

NOTED
SC GRID (NAD 83)
(2021)

SHEET 1

N/F
GALE KIZER WILLIAMSON

4,577,648 Sq.Ft.
105.09 Ac.
DB: 5278 PG:185

SHEET 2

CHARLESTON HIGHWAY PUBLIC 75' R/W
(SCDOT PROJ.E1 #867-B)



COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT NUMBER: SC2208205C
EFFECTIVE DATE: JULY 22, 2022 AT 8:00AM
SCHEDULE B PART II - EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.

2. STANDARD EXCEPTIONS:

- RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY UNRECORDED LEASES, WITH NO OPTION TO PURCHASE.
- EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- NOTWITHSTANDING ANY PROVISION OF THE POLICY TO THE CONTRARY, THE FOLLOWING MATTERS ARE EXPRESSLY EXCEPTED FROM THE COVERAGE OF THE POLICY, AND THE COMPANY WILL NOT PAY LOSS OR DAMAGE, COSTS, ATTORNEY'S FEES OR EXPENSES THAT ARISE BY REASON OF ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND.

NOTE: UPON RECEIPT OF A SATISFACTORY OWNERS AFFIDAVIT AND THE ALTA/NSPS SURVEY AS NOTED IN SCHEDULE B-SECTION 1 HEREOF, EXCEPTIONS A-D ABOVE WILL NOT APPEAR IN THE FINAL POLICIES, OR WILL BE MODIFIED AS REQUIRED BASED ON THE FACTS DISCLOSED IN THE AFFIDAVITS AND/OR SURVEY.

3. ALL TAXES OR ASSESSMENTS APPROVED, LEVIED OR ENACTED BY THE STATE, COUNTY, MUNICIPALITY, TOWNSHIP OR SIMILAR TAXING AUTHORITY, BUT NOT YET CERTIFIED TO THE TAX DUPLICATE OF THE COUNTY IN WHICH THE LAND IS SITUATED, INCLUDING BUT NOT LIMITED TO ANY RETROACTIVE INCREASES IN TAXES OR ASSESSMENTS RESULTING FROM ANY RETROACTIVE INCREASE IN THE VALUATION OF THE LAND BY THE STATE, COUNTY, MUNICIPALITY, TOWNSHIP, OR OTHER TAXING AUTHORITY WHICH ARE NOT YET DUE AND PAYABLE, INCLUDING, BUT NOT LIMITED TO WATER BILLS AND SANITARY BILLS.

4. THE LIEN OF ALL TAXES FOR THE YEAR 2022 AND THEREAFTER, WHICH ARE NOT YET DUE AND PAYABLE.

5. NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE CONTAINED IN THE PROPERTY DESCRIBED HEREIN.

6. UNLISTED PERSONAL PROPERTY TAXES, (IF DISCOVERED, SUCH TAXES AND ANY PENALTIES MAY BE ASSESSED AS A LIEN ON THE SUBJECT PROPERTY.)

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAINT GEORGE, COUNTY OF DORCHESTER, STATE OF SOUTH CAROLINA AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF DORCHESTER, IN THE STATE OF SOUTH CAROLINA, CONTAINING ONE HUNDRED SEVENTEEN (117) ACRES, MORE OR LESS AND BOUNDED ON THE NORTHEAST BY LANDS NOW OR FORMERLY BELONGING TO ARTHUR WHETSELL, ON THE EAST BY LANDS NOW OR FORMERLY BELONGING TO E.G. PETERS, ON THE SOUTH BY SOUTH CAROLINA HIGHWAY #178 AND ON THE WEST BY LAND NOW OR FORMERLY BELONGING TO JAMES SMITH. THIS IS THE SAME TRACT OF LAND CONVEYED TO GEORGE WASHIE KIZER AND MARIE K. KIZER BY DEED OF C.A. CARNELSON DATED DECEMBER 20, 1961 AND RECORDED IN DEED BOOK 65, PAGE 127, AND ALSO THE SAME TRACT OF LAND CONVEYED TO MARIE K. KIZER BY DISTRIBUTION DEED OF GEORGE WASHIE KIZER DATED FEBRUARY 14, 1988, AND RECORDED IN DEED BOOK 623, PAGE 476 BEARING PARCEL/TMS NUMBER 007-00-00-088.

