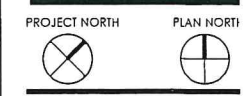
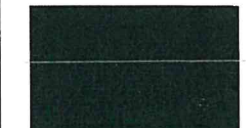


**LOT 7
Oleander Business
Park Phase V
Proposed Office
Building
38th Ave N
Myrtle Beach, SC**

Client Name
John Stillwagon

REVISION SCHEDULE		
#	DESCRIPTION	DATE

KEY PLAN



SD

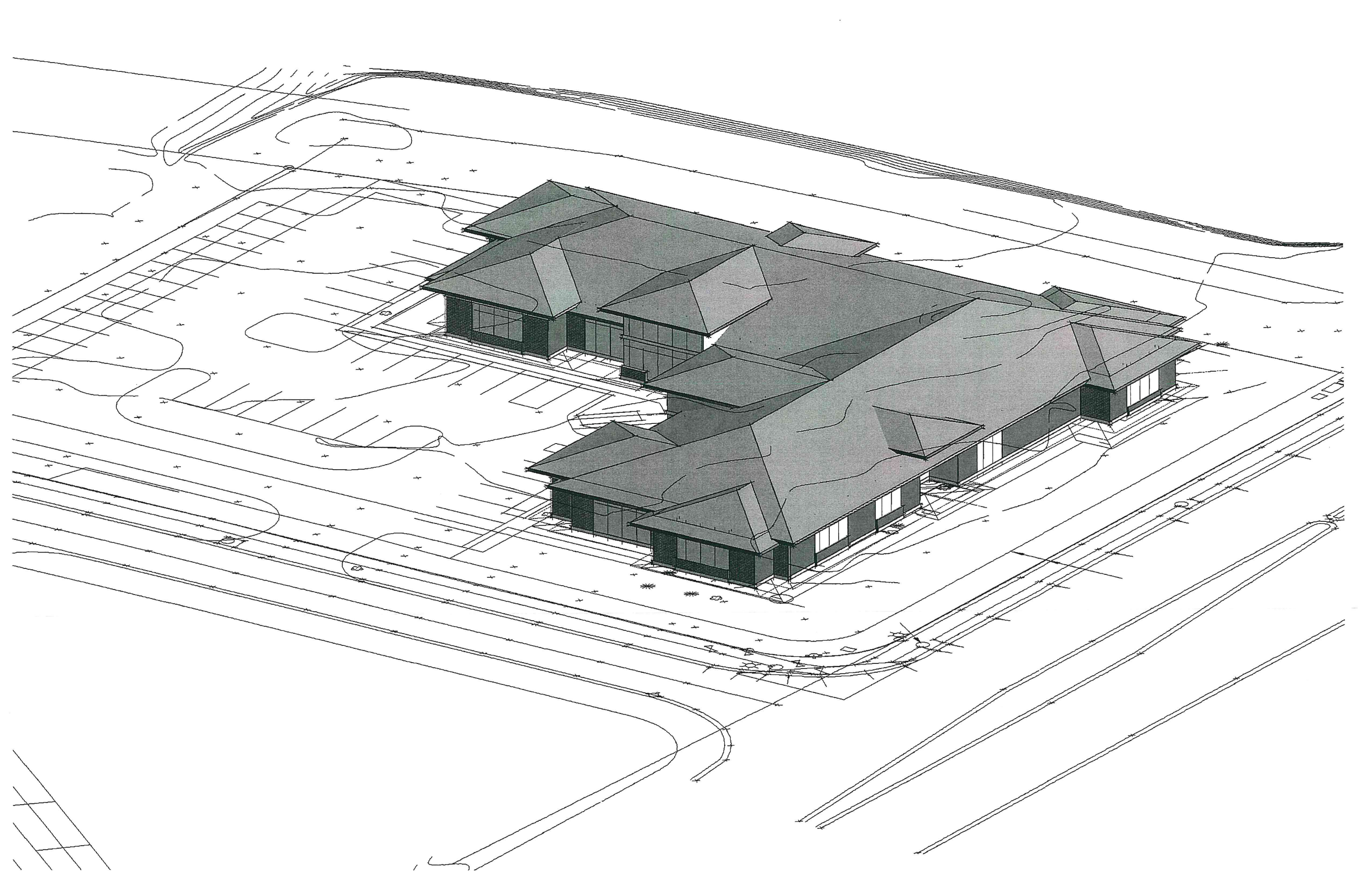
SGA | NW DESIGN PROJECT NUMBER:
20235045

