

Record Date: 1/13/2021 Time: 3:55:59 PM
Maker: CPD-PHASE G LLC
Recipient: N/A
Book & Page: 0950-808
Original Book & Page:
Instrument: Misc
Recorded By: NELSON MULLINS RILEY & SCARBOROUGH
Status:
Notes:
Return Date:
Additional Makers:
Additional Recipients:

RECEIVED 1.13.21
PER CLERK
ROD OFFICE
CHARLESTON COUNTY, SC

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

NOTICE OF APPROVED
CONCEPTUAL DOCK
MASTER PLAN REVISED

THIS NOTICE OF APPROVED CONCEPTUAL DOCK MASTER PLAN
REVISED made this 12th day of January, 2021, by CPD-PHASE G LLC, a South
Carolina limited liability company.

WITNESSETH:

WHEREAS, Rule 30-12(4)(2)(h) of the Rules and Regulations of the Department
of Health and Environmental Control-Coastal Division provides that Dock Master Plans
approved by the Office of the Coastal Resource Management must be recorded in the
appropriate County Office of Register of Deeds prior to lot sales in the subdivision; and

WHEREAS, the Office of Coastal Resource Management approved a Conceptual
Dock Master Plan Revised for Carolina Park Subdivision, Phase G, entitled "Phase G
Conceptual/Dock Master Plan Revised" dated August 21, 2020, on September 16, 2020,
which is more fully shown as Exhibit A hereto ("Dock Master Plan").

NOW, THEREFORE, it is the purpose and intent of CPD-Phase G LLC, the
owner of Carolina Park, Phase G, to record a copy of its approved Dock Master Plan. As
depicted in the Dock Master Plan, Lots 2224, 2225, 2226, 2232, and 2233 are eligible to
apply for the issuance of individual dock permits. No other Lots depicted on the Dock
Master Plan (including Lots 2227, 2228, 2229, 2230, and 2231, 2234, 2235, 2236, 2237,
2168, 2169, 2170, 2171, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, or 2223) are
eligible to apply for the issuance of individual dock permits.

[remainder of page intentionally left blank]

COPY

Signed, sealed and delivered
in the presence of:


OWNER:

CPD-PHASE G LLC

By: Carolina Park Development, LLC, its
sole member



Donna Patterson

By: 

Edmund F. Navarro, Manager

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

I, Donna Patterson Notary Public for South Carolina,
hereby certify that Edmund F. Navarro, Manager of Carolina Park Development LLC, sole
member of CPD-Phase G LLC and on behalf of CPD-Phase G LLC, personally appeared
before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 1st day of January, 2021.

(SEAL)



Notary Public

My commission expires: My Commission Expires
May 31, 2021

EXHIBIT A

DOCK MASTER PLAN



September 16, 2020

Carolina Park Development LLC
1550 Banning Street
Mount Pleasant, SC 29466
c/o Mr. Steve Brooks, Agent

Re: Carolina Park Conceptual Dock Master Plan amendment to Submittal, HNQ-V3A2-A2T1P

Dear Carolina Park Development LLC:

OCRM staff has reviewed the submitted amended Dock Master Plan (DMP) for the Carolina Park Subdivision, located adjacent to a tributary of the Wando River, in Mount Pleasant, Charleston County, South Carolina. The revised plan, signed and sealed by the engineer on 8/21/20 and attached hereto, meets submittal requirements as required under the Coastal Zone Management Plan Program Refinement and is approved as a conceptual Dock Master Plan, as revised. The approval of this plan does not guarantee the issuance of any permits, but this plan and this letter will be used as an advisory opinion in any future dock permitting matters. This DMP and letter shall be presumed to take precedence over applications inconsistent with the plan unless new information is revealed in the applications to address concerns identified in the DMP.

OCRM has the following comments on this submittal:

1. This Conceptual DMP is approved based on the submitted lot layout. Any substantial change in subdivision layout or number of potential dock lots must be reviewed by OCRM.

Reference must be given to this DMP in all contracts for sale. The DMP and OCRM's Letter should be recorded at the County Office of Deeds and Restrictive Covenants should be in place as ownership is transferred. OCRM will monitor this condition during application review.

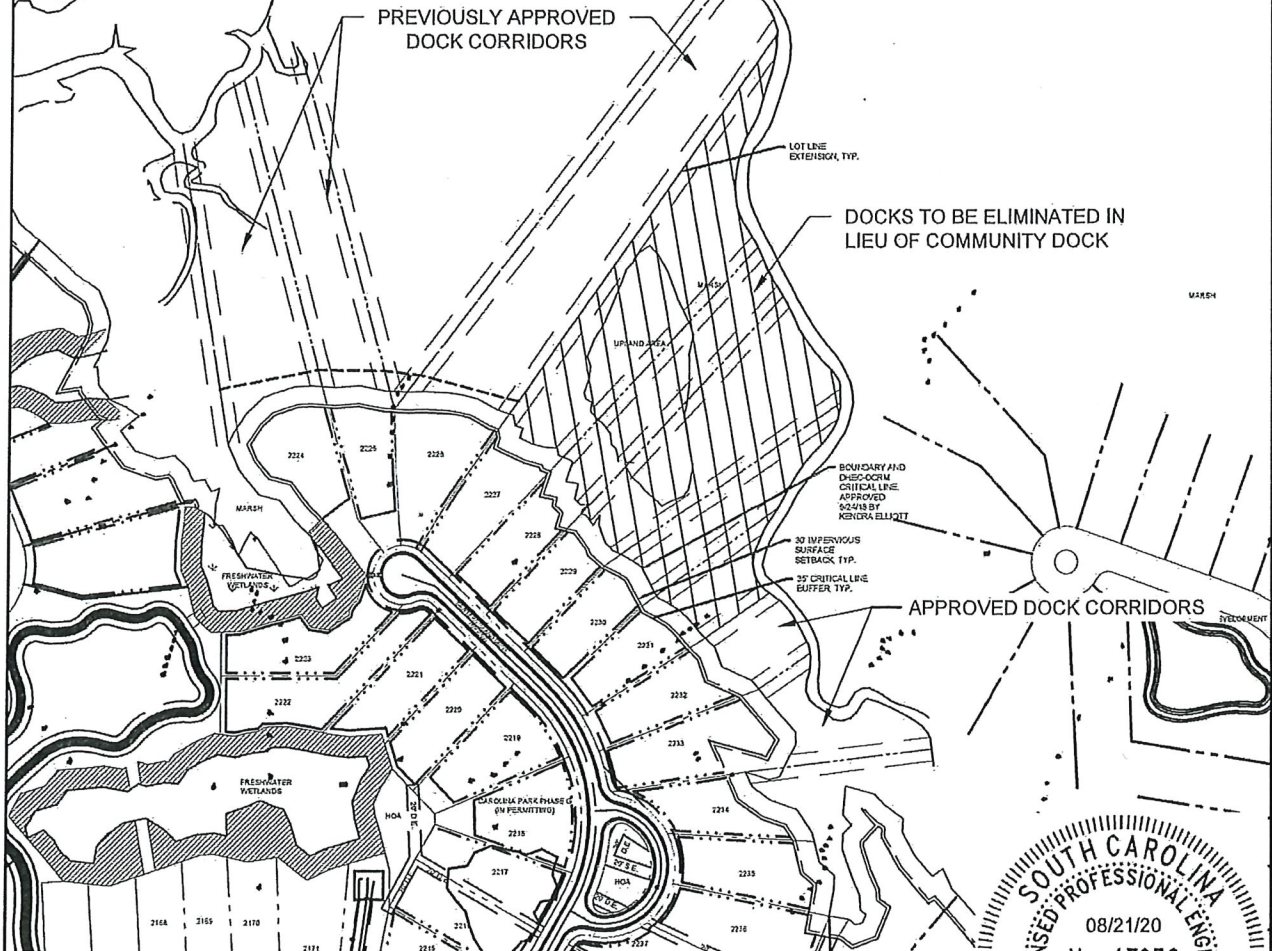
Sincerely,

A handwritten signature in black ink that reads "Josh Hoke".

FDR Josh Hoke
Project Manager
Critical Area Permitting Section

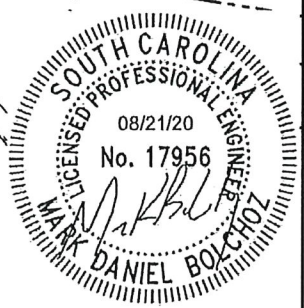
cc: Mr. Blair Williams, Critical Area Permitting Section Manager
Mr. Steve Brooks, Agent

Note:
Individual dock permits for
Lots 2232 and 2233 remain
subject to OCRM approval.