LINE TABLE			LINE TABLE		
LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
L1	N 26°27'16"	E 139.49	L97	N 39°59'28"	W 62.90
L2	N 26°39'08"	E 138.79	L98	N 22°39'08"	W 71.72
L3	N 29°22'26"	E 69.63	L99	N 11°44'48"	W 61.70
L4	N 33°24'50"	W 80.21	L100	N 27°52'23"	E 48.38
L5	S 67°05'48"	E 9.69	L101	N 64°57'23"	E 108.08
L6	S 73°21'49"	E 128.47	L102	N 78°15'57"	E 94.16
L7	S 70°50'54"	E 112.36	L103	S 52°31'04"	E 42.57
L8	S 74°03'47"	E 68.18	L104	S 23°08'21"	E 31.05
L9	S 65°41'39"	E 112.01	L105	N 78°36'00"	E 74.19
L10	S 59°26'11"	E 102.30	L106	N 40°31'56"	E 48.64
L11	S 74°02'51"	E 84.86	L107	N 14°50'03"	E 30.04
L12	S 72°54'09"	E 121.39	L108	N 40°48'04"	W 79.88
L13	N 76°52'30"	E 18.03	L109	N 18°10'45"	W 107.79
L14	N 38°35'02"	E 77.27	L110	N 18°10'51"	W 95.48
L15	N 33°21'52"	E 105.95	L111	N 13°56'29"	E 116.61
L16	N 58°06'44"	W 82.36	L112	N 22°51'08"	W 62.03
L17	N 25°19'30"	W 56.24	L113	N 26°39'56"	W 50.89
L18	N 30°16'49"	W 35.83	L114	N 08°46'07"	E 53.89
L19	N 23°35'77"	E 140.87	L115	N 44°46'20"	E 90.33
L20	N 35°13'52"	W 122.62	L116	N 20°42'11"	E 66.19
L21	N 19°10'24"	E 65.04	L117	S 23°01'19"	E 136.60
L22	N 12°10'28"	E 119.55	L118	S 39°41'44"	E 76.74
L23	N 15°15'59"	E 101.29	L119	S 42°00'50"	E 109.19
L24	N 10°09'01"	W 49.31	L120	S 65°25'14"	E 174.79
L25	N 09°41'52"	W 77.53	L121	S 48°19'11"	E 223.61
L26	N 18°01'42"	E 43.87	L122	S 39°25'22"	E 108.74
L27	S 82°59'11"	E 104.21	L123	S 28°01'03"	E 78.19
L28	S 05°20'48"	E 76.35	L124	N 89°43'52"	E 100.37
L29	S 26°27'07"	E 83.69	L125	N 50°14'51"	E 94.74
L30	S 12°40'25"	E 99.38	L126	N 30°28'27"	E 121.28
L31	S 33°19'21"	E 122.77	L127	S 45°19'11"	E 163.63
L32	N 82°12'29"	E 61.65	L128	N 56°36'30"	E 35.98
L33	S 63°33'05"	E 116.37	L129	N 16°27'06"	E 26.81
L34	S 74°29'42"	E 37.40	L130	N 08°42'04"	E 111.88
L35	S 68°44'51"	W 98.79	L131	N 29°43'04"	E 80.25
L36	S 61°13'59"	E 43.59	L132	S 33°39'56"	E 66.83
L37	N 86°01'40"	W 74.50	L133	S 33°39'56"	E 66.83
L38	S 23°08'34"	W 18.00	L134	S 49°06'42"	E 9.43
L39	S 11°54'42"	E 26.76	L135	S 40°13'00"	E 77.51
L40	S 43°29'55"	E 84.42	L136	S 40°13'00"	E 90.45
L41	S 01°31'30"	E 25.47	L137	S 36°04'36"	W 106.00
L42	N 86°42'49"	W 50.05	L138	S 42°20'50"	W 71.24
L43	N 71°48'39"	W 46.44	L139	S 24°29'59"	W 113.14
L44	N 42°28'48"	W 45.47	L140	S 31°13'59"	W 126.39
L45	N 27°38'09"	E 63.63	L141	N 48°09'31"	W 40.52
L46	N 68°03'13"	W 80.36	L142	N 19°37'40"	E 121.96
L47	S 44°09'38"	W 53.72	L143	N 18°53'21"	E 61.53
