 19th day of October 2020.

CITY OF CLEMSON, SOUTH CAROLINA

By: _____

MAYOR J.C. COOK, III

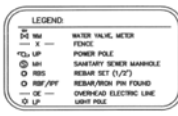
ATTEST:

Beverly A. Coleman, City Clerk

Curve #	Length	Radius	Chord Direction	Chord Length
C1	48.83	629.15	N41° 03' 47"E	46.82
C2	36.76	809.84	N51° 03' 47"E	35.75
C3	93.29	629.15	N44° 57' 22"E	93.00
C4	13.79	15.00	N63° 51' 20"W	13.57
C5	15.04	304.88	S39° 30' 30"E	15.04
C6	8.43	889.03	S41° 00' 00"E	8.43
C7	29.63	15.00	N02° 20' 04"W	19.80
C8	108.08	108.00	S38° 13' 18"W	108.04
C9	34.63	108.00	S34° 48' 42"W	34.63
C10	32.76	276.94	N30° 17' 30"E	32.76
C11	46.23	176.00	N43° 30' 00"E	46.18
C12	123.42	1025.00	S33° 52' 47"E	123.55
C13	38.86	18.00	S31° 05' 16"W	35.68
C14	32.77	333.00	N40° 48' 00"E	32.76
C15	31.41	333.00	N02° 20' 30"E	21.04
C16	14.11	33.00	N08° 21' 24"W	14.00
C17	18.13	27.00	N46° 02' 50"W	17.98
C18	19.33	27.00	S08° 00' 00"W	19.32
C19	31.88	178.00	N31° 07' 30"E	31.17
C20	29.68	17.89	S29° 17' 40"E	28.43
C21	38.48	324.00	N51° 09' 55"E	38.47
C22	80.17	204.00	N41° 32' 30"E	79.97
C23	7.38	324.00	N34° 12' 00"E	7.38
C24	84.00	111.40	S36° 46' 00"W	83.98
C25	88.81	111.40	S49° 32' 24"W	88.79
C26	3.43	111.40	S09° 02' 30"E	3.43
C27	80.80	108.00	S01° 12' 30"E	79.89
C28	80.80	108.00	S30° 28' 00"E	80.80
C29	84.85	108.00	S39° 12' 18"W	84.84
C30	32.82	108.00	S41° 47' 18"W	32.81
C31	32.36	874.00	N46° 46' 30"E	32.36
C32	80.06	874.00	N04° 28' 31"E	80.05
C33	89.19	786.03	N04° 28' 31"E	89.12
C34	81.06	786.03	N07° 46' 47"E	81.04
C35	20.00	108.00	N07° 47' 12"W	20.00

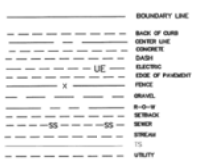
Curve #	Length	Radius	Chord Direction	Chord Length
C36	77.57	1194.00	S39° 12' 18"W	77.56
C37	27.91	1194.00	S32° 28' 42"W	27.90
C38	73.14	1194.00	S51° 51' 34"W	73.12
C39	8.43	889.03	S39° 17' 06"W	8.43
C40	80.03	1001.40	S49° 32' 24"W	80.00
C41	75.94	1001.40	S38° 18' 42"W	75.92
C42	4.95	434.00	N24° 11' 47"E	4.95
C43	111.01	434.00	N44° 48' 03"E	110.77
C44	34.48	434.00	N51° 14' 37"E	34.45
C45	44.84	601.00	N62° 51' 40"E	44.80
C46	18.76	626.00	N62° 30' 00"E	18.70
C47	41.58	1304.00	S41° 17' 36"W	41.55
C48	16.87	1304.00	S52° 32' 30"W	16.86
C49	52.34	1304.00	S59° 39' 44"W	52.33
C50	52.82	1304.00	S54° 46' 34"W	52.80
C51	62.48	1304.00	S51° 26' 53"W	62.48
C52	24.88	15.00	S82° 48' 02"E	21.97
C53	21.96	476.54	S34° 16' 02"E	21.96
C54	27.34	480.00	S32° 27' 46"E	27.33
C55	51.63	980.00	S29° 32' 45"E	51.61
C56	20.50	15.00	S39° 17' 18"W	18.94
C57	71.08	1644.00	S50° 07' 23"W	70.87
C58	54.51	1644.00	S59° 39' 44"W	54.50
C59	60.00	1616.00	S52° 38' 40"W	60.00
C60	60.00	1616.00	S58° 04' 18"W	60.00
C61	80.00	1616.00	S60° 17' 36"W	80.00
C62	80.00	1616.00	S49° 32' 24"W	80.00
C63	19.13	58.00	S39° 12' 18"W	17.98
C64	28.80	485.40	N08° 12' 28"E	28.88
C65	24.95	485.40	N41° 07' 30"E	24.95
C66	37.71	1400.00	S49° 32' 47"E	37.71
C67	16.33	1448.00	S60° 17' 23"W	16.33
C68	16.33	1448.00	S58° 04' 09"W	16.33
C69	16.33	1448.00	S50° 36' 08"W	16.33
C70	16.33	1448.00	S54° 41' 48"W	16.33