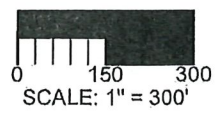
NOTES:

1. DATUM IS NAVD 88.
2. SCOPE OF WORK INCLUDES ELIMINATION OF RESIDENTIAL DOCKS IN LIEU OF COMMUNITY DOCK.



APPLICATION BY: CAROLINA PARK DEVELOPMENT, LLC.
 CAROLINA PARK SUBDIVISION, PHASE G
 MOUNT PLEASANT, SC
 CHARLESTON COUNTY
 TMS NO. 540-00-00-022
 ALSTON CREEK

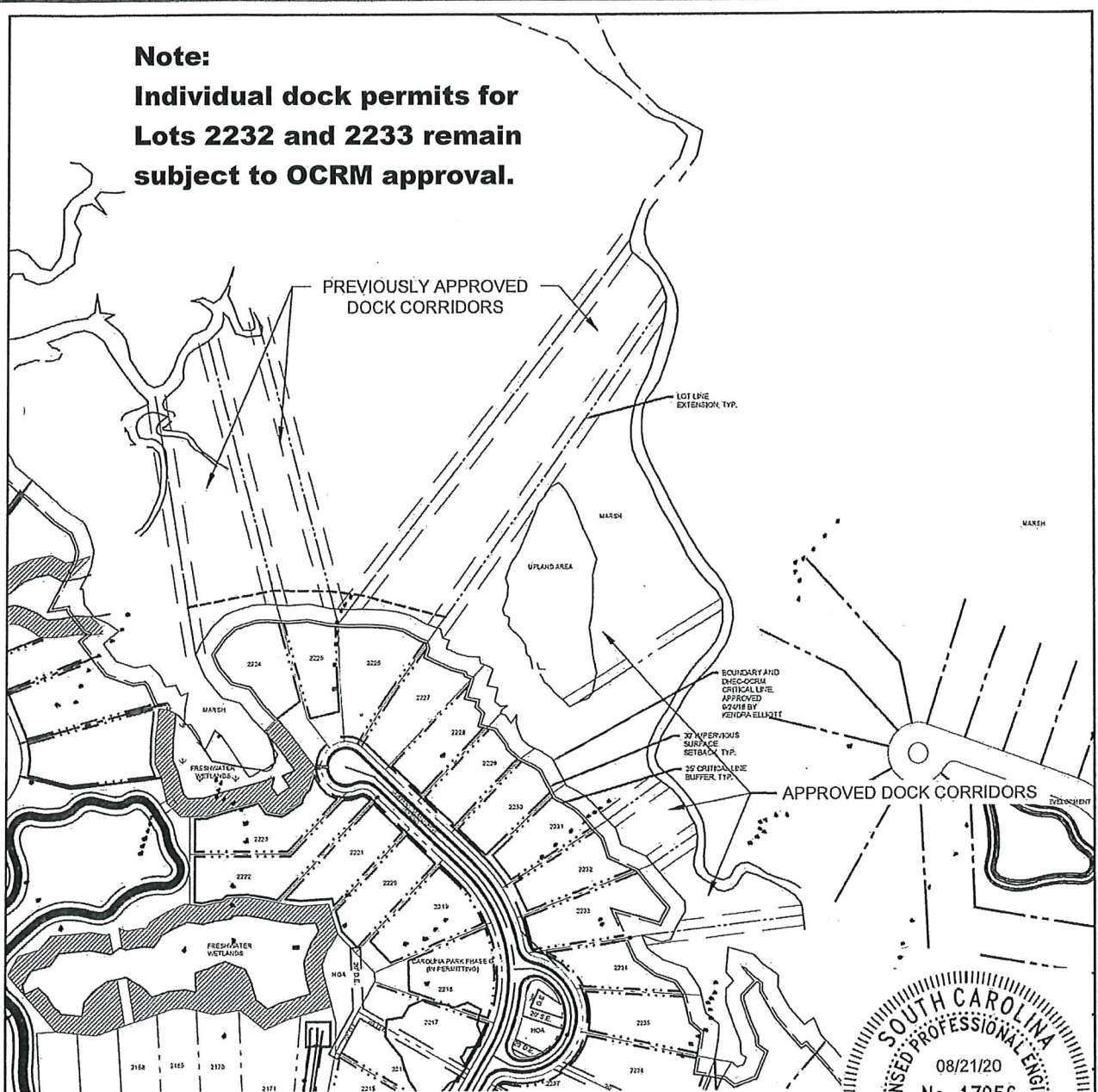
PHASE G
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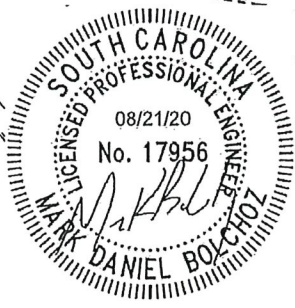
DATE: 08/21/2020

SHEET 1

Note:
Individual dock permits for
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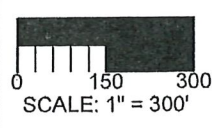


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DATE: 08/21/2020

SHEET 2