L48	N 45°21'24"	W 60.81	L144	N 06°24'01"	W 149.97
L49	S 79°12'39"	W 44.33	L145	N 18°55'51"	W 107.79
L50	S 44°22'37"	W 71.15	L146	N 45°29'55"	E 86.61
L51	S 33°31'08"	E 123.58	L147	N 45°29'55"	E 53.71
L52	S 00°57'43"	E 98.33	L148	S 45°19'11"	E 57.92
L53	S 32°52'47"	E 61.09	L149	S 55°04'54"	E 107.28
L54	S 47°36'14"	E 105.86	L150	S 57°40'14"	E 85.37
L55	S 00°41'46"	E 53.65	L151	S 57°48'58"	W 77.11
L56	N 37°18'53"	W 36.41	L152	S 34°28'56"	W 65.75
L57	S 44°01'49"	E 7.97	L153	S 19°46'10"	E 83.00
L58	S 46°44'43"	W 24.10	L154	S 19°46'10"	E 46.84
L59	S 32°29'33"	W 17.49	L155	S 05°14'10"	W 70.14
L60	N 74°25'31"	W 68.67	L156	S 14°04'14"	E 53.91
L61	S 68°45'31"	W 49.58	L157	S 04°20'18"	E 31.28
L62	S 68°45'31"	W 123.08	L158	S 31°53'06"	E 74.63
L63	S 63°45'49"	W 88.55	L159	S 64°38'41"	W 68.73
L64	N 62°22'49"	W 96.17	L160	S 51°39'35"	W 24.61
L65	N 26°58'24"	W 45.43	L161	S 62°43'59"	E 89.63
L66	N 09°37'28"	E 107.38	L162	N 88°38'48"	W 61.94
L67	N 40°42'33"	E 98.24	L163	N 79°16'49"	W 124.88
L68	S 42°45'35"	E 71.23	L164	S 74°58'41"	W 84.44
L69	N 72°09'57"	E 59.36	L165	N 54°59'44"	W 54.80
L70	S 69°26'49"	E 62.68	L166	S 45°59'44"	W 41.02
L71	S 28°39'26"	E 59.59	L167	S 76°13'44"	E 12.61
L72	N 32°58'52"	E 5.26	L168	S 76°13'44"	E 65.45
L73	N 49°55'43"	E 113.56	L169	S 43°01'00"	E 91.93
L74	N 25°17'35"	E 103.84	L170	S 31°47'10"	E 105.84
L75	N 18°57'55"	E 115.37	L171	S 24°29'59"	E 110.89
L76	N 24°48'19"	W 115.46	L172	N 11°43'50"	W 61.63
L77	N 39°30'39"	W 153.73	L173	S 28°53'35"	E 58.13
L78	N 59°05'54"	E 114.92	L174	S 35°53'21"	E 68.24
L79	S 85°19'49"	W 61.64	L175	S 74°28'25"	W 43.59
L80	N 71°37'34"	W 40.97	L176	N 89°32'03"	E 83.17
L81	N 36°19'57"	W 129.22	L177	S 50°59'48"	W 53.92
L82	S 70°04'33"	W 85.60	L178	N 52°41'45"	W 86.72
L83	S 05°57'57"	E 76.24	L179	N 41°51'41"	E 108.63
L84	S 49°05'40"	E 85.88	L180	N 01°58'44"	E 62.00
L85	S 56°12'09"	E 68.08	L181	N 12°47'58"	W 38.05
L86	S 08°51'24"	W 70.96	L182	N 12°47'58"	W 71.85
L87	S 72°44'32"	W 165.79	L183	S 04°02'29"	W 61.46
L88	S 72°19'10"	W 92.67	L184	S 13°09'29"	E 125.39
L89	S 18°42'59"	W 68.85	L185	S 13°43'45"	E 25.31
L90	S 03°22'38"	W 79.20	L186	S 17°07'22"	E 48.99
L91	S 07°48'43"	E 61.15	L187	S 49°27'15"	W 89.16
L92	S 17°38'49"	W 57.95	L188	S 77°53'45"	W 94.77
L93	S 35°26'12"	W 50.72	L189	N 75°40'01"	W 50.17
L94	N 84°40'44"	W 68.46	L190	N 86°20'29"	W 23.31
L95	N 48°08'21"	W 82.93	L191	S 64°34'56"	W 109.14
L96	N 25°50'51"	W 69.81	L192	N 31°21'35"	W 199.13