DESIGNED BY: DSG
DRAWN BY: DRW
CHECKED BY: CHK

ISSUE DATE:
04/12/23

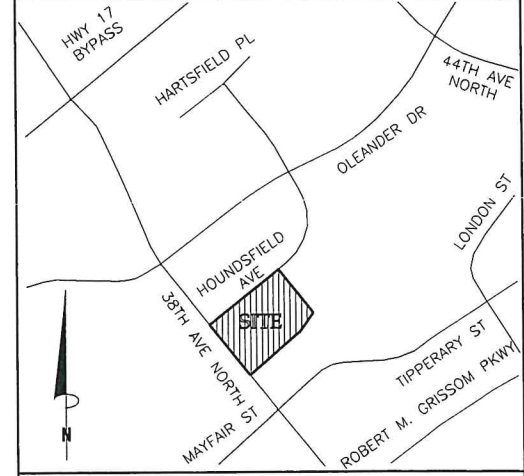
**SCHEMATIC
FLOOR PLAN**

P100D
SCALE: 1/8" = 1'-0"



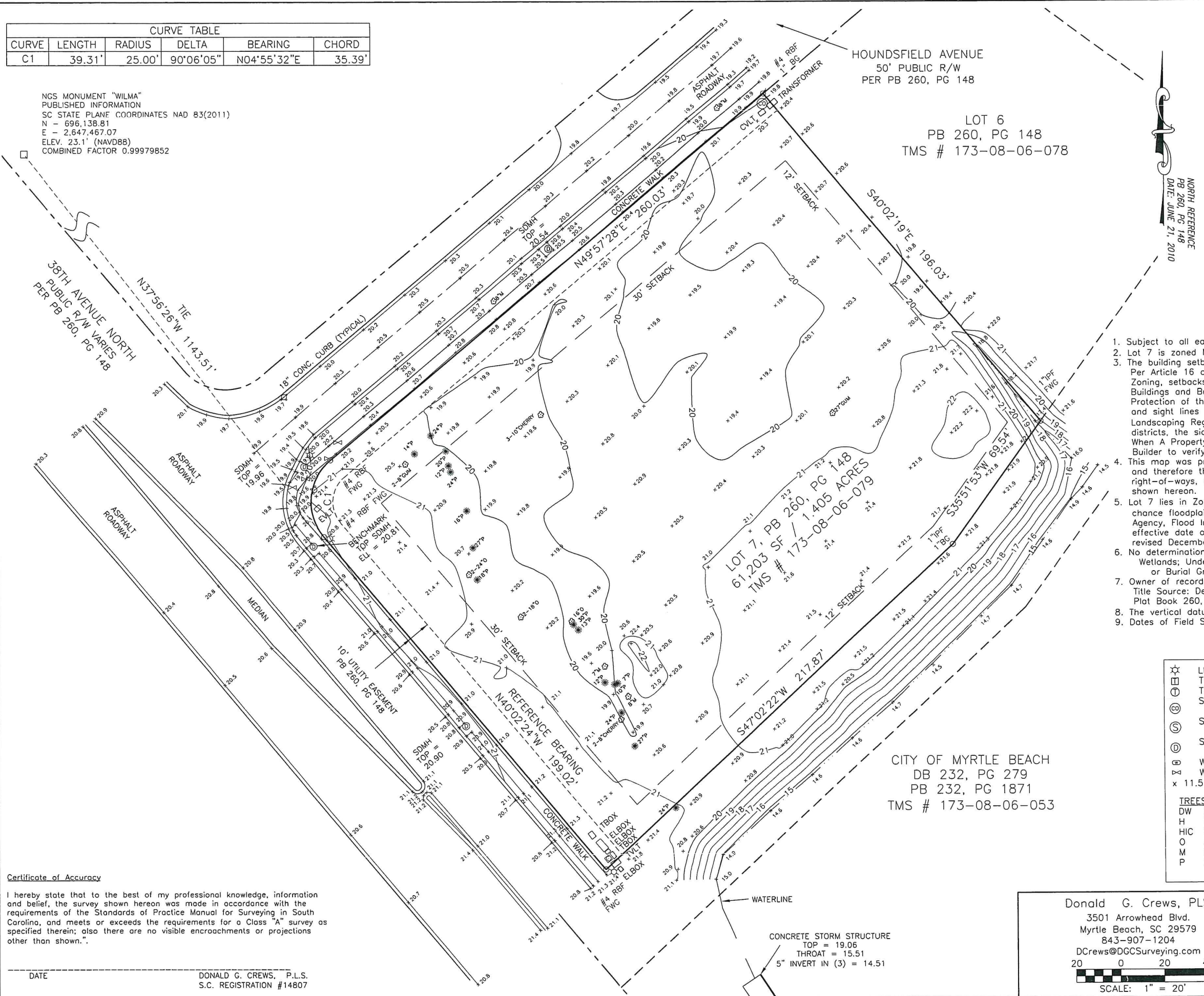
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.31'	25.00'	90°06'05"	N04°55'32"E	35.39'

