

TOWN OF YEMASSEE

101 Town Circle
Post Office Box 577
Yemassee, South Carolina 29945

TELEPHONE: (843) 589-2565 · FAX: (843) 589-2950

HOME OF:



COUNCIL MEMBERS
PEGGY BING-O'BANNER
JERRY COOK
SIMON JINKS
COLIN MOORE

J.L. GOODWIN
MAYOR

March 3, 2005

To: Hampton County Clerk of Court
From: Mayor J.L. Goodwin

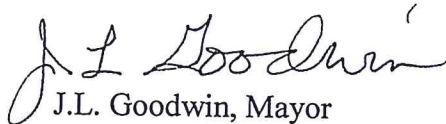
Subject: Property of Walter C. Ogden
County Tax Map: 203-00-00-020

Please be advised that the above referenced property was annexed into the Town of Yemassee by 100% Petition which was approved by the Yemassee Town Council on July 16, 2004.

Should you have any questions, please do not hesitate to contact me at the above number.

With kind regards, I remain

Sincerely,


J.L. Goodwin, Mayor
Town of Yemassee

JLG/chp

*Recorded in
9/299-235
3-17-05
see copy*

VAUX & MARSCHER, P.A.

Attorneys and Counselors at Law
1251 May River Road
Post Office Box 769
Bluffton, SC 29910
(843) 757-2888 FAX 757-2889
<http://vaux-marscher.com>

ROBERTS VAUX
WILLIAM F. MARSCHER, III

Associates:

PAULA M. KILGORE
ROBERT CRAIG SMITH, LL.M., SC & OH
ANTONIA LUCIA, SC & NY

Of Counsel:

MAC DUNAWAY, DC ONLY

June 3, 2004

The Honorable J. L. Goodwin, Mayor
The Town of Yemassee
Post Office Box 577
Yemassee South Carolina 29945

Re: Annexation of the Lands Walter C. Ogden
Hampton County Tax Map: 203-00-00-020

Dear Mayor Goodwin:

Please be advised that I have reviewed the 100% Petition For Annexation filed by Mr. Ogden and the attachments thereto. His petition is in compliance with the applicable South Carolina Statutes and should be placed for the consideration of the Town Council.

If you have any questions please do not hesitate to contact me. I remain,

Sincerely,

VAUX & MARSCHER, P.A.



William F. Marscher, III

WFM/sns

Y:\TEAM50\Documents for Files\Open Files\Town of Yemassee-General\Letter to Mayor re Annexation - Ogden.doc

OTHER OFFICES

9 POPE AVENUE EXECUTIVE PARK
HILTON HEAD ISLAND, SOUTH CAROLINA

DEL WEBB'S SUN CITY
OKATIE, SOUTH CAROLINA

~~10-30-03~~
5-11-04

To Mayor and Town Council of the Town of Yemassee, SC

The Territory to be annexed is described as follows:

- I further understand the annexation will be complete and no election is required if the Municipal Council of Yemassee, South Carolina agrees to accept the petition and enacts an ordinance declaring the area properly annexed to the municipality.

Walter C. Ogden 16 Boston DR ~~10-30-43~~
Walter C. Ogden Street Address, City Date 5-11-04
Yemassee SC
29945-3328

Mortgage Book M-150 at pages 282-285, the following described property, to wit:

All that certain piece, parcel or lot of land situate, lying and being northwest of the town limits of Yemassee, Hampton County, South Carolina, as shown and delineated on a plat by Ralph J. Johnson, R. L. S., dated May 16, 1986, entitled "Property of Walter C. and Patricia A. Ogden 'As Built'," and recorded in the Office of the Clerk of Court for Hampton County in Plat Book 17 at page 186. Said lot of land bounded according to said plat as follows: On the Northeast by Ponderosa Drive; on the Southeast by lands of David L. Poston; on the Southwest by lands of Harold and Thomasine Harmon; and, on the Northwest by lands of Stanley and Rose Moore; all of which will more fully appear by reference to said plat.

Said lot being subject to Restrictive Covenants recorded in Deed Book D-76 at pages 187-189 in the Office of the Clerk of Court for Hampton County.

