

LINE	LENGTH	BEARING
L1	9.59	N 50°14'36" E
L2	54.64	S 39°45'24" E
L3	41.91	S 49°57'36" W
L4	35.30	N 40°02'24" W

CURVE	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C1	25.00	39.27	90°00'00"	S 04°37'35" W	35.36
C2	25.00	39.27	90°00'00"	S 85°22'24" E	35.36
C3	25.00	40.67	93°02'33"	N 73°24'23" W	36.28
C4	25.00	39.88	91°20'38"	S 18°47'13" W	35.77
C5 (Easmt)	1033.00	70.09	3°52'15"	N 50°04'51" E	70.07
C6 (Easmt)	1033.00	21.61	1°11'55"	N 53°22'16" E	21.61
C7 (Easmt)	967.00	19.54	1°09'28"	N 63°53'16" E	19.54

LEGEND

- POWER POLE
- OVERHEAD POWER LINE
- POWER BOX / TRANSFORMER
- CATV FEEDSTOCK
- GAS LINE
- GAS VALVE
- SEWER MANHOLE
- SEWER LINE
- DRAINAGE SANITARY BOX
- CURB INLET / CATCH BASIN

- REFERENCES**
- REFERENCE TO A FINAL SUBDIVISION PLAT OF CLEANDER DRIVE PROFESSIONAL OFFICES, PREPARED FOR MYRTLE BEACH FARMS CO., INC. BY R.L. BELLAMY AND ASSOC., DATED MARCH 23, 2000 AND RECORDED IN PLAT BOOK 171 AT PAGE 113
 - PLAT OF 18.46 ACRES BY THIS OFFICE FOR MYRTLE BEACH FARMS DATED AUGUST 15, 2000
 - SUBDIVISION PLAT BY THIS OFFICE FOR MYRTLE BEACH FARMS DATED NOV. 6, 2003 AND RECORDED IN PLAT BOOK 206 AT PAGE 29
 - PLAT OF 4TH BUSINESS PARK - PHASE 1 & PHASE 2, BY AMERICAN ENGINEERING CONSULTANTS, INC. DATED FEB. 2003, LAST REVISED DEC. 2, 2003, AND RECORDED IN PLAT BOOK 193, AT PAGE 191
 - BOUNDARY LINE ADJUSTMENT PLAT BY THIS OFFICE DATED NOV. 1, 2007 AND RECORDED IN PLAT BOOK 232 AT PAGE 279
 - PLAT OF 9.06 ACRE TRACT FOR MYRTLE BEACH FARMS BY THIS OFFICE DATED APRIL 28, 2009 AND RECORDED IN PLAT BOOK 244 AT PAGE 253
 - PLAT OF A PORTION OF TAX PARCEL 173-00-04-156 DATED NOVEMBER 2, 2007, BY WILBUR SMITH ASSOCIATES, CONSULTING ENGINEERS, AND RECORDED IN PLAT BOOK 239, AT PAGE 238

- NOTES**
- PARENT TMS: 173-00-04-156
 - OWNER OF RECORD: JOHN R. STILLWAGON SR. and JOYCE R. STILLWAGON SR. 4220 Cleander Drive, Suite 100 (DEED BOOK 3412, PAGE 323) MYRTLE BEACH, SC 29578
 - THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SCALD FROM F.L.R.M. No. 4505 (C070) H, DATED AUGUST 23, 1999. THIS PLAT IS NOT THE BASIS FOR FLOOD ZONE DETERMINATION OR FLOOD ZONE RELATED ISSUES.
 - DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OR RESTRICTIONS OF RECORD.
 - 1/2" IRON PIPES SET AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.
 - THERE IS A NON-EXCLUSIVE, PERMANENT 10' WIDE UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS. THE EASEMENT IS TO REMAIN IN PERPETUITY.
 - THIS PROPERTY IS SUBJECT TO THE AGREEMENT TO DEVELOP A MULTI-COUNTY BUSINESS PARK RECORDED IN DEED BOOK 2323 AT PAGE 1037 ON DECEMBER 6, 2000, IN THE OFFICE OF REGISTER OF DEEDS, HORRY COUNTY, SOUTH CAROLINA.
 - THIS PROPERTY IS SUBJECT TO THE CITY OF MYRTLE BEACH DEVELOPMENT AGREEMENT, RECORDED IN DEED BOOK 2323 AT PAGE 833 ON DECEMBER 6, 2000 IN THE OFFICE OF THE REGISTER OF DEEDS, HORRY COUNTY, SOUTH CAROLINA.
 - BUILDING SETBACKS PER AC-2, ARTICLE XIX, SECTION 1213.6 AT TIME OF SURVEY:
 - 1213.6.2 Minimum front or side street building line: 30 feet from property line
 - 1213.6.4 Minimum side or rear building line: Structures of 28 feet in height or less shall require a minimum of 12 feet setback. Structures greater than 28 feet in height shall require a minimum setback of 12 feet plus one additional foot for each two feet of structure height or part thereof over the initial 28 feet. However, when an AC-2 lot abuts property zoned R-15, R-10, R-7, R-8, R-3, RM-8, RM-12, RM-16, RM-20, or residential PUD zoning districts, for a structure on the AC-2 zoned property to exceed 50 feet in height, the structural side and rear building line setback along the abutting property line shall be 112 feet plus one additional foot for each two feet of total structure height (or part thereof) over the initial 50 feet of structure height. When an AC-2 zoned parcel is separated from a residentially zoned parcel by a dedicated public street right-of-way of at least 60 feet, the setback is not considered to be abutting.
 - BUILDING SETBACK SHOWN PER CITY OF MYRTLE BEACH LAND DEVELOPMENT REGULATIONS SECTION 20-23(b)(2). SURVEYOR NEITHER IMPLIES NOR EXPRESSES ANY WARRANTY REGARDING THE VALIDITY OR ACCURACY OF THESE LOCATIONS. THIS PLAT IS NOT THE BASIS FOR ZONING REGULATIONS OR RESTRICTIONS.
 - WHERE EASEMENT LINE EXCEEDS SETBACK LINE THE EASEMENT LINE BECOMES THE SETBACK LINE.

Certificate of approval of the installation and construction of streets, utilities and other required improvements.

I do hereby certify (1) that streets, utilities and other required improvements have been installed in an acceptable manner and according to city specifications and standards; or (2) that a guarantee of the installers of the required improvements to an amount or manner satisfactory to the city of Myrtle Beach has been received.