Curve #	Length	Radius	Chord Direction	Chord Length
C71	23.72	38.00	S30° 30' 47"W	23.36
C72	28.47	38.00	S2° 20' 20"E	28.00
C73	7.20	28.00	S39° 57' 30"E	7.19
C74	34.09	845.00	S31° 42' 30"E	34.09
C75	67.85	845.00	S34° 48' 20"E	67.84
C76	49.76	805.00	S37° 00' 30"E	49.72
C77	28.72	18.00	S51° 58' 32"W	24.33
C78	38.12	1475.00	S60° 17' 17"W	38.12
C79	62.68	1475.00	S57° 02' 27"E	62.68
C80	41.49	1475.00	S59° 39' 30"W	41.49
C81	40.27	1475.00	S61° 37' 36"W	40.27
C82	15.09	105.00	N41° 30' 00"E	15.09
C83	32.48	105.00	N48° 56' 22"E	32.47
C84	22.32	18.00	N39° 38' 30"W	22.32
C85	38.83	184.00	N41° 49' 12"W	38.83
C86	17.52	1654.00	S60° 08' 32"W	17.52
C87	57.40	1654.00	S58° 09' 50"W	57.40
C88	52.02	1654.00	S59° 39' 30"W	52.02
C89	28.96	18.00	S39° 57' 30"W	28.96
C90	37.88	1782.50	S50° 32' 48"W	37.88
C91	61.83	1782.50	S58° 09' 48"W	61.83
C92	61.83	1782.50	S60° 07' 24"W	61.83
C93	41.02	1782.50	S61° 47' 37"W	41.02
C94	20.10	1782.50	S62° 48' 34"W	20.10
C95	53.37	1782.50	S63° 38' 08"W	53.37
C96	37.75	18.00	N17° 34' 47"W	37.75
C97	1.41	138.00	N08° 47' 30"E	1.41



FUTURE DEVELOPMENT
PATRICK SQUARE
TMS 4064-18-41-1650 (portion)