NGS MONUMENT "WILMA"
 PUBLISHED INFORMATION
 SC STATE PLANE COORDINATES NAD 83(2011)
 N - 696,138.81
 E - 2,647,467.07
 ELEV. 23.1' (NAVD88)
 COMBINED FACTOR 0.99979852



VICINITY MAP
(Not To Scale)

NORTH REFERENCE
 PB 260, PG 148
 DATE: JUNE 21, 2010



NOTES

- Subject to all easements of record and any restrictive covenants.
- Lot 7 is zoned Mixed Use - Medium Density (MU-M).
- The building setbacks shown hereon were taken from PB 260, PG 148. Per Article 16 of the City of Myrtle Beach Zoning Ordinance for MU-M Zoning, setbacks are zero except that the provisions of Chapter 6 - Buildings and Building Regulations and Chapter 9 - Fire Prevention & Protection of the Code of Ordinances apply. However, sight triangles and sight lines shall be maintained, requirements in section 902 - Landscaping Regulations shall be met; and in the Mixed Use (MU) districts, the sidewalk and buffer requirements of section 1705.1 - When A Property Is Developed shall be met. Builder to verify building setback requirements prior to construction.
- This map was prepared without the benefit of a Certified Title Report and therefore this property may be subject to recorded or unrecorded right-of-ways, easements, or other encumbrances not observed or shown hereon.
- Lot 7 lies in Zone X, "Areas determined to be outside the 0.2% annual chance floodplain" as shown on the Federal Emergency Management Agency, Flood Insurance Rate Map, Map Number 45051C0726K, with an effective date of September 30, 1998 revised September 30, 1988, and revised December 16, 2021.
- No determination has been made by the Surveyor as to:
 Wetlands; Underground Utilities or Storage Facilities; Graves, Cemeteries or Burial Grounds.
- Owner of record: P&S Developers, LLC
 Title Source: Deed Book 4488, Page 2299.
 Plat Book 260, Page 148
- The vertical datum is North American Datum of 1988 (NAVD 88).
- Dates of Field Survey: 01-06-2022 and 01-10-2022

LEGEND

☆	LIGHT	AG	ABOVE GRADE
⊠	TELEPHONE PEDESTAL	BG	BELOW GRADE
⊙	TELEPHONE MANHOLE	CVLT	CABLE VAULT
⊕	SANITARY SEWER	DB	DEED BOOK
⊗	CLEANOUT	ELBOX	ELECTRIC BOX
⊖	SANITARY SEWER	FWG	FLUSH WITH GRADE
⊙	CLEANOUT	IPF	IRON PIPE FOUND
⊕	STORM DRAIN	PB	PLAT BOOK
⊙	MANHOLE	PG	PAGE NUMBER
⊕	WATER METER	R/W	RIGHT-OF-WAY
⊕	WATER VALVE	RBF	REBAR FOUND
x 11.5	SPOT ELEVATION	RBS	REBAR SET
		SF	SQUARE FEET
		TBOX	TELEPHONE BOX
		TVLT	TELEPHONE VAULT
	TREES		
DW	DOGWOOD	---	LINE SURVEYED
H	HOLLY	---	LINE NOT SURVEYED
HIC	HICKORY	---	RIGHT OF WAY LINE
O	OAK	---	EASEMENT LINE
M	MAPLE	---	CONTOUR LINE
P	PINE	---	

Certificate of Accuracy

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."