This being the same lands conveyed unto Walter C. Ogden and Patricia A. Ogden by deed of James A. Mixson dated and recorded September 4, 1980 in Deed Book D-76 at pages 339-340 in the Office of the Clerk of Court for Hampton County.

RECORDED IN BOOK 74/178 PAGE 73-74
THIS 12 DAY OF Aug 1992
AT 3:10 P. M. O'CLOCK
Helen G. Youmans
HELEN G. YOUNMANS, CLERK OF COURT FOR
HAMPTON COUNTY, SOUTH CAROLINA

BOOK 74/178 PAGE 73

W. H. H. H.
2/20/93

200000001693
Filed for Record in
HAMPTON COUNTY SC
MYLINDA NETTLES
On 06-20-2000 At 02:46 pm.
D-DEED 10.00
Book 243 Page 82 - 84

Prepared by and Return to:
Henri Ann Logan
Telephone: 843-524-0042 Fax: 843-524-0142
Post Office Box 1008, 806 Charles Street (29902)
Beaufort, SC 29901
Parcel ID No. 203-00-00-020

200000001693
HENRI ANN LOGAN
PO BOX 1008
BEAUFORT, SC 29901

STATE OF SOUTH CAROLINA)

COUNTY OF HAMPTON)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that PATRICIA A. OGDEN, in the State aforesaid, for and in consideration of the sum of NO DOLLARS and 00/100 (\$.00), and other consideration, unto me paid by WALTER C. OGDEN, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto the said WALTER C. OGDEN, his heirs and assigns, forever, in fee simple, my undivided one-half interest in the following described property, to wit:

ALL that certain piece, parcel or lot of land, lying just northwest of the Town of Yemassee, Hampton County, South Carolina, being shown and designated as Lot 24 on a plat by Roy L. Green and Joe P. Miley, RLS, dated August 17, 1978 and recorded in the Office of the Clerk of Court for Hampton County, South Carolina in Plat Book 16 at Page 21. For a more complete description of said property, reference may be had to an individual plat prepared by Ralph J. Johnson, RLS, dated May 16, 1986, entitled "Property of Walter C. & Patricia A. Ogden 'As Built,'" and recorded in the said Hampton County records in Plat Book 17 at Page 186. All of which will more fully appear by reference to said plat.

This being the same property conveyed to the within named Grantor by Deed James A. Mixon dated September 4, 1980 and recorded September 4, 1989 in the Office of the Clerk of Court for Hampton County, South Carolina in Deed Book D-76 at Pages 339-340.

This instrument was prepared in the Law Office of Henri Ann Logan, Post Office Box 1008, Beaufort, South Carolina 29901.

Tax Map Reference: 203-00-00-020

200000001693 EXEMPT
MYLINDA NETTLES
COUNTY CLERK
HAMPTON COUNTY SC
06-20-2000 02:46 pm.
REC FEE: 10.00

Grantee's Address: 16 Poston Street, Yemassee, SC 29445

Instrument Book Page
200000001693 243 82

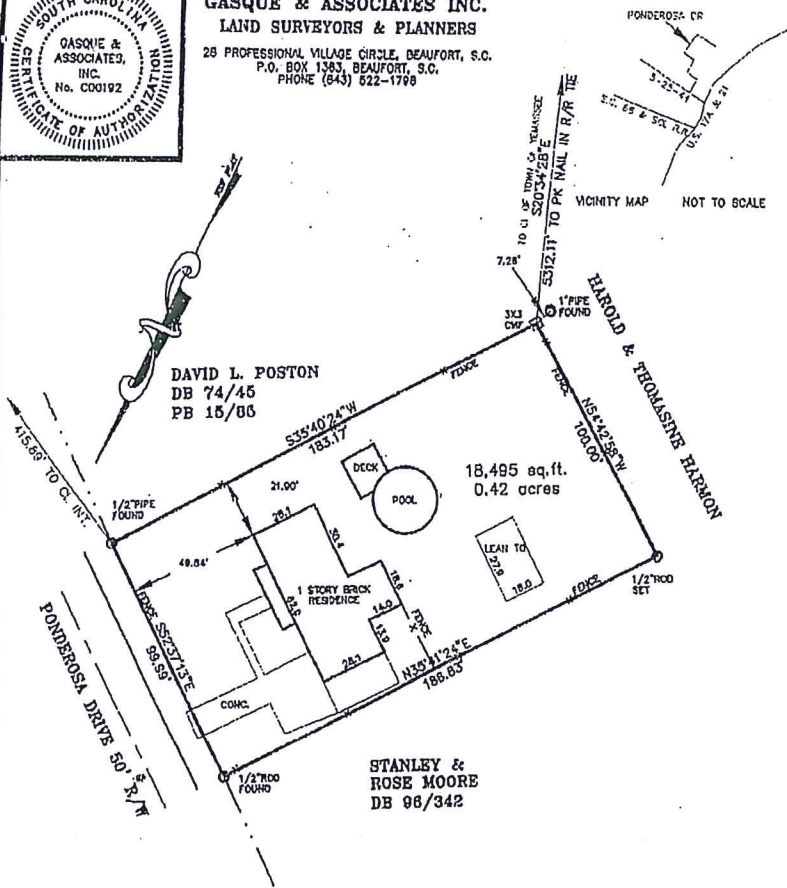
TOGETHER WITH all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Walter C. Ogden, his heirs and assigns, forever.

