

**AN ORDINANCE  
APPROVING AND AUTHORIZING THE GRANT OF AN EASEMENT TO  
SOUTHERN FIRST BANK ON A PORTION OF COUNTY PROPERTY,  
IDENTIFIED AS TAX MAP PARCEL NUMBER 459-13-03-041, LOCATED AT  
68 CALHOUN STREET, CHARLESTON, SOUTH CAROLINA**

WHEREAS, Southern First Bank ("Bank") has requested the grant of a 10'-4" by 76'0" (+/-) easement to allow for the Bank's general contractor to access the County's west property line for construction and renovation of the Bank's property to be in effect until construction and renovation is completed and an easement of 2'-4" by 76'0" (+/-) plus a no-build easement of 1'-0" to 2'-0" by 76'-0" (+/-) that would allow the Bank to have windows on the portion of the Bank's building adjacent to Charleston County's property known as the County's Main Library, located at 68 Calhoun Street, Charleston, South Carolina, identified as tax map parcel identification number 459-13-03-041; and

WHEREAS, Bank will pay for all costs of constructing, maintaining, and repairing the easements, as needed; and

WHEREAS, Bank will be responsible for any damages to County property occurring during its use of the easements; and

WHEREAS, Charleston County Council finds that granting the easements is an appropriate public use for this property; and

WHEREAS, Charleston County Council also finds that the easements will be a benefit to the County and other businesses in the area, and it consents to Bank having an easement across the property owned by the County; and

NOW, THEREFORE, BE IT ORDAINED by County Council of Charleston County, South Carolina in meeting duly assembled finds as follows:

**SECTION I. FINDINGS INCORPORATED**

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

**SECTION II. EASEMENT GRANTED; AUTHORITY TO EXECUTE DOCUMENTS**

A. Charleston County Council grants an easement of 10'-4" by 76'0" (+/-) to allow for the Bank's general contractor to access the County's west property line for construction and renovation of the Bank's property to be in effect until construction is completed and an easement of 2'-4" by 76'0" (+/-) plus a no-build easement of 1'-0" to 2'-0" by 76'-0" (+/-) that would allow the Bank to have windows on the portion of the Bank's building adjacent to Charleston County's property known as the County's Main Library, located at 68 Calhoun Street, Charleston, South Carolina, identified as tax map parcel identification number 459-13-03-04. Bank will be responsible for all costs associated with the easement, and Bank will be responsible for any damages to County property occurring during its use, or anyone on its behalf to include its invitees. Bank will pay for all costs of constructing, maintaining, and repairing the access easement, as needed. The location of the easement is shown on the attached drawing, which is incorporated by reference as Exhibit A.

B. The Chairman of Council is authorized to execute and deliver all documents and instruments necessary for the grant of this easement.

SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately upon approval following third reading.

ADOPTED and APPROVED in meeting duly assembled this 15<sup>th</sup> day of September, 2015.

CHARLESTON COUNTY COUNCIL

By: \_\_\_\_\_  
J. Elliott Summey  
Chairman of County Council

ATTEST:

By: \_\_\_\_\_  
Beverly T. Craven  
Clerk to County Council