Loot Wild

BK 4415 Pss 757-759 2025012839 REDM 03/21/2025 03:03:47 PM REC'D BY pbaxles RCPT# 1199296 RECORDING FEES \$15.00

After Recording Return to:
Scott M. Wild, Esq.
Law Office of Scott M. Wild, LLC
P.O. Box 6867
Hilton Head Island, SC 29938

State of South Carolina	)	CONSENT TO APPLICATION OF SOUTH
County of Beaufort	)	CAROLINA UNIFORM ACT REGULATING TRAFFIC TO PRIVATE ROADS WITHIN
		PALMETTO POINTE TOWNES

THIS Consent to the Application of the South Carolina Uniform Act Regulating Traffic to the Private Roads within the **Palmetto Pointe Townes** community this ("Consent") is made on Recordation in the public records of Beaufort County, South Carolina.

WHEREAS, the Board of Directors of Master Palmetto Pointe Townes Community Association, Inc. at a meeting called and held on December 8, 2020 in the Town of Bluffton, Beaufort County, South Carolina, did unanimously resolve and agree to subject the private roads within Palmetto Pointe Townes to the South Carolina Uniform Act Regulating Traffic;

NOW, THEREFORE, in accordance with Section 56-5-6310 and Section 56-5-6340 of the Code of Laws of South Carolina (1976), as amended, **Master Palmetto Pointe Townes Community Association**, Inc. makes the following statements:

- 1. Master Palmetto Pointe Townes Community Association, Inc. is the owner of the private roads located within Palmetto Pointe Townes known as Palmetto Pointe Townes as shown on a plat entitled Palmetto Pointe Townes dated January 26, 2007 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 120 at Page 50, for Palmetto Pointe Townes. Said Private roads are:
- \* , Starshine Cir., Moon Dance Ct., Moon Beam Ct. and Fawn's Leap.
- 2. THAT Master Palmetto Pointe Townes Community Association, Inc. does hereby consent to the applications of the provision of Chapters 1,3,57 and 9 of Title 56 of the Code of Laws of South Carolina (1976), as amended, Uniform Act Regulating Traffic on highways of South Carolina, to all private roads located within the property commonly known as Palmetto Pointe Townes PHASE 1, PHASE 2 (minor revision), PHASE 3, and PHASE 4, as shown on the aforementioned Plat attached hereto and expressly incorporated herein for the purposes of highway safety on said private roads.
- 3. That this affidavit is expressly made pursuant to Section 56-5-6310 of the Code of Laws Of South Carolina (1976), as amended, and shall not be construed as a dedication of such roadway to the public nor shall it constitute permission by **Master Palmetto Pointe Townes Community Association**, Inc. for the public use of such roads.
- 4. That this consent shall be effective until Master Palmetto Pointe Townes Community Association, Inc., its successors or assigns, terminate such consent by filing a Notice of

Termination simultaneously with the Office of the Sheriff and the Office of the Register of Deeds for Beaufort County, South Carolina.

5. Master Palmetto Pointe Townes Community Association, Inc. has established speed limits and placed traffic control signs on said roads, as shown on the unsurveyed graphic drawing filed in the Beaufort County Register of Deed's Office in Plat Book Los at Page Los . Said Plan has been submitted to P.J. Tanner, the Sheriff of Beaufort County, South Carolina and Sheriff Tanner has approved of such speed limits and traffic control signs by evidence of the attached letter. This Consent is executed by Master Palmetto Pointe Townes Community Association, Inc. by submitting this consent in accordance with Section 56-5-6340(a) of the Code of Laws of South Carolina (1976), as amended.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly executed as of the date first hereinabove written.

WITNESSES:	MASTER PALMETTO POINTE TOWNES COMMUNITY ASSOCIATION, INC.
CATHERINE PILATIC(print) Cotherine Pilati(sign)  Nicole Ruiz (print)  Leal Ry (sign)	Collin McCurry, President  Wesley Carter, Secretary
STATE OF SOUTH CAROLINA ) COUNTY OF BEAUFORT )	ACKNOWLEDGEMENT

I, TRISTA DINOVO, the undersigned Notary Public for the State of South Carolina, do certify that Collin McCurry, President, and Wesley Carter, Secretary (Attest), by and on behalf of Master Palmetto Pointe Townes Community Association, Inc., personally appeared before me this day and, having satisfactorily proven to be the person-whose name is subscribed above, has acknowledged the due execution of the within instrument.

Witness my official hand and seal

this 18 day of February 2025.

Notary Public for South Carolina

My Commission Expires:

5/5/2025

Trista DiNovo
NOTARY PUBLIC
State of South Carolina
My Commission Expires 5/5/2025



## P. J. Tanner Sheriff

## OFFICE OF SHERIFF BEAUFORT COUNTY

POST OFFICE BOX 1758 BEAUFORT, SOUTH CAROLINA 29901

## AREA CODE (843)

 SHERIFF
 255-3200

 CHIEF DEPUTY
 255-3192

 CRIMINAL RECORDS
 255-3232

 CRIMINAL WARRANTS
 255-3288

 CIVIL RECORDS
 255-3188

 JUDGMENTS
 255-3188

 FAX #
 255-9405

 WEB SITE
 www.bcso.net

March 16, 2021

Law Office of Scott M. Wild, LLC Re: Palmetto Pointe Roadways P.O. Box 6867 Hilton Head, SC 29938

Dear Mr. Wild,

This correspondence, in compliance with South Carolina State statue(s) 56-5-6310 through 56-5-6340 and as amended, will attest to the requirements of the speed limits and traffic control signs being approved by the Sheriff of Beaufort County for the private roads located within the property known as Palmetto Pointe Townes.

Please be advised that my approval as well as the plats indicating the speed limits and traffic control signs must be filed with the clerk of court or register of deeds. The effected road must then be posted by signs identical to or similar to those used on public roads.

This approval shall remain in effect until otherwise terminated by the filing of a notice of termination as specified by South Carolina State statue 56-5-6320 and as amended.

Sincerely

P. J. Tanner Sheriff



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After Recording Return to: Scott M. Wild, Esq. Law Office of Scott M. Wild, LLC P.O. Box 6867 Hilton Head Island, SC 29938

BEAUFORT COUNTY SC - ROD
BK 165 Pss 111-112
2025012838 PLAT
03/21/2025 03:03:47 PM
REC'D BY phaxley RCPT# 1199296
RECORDING FEES \$25.00

Book	145	at Page	111-11	2_
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## THIS RECORDING IS FOR THE PURPOSES OF S.C. Code Ann. 56-5-6310, et. seq. AND NOT FOR THE PURPOSES OF BEING A BOUNDARY SURVEY PLAT

 Originally recorded without traffic markings in Plat Book 120 at Page 50



