

GENERAL NOTES:

1. SURVEY PROVIDED BY: WESTON & SAMPSON ENGINEERS, INC.
2. HORIZONTAL DATUM: NAD 1983/2011(SC)
VERTICAL DATUM: NAVD 1988
3. SURVEY BASED ON PHYSICAL EVIDENCE FOUND ON SEPTEMBER 2021
4. BOUNDARY INFORMATION TAKEN FROM PLATS AS SHOWN.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. WESTON & SAMPSON ENGINEERS, INC., DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. THE OFF-SITE RIGHT-OF-WAY/PROPERTY LINE SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAY/PROPERTY LINES SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH/PROPERTY LINE OF ANY ADJACENT PROPERTIES.
8. THE SUBJECT PROPERTY IS LOCATED WITHIN 2000' OF A HORIZONTAL NGS MONUMENT.
9. HORIZONTAL COORDINATES BASED UPON SC-RTN GPS OBSERVATIONS USING SPECTRA PRECISION "SP 80" UNITS. THE NETWORK POSITIONAL ACCURACY OF THE SC-RTN DERIVED POSITIONAL COORDINATES MEETS OR EXCEEDS THE CLASS A HORIZONTAL POSITIONS. COORDINATES BASED UPON GEOID 12B NSRS 2011 AND HAVE A 95% CONFIDENCE RATING. VERTICAL DATUM HAS BEEN ADJUSTED TO NAVD '88.
10. PROPERTY MAY BE SUBJECT TO UNRECORDED RIGHT-OF-WAYS OR EASEMENTS NOT OBSERVED.
11. AREAS COMPUTED BY COORDINATE METHOD
12. THIS PROPERTY IS LOCATED WITHIN A FLOOD AREAS "X". ACCORDING TO FLOOD INSURANCE RATE MAPS BY FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NUMBER 45019C0630K WITH EFFECTIVE DATED JANUARY 29, 2021.
13. TOWN OF HOLLYWOOD ZONING DISTRICT:
LI - LIGHT INDUSTRIAL

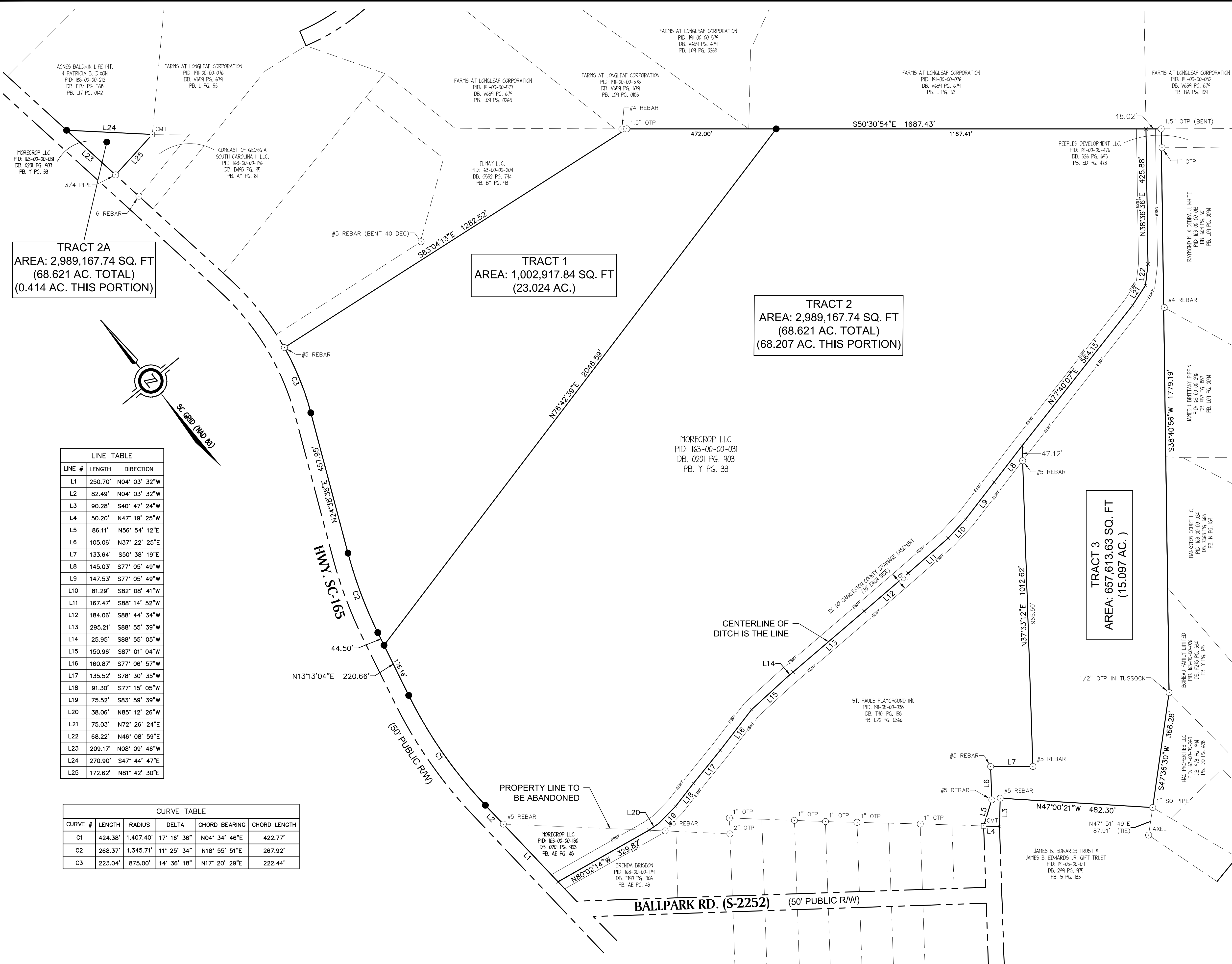
NEW TRACTS	ACREAGE
TRACT 1	23.024
TRACT 2 & 2A	68.621
TRACT 3 (RESIDUAL)	15.097
NEW TRACT TOTAL	106.742

