

Vicinity Map - Not to Scale

Approval of Recordation For Horry County Use Only:

Approved For Recording. In compliance with Building, Flood Control, Engineering & Stormwater, Planning & Zoning. Includes signatures and dates for various departments.

Note: For line and curve tables and all other information pertaining to this plat, see Sheet 2.

Area Summary - Phase 1A

Table with 2 columns: Item and Value. Includes Total Area of Phase (15.44 ± acres), Right-of-Way Area (2.93 ± acres), Common Area (5.73 ± acres), etc.

- References: 1. Subdivision / Combination Survey of part of Tract 4A... 2. Wetland Survey of part of Tract 4A...

Certificate of Required Improvements

I hereby certify to the best of my knowledge and belief all required improvements have been installed in the acceptable manner and according to the specifications established in the Horry County Land Development Regulations.

Engineer's Signature: Date: 2017

Certificate of Availability to Public Water and Sewer Systems

We, Grand Strand Water & Sewer Authority certify that the water supply and sewer disposal system(s) installed or proposed for installation, fully meet our requirements.

Grand Strand Water & Sewer Authority. Company Name (Representative): Signature: Date: June 21, 2017

Certificate of Ownership and Dedication

The undersigned hereby acknowledge that I am (We are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this (plan of development / plat) with my (our) free consent and that I (We) hereby dedicate all items as specifically shown or indicated.

MARK PRIEWÉ. Name: Signature: Date: 6-20-17

Surveyors Certification

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.

Christian Anderson. SCPLS No. 26205. Date: 6-20-17



Instrument#: 201700079406, PLAT BK: 276 PG: 41 DOCTYPE: 061 07/12/2017 at 08:51:57 AM, 1 OF 2 MARION D. FOXWORTH III, Horry County, SC REGISTRAR OF DEEDS

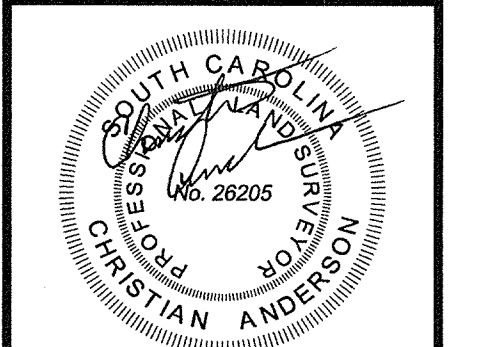
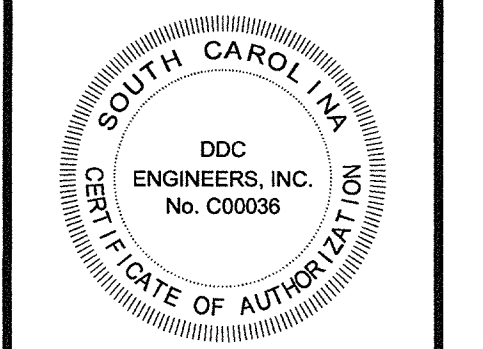
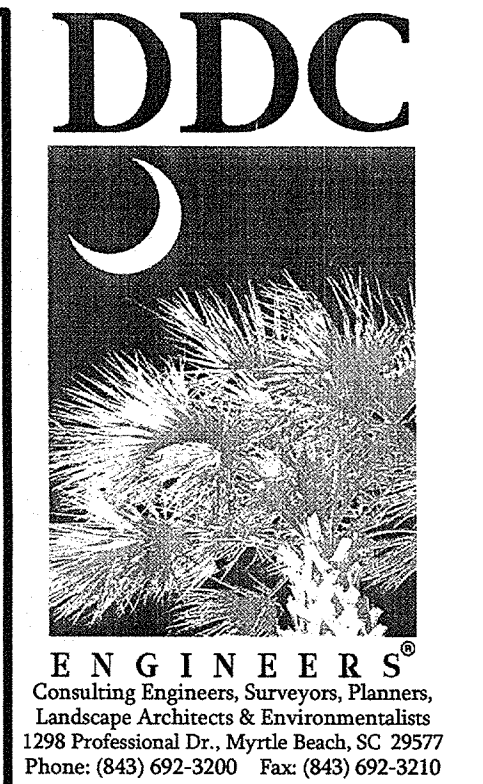


Table with 4 columns: No., Date, Description, and