ACREAGE CHART

UPLAND	
3,439,097 Sq.Ft.	78.94 Ac.
WETLAND	
1,138,551 Sq.Ft.	26.15 Ac.
GRAND TOTAL	
4,577,648 Sq.Ft.	105.09 Ac.

SURVEYOR'S CERTIFICATE

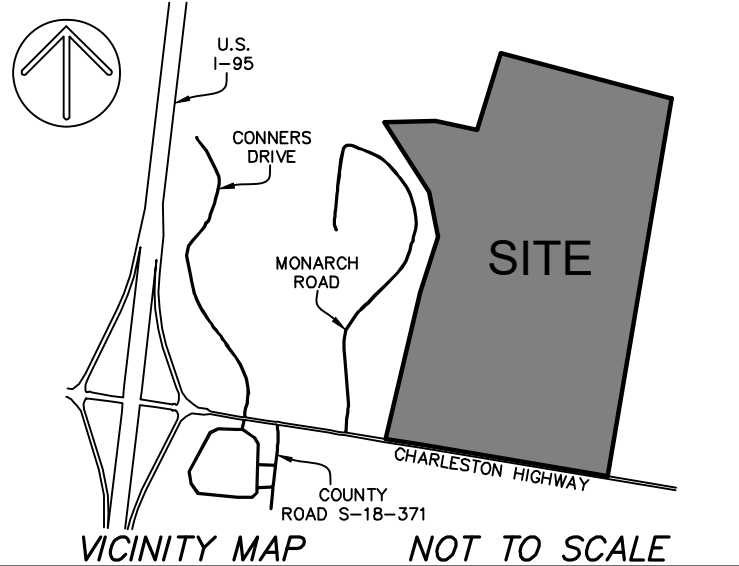
THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF SOUTH CAROLINA, CERTIFIES TO COMMON WEALTH LAND TITLE INSURANCE COMPANY, KNIGHT TRANSPORTATION INC., AN ARIZONA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS 1-3, 6(A), 7(A), 8, 11(A)(B), 13, 16-18 ON TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON 10-12-2022.

DATE OF PLAT: 10-27-2022

COLIN J. BEARDEN
SC P.L.S. No. 40205
NOT VALID UNLESS CRIMPED WITH SEAL

10-27-2022



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - ▲ AIF ANGLE IRON FOUND
 - AXF AXLE FOUND
 - CMF CONC. MONUMENT FOUND
 - IRF IRON ROD FOUND
 - OTP OPEN TOP PIPE
 - RBF IRON REBAR FOUND
 - RBS 5/8" IRON REBAR SET
 - ☐ AIR CONDITIONING UNIT
 - ☐ GRATE INLET
 - * GUY WIRE
 - ⋈ LIGHT POLE
 - OPEN TELEPHONE PEDESTAL
 - POWER POLE
 - ⊙ WATER WELL
 - △ WETLAND FLAG
 - WETLANDS
 - RCF REINFORCED CONCRETE PIPE
 - x — FENCE LINE
 - OHP — OVERHEAD POWER LINE
 - SD — UNDERGROUND DRAINAGE LINE
 - UFO — UNDERGROUND FIBER OPTICS LINE
 - DIRT ROAD
 - CONCRETE
 - EDGE OF PAVEMENT
 - DWL DASHED WHITE LINE
 - SWL SOLID WHITE LINE
 - DYL DASHED YELLOW LINE
 - SYL SOLID YELLOW LINE