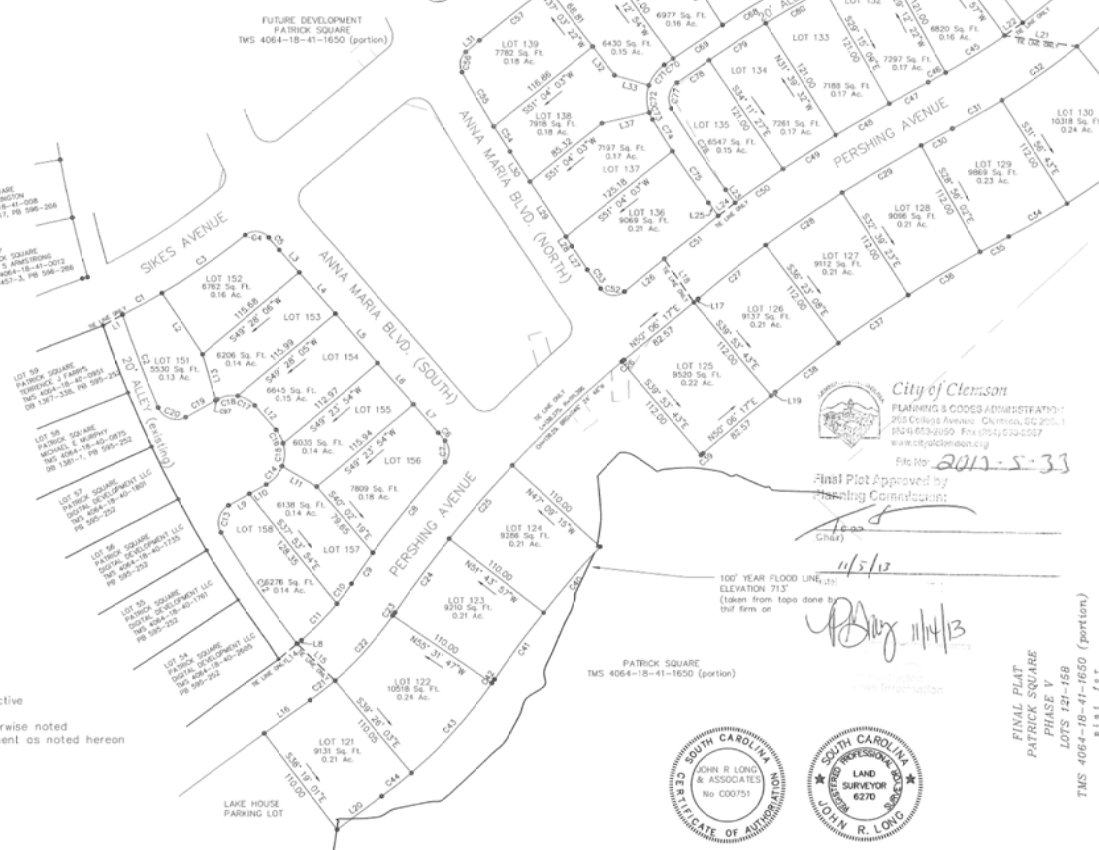
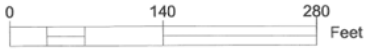
REFERENCE GPS OBSERVATION BY THIS FIRM
SC05-VES (NAD83 (2011)-HORI, NAVD83-VERT)



Line #	Length	Direction
L1	20.57	S60° 52' 17"W
L2	87.42	N63° 18' 33"E
L3	27.40	S40° 38' 06"E
L4	50.05	S40° 38' 06"E
L5	59.83	S40° 38' 06"E
L6	50.00	S40° 38' 06"E
L7	34.36	S40° 38' 06"E
L8	5.01	S49° 50' 08"W
L9	21.73	S60° 35' 59"W
L10	17.25	S60° 35' 59"W
L11	36.46	N08° 49' 10"W
L12	29.84	S40° 38' 06"E
L13	43.83	S30° 35' 45"E
L14	21.92	S49° 50' 09"W
L15	48.21	S44° 58' 35"E
L16	58.04	N53° 40' 59"E
L17	5.81	N50° 06' 17"E
L18	48.26	S33° 56' 05"E
L19	5.81	N50° 06' 17"E
L20	51.04	N53° 40' 59"E
L21	66.88	S81° 17' 27"E
L22	20.00	N04° 01' 03"E

NOTES:
Sanitary sewer right of way is 30' (15' each side of center)
Storm drainage right of way is 20' (10' each side of center)
For Building restrictions and setbacks, see "Declaration of Protective Covenants" recorded in Deed Book 1222 Page 222
All common lot corners are marked with 1/2" rebar unless otherwise noted
Lots 125, 135, 152, & 156 are subject to drainage/utility easement as noted herein

SCALE 1" = 70'



City of Clemson
PLANNING & CODES ADMINISTRATION
205 College Avenue, Clemson, SC 29634
(864) 653-2059, Fax (864) 653-4557
www.cityofclemson.org
File No. 2013-5-33
Final Plat Approved by Planning Commission
11/5/13
10' YEAR FLOOD LINE (ELEVATION 713' taken from topo done by this firm or other information)



FINAL PLAT
PATRICK SQUARE
PHASE V
LOTS 121-156
TMS 4064-18-41-1650 (portion)
platt

PATRICK SQUARE
PHASE V

PICKENS COUNTY
CITY OF CLEMSON
OCTOBER 14, 2013
SCALE 1" = 70'
JOB # H-PATSO PHS

JOHN R. LONG & ASSOCIATES
Registered Land Surveyors
Clemson, SC 29634
SURVEYING - GPS CONTROL - PLANNING