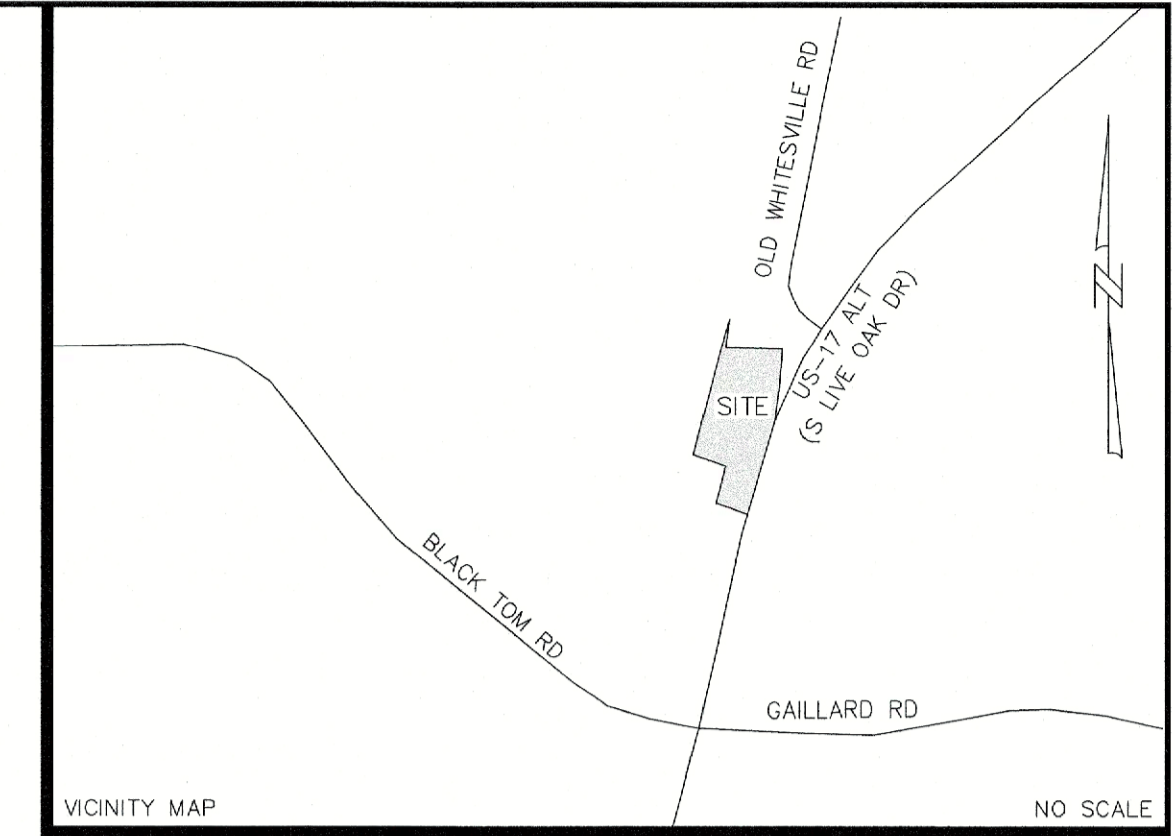
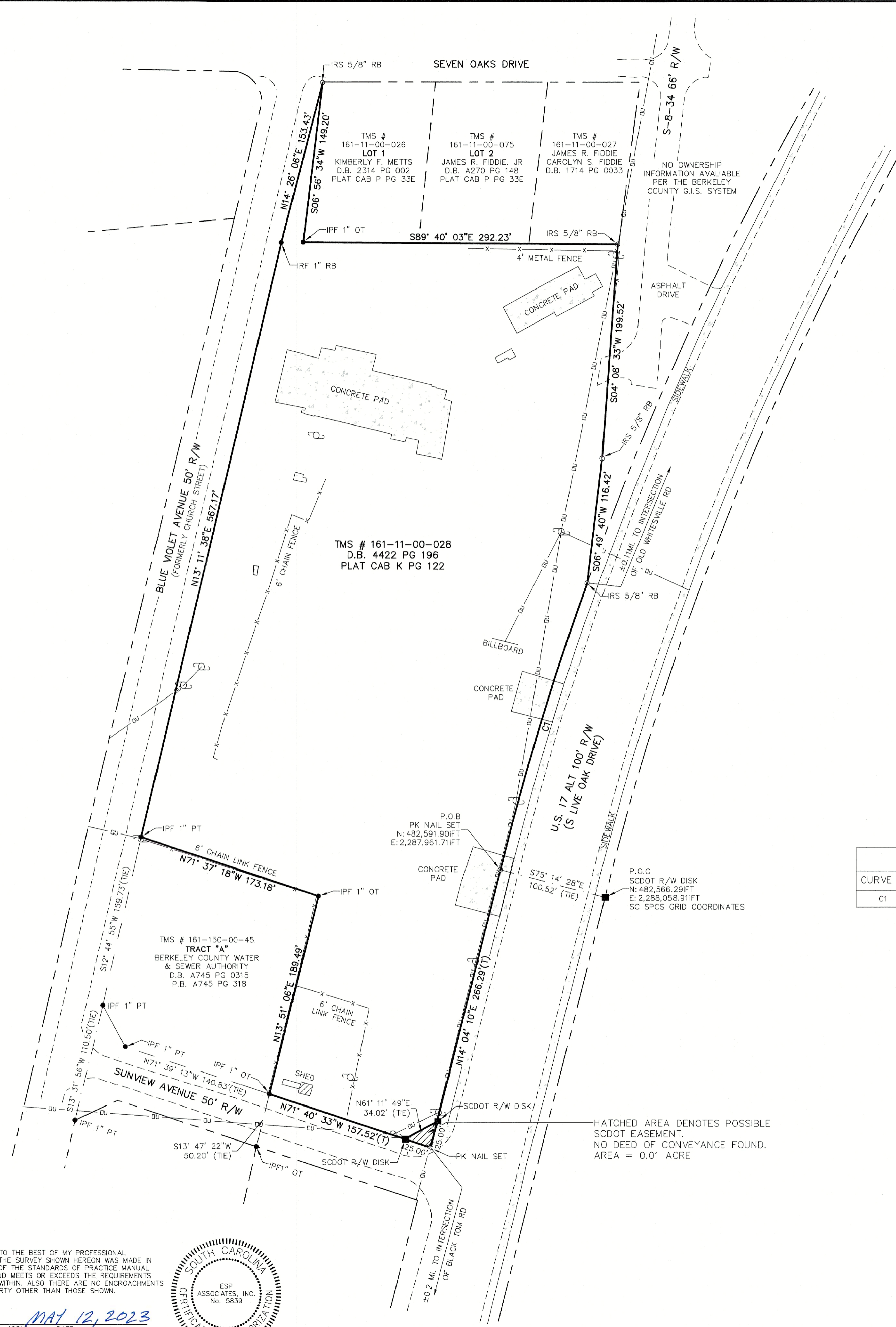


