

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

JOHN GEIGES,

Plaintiff,

vs.

JALORIE J. ROBINSON

Defendant.

IN THE COURT OF COMMON PLEAS

NINTH JUDICIAL CIRCUIT

CASE NO.: 2022-CP-10-5370

ORDER**RECEIVED****SEP 01 2026****SC Court of Appeals**

This matter came before the Court for resolution of a property line dispute as alleged in the Plaintiff's Complaint filed November 21, 2022. Both parties appeared pro se at the trial held on September 23, 2025. Upon review of the testimony provided, the evidence entered, and careful review of the plats and deeds, the Court finds as follows:

The Plaintiff purchased the subject parcel (TMS No.: 162-00-00-010/888-03-10-002 (Lot 4)) in 2021 as evidenced by the Deed recorded in Book 1032 at Page 268. The Defendant obtained the adjoining parcel of 1.34 acres (TMS No.: 162-00-00-009/888-03-10-001 (Lot 1)) in 2002 as depicted in the Master's Deed recorded in Book E436 at Page 128. Defendant's property has been in her family since her grandfather Walter Meyers obtained title to the property in 1952 from the original developer of the 4-lot subdivision. The Master's Deed quieted title in Ms. Robinson.

Title to the two properties comes through two separate chains of title. Plaintiffs claim through a 2005 subdivision of land previously owned by Lake Ackerman. Defendants' title to her lot came from the 1952 subdivision by WL Gaillard of property of Abbot Middleton, Jr. Both parties claim ownership of a particular 0.38-acre strip of land adjacent to their two parcels as best shown on Defendant's Exhibit 1. The disputed area is to the rear of the properties and contains an approximate 50-foot length of land on the rear lot line.

Plaintiff called Lawrence Kennerty of Kennerty Surveying to testify as an expert witness as to the boundary lines as depicted in his 2005 Subdivision Plat (Plaintiff Ex. 1). This plat showed the 50-foot rear lot line on Plaintiff's property. It also shows the Defendant's rear lot line as 99.9 feet. A review of the Lake Ackerman plat, prepared by Kenyon Millard in 1962, shows the rear lot line of Defendant's property as 99.7 feet and an additional 51.3 feet as Lot "A" to be conveyed by Walter Meyers (Defendant's grandfather and predecessor in interest) to Ackerman. However, the evidence established that this transfer never occurred as no deed of conveyance was ever recorded to convey this proposed subdivision. Defendant testified to her personal knowledge of this information and Plaintiff's expert confirmed that no deed is of record.

Defendant, in addition to her testimony as to her knowledge of the history of the family property, presented a recently prepared but unrecorded survey by Atlas Surveying, Inc. which clearly shows the disputed property lines (Defendant Ex. 1). This survey shows the same length (152 feet) of the rear property line as the Gaillard subdivision plat of 1952 (Plaintiff's Ex. 3).

1. Defendant's chain of title to Lot 1 matches the legal description contained in the Deed and as depicted in the 1952 Gailliard Plat (Plaintiff's Ex. 3). The configuration of Lot 1 in the Gaillard plat matches exactly the dimensions of the property claimed by Defendant in the Atlas survey. Accordingly, this Court finds that Defendant's 2025 Atlas survey, when completed and presented in a recordable form, is approved by this court and may be submitted to Charleston County to correct the overlap area dispute.
2. The Court further finds that Plaintiff has presented insufficient evidence to overcome the Defendant's claim to the disputed area of Lot 1. The Plaintiff has not met its burden of proof to establish its claimed boundary line between the two parcels of land.

IT IS HEREBY ORDERED, DECREED, AND ADJUDGED, that the Defendant has fee simple absolute title and ownership as to the disputed area of Lot 1 contained on the Atlas survey and that the Defendant should have the Atlas survey completed and approved for recording by the Charleston County Planning Department.

AND IT IS SO ORDERED!

Dated: _____
Charleston, South Carolina

Mikell R. Scarborough
Master-in-Equity



Charleston Common Pleas

Case Caption: John Geiges , plaintiff, et al VS Jalerie J Robinson

Case Number: 2022CP1005370

Type: Master/Order/Other

So Ordered

s/Mikell R. Scarborough 3062