



**APPLICANT/OWNER INFORMATION**

\*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	David Odom, PE	Latham Road LLC
*Title:	Civil Engineer	Partnership
*Address:	169 Oak St	205 Cabin Road
*City, State:	Forest City, NC	Easley, SC
*Zip:	28043	29640
*Phone:	828-247-4495	864-704-3662
*Email:	David@odomengineering.com	ddgaston77@gmail.com

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

**PROPERTY INFORMATION**

\*PARCEL #(S) 5039-16-84-8206

\*TOTAL ACREAGE 13.8

\*CURRENT ZONING DESIGNATION (County) Commercial

\*PROPOSED ZONING DESIGNATION (City) OI - Office-Institutional

**TYPE OF ANNEXATION**

\*Please select one (1) type:  100%       75%       25%

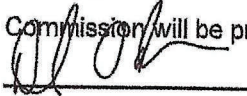
For 100% and 75% Annexations, please include the corresponding **Annexation Petition** with the application submittal.

**INSTRUCTIONS**

1. The applicant is strongly encouraged to schedule a pre-application conference with the Zoning Administrator prior to the scheduled submission deadline. Call (864)-855-7908 to schedule an appointment.
2. Staff will review the application for "completeness". If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting. A complete application includes: application filled out, payment for the annexation fee (\$250.00), payment for the rezoning fee (\$200.00 - if applicable), (2) copies of a current survey for the property (sized 8.5" x 11"), and the legal description of the property.
3. **A completed application is required for each separate parcel.**
4. **Public Notice Requirements.** Annexation applications require (1) Planning Commission and (2) City Council public hearings. It is the applicants responsibility to post the required public notice signs on the subject property(s) at least 15 days prior to the scheduled public hearings. See Section 4.1.4. Public Notice in the Unified Development Ordinance (UDO) for more information.
5. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

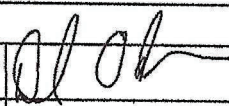
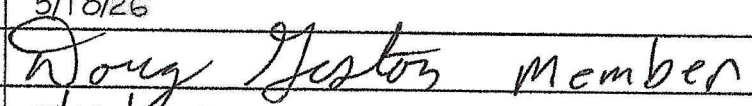
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction. If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council.

  
 \_\_\_\_\_  
 5/18/26

\*APPLICANT SIGNATURE  
 DATE

6. \*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.  
 Initial: DWO

*Signatures	
Applicant	
Date	5/18/26
Property Owner/Authorized Agent	 member
Date	5/19/26