NOTES:

- THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR OPINION. PROPERTY MAY BE SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS OF RECORD.
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARIES OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- ALL PLAT AND DEED REFERENCES ARE FROM THE BERKELEY COUNTY REGISTER OF DEEDS OFFICE (R.O.D.)
- SUBJECT TRACT IS GRAPHICALLY LOCATED WITHIN A 100-YEAR FLOODPLAIN "AE" AND "X" PER FEMA MAP 45015C0395E WITH AN EFFECTIVE DATE OF 12/17/2018. -ZONE AE IS DEFINED AS SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED.
- HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING THE SCGS VRS SYSTEM. HORIZONTAL DATUM - SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83/2011). ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- NO EVIDENCE OF OBVIOUS OR APPARENT CEMETERIES OR BURIAL GROUNDS WERE OBSERVED BY THE SURVEYOR AT THE TIME OF THE SURVEY. INFORMATION OF THEIR EXISTENCE AND LOCATION WAS NOT FURNISHED TO THE SURVEYOR PRIOR TO OR DURING THE PERFORMANCE OF THE SURVEY.
- AREA COMPUTED BY COORDINATE METHOD.
- FIELD SURVEY COMPLETED: MAY 12, 2023
- THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (i.e. POWER, TELEPHONE, SANITARY &/OR STORM SEWER, etc.) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEED OR REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, &/OR CONDITION. THIS PLAT DOES NOT ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY NATURE UNLESS SPECIFICALLY NOTED OTHERWISE.
- CURRENT OWNER: TAMMY BRINSON  
ADDRESS: 707 BLUE VIOLET DRIVE, MONKS CORNER, SOUTH CAROLINA, 29461
- US 17A RIGHT OF WAY DATA WAS OBTAINED FROM SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION PLANS, FILE 8.1658 PROJECT SPM(027) DATED NOVEMBER 05, 2009. SEE ALSO DB 7979 PG 129.