NOTES

- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450068, MAP NUMBER 45035C004SE & 45035C004OE, EFFECTIVE DATE 7/18/2017.
- HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83-2011).
- PRECISION OF PLAT CLOSURE: 1:2,146,093
- NO ZONING REPORT WAS PROVIDED AT THE TIME OF THE SURVEY.
- NO EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME THE FIELD WORK WAS COMPLETED.
- NO CHANGES TO EXISTING RIGHT OF WAY LINES OBSERVED AT THE TIME THE FIELD WORK WAS COMPLETED.
- THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustICAL EVIDENCE AS OF 10-18-2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY PRIOR TO CONSTRUCTION OR EXCAVATION. IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
- WETLANDS ARE REFERENCED FROM CEC'S WETLAND EXHIBIT AND WERE VERIFIED IN THE FIELD AT THE TIME THE FIELD WORK WAS CONDUCTED.

PREPARED FOR:
WARE MALCOMB

AN ALTA/NSPS LAND TITLE SURVEY OF

9655 CHARLESTON HIGHWAY

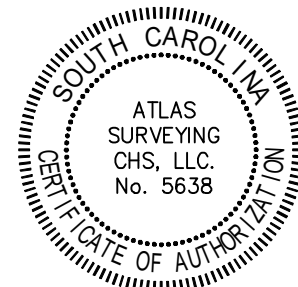
TAX PARCEL No. 007-00-00-088

DORCHESTER COUNTY, SOUTH CAROLINA

FIELD WORK: LC
FIELD CHECK: MS
DRAWN BY: AC
10-27-2022
11-15-2022
PROJECT No.: CHS-2214
CHS-2214 ALTA.DWG
COVER SHEET

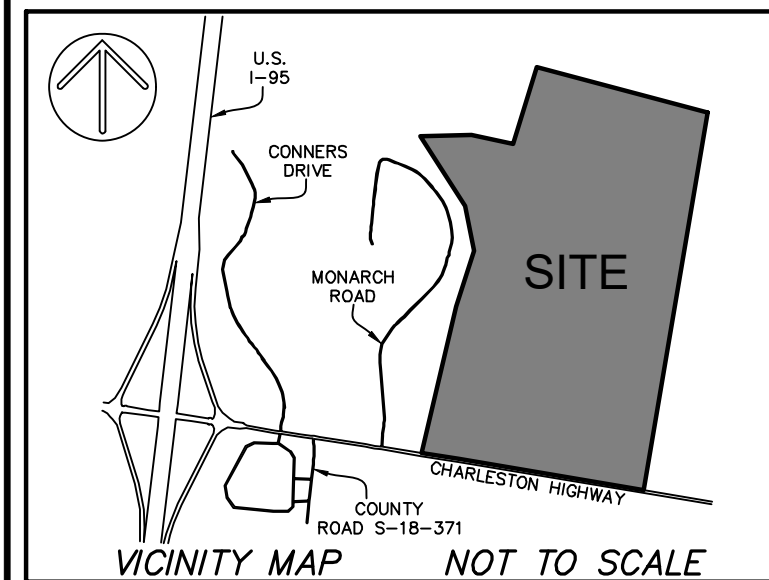
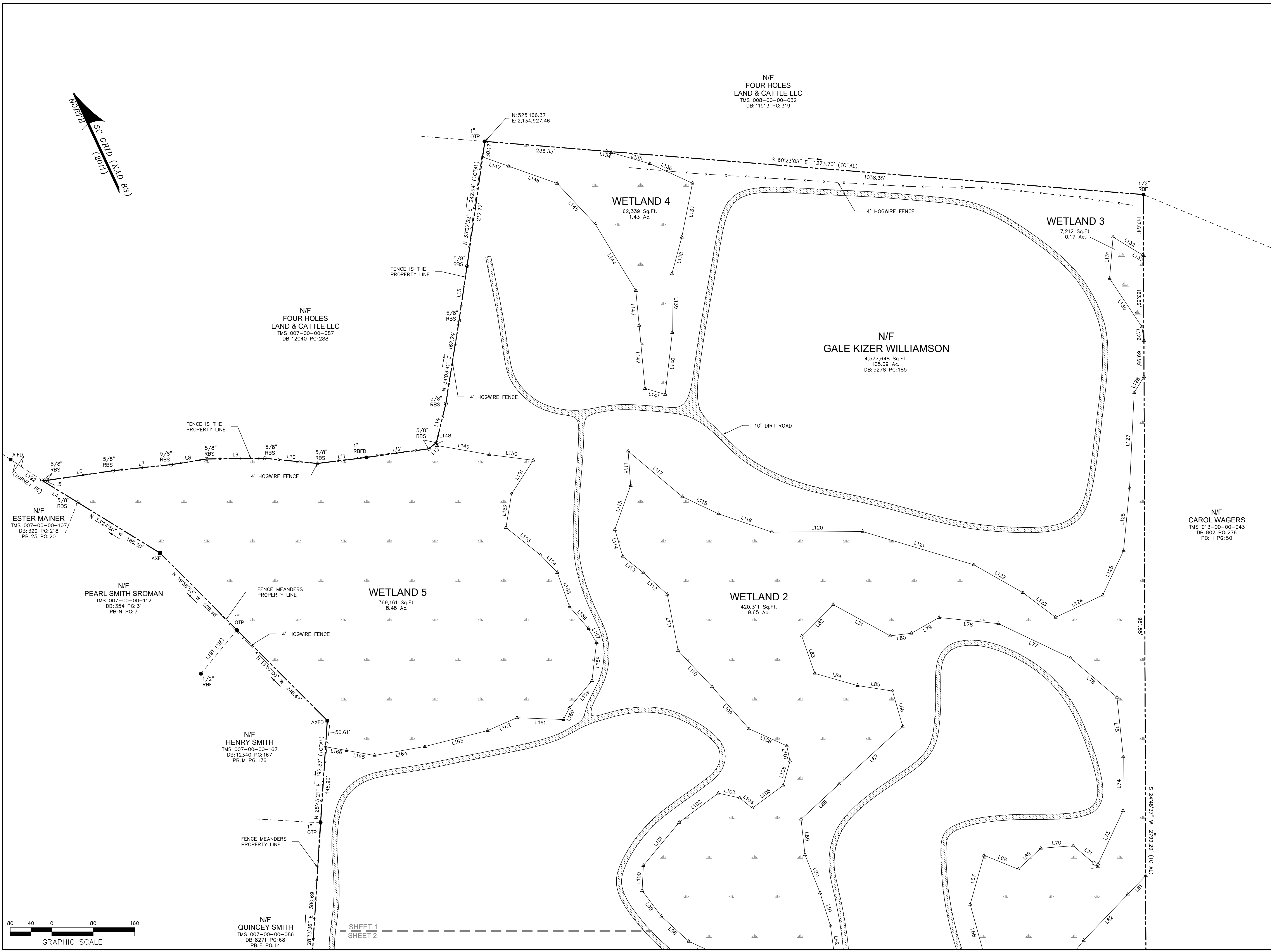
ATLAS
SURVEYING, INC.

1017 BANKTON CIRCLE
HANAHAN, SC 29410
PHONE: (843) 573-7831
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

COLIN J. BEARDEN
SC P.L.S. No. 40205
NOT VALID UNLESS CRIMPED WITH SEAL



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - ▲ AIF ANGLE IRON FOUND
 - AXF AXLE FOUND
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 - IRF IRON ROD FOUND
 - OTP OPEN TOP PIPE
 - RBF IRON REBAR FOUND
 - RBS 5/8" IRON REBAR SET
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 - EDGE OF PAVEMENT
 - DWL DASHED WHITE LINE
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 - SYL SOLID YELLOW LINE