DATE _____ DONALD G. CREWS, P.L.S.
 S.C. REGISTRATION #14807

CITY OF MYRTLE BEACH
 DB 232, PG 279
 PB 232, PG 1871
 TMS # 173-08-06-053

CONCRETE STORM STRUCTURE
 TOP = 19.06
 THROAT = 15.51
 5" INVERT IN (3) = 14.51

Donald G. Crews, PLS
 3501 Arrowhead Blvd.
 Myrtle Beach, SC 29579
 843-907-1204
 DCrews@DGCSurveying.com
 SCALE: 1" = 20'

Boundary, Tree and Topographic Survey of
 Lot 7
 Oleander Business Park Phase V
 Plat Book 260, Page 148
 3800 Houndsfield Ave
 City of Myrtle Beach, Horry County, SC
 Prepared for
 Panzcorp, LLC

Associated Land Surveyors
 A Division of
 Associated Land Surveyors
 10000 W. 11th St., Suite 200
 Omaha, NE 68128
 Phone: (402) 441-1100
 Fax: (402) 441-1101
 Website: www.associatedland.com



**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

REVISION	DATE	BY	REASON
1	JUNE 21, 2010	J.B. / E.A.K.	ORIGIN
2			CHECKED BY: M.D.O.
3			SCALE: 1" = 50'
4			FILE: PHASE V final.dwg

LEGEND

- REVISION
- PROPOSED BY: M.D.O.
- CHECKED BY: M.D.O.
- SCALE: 1" = 50'
- FILE: PHASE V final.dwg

NOTES

1. REFERENCES TO A FINAL SURVEYOR PLAT OF OLEANDER BUSINESS PARK PHASE V AND RECORDING OFFICES PREPARED BY M.D.O. ARE REFERRED TO IN THIS PLAT.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. ALL BEARINGS ARE TRUE BEARINGS.
4. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR STEEL BOLTS.
5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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19. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
20. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.

PROPERTY INFORMATION

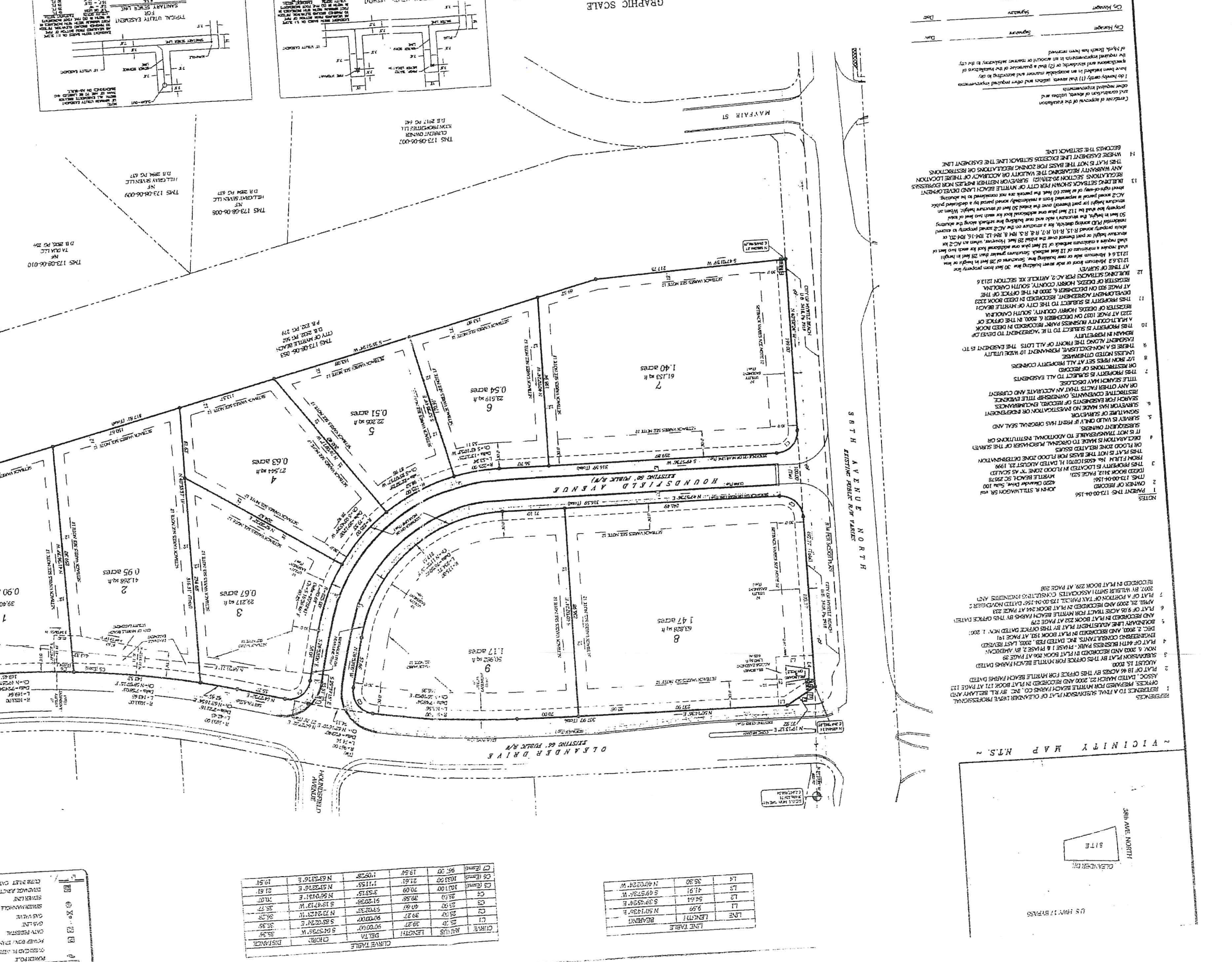
THIS 173-00-04-156
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 CITY OF MYRTLE BEACH, Horry County, SOUTH CAROLINA

