

A RESOLUTION

TO ABANDON 72,162 SQUARE FEET (1.657 ACRES) OF THE RIGHT-OF-WAY OF UNIVERSITY RIDGE IN CONNECTION WITH GREENVILLE COUNTY'S UNIVERSITY RIDGE REDEVELOPMENT PROJECT.

WHEREAS, Greenville County, South Carolina ("**County**") acting by and through its County Council ("**County Council**") has undertaken the redevelopment of approximately 37.4 acres of real property ("**Property**") within the City of Greenville ("**City**") into a mixed-use development which includes a new County administrative building, County parking garage, and future retail, office, hotel, and residential spaces ("**University Ridge Redevelopment Project**").

WHEREAS, at the County's request and in furtherance of the University Ridge Redevelopment Project, the South Carolina Department of Transportation ("**SCDOT**") has relinquished its maintenance obligations and authorized the conveyance of the segment of the right-of-way of University Ridge from Church Street to Howe Street ("**UR Right-of-Way**") to the County, thus the County is responsible for maintenance and operation of the right-of-way of University Ridge from Church Street to Howe Street and is or will become the owner of the underlying fee.

WHEREAS, the University Ridge Redevelopment Project requires changes to the existing road layout within the Property, such as adding new roads and extending, realigning, and abandoning segments of current roads, including realigning a portion of the UR Right-of-Way, thereby rendering 72,162 square feet (1.657 acres) of the UR Right-of-Way, more particularly described in Exhibit A and attached hereto, unnecessary for road purposes.

WHEREAS, the County Council is authorized by Sections 57-17-10 and 57-17-20 of the Code of Laws of South Carolina, 1976, as amended ("**South Carolina Code**"), to discontinue, alter, open, and change the location of County roads to better serve the traveling public.

WHEREAS, the County has an administrative process for abandoning County roads outlined in Section 18-43 of the Greenville County Code of Ordinances, as amended ("**Greenville County Code**"), which requires a public hearing and public notices before the County Council can resolve to abandon and close a County road.

WHEREAS, the County Council finds that the proposed abandonment of the portion of the UR Right-of-Way described in Exhibit A is essential for the University Ridge Redevelopment Project, will not adversely impact traffic circulation, local access, or the operations of the development, as the realignment of the UR Right-of-Way and construction of various roads within the Property will maximize development potential and improve circulation between the University Ridge Redevelopment Project and surrounding areas.

WHEREAS, pursuant to § 18-43 of the Greenville County Code, the County Council has followed the required procedures to abandon and close the portion of the UR Right-of-Way described in Exhibit A, including providing notice and conducting a public hearing.

WHEREAS, the County has posted a suitable notice on or adjacent to the UR Right-of-Way as required, and has published a notice in a newspaper of general circulation in the County at least 15 days prior to the public hearing.

WHEREAS, a public hearing was held by the County Council at the time and place specified in the notice to receive input from the general public and to assess the advisability of abandoning and closing the portion of the UR Right-of-Way described in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL that the County Council hereby abandons and closes as a public the portion of the UR Right-of-Way containing 72,162 square feet (1.6757 acres) more particularly described in Exhibit A, subject to the terms and conditions of this Resolution,

BE IT RESOLVED that the abandonment of the said portion of the UR Right-of-Way and the relocation thereof as part of the University Ridge Redevelopment Project is in the public interest and will enhance the safety, access, and economic development of the area.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2024.

Dan Tripp, Chairman
Greenville County Council

ATTEST:

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator

EXHIBIT A

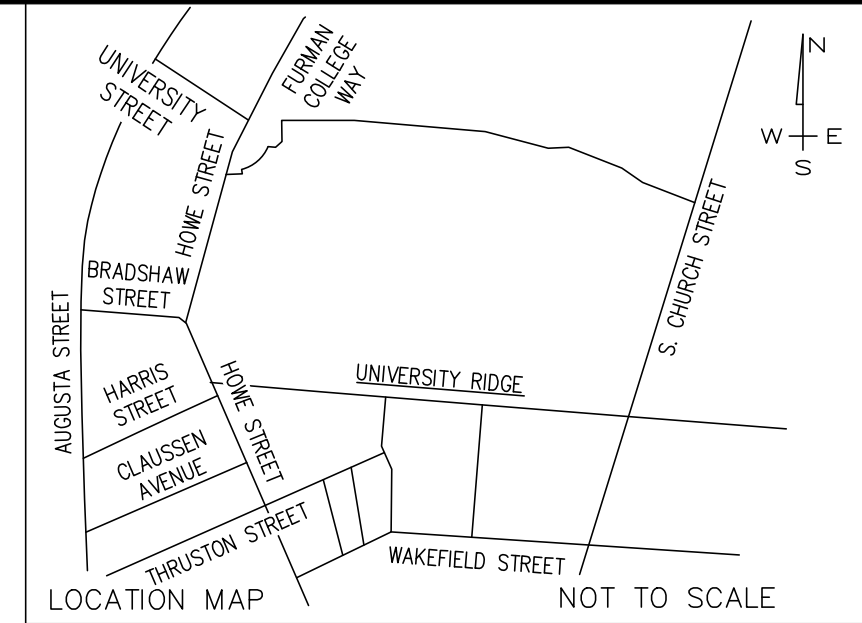
(Right-of-Way To Be Abandoned)

Legal Description

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN GREENVILLE COUNTY, SOUTH CAROLINA AND CONTAINING 1.657 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN "RIGHT OF WAY ABANDONMENT PLAT OF UNIVERSITY RIDGE FOR GREENVILLE COUNTY" PREPARED BY SITE DESIGN, INC. DATED APRIL 30, 2024 AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN OLD 3/4" OPEN TOP LOCATED AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF UNIVERSITY RIDGE (S-438) AND THE EASTERN RIGHT OF WAY OF HOWE STREET, TRAVELING IN A CLOCKWISE DIRECTION AROUND SAID TRACT OF LAND AND FOLLOWING THE NORTHERN RIGHT OF WAY OF UNIVERSITY RIDGE (S-438) S84° 58' 17"E, 865.50' TO A POINT; THENCE TURNING AND LEAVING SAID RIGHT OF WAY, CROSSING THROUGH THE RIGHT OF WAY OF UNIVERSITY RIDGE (S-438) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 163.00', A LENGTH OF 62.60', AND A CHORD BEARING AND DISTANCE OF S45° 16' 26"E, 62.21' TO A POINT; THENCE, S61° 41' 17"E, 62.16' TO A POINT; THENCE, S23° 18' 48"W, 16.38' TO A POINT LOCATED ON THE SOUTHERN RIGHT OF WAY OF UNIVERSITY RIDGE (S-438); THENCE, TURNING AND FOLLOWING SAID RIGHT OF WAY N85° 01' 48"W, 31.30' TO AN IRON PIN OLD 3/4" CRIMP TOP BENT; THENCE, N84° 58' 17"W, 306.32' TO AN IRON PIN OLD 1" OPEN TOP; THENCE, N84° 58' 17"W, 59.69' TO A POINT; THENCE, N84° 58' 17"W, 535.83' TO A POINT LOCATED AT THE INTERSECTION OF SAID RIGHT OF WAY AND THE EASTERN RIGHT OF WAY OF HOWE STREET; THENCE, TURNING AND FOLLOWING THE EASTERN RIGHT OF WAY HOWE STREET AND THE WESTERN RIGHT OF WAY OF UNIVERSITY RIDGE (S-438) N16° 54' 46"W, 86.13' TO THE POINT OF BEGINNING.

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING 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. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S23°18'48"W	16.38
L2	N85°01'48"W	31.30
L3	N84°58'17"W	59.69

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	62.60	163.00	S45°16'26"E	62.21



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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.

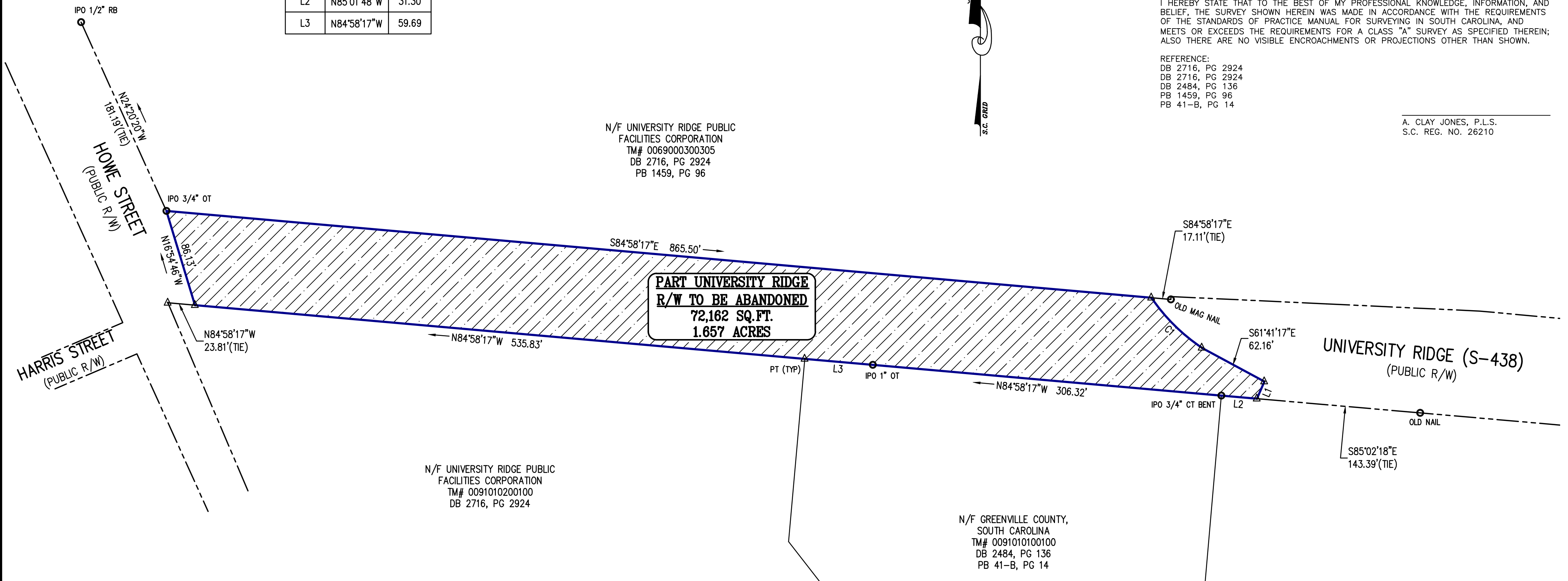
REFERENCE:
 DB 2716, PG 2924
 DB 2716, PG 2924
 DB 2484, PG 136
 PB 1459, PG 96
 PB 41-B, PG 14

A. CLAY JONES, P.L.S.
 S.C. REG. NO. 26210

N/F UNIVERSITY RIDGE PUBLIC FACILITIES CORPORATION
 TM# 0069000300305
 DB 2716, PG 2924
 PB 1459, PG 96

N/F UNIVERSITY RIDGE PUBLIC FACILITIES CORPORATION
 TM# 0091010200100
 DB 2716, PG 2924

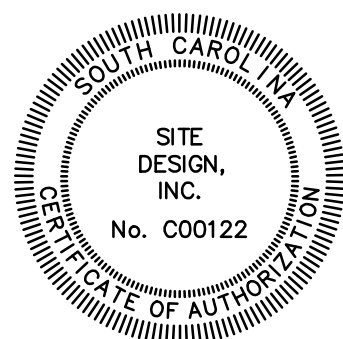
N/F GREENVILLE COUNTY, SOUTH CAROLINA
 TM# 0091010100100
 DB 2484, PG 136
 PB 41-B, PG 14



**PART UNIVERSITY RIDGE
 R/W TO BE ABANDONED
 72,162 SQ.FT.
 1.657 ACRES**

LEGEND

- | | | |
|---------------------------|--------------------------|--------------------------|
| BL BUILDING LINE | CATV ■ CABLE TV PEDESTAL | TC/BC TOP/BOTTOM CURB |
| CL CENTERLINE | TEL □ TELEPHONE PEDESTAL | TW/BW TOP/BOTTOM WALL |
| CMP CORRUGATED METAL PIPE | ⊕ ELECTRIC METER | VCP VITRIFIED CLAY PIPE |
| CT CRIMP TOP | CB □ CATCH BASIN | ⊕ WATER METER |
| DE DRAINAGE EASEMENT | DI □ DROP INLET | ⊕ WATER VALVE |
| EP EDGE OF PAVEMENT | ⊗ ELEC TRANS | —CTV— CABLE TV |
| IPO IRON PIN OLD-○ | 90.0 ELEVATION | —X— FENCE LINE |
| IPS IRON PIN SET-○ | ⊗ FIRE HYDRANT | —FOC— FIBER OPTIC CABLE |
| N&C NAIL & CAP | ⊗ GAS METER | —GAS— GAS LINE |
| OT OPEN TOP | ⊗ GAS VALVE | —OHP— OVERHEAD POWER |
| RB REBAR | LP ☆ LIGHT POLE | —OHT— OVERHEAD TELEPHONE |
| RCP REINFORCED CONC PIPE | PP ○ POWER POLE | —SD— STORM DRAIN |
| R/W RIGHT OF WAY | GP ○ GUY ANCHOR | —SS— SANITARY SEWER |
| SD STORM DRAIN | SDMH ○ SD MANHOLE | —UGP— UNDERGROUND POWER |
| SS SANITARY SEWER | SSMH ○ SS MANHOLE | —UGT— UNDERGROUND TEL |
| SSE SS EASEMENT | TMH ○ TELEPHONE MANHOLE | —W— WATER LINE |
| | CO ● CLEAN OUT | |



**RIGHT OF WAY ABANDONMENT PLAT OF
 UNIVERSITY RIDGE FOR GREENVILLE COUNTY**
 FILE No. _____
 GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1"=60'	PROPERTY ADDRESS UNIVERSITY RIDGE	TAX PIN AS NOTED
DATE 4/30/24	60' 0 60' 120'	FIELD CREW N/A
DRAWN BY ZT		

SITE DESIGN, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

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