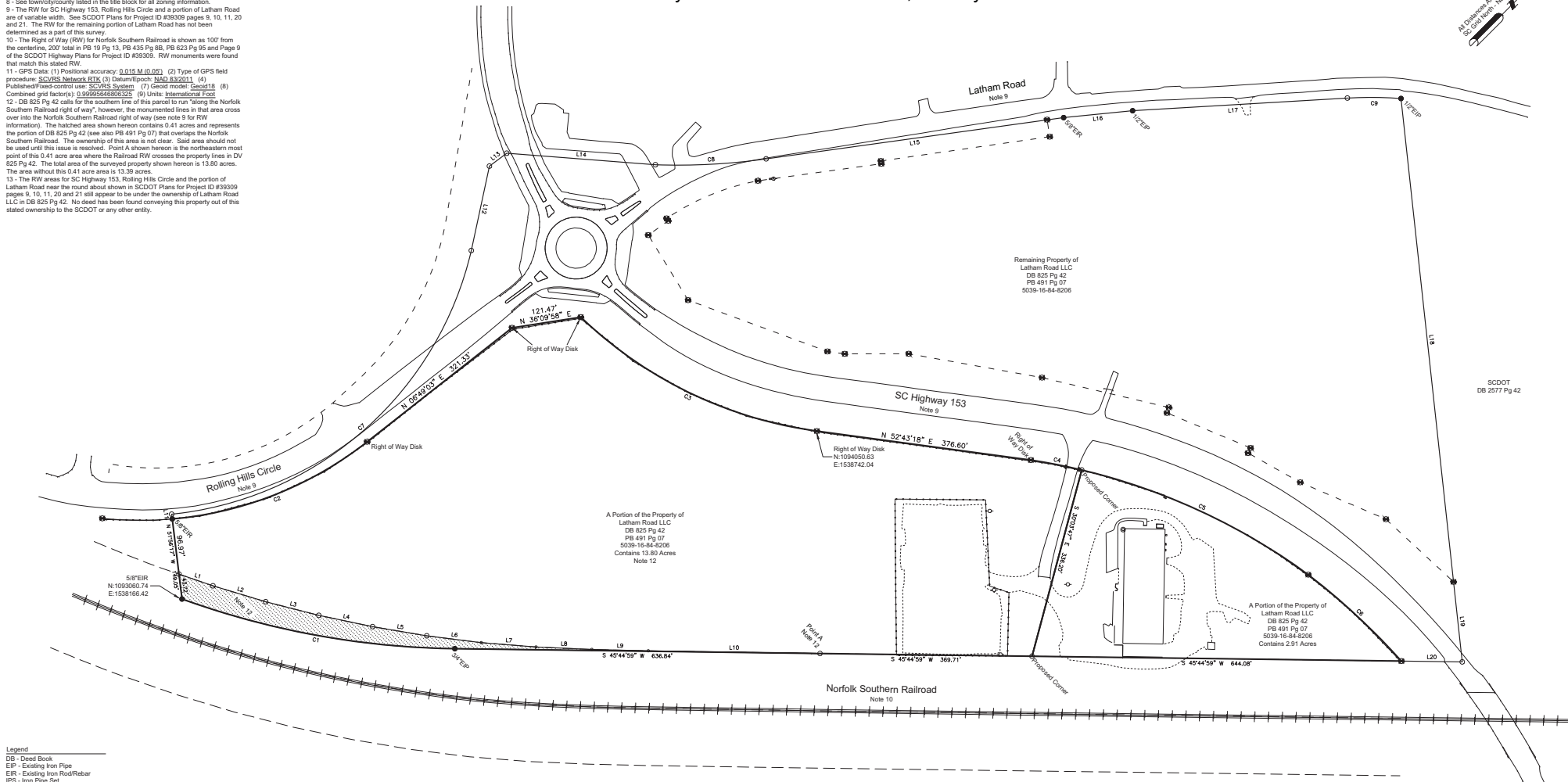
LIBERTAS ACADEMY

W1-B

Notes:

- Area by coordinate geometry.
- Survey does not certify title or ownership.
- This plat was prepared without the benefit of a title search which may reveal additional conveyances, easements, rights-of-way, building restrictions, zoning, etc.
- All property ownership information has been taken from current tax records.
- Property is subject to easements, etc. of record.
- Underground utilities have not been located.
- Overhead utility lines have not been shown as part of this survey.
- See township/county listed in the title block for all zoning information.
- The RW for SC Highway 153, Rolling Hills Circle and a portion of Latham Road are of variable width. See SCDOT Plans for Project ID #39309 pages 9, 10, 11, 20 and 21. The RW for the remaining portion of Latham Road has not been determined as a part of this survey.
- The Right of Way (RW) for Norfolk Southern Railroad is shown as 100' from the centerline, 200' total in PB 19 Pg 13, PB 435 Pg 8B, PB 623 Pg 95 and Page 9 of the SCDOT Highway Plans for Project ID #39309. RW monuments were found that match this stated RW.
- GPS Data: (1) Positional accuracy: 0.015 M (0.05') (2) Type of GPS field procedure: SCORS Network RTK (3) Datum/EPOCH: NAD 83/2011 (4) Published/Field-control user: SCORS System (7) Observed mode: Geoid18 (8) Combined grid factor(s): 0.9999564806325 (9) Units: International Foot
- DB 825 Pg 42 calls for the southern line of this parcel to run "along the Norfolk Southern Railroad right of way," however, the monumented lines in that area cross over into the Norfolk Southern Railroad right of way (see note 9 for RW information). The hatched area shown herein contains 0.41 acres and represents the portion of DB 825 Pg 42 (see also PB 491 Pg 07) that overlaps the Norfolk Southern Railroad. The ownership of this area is not clear. Said area should not be used until this issue is resolved. Point A shown herein is the northeastern most point of this 0.41 acre area where the Railroad RW crosses the property lines in DV 825 Pg 42. The total area of the surveyed property shown herein is 13.80 acres. The area without this 0.41 acre area is 13.39 acres.
- The RW areas for SC Highway 153, Rolling Hills Circle and the portion of Latham Road near the round about shown in SCDOT Plans for Project ID #39309 pages 9, 10, 11, 20 and 21 still appear to be under the ownership of Latham Road LLC in DB 825 Pg 42. No deed has been found conveying this property out of this stated ownership to the SCDOT or any other entity.