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 PARENT TAX PARCEL 173-00-04-156
 CITY OF MYRTLE BEACH, Horry County, SOUTH CAROLINA



CLINE TABLE

CLINE	BEARING	DISTANCE
C1	S 89° 27' 30" W	33.50
C2	S 89° 27' 30" W	33.50
C3	S 89° 27' 30" W	33.50
C4	S 89° 27' 30" W	33.50
C5	S 89° 27' 30" W	33.50
C6	S 89° 27' 30" W	33.50
C7	S 89° 27' 30" W	33.50

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89° 27' 30" E	33.50
L2	S 89° 27' 30" W	33.50
L3	S 89° 27' 30" W	33.50
L4	S 89° 27' 30" W	33.50
L5	S 89° 27' 30" W	33.50
L6	S 89° 27' 30" W	33.50
L7	S 89° 27' 30" W	33.50
L8	S 89° 27' 30" W	33.50
L9	S 89° 27' 30" W	33.50

LEGEND

- REVISION
- PROPOSED BY: M.D.O.
- CHECKED BY: M.D.O.
- SCALE: 1" = 50'
- FILE: PHASE V final.dwg

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 CITY OF MYRTLE BEACH, Horry County, SOUTH CAROLINA

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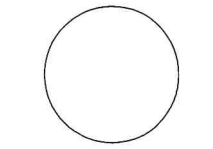
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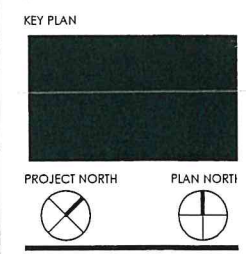
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 PARENT TAX PARCEL 173-00-04-156
 CITY OF MYRTLE BEACH, Horry County, SOUTH CAROLINA