City Manager: _____ Signature: _____ Date: _____

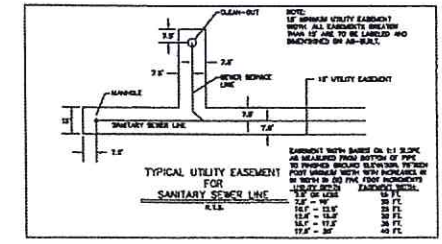
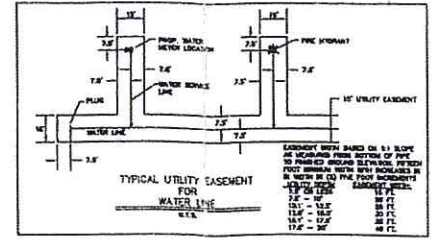
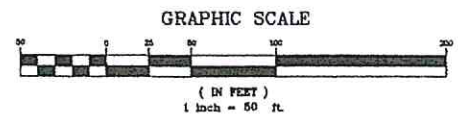
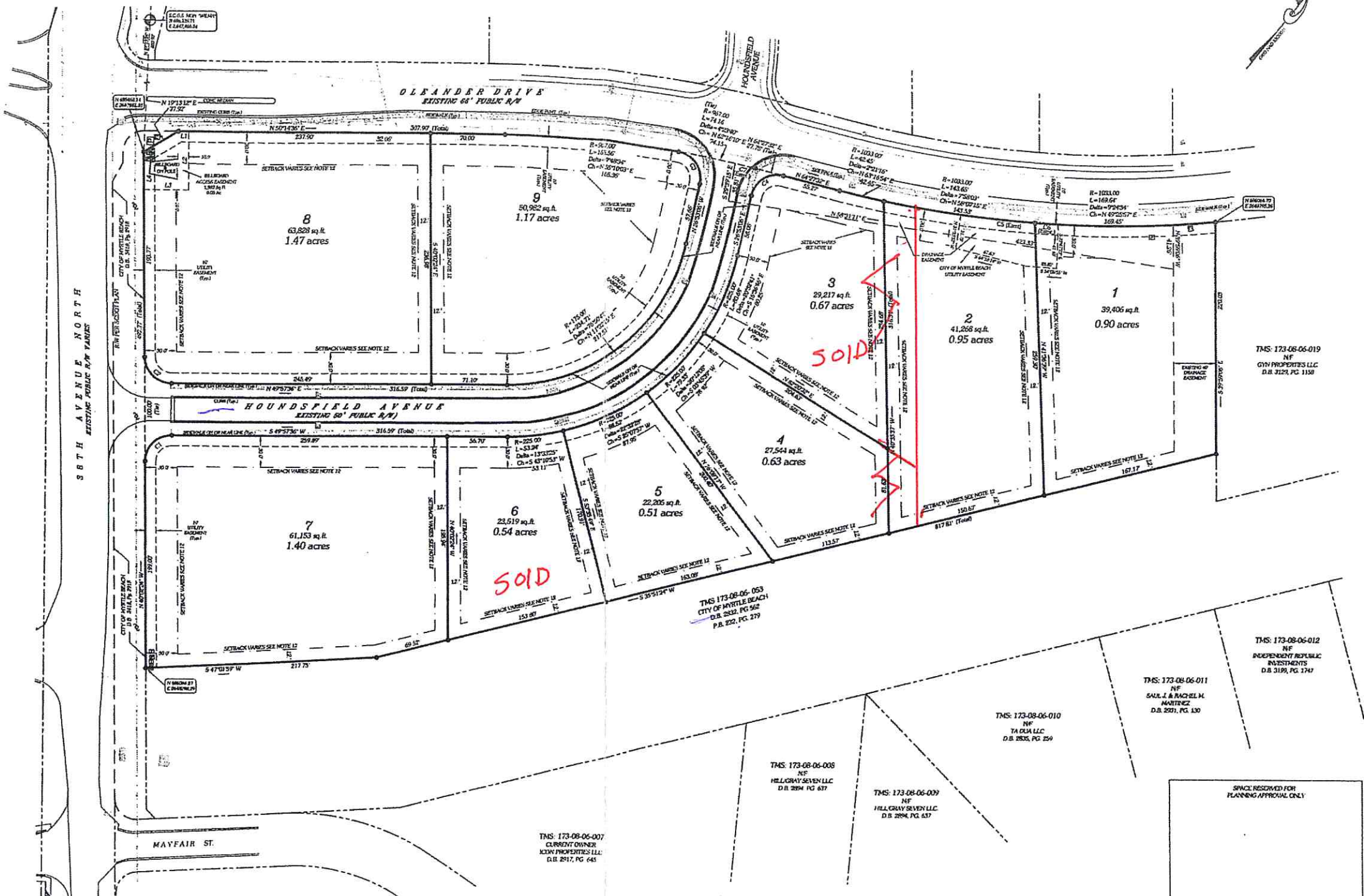
City Manager: _____ Signature: _____ Date: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) adopt this plat of development with my (our) free consent and that I (we) hereby dedicate all items as specifically shown or indicated on said plat.

Authorized Representative: _____ Signature: _____ Date: _____

JOHN R. STILLWAGON SR. and JOYCE R. STILLWAGON SR.



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.

Associated Land Surveyors
a div. of Castle Engineering, Inc.
by Michael D. Oliver (agent)

Michael D. Oliver, P.L.S. No. 13350
Vice President

Associated Land Surveyors
A DIVISION OF CASTLE ENGINEERING, INC.
1090 21st Ave. S.E., Myrtle Beach, SC 29577
803-671-7000 FAX 803-671-7003

FINAL PLAT OF
OLEANDER BUSINESS PARK PHASE V
PARENT TAX PARCEL 173-00-04-156
CITY OF MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR:
OFFICE PARK PARTNERS

DATE: _____
REVISION: _____

JOB No.: 09021
DATE: JUNE 21, 2010
DRAWN BY: J.B. / E.A.M.
CHECKED BY: M.D.O.
SCALE: 1" = 50'
FILE: PHASE V final.dwg

CASTLE ENGINEERING, INC.
1090 21st Ave. S.E., Myrtle Beach, SC 29577
803-671-7000 FAX 803-671-7003

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