# Preliminary Plat - Not for Recordation, Conveyance or Sales



**Legend**

- DB - Dead Book
- EIP - Existing Iron Pipe
- IRP - Existing Iron Rod/Rebar
- IPS - Iron Pipe Set
- IRS - Iron Rod Set
- PB - Plat Book
- RW - Right of Way
- SR - State Road
- TL - Total Length
- - As Noted
- - Unmarked Point
- ▲ - As Noted
- - As Noted
- - Utility Pedestal
- - Well
- - Water Meter
- - Man Hole
- - Fire Hydrant
- - Clean Out
- - Right of Way Disc

LINE	BEARING	DISTANCE
L1	N 11° 00' 00" E	25.00
L2	N 11° 00' 00" E	25.00
L3	N 11° 00' 00" E	25.00
L4	N 11° 00' 00" E	25.00
L5	N 11° 00' 00" E	25.00
L6	N 11° 00' 00" E	25.00
L7	N 11° 00' 00" E	25.00
L8	N 11° 00' 00" E	25.00
L9	N 11° 00' 00" E	25.00
L10	N 11° 00' 00" E	25.00
L11	N 11° 00' 00" E	25.00
L12	N 11° 00' 00" E	25.00
L13	N 11° 00' 00" E	25.00
L14	N 11° 00' 00" E	25.00
L15	N 11° 00' 00" E	25.00
L16	N 11° 00' 00" E	25.00
L17	N 11° 00' 00" E	25.00
L18	N 11° 00' 00" E	25.00
L19	N 11° 00' 00" E	25.00
L20	N 11° 00' 00" E	25.00

A Portion of the Property of Latham Road LLC  
DB 825 Pg 42  
PB 491 Pg 07  
5039-16-84-8206  
Contains 13.80 Acres  
Note 12

A Portion of the Property of Latham Road LLC  
DB 825 Pg 42  
PB 491 Pg 07  
5039-16-84-8206  
Contains 2.91 Acres

I hereby state that to the best of my knowledge, information and belief, the survey shown hereon 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.

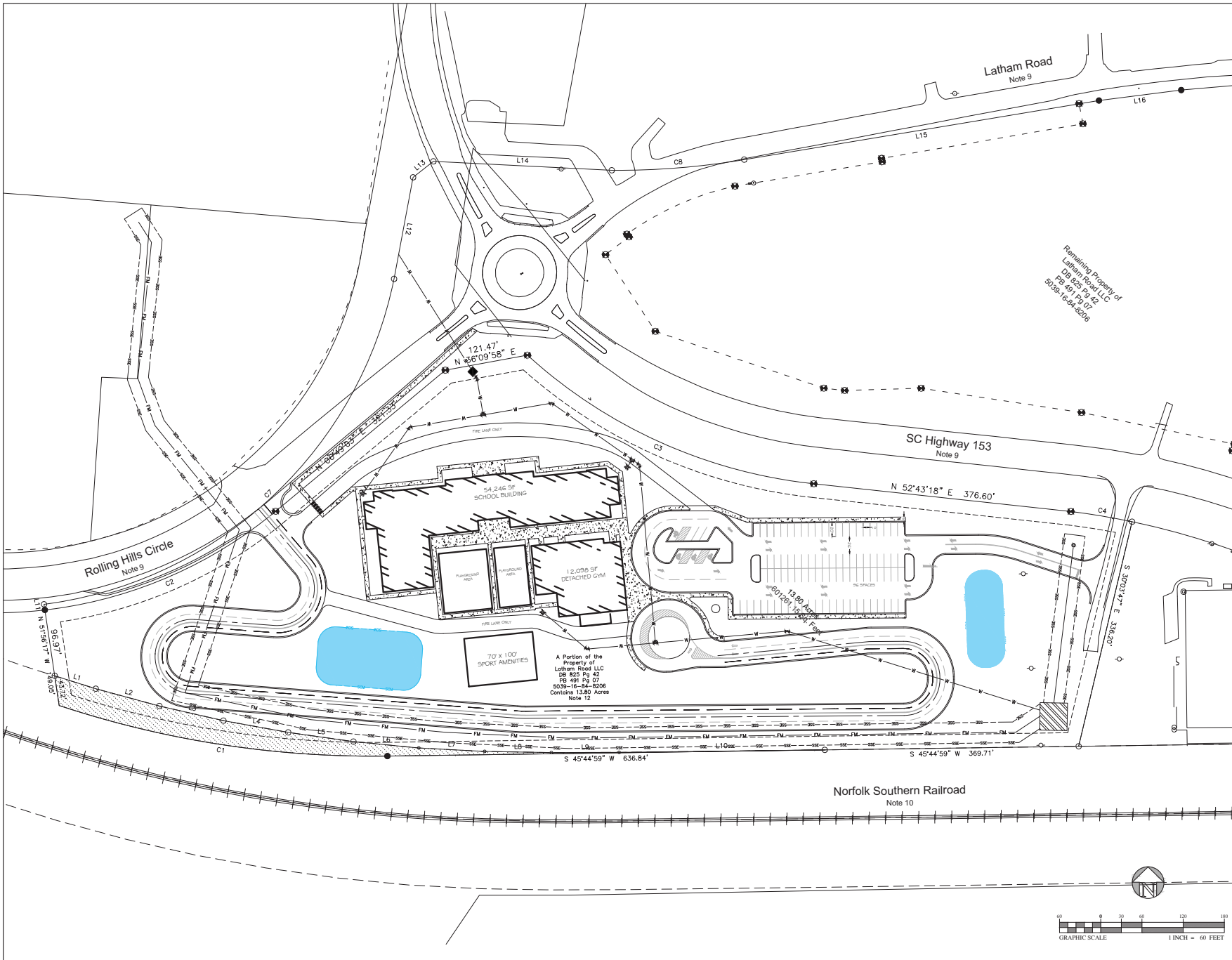
Witness my original signature, registration number and seal this 16th day of May 2026