**LOT 7
Oleander Business
Park Phase V
Proposed Office
Building
38th Ave N
Myrtle Beach, SC**

Client Name
John Stillwagon

REVISION SCHEDULE		
#	DESCRIPTION	DATE



SD

SGA | NW DESIGN PROJECT NUMBER:
20235045

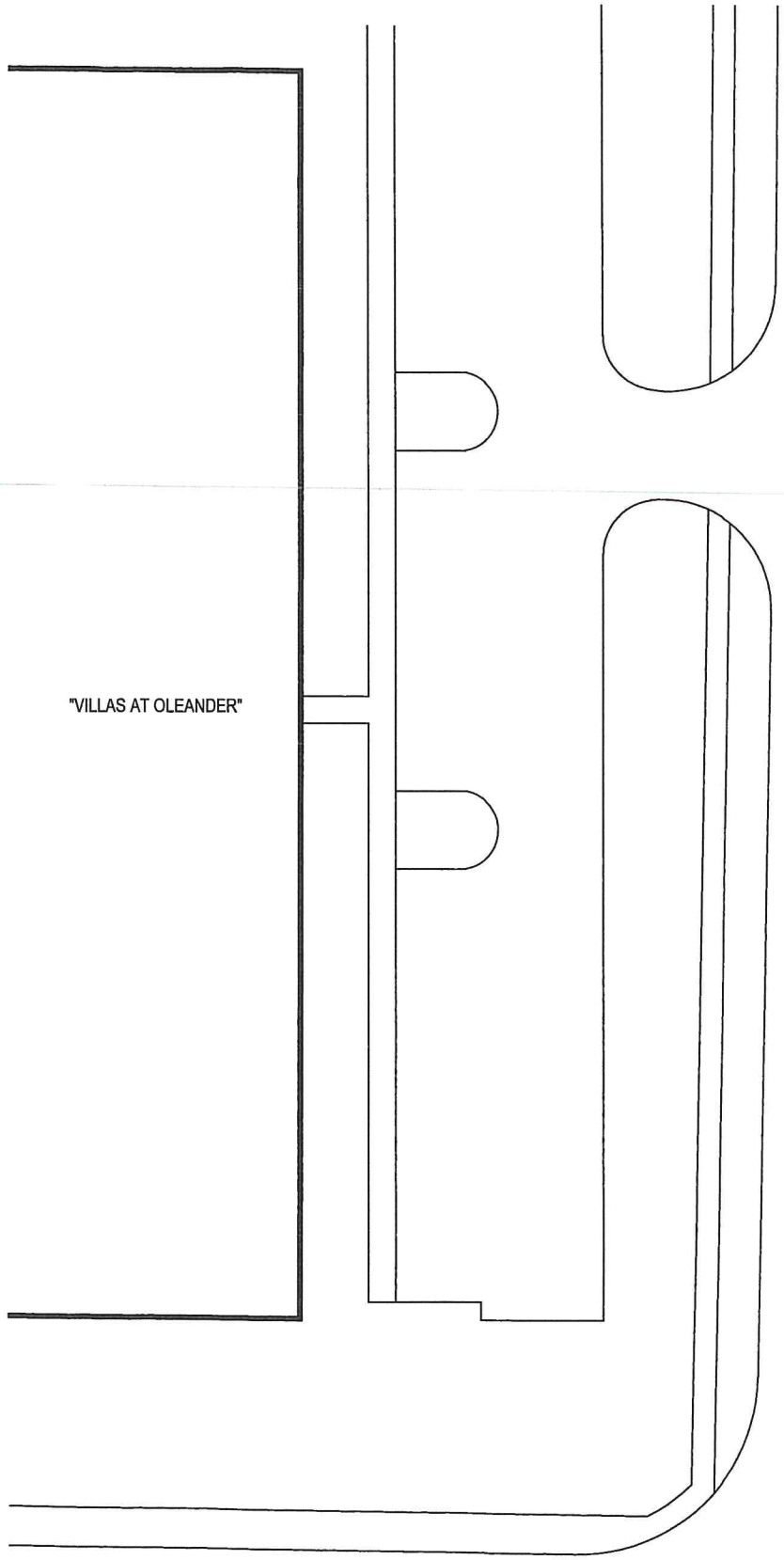
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DRAWN BY: DRW
CHECKED BY: CHK

ISSUE DATE:
04/12/23

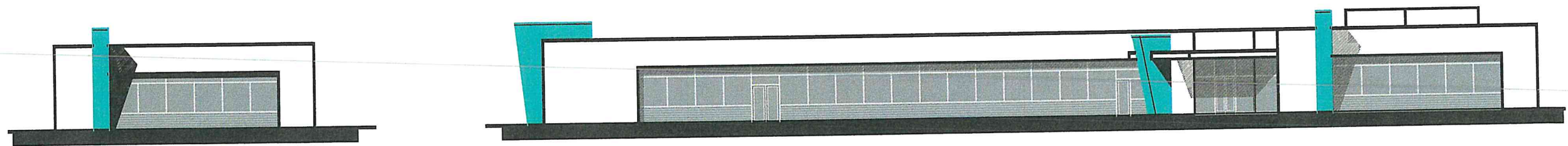
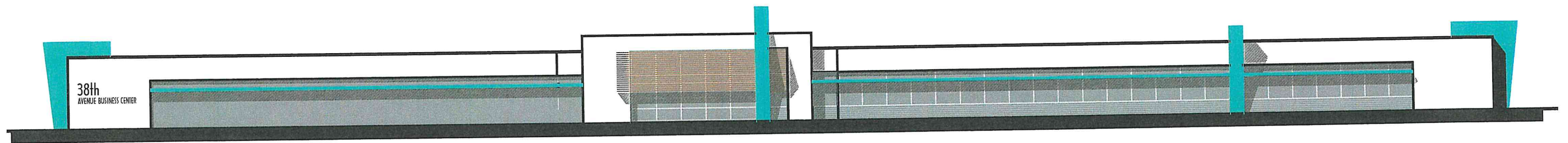
SCHEMATIC
ELEVATIONS