- NOTES
1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450068, MAP NUMBER 45035C0045E & 45035C0040E, EFFECTIVE DATE 7/18/2017.
 2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83-2011).
 3. PRECISION OF PLAT CLOSURE: 1:2,146,093
 4. NO ZONING REPORT WAS PROVIDED AT THE TIME OF THE SURVEY.
 5. NO EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME THE FIELD WORK WAS COMPLETED.
 6. NO CHANGES TO EXISTING RIGHT OF WAY LINES OBSERVED AT THE TIME THE FIELD WORK WAS COMPLETED.
 7. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustICAL EVIDENCE AS OF 10-18-2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
 8. WETLANDS ARE REFERENCED FROM CEC'S WETLAND EXHIBIT AND WERE VERIFIED IN THE FIELD AT THE TIME THE FIELD WORK WAS CONDUCTED.
 9. LINE TABLE IS LOCATED ON COVER SHEET.

PREPARED FOR:
WARE MALCOMB
AN ALTA/NSPS LAND TITLE SURVEY OF
9655 CHARLESTON HIGHWAY
TAX PARCEL No. 007-00-00-088
DORCHESTER COUNTY, SOUTH CAROLINA

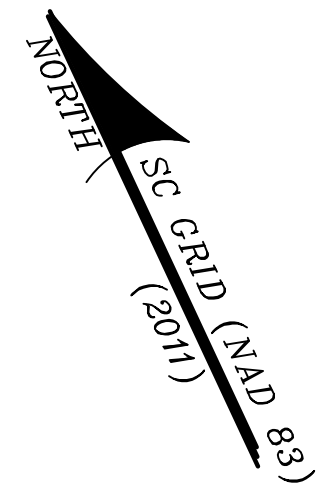
FIELD WORK:	LC
FIELD CHECK:	MS
DESIGNED BY:	AC
SCALE:	10-27-2022
PROJECT No.:	CHS-22114
CHS-22114 ALTA1.DWG	1"=60'

SHEET 1

ATLAS
SURVEYING, INC.
1017 BANKTON CIRCLE
HANAHAN, SC 29410
PHONE: (843) 573-7831
WEBSITE: WWW.ATLASURVEYING.COM

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

COLIN J. BEARDEN
S.C.P.L.S. No. 40205
NOT VALID UNLESS CRIMPED WITH SEAL



N/F
QUINCEY SMITH
TMS 007-00-00-086
DB: 8271 PG: 68
PB: F PG: 14

N/F
DOROTHY POSTON
TMS 007-00-00-129
DB: 7916 PG: 222
PB: D PG: 142

N/F
CHRISTOPHER & PATRICE
ANDERSON
TMS 007-00-00-254
DB: 13464 PG: 207
PB: M PG: 179

N/F
PATRICK ZIMMERMAN
TMS 007-00-00-084
DB: 12071 PG: 189
PB: M PG: 179

N/F
WILLIAM SMITH &
BRYANT SYLVESTER
TMS 007-00-00-083
DB: 896 PG: 109

WETLAND 6
106,572 Sq.Ft.
2.45 Ac.

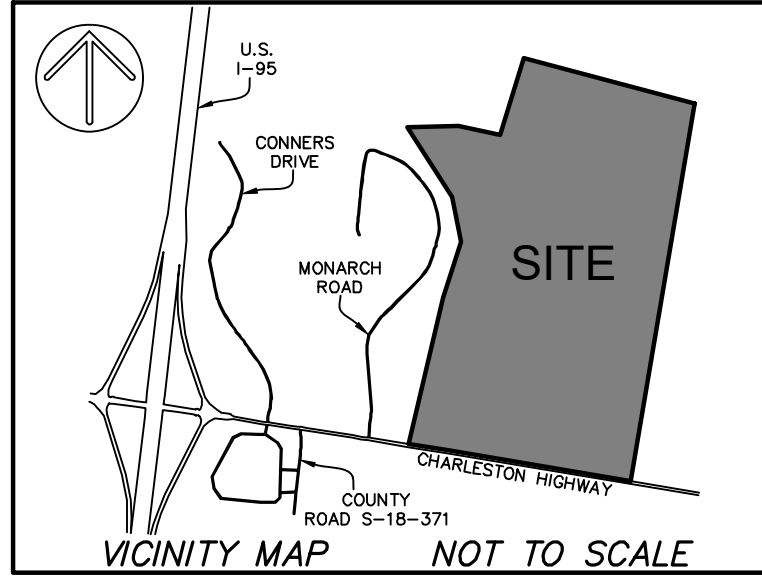
N/F
GALE KIZER WILLIAMSON
4,577,648 Sq.Ft.
105.09 Ac.
DB: 5278 PG: 185

WETLAND 1
138,973 Sq.Ft.
3.19 Ac.