This is an Unsigned Electronic Plat Copy/Site Plan  
Preliminary Plat - Not for Recordation, Conveyance or Sales

John W. Terry II - SCPLS # 22761



			<b>Survey For:</b> Tutelage School Site	
			Survey Of: Proposed Division on SC Highway 153 and Rolling Hills Circle	State: South Carolina County: Pickens
DB 825 Pg 42 PB 491 Pg 07	PIN: 5039-16-84-8206	Scale: 1" = 80'	Date: 5/7/2026	Drawing #: 2763
Owner(s): Latham Road LLC			Drawing #: 2763	



JOB NUMBER:  
**26065**

REV	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SHOWN BY MY HAND AND SEAL.

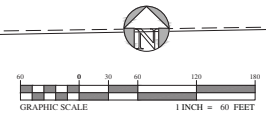
CONCEPT PLANS FOR  
**TUTELAGE SCHOOL SITE ANNEXATION EXHIBIT**  
EASLY TOWNSHIP  
PICKENS COUNTY, SC



DATE: 05/22/2026  
DRAWN BY: CMB

CHECKED BY: DWO  
PROJECT MGR: BSR

SHEET:  
**C-0**







to a point; thence continuing S56-19-03W 485.91 feet (chord distance of 483.66 feet) to a point, being the point of beginning."

This being the same property conveyed to Douglas T. Gaston, J. Bruce Gaston, and James O. Richey by deed of Michael Sabee dated December 31, 2003, and recorded on January 8, 2004, in Deed Book 785 at Page 269, Office of Register of Deeds for Pickens County, South Carolina.

This conveyance is subject to any and all rights of way for roads, utilities and other easements, restrictions and/or zoning ordinances which may appear on record and/or from an inspection of the premises, and further subject to all rights of way to Norfolk Southern Railroad (f/k/a Southern Railway Company), and rights of way for South Highway 153 and its expansion.

Grantee's Address: 403 East First Ave., Easley, SC 29640

TMS No.: 5039-16-84-8206

**TOGETHER** with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

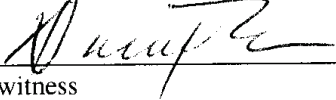
**TO HAVE AND TO HOLD** all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And the Grantor do hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

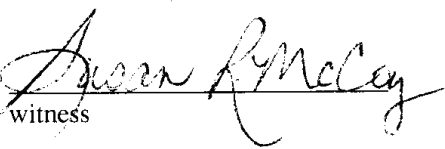
Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

**WITNESS** the Grantor's hands and seals this the 16<sup>th</sup> day of June, 2004.

**SIGNED, SEALED AND DELIVERED**

in the presence of:

  
witness

  
witness

  
\_\_\_\_\_  
DOUGLAS T. GASTON (SEAL)