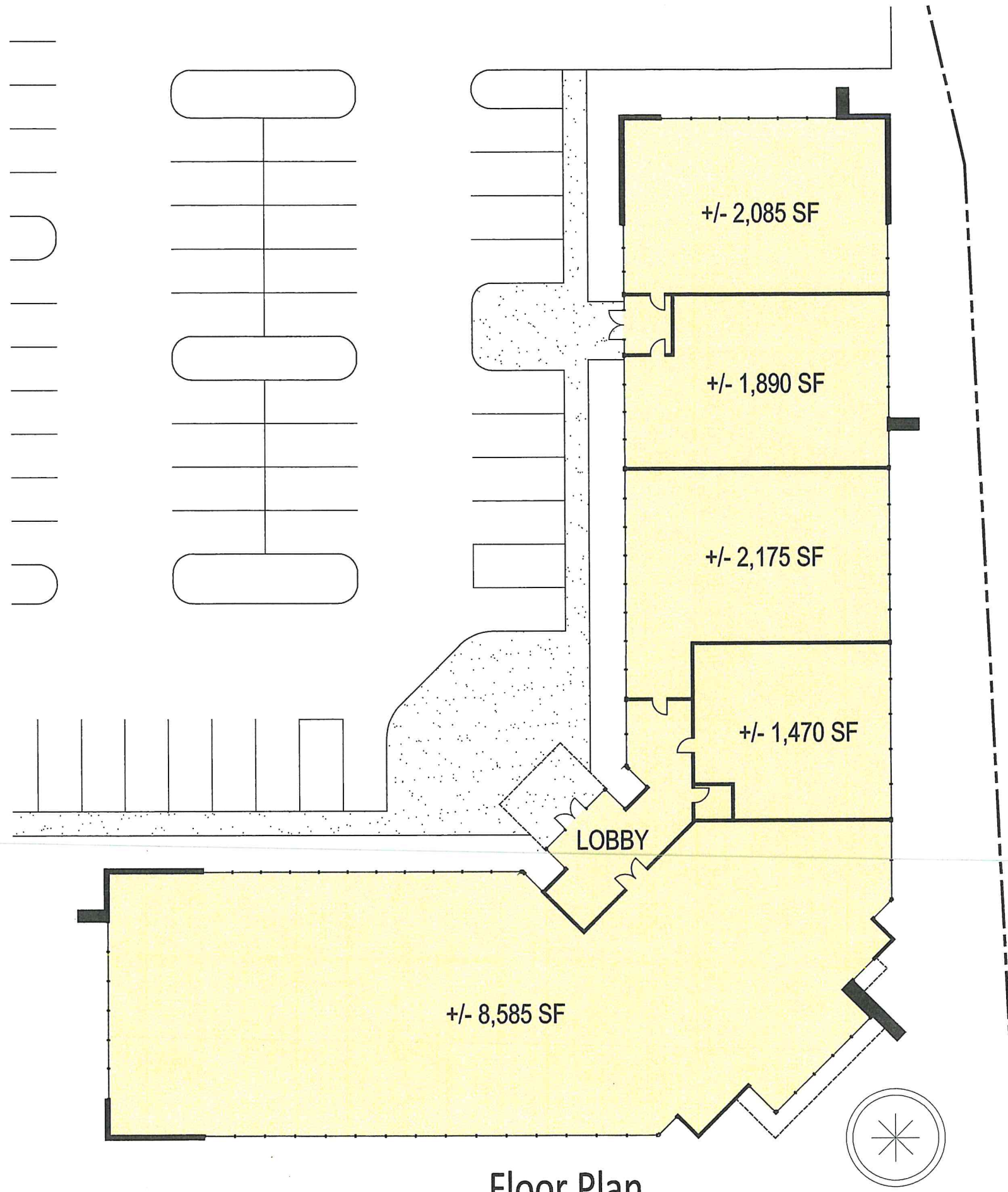
P200D
SCALE: NOT TO SCALE





Site Plan
SCALE: 1" = 40'





Floor Plan
not to scale