WETLAND 7
33,846 Sq.Ft.
0.78 Ac.

N/F
CAROL WAGERS
TMS 013-00-00-043
DB: 802 PG: 276
PB: H PG: 50

N/F
DONNA CLELAND
TMS 013-00-00-110
DB: 2573 PG: 109
PB: J PG: 177



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - AIF ■ ANGLE IRON FOUND
 - AXF ■ AXLE FOUND
 - CMF ■ CONC. MONUMENT FOUND
 - IRF ● IRON ROD FOUND
 - OTP ● OPEN TOP PIPE
 - RBF ● IRON REBAR FOUND
 - RBS ○ 5/8" IRON REBAR SET
 - AIR CONDITIONING UNIT
 - GRATE INLET
 - × GUY WIRE
 - ⊕ LIGHT POLE
 - TELEPHONE PEDESTAL
 - POWER POLE
 - WATER WELL
 - △ WETLAND FLAG
 - WETLANDS
 - RCP REINFORCED CONCRETE PIPE
 - FENCE LINE
 - OVERHEAD POWER LINE
 - UNDERGROUND DRAINAGE LINE
 - UNDERGROUND FIBER OPTICS LINE
 - DIRT ROAD
 - CONCRETE
 - EDGE OF PAVEMENT
 - DWL DASHED WHITE LINE
 - SWL SOLID WHITE LINE
 - DYL DASHED YELLOW LINE
 - SYL SOLID YELLOW LINE

- NOTES
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450068, MAP NUMBER 45035C0045E & 45035C0040E, EFFECTIVE DATE 7/18/2017.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83-2011).
 - PRECISION OF PLAT CLOSURE: 1:2,146,093
 - NO ZONING REPORT WAS PROVIDED AT THE TIME OF THE SURVEY.
 - NO EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME THE FIELD WORK WAS COMPLETED.
 - NO CHANGES TO EXISTING RIGHT OF WAY LINES OBSERVED AT THE TIME THE FIELD WORK WAS COMPLETED.
 - THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustICAL EVIDENCE AS OF 10-18-2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
 - WETLANDS ARE REFERENCED FROM CEC'S WETLAND EXHIBIT AND WERE VERIFIED IN THE FIELD AT THE TIME THE FIELD WORK WAS CONDUCTED.
 - LINE TABLE IS LOCATED ON COVER SHEET.

PREPARED FOR:
WARE MALCOMB

AN ALTA/NSPS LAND TITLE SURVEY OF

9655 CHARLESTON HIGHWAY

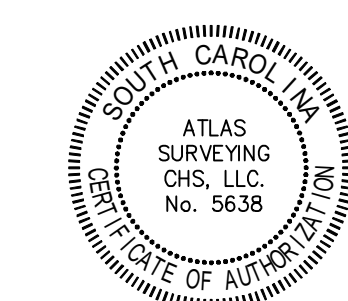
TAX PARCEL No. 007-00-00-088

DORCHESTER COUNTY, SOUTH CAROLINA

FIELD WORK: LC
FIELD CHECK: MS
DRAWN BY: AC
10-27-2022
SCALE: 1"=60'
PROJECT No.: CHS-22114
CHS-22114 ALTA.DWG
SHEET 2

ATLAS
SURVEYING, INC.

1017 BANKTON CIRCLE
HANAHAN, SC 29410
PHONE: (843) 573-7831
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

COLIN J. BEARDEN
S.C.P.L.S. No. 40205
NOT VALID UNLESS CRIMPED WITH SEAL