  
\_\_\_\_\_  
J. BRUCE GASTON (SEAL)

  
\_\_\_\_\_  
JAMES O. RICHEY (SEAL)

State of South Carolina )  
 )  
County of Pickens )

PROBATE

**PERSONALLY APPEARED BEFORE ME** the undersigned witness and made oath that (s)he saw the within-named Douglas T. Gaston, Jr., J. Bruce Gaston, and James O. Richey sign, seal, and, as their act and deed, deliver the within-written Title to Real Estate, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

*Susan R. Moley*  
\_\_\_\_\_  
Witness

SWORN to before me this 16<sup>th</sup> day of June, 2004.

*[Signature]* (SEAL)  
\_\_\_\_\_  
Notary Public for South Carolina

My Commission Expires: 3-1-2006

STATE OF SOUTH CAROLINA )  
AFFIDAVIT  
COUNTY OF PICKENS )

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

Property located at 38.94 Acres, Lathem Road, Easley, SC 29640, bearing  
Pickens County, Tax Map Number 5039-16-84-8206 was transferred by  
Douglas T. Gaston, J. Bruce Gaston and James O. Richey

This transaction was (Check One):

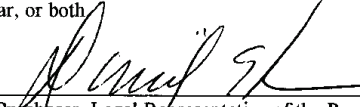
An arm's length real property transaction and the sales price paid or to be paid in money or moneys worth is \_\_\_\_\_.

Not an arms length real property transaction and the fair market value of the property is \$\_\_\_\_\_.\*

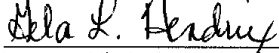
XXXXXX The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10 et.seq, because the deed is (See Back of Affidavit):  
See Exemption No.10

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: \_\_\_\_\_.

I further understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more that one thousand dollars or imprisonment not more than one year, or both.

  
\_\_\_\_\_  
Purchaser, Legal Representative of the Purchaser, or other Responsible Person  
Connected with the Transaction

SWORN to before me this 22nd  
day of June, 2004.

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: 4/15/2009

\*The fee is based on the real property's value. Value means the realty's fair market value. In arms length real property transactions, this value is the sales price to be paid in money or moneys worth (e.g stocks, personal property, other realty, forgiveness of debt, mortgagees assumed or placed on the realty as a result of the transaction.) However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.

EXEMPTIONS**Exempted are deeds:**

- (1) transferring realty to the federal government;
- (2) transferring realty to the State, its agencies and departments, and its political subdivision, including school districts;
- (3) otherwise exempted under the laws and Constitution of the United States or the laws or Constitution of South Carolina;
- (4) transferring realty whereby no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A) of the South Carolina Code of Laws. This exemption will exempt transfers to a spouse and most transfers that are the result of a divorce;
- (5) transferring realty from an agent to the agent's principal in which the realty was purchased with the funds of the principal;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 30 of the South Carolina Code of Laws;
- (7) transferring realty to a member of the family or to a family trust or to a family partnership. "Family" means spouse, parents, sisters, brothers, grandparents, grandchildren and lineal descendants. A "family trust" is a trust whose beneficiaries are all members of the family of the transferor. A "family partnership" is a partnership whose partners are all members of the family of the transferor;
- (8) transferring realty to a legal heir or devisee;
- (9) that constitute a contract for the sale of timber to be cut;
- (10) transferring realty from an individual to a partnership, limited liability company, or corporation upon the formation of the entity if the individual is transferring the realty in order to become a partner, member, or shareholder in the entity. All other transfers of realty to or from the partnership, limited liability company, or corporation, not otherwise exempt, are subject to the fee.
- (11) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (12) transferring realty between a parent corporation and its subsidiary corporation, provided that no consideration of any kind is paid or to be paid for the transfer;
- (13) transferring realty to a nonprofit corporation organized and operated exclusively for either a religious, scientific, charitable, or educational purpose, and provided no consideration of any kind is paid or to be paid for the transfer;
- (14) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or to be paid for the corrective or quitclaim deed; or,
- (15) transferring realty from an individual to a partnership or limited liability company of which the individual is a partner or a member, provided that the transfer is subject to the fee to the extent that the transfer is a transfer of any undivided interest in the realty to partners or members other than the transferor. The determination as to the portion of the realty's value upon which the fee must be paid must be based on the percentage interest in the partnership or limited liability company of the partners or members other than the