LEGEND

- PROPERTY LINES
- PROPERTY LINES (ADJUNCTIONS)
- PROPERTY LINES (ABANDONED)
- - - - - EXISTING EASEMENT LINES
- - - - - EXISTING RIGHT OF WAY
- - - - - EXISTING COUNTY/MUNICIPAL LINE
- - - - - FLOOD PLAIN LINES (APPROXIMATE)
- CONCRETE MONUMENT
- ⊗ EXISTING IRON PIN (IP)
- ⊗ COMPUTED POINT
- NEW IRON PIN SET (NIP) - 5/8" REBAR

I HEREBY STATE THAT 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 A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

12-09-2021
 DAVID E. LUKAC JR. S.C.P.L.S. #28600



TRACT 2A
 AREA: 2,989,167.74 SQ. FT
 (68.621 AC. TOTAL)
 (0.414 AC. THIS PORTION)

TRACT 1
 AREA: 1,002,917.84 SQ. FT
 (23.024 AC.)

TRACT 2
 AREA: 2,989,167.74 SQ. FT
 (68.621 AC. TOTAL)
 (68.207 AC. THIS PORTION)

TRACT 3
 AREA: 657,613.63 SQ. FT
 (15.097 AC.)

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	250.70'	N04° 03' 32"W
L2	82.49'	N04° 03' 32"W
L3	90.28'	S40° 47' 24"W
L4	50.20'	N47° 19' 25"W
L5	86.11'	N56° 54' 12"E
L6	105.06'	N37° 22' 25"E
L7	133.64'	S50° 38' 19"E
L8	145.03'	S77° 05' 49"W
L9	147.53'	S77° 05' 49"W
L10	81.29'	S82° 08' 41"W
L11	167.47'	S88° 14' 52"W
L12	184.06'	S88° 44' 34"W
L13	295.21'	S88° 55' 39"W
L14	25.95'	S88° 55' 05"W
L15	150.96'	S87° 01' 04"W
L16	160.87'	S77° 06' 57"W
L17	135.52'	S78° 30' 35"W
L18	91.30'	S77° 15' 05"W
L19	75.52'	S83° 59' 39"W
L20	38.06'	N85° 12' 26"W
L21	75.03'	N72° 26' 24"E
L22	68.22'	N46° 08' 59"E
L23	209.17'	N08° 09' 46"W
L24	270.90'	S47° 44' 47"E
L25	172.62'	N81° 42' 30"E

CURVE TABLE

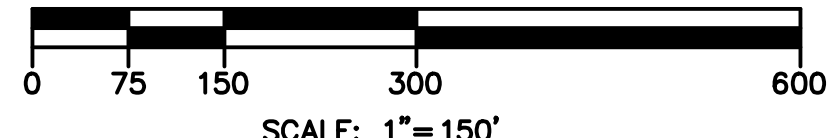
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	424.38'	1,407.40'	17° 16' 36"	N04° 34' 46"E	422.77'
C2	268.37'	1,345.71'	11° 25' 34"	N18° 55' 51"E	267.92'
C3	223.04'	875.00'	14° 36' 18"	N17° 20' 29"E	222.44'

SCDOT REFERENCES:

1. SCDOT PLAN FILE NUMBER 10.902 FOR ROAD NUMBER S-2252 (BALLPARK RD.) DATED JULY 1960.
 2. NO SCDOT PLAN FILE NUMBER WAS FOUND FOR SC-165 ALONG PID:163-00-00-031, SO RIGHT OF WAY WAS DETERMINED FROM EXISTING PLAT ON FILE WITH CHARLESTON COUNTY REGISTER OR DEEDS OFFICE.
- PB. BH PG. 4
 PB. BA PG. 109
 PB. BY PG. 93
 PB. CP PG. 66
 PB. L17 PG. 142

RECOMBINATION & SUBDIVISION PLAT

OWNED BY MORECROP LLC.
 TOWN OF HOLLYWOOD, CHARLESTON COUNTY, SC
 TO ABANDON THE PROPERTY BOUNDARY LINE BETWEEN
 TMS# 163-00-00-180 (0.921 AC.) & TMS# 163-00-00-031 (105.821 AC.)
 TO CREATE NEW TRACT (106.742 AC.)



Planning & RMC Use Only: