

**METROLINA  
ENGINEERING &  
SURVEYING  
ASSOCIATES**

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NC-1170 & SC #00946

**BOUNDARY SURVEY PLAT**  
**Portion Tract B of the "Adams Tract"**  
**836.23 Acres +/- Tract of Land**  
MT Land Acquisition & Development  
141 Providence Road, Charlotte, NC 28207

Revisions

Job No. 41-17-008  
Date 2/19/18  
Proj. Mgr. WGD  
Drawn CDF

Scale: 1" = 300'

Sheet No. 1  
of 2

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; also there are no visible encroachments or projections other than those shown. Witness my original signature, registration number and seal this 21<sup>st</sup> day of February, 2018.

**L-25432**  
Professional Land Surveyor  
Registration Number

PEFKOS LAND AND TIMBER LLC  
NOW OR FORMERLY  
DB 9728 PG 222  
PB M PG 20  
TAX ID # 134-00-00-035

COMMISSIONER OF PUBLIC WORKS CHARLESTON  
NOW OR FORMERLY  
DB 527 PG 342  
TAX ID # 133-00-00-066

JAMES L. STROBEL  
NOW OR FORMERLY  
DB 6288 PG 132  
PG 11 PG 44  
TAX ID # 133-00-00-100

STEVEN A. MURRAY SR  
NOW OR FORMERLY  
PARCEL B2  
DB 1078 PG 254  
PB M PG 107  
TAX ID # 133-00-00-243

MAGNOLIA BAPTIST CHURCH  
NOW OR FORMERLY  
DB 432 PG 48  
PB L PG 196  
TAX ID # 133-00-00-106

VERA ROBINSON  
NOW OR FORMERLY  
DB 2506 PG 346  
PB 11 PG 136  
TAX ID # 133-00-00-059

PORTION OF TRACT B  
836.23 ACRES  
36,426,093 SF  
TAX ID # 142-00-00-012

VICINITY MAP  
(Not to Scale)

**NOTES**

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM DORCHESTER COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF DORCHESTER COUNTY. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. DATE OF SURVEY - 1/6/18
9. SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION HIGHWAY PLANS FOR S.C. HWY 61 per DOCKET # 18.219, SHEET # 12-16 OF 85.
10. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
11. THERE ARE NO ENCROACHMENTS OR PROJECTIONS EXCEPT AS SHOWN.
12. UNRECORDED C.P.W. PLAT AND DEEDS REFERENCE:

A.) A PLAT SHOWING THE C.P.W. "M.S. CLAYTON" 12 ACRE +/- TRACT AND OTHER C.P.W. TRACTS (SPECIFICALLY C.P.W. SERIAL NUMBERS 677, 692, & 719) ADJOINING THE PROPERTIES FORMERLY KNOWN AS THE T.A. ADAMS & MRS. G.A. OWENS TRACTS a.k.a. TRACT B - ADAMS TRACT, PROPERTY OF HENRY BRANTON (T.M.S. PARCEL # 142-00-00-012), AND C.P.W. SHAFT No. 5/ADAMS-CLAYTON-OWENS TRACT (T.M.S. PARCEL # 133-00-00-066).

B.) AN ACCESS AGREEMENT DOCUMENT BETWEEN T.A. ADAMS AND THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF CHARLESTON (C.P.W.) OVER THE LANDS FORMERLY OF T.A. ADAMS, a.k.a. TRACT B - ADAMS TRACT, PROPERTY OF HENRY BRANTON (T.M.S. PARCEL # 142-00-00-012), FROM "AUGUSTA ROAD" (a.k.a. S.C. HWY 61) TO C.P.W. "SHAFT No. 6" (DATED 1-11-37) CALLING FOR ACCESS RIGHTS TO AND MAINTENANCE RESPONSIBILITIES BY C.P.W. OVER A PRIVATE ROAD EXISTING AT THE TIME OF THE AGREEMENT BUT NOT SPECIFICALLY DELINEATED OR DESCRIBED WITHIN THE BODY OF THE ACCESS AGREEMENT REFERENCED HEREIN.

C.) A PURCHASE AGREEMENT DOCUMENT BETWEEN T.A. ADAMS AND THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF CHARLESTON (C.P.W.) FOR A 16+/- ACRE "TRIANGULAR PIECE" OF LAND EAST OF AND ADJACENT TO A PORTION OF DODD BRANCH (a.k.a. C.P.W. SERIAL No. 719 AND A PORTION OF THE C.P.W. "SHAFT No. 5" TRACT, T.M.S. # 133-00-00-066), BEING DATED 1-25-28, AS SHOWN ON A C.P.W. PLAT RECORDED IN DORCHESTER COUNTY REGISTRY AT PLAT BOOK # PAGE 116. ACCESS FROM S.C. HWY 61 ACROSS WHAT IS NOW KNOWN AS TRACT B - ADAMS TRACT, THE PROPERTY OF HENRY BRANTON (T.M.S. PARCEL # 142-00-00-012), TO C.P.W. "SHAFT No. 5" MAY BE IMPLIED WITHIN THE BODY OF THE PURCHASE AGREEMENT REFERENCED HEREIN.