RESERVED FOR STAMPS  
COUNTY OF BERKELEY



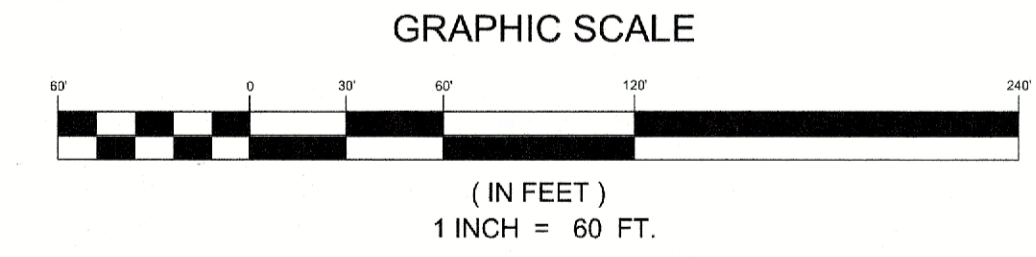
- ABBREVIATION LEGEND
- DB - DEED BOOK
  - PB - PLAT BOOK/PLAT CABINET
  - PG - PAGE
  - NAD - NORTH AMERICAN DATUM
  - NAVD - NORTH AMERICAN VERTICAL DATUM
  - G/S - GEOGRAPHICAL INFORMATION SYSTEM
  - R/W - RIGHT-OF-WAY
  - IPF - IRON PIPE FOUND
  - IRF - IRON ROD FOUND
  - IRS - IRON ROD SET (24" 5/8" REBAR)
  - REBAR - REBAR
  - PT - PINCHED TOP
  - OT - OPEN TOP
  - CMF - CONCRETE MONUMENT FOUND
  - FOB - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT
  - (T) - TOTAL

- SYMBOL LEGEND
- - BOUNDARY CORNER FOUND
  - - BOUNDARY CORNER SET
  - - MONUMENT
  - ⊕ - POWER POLE

- LINE LEGEND
- BOUNDARY
  - - - ADJOINING BOUNDARY
  - - - ROAD RIGHT-OF-WAY
  - - - EDGE OF PAVEMENT
  - - - EDGE OF CONCRETE
  - - - FENCE
  - - - OVERHEAD POWER
  - ▨ - SIDEWALK
  - ▩ - BUILDING

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	278.18'	2814.13'	005°39'49"	S16°48'18"W	278.07'



HATCHED AREA DENOTES POSSIBLE SCDOT EASEMENT. NO DEED OF CONVEYANCE FOUND. AREA = 0.01 ACRE

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I, B. RUSSEL GARDNER, HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 B SURVEY AS SPECIFIED WITHIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

B. RUSSEL GARDNER  
SCPLS NO. 40212  
DATE: MAY 12, 2023



NO.	DATE	REVISION	BY

BOUNDARY PLAT OF  
TMS 161-11-00-028  
TOTAL AREA = 5.456 ACRES

LOCATED NEAR MONCK'S CORNER  
BERKELEY COUNTY,  
SOUTH CAROLINA

CLIENT:  
**LUXOR HOMES &  
INVESTMENT REALTY, LLC**  
129 WEST 72ND ST, SUITE 2F  
NEW YORK, NY 10023

PROJECT NO: 23-00329  
SCALE: 1"=60'  
DATE: MAY 12, 2023  
DRAWN BY: OS  
CHECKED BY: BRG  
DATE SURVEYED: APRIL 21, 2023  
DRAWING NO: LUXOR\_HOMES\_BASE.DWG

**1.0**  
SHEET 1 OF 1