AND Grantor does hereby bind her heirs and assigns, to warrant and forever defend all and



GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 622-1798



ASBUILT SURVEY PREPARED FOR:

WALTER OGDEN

BEING LOT 24 AS SHOWN ON A PLAT BY ROY L. GREEN & JOE P. MILEY DATED AUGUST 17, 1978 AND IS RECORDED IN PLAT BOOK 18 PAGE 21 CLERK OF COURT HAMPTON COUNTY S.C.
LOCATED IN THE TOWN YEMASSEE, HAMPTON COUNTY, SOUTH CAROLINA
TAX MAP 203-00-00-020

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.
THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO WALTER OGDEN THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO ENCUMBRANCES OR PROVISIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

40 20 0 40 80 120

SCALE: 1"=40' SCALE IN FEET DATE: 02/19/03

DAVID E. GASQUE S.L.C. 2-19-03 JOB # 22818
S.C. REGISTRATION NUMBER 10500 PB#531/E.C. DSON#0
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

14th June
WITNESS my Hand and Seal this day of in the year of our Lord two thousand and in the two hundred and twenty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed And Delivered
In The Presence Of:

Candy A. Dyer
1st Witness

Patricia A. Ogden {L.S.}
Patricia A. Ogden

Sherry Guinn
2nd Witness

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) PROBATE

PERSONALLY APPEARED BEFORE ME, the undersigned witness, and made oath that he/she saw the within named Patricia A. Ogden Sign, Seal and as her Act and Deed deliver the within written Deed; and that he/she with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 14th
day of June, 2000.

Candy A. Dyer
WITNESS (Not Notary)

Sherry Guinn (L.S.)
Notary Public for the Jurisdiction Aforesaid

My commission expires 08-23-04

File # 00-0498

WHEREAS, a proper petition has been filed with the Town Council by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the Town under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owner and the Town;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Yemassee, South Carolina, this day of July, 2004 that the property herein described is hereby annexed to and becomes a party of the Town of Yemassee effective July 16, 2004.

The property shall be zoned N/A pending confirmation or rezoning pursuant to the Zoning Ordinance.

First reading: 2 June 04

Final reading: 16 July 04

Attest:

200500000585 EXEMPT
MYLINDA NETTLES
COUNTY CLERK
HAMPTON COUNTY SC
03-17-2005 11:44 am.
REC FEE: 10.00

Joie Roberts
CLERK

[Attach description of property as it appears in the petition]

200500000585
WALTER OGDEN
18 POSTON ST
YEMASSEE, SC 29945-3328

Council:

Peggy Bing O'Banner
Peggy Bing O'Banner

Colin Moore
Colin Moore

Simon Jinks

Jerry Cook
Jerry Cook

Certified True Copy

Cynthia H. Pittman
Commissioner: 2-25-03

200500000585
Filed for Record in
HAMPTON COUNTY SC
MYLINDA NETTLES
03-17-2005 At 11:44 am.
D-DEED 10.00
Book 299 Page 235 - 238

RECORDED THIS 18th DAY
OF March 2005
IN BOOK 7 PAGE 80
Doreen Hill Williams
AUDITOR Hampton COUNTY, S.C.

200000001693

HENRI ANN LOGAN

PO BOX 1008

BEAUFORT, SC 29901

STATE OF SOUTH CAROLINA)

COUNTY OF HAMPTON)

Telephone: 843-524-0042 Fax: 843-524-0142
 Post Office Box 1008, 806 Charles Street (29902)
 Beaufort, SC 29901
 Parcel ID No. 203-00-00-020

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that PATRICIA A. OGDEN, in the State aforesaid, for and in consideration of the sum of NO DOLLARS and 00/100 (\$.00), and other consideration, unto me paid by WALTER C. OGDEN, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto the said WALTER C. OGDEN, his heirs and assigns, forever, in fee simple, my undivided one-half interest in the following described property, to wit:

ALL that certain piece, parcel or lot of land, lying just northwest of the Town of Yemassee, Hampton County, South Carolina, being shown and designated as Lot 24 on a plat by Roy L. Green and Joe P. Miley, RLS, dated August 17, 1978 and recorded in the Office of the Clerk of Court for Hampton County, South Carolina in Plat Book 16 at Page 21. For a more complete description of said property, reference may be had to an individual plat prepared by Ralph J. Johnson, RLS, dated May 16, 1986, entitled "Property of Walter C. & Patricia A. Ogden 'As Built'," and recorded in the said Hampton County records in Plat Book 17 at Page 186. All of which will more fully appear by reference to said plat.

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This instrument was prepared in the Law Office of Henri Ann Logan, Post Office Box 1008, Beaufort, South Carolina 29901.

Tax Map Reference: 203-00-00-020

200000001693 EXEMPT
 MYLINDA NETTLES
 COUNTY CLERK
 HAMPTON COUNTY SC
 06-20-2000 02:46 pm.
 REC FEE: 10.00

Grantee's Address: 16 Poston Street, Yemassee, SC 29445

Instrument Book Page
 200000001693 243 82

TOGETHER WITH all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **Walter C. Ogden**, his heirs and assigns, forever.

AND Grantor does hereby bind her heirs and assigns, to warrant and forever defend all and

Signed, Sealed And Delivered
In The Presence Of:

Candy A. Dyer
1st Witness

Patricia A. Ogden {L.S.}
Patricia A. Ogden

Sherry Guinn
2nd Witness

STATE OF SOUTH CAROLINA)

) PROBATE

COUNTY OF BEAUFORT)

PERSONALLY APPEARED BEFORE ME, the undersigned witness, and made oath that he/she saw the within named **Patricia A. Ogden** Sign, Seal and as her Act and Deed deliver the within written Deed; and that he/she with the other witness subscribed above witnessed the execution thereof.

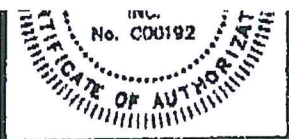
Sworn to before me this 14th
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Candy A. Dyer
WITNESS (Not Notary)

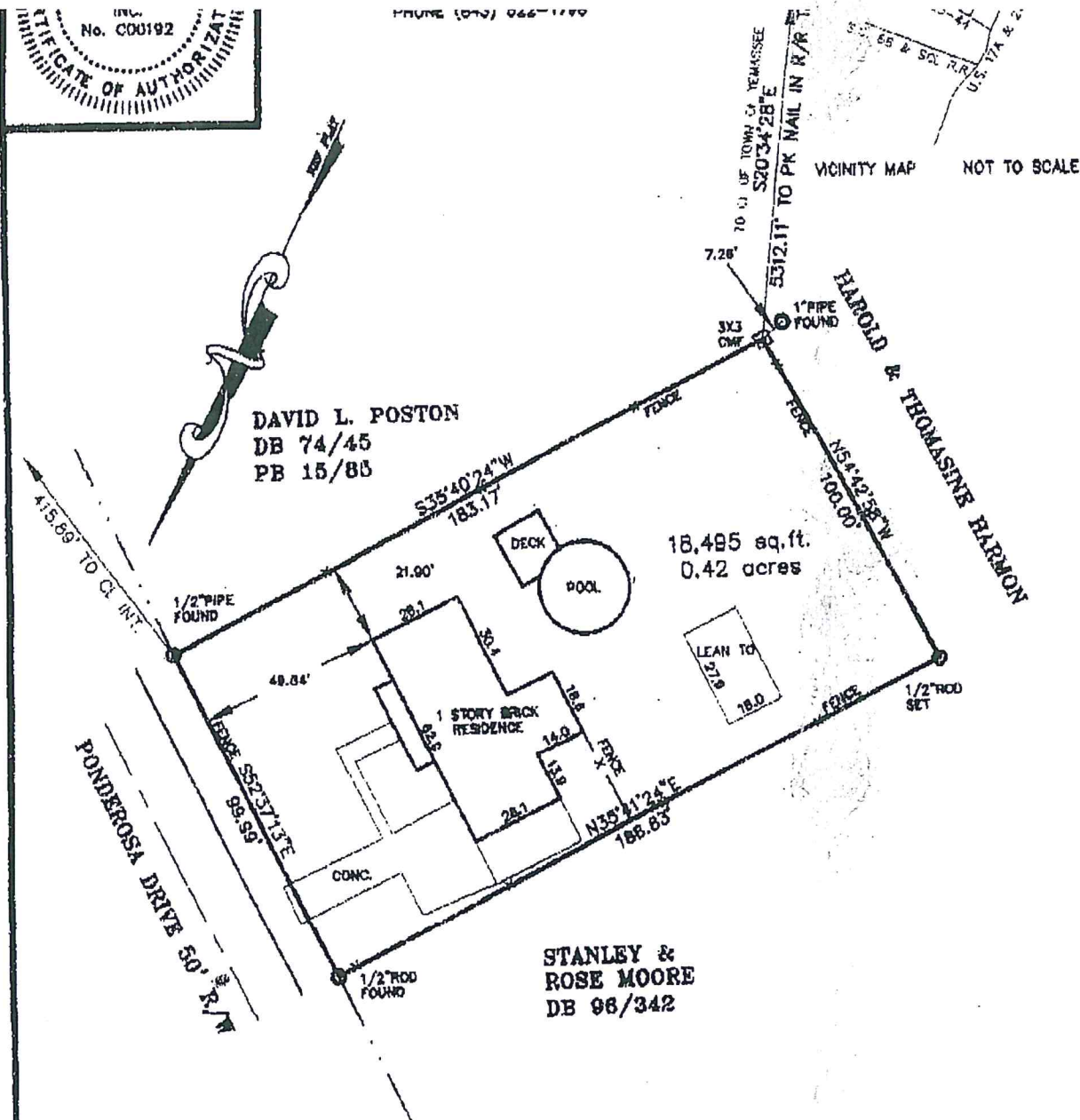
Sherry Guinn (L.S.)
Notary Public for the Jurisdiction Aforesaid

My commission expires 08-23-04

File # 00-0498



PHONE (803) 666-1199



ASBUILT SURVEY PREPARED FOR.

WALTER OGDEN

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Summary

Parcel Number 203-00-00-020.
 Tax District County (District N)
 Location Address 16 POSTON ST
 Town Code YE
 Class Code (NOTE: Not Zoning Info) 105-Single Family Res. Owner Occ. (Exempt) (Vet's Disable etc.)
 Acres 0.00
 Description LOT #24
 Legal Information
 Record Type
 Town Code / Neighborhood YE
 Owner Occupied

[View Map](#)

Owners

OGDEN WALTER C
 PO BOX 97
 YEMASSEE S C
 29945

2018 Value Information

Land Market Value \$8,600
 Improvement Market Value \$0
 Total Market Value \$8,600
 Taxable Value \$0
 Total Assessment Market \$0

Building Information

Heated Square Footage 1896

Lot Size Information (Dimensions in Feet)

Size	Back	Left	Right
99	100	186	183

Sales Information

Sale Date	Price	Deed Book	Plat Book	Grantor
6/14/2000	\$0	243 82	22 366	OGDEN WALTER & PATRICIA A
9/4/1980	Not Available	76 339	Not Available	Not Available

Hampton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

Last Data Upload: 7/30/2018, 8:18:42 AM

Developed by

PONDEROSA CIRCLE

POSTON

PONDEROSA DR