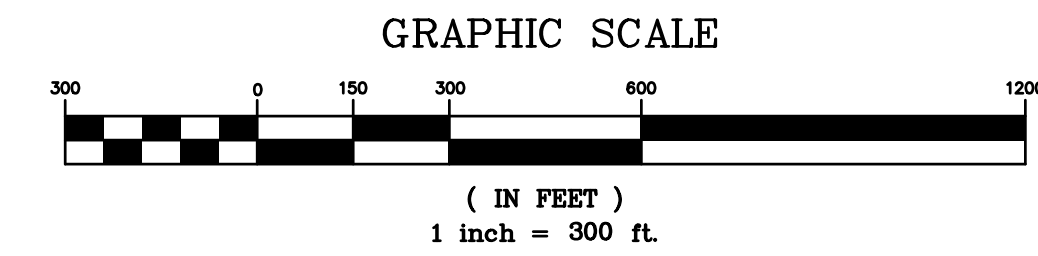
13. THE FLOOD ZONE LIMITS AS SHOWN ON THIS PLAT WERE SCALED FROM F.I.R.M. MAPS 45035C0315E, 45035C0318E, & 45035C0381E, AND ARE ONLY AN APPROXIMATION. FOR EXACT DELINEATION, AN ENGINEERED FLOOD STUDY WOULD BE REQUIRED.

14. THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF CHARLESTON (C.P.W.) HAVE A RIGHT OF ACCESS OVER AND ACROSS TRACT B OF THE ADAMS TRACT (T.M.S. PARCEL # 142-00-00-012, DORCHESTER COUNTY) FOR THE PURPOSE OF MAINTENANCE ON C.P.W. SHAFTS No. 5 AND No. 6 IN ACCORDANCE WITH AND RESTRICTED TO THE AGREEMENT DOCUMENTS REFERENCED IN 12 B) & 12 C).

15. NO ZONING VERIFICATION WAS COMPLETED ON THIS SURVEY. CONTACT DORCHESTER COUNTY FOR ZONING VERIFICATION AND CRITERIA.

LINE	BEARING	DISTANCE
L1	S 42°13'46" E	138.69
L2	S 84°12'29" E	218.89
L3	N 89°58'41" E	88.60
L4	N 82°35'08" E	165.82
L5	N 86°58'33" W	225.69
L6	S 45°12'17" W	88.28
L7	S 42°33'51" W	243.55
L8	S 50°25'49" E	174.51
L9	S 83°07'46" E	121.75
L10	N 85°10'58" E	204.74
L11	N 85°40'38" E	287.51
L12	N 80°17'51" E	289.24
L13	N 01°14'31" E	13.95
L14	N 01°14'31" E	138.37
L15	S 78°33'43" W	169.59
L16	N 56°42'09" E	7.50
L17	S 56°42'09" W	7.50
L18	S 22°34'12" E	82.57
L19	S 44°22'28" W	83.66
L20	S 02°39'38" W	185.00
L21	S 68°49'32" W	100.00
L22	N 06°06'33" E	17.77
L23	N 49°44'28" W	110.00
L24	N 20°45'32" E	97.68
L25	N 76°38'41" E	244.16
L26	S 40°52'27" E	142.91
L27	S 46°00'54" E	100.01
L28	S 39°38'22" W	200.00
L29	S 79°12'40" W	245.08
L30	S 79°20'29" W	124.86
L31	N 61°46'46" W	127.51
L32	S 47°32'36" W	207.00
L33	S 56°32'48" W	217.00
L34	S 19°41'57" E	114.22
L35	S 20°11'14" E	99.71
L36	N 07°14'42" W	248.01
L37	S 22°02'16" E	107.84
L38	S 18°36'27" E	100.00
L39	S 60°49'54" W	178.29

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	187.00'	11,246.80'	1.0585	N 52°38'57" W	187.00'
C2	54.68'	183,913.79'	0.0189	S 50°47'23" E	54.68'
C3	642.86'	183,913.79'	0.2225	S 50°53'54" E	642.86'
C4	794.40'	2,788.05'	18.1393	N 43°07'50" W	791.72'
C5	776.31'	2,713.05'	18.2162	N 43°09'07" W	773.66'
C6	360.36'	2,762.18'	8.3054	N 29°33'36" W	360.10'
C7	365.00'	2,844.68'	8.1685	N 31°49'51" W	364.75'
C8	106.87'	2,769.68'	2.4564	N 34°24'10" W	106.86'
C9	701.48'	11,246.80'	3.9707	N 47°48'09" W	701.36'
C10	893.19'	10,315.58'	5.5123	S 48°29'47" E	892.91'



- LEGEND**
- CAPPED REBAR
  - REBAR FOUND
  - COMMISSIONER PUBLIC WORKS MONUMENT
  - ⊕ AXLE
  - △ COMPUTED POINT
  - ⊙ POWER POLE
  - ⊕ TELEPHONE PEDESTAL
  - R/W RIGHT-OF-WAY
  - SF SQUARE FEET
  - PB PLAT BOOK
  - DB DEED BOOK
  - PG PAGE
  - FEMA FLOOD ZONE AE
  - FEMA FLOOD ZONE X (SHADED)
  - LINES SURVEYED
  - LINES NOT SURVEYED
  - RIGHT OF WAY
  - OVERHEAD POWER
  - SHEET MATCH LINE

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811 or 1-888-721-7877  
A MINIMUM OF 72 HOURS BEFORE DIGGING  
IT'S THE LAW**

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