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**PALMETTO UTILITY PROTECTION (PUPS)**  
 811 or 1-888-721-7877  
**A MINIMUM OF 72 HOURS BEFORE DIGGING IT'S THE LAW**

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 Surveyors 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. Witness my original signature, registration number and seal this 21th day of February, 2018.

**"PRELIMINARY PLAT NO. FOR RECORDS CONVEYANCES"**

L-25432  
 Registration  
 Professional Land Surveyor Number

VICINITY MAP (Not to Scale)

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

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 36,426,093 SF  
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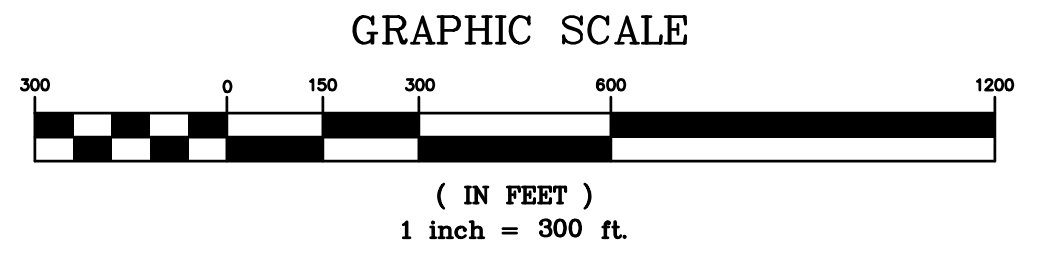
PORTION OF TRACT A  
 486.44 ACRES  
 21,189,409 SF  
 TAX ID # 142-00-00-022

**NOTES**

- AREA CALCULATED BY COORDINATE COMPUTATION.
- ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM DORCHESTER COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
- IRON RODS AT ALL CORNERS UNLESS NOTED.
- 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.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
- 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.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- DATE OF SURVEY - 1/6/18
- SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION HIGHWAY PLANS FOR S.C. HWY 61 per DOCKET # 18-219, SHEET # 12-16 OF 85.
- 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.
- THERE ARE NO ENCROACHMENTS OR PROJECTIONS EXCEPT AS SHOWN.
- 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, & 715) 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), 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.
  - 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 4 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.
- 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.
- 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).
- 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	138.09
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 66°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 88°10'58" E	204.74
L11	N 85°40'38" E	287.31
L12	N 80°17'51" E	299.24
L13	N 01°14'51" E	138.37
L14	N 01°14'51" E	138.37
L15	S 78°33'43" W	169.59
L16	N 56°42'09" E	7.50
L17	S 64°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°49'52" W	100.00
L22	N 06°06'33" E	17.77
L23	N 49°44'28" W	110.00
L24	N 20°33'32" E	97.88
L25	N 76°38'41" E	244.18
L26	S 40°52'27" E	142.91
L27	S 46°00'54" E	100.01
L28	S 99°38'22" W	200.00
L29	S 29°12'40" W	245.08
L30	S 79°20'29" W	124.86
L31	N 61°46'46" W	127.51
L32	N 47°33'52" 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'



COMMISSIONER OF PUBLIC WORKS CHARLESTON  
 NOW OR FORMERLY  
 DB 49 PG 86  
 TAX ID # 142-00-00-013

- 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 FLOODWAY
  - ▤ FEMA FLOOD ZONE AE
  - ▥ FEMA FLOOD ZONE X (SHADED)
  - LINES SURVEYED
  - - - LINES NOT SURVEYED
  - - - RIGHT OF WAY
  - - - OVERHEAD POWER
  - - - SHEET MATCH LINE

**METROLINA ENGINEERING & SURVEYING ASSOCIATES**  
 4400-N STUART ANDREW BLVD  
 CHARLOTTE, NC 28217  
 P (704) 334-1325  
 F (704) 334-1330  
 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. **2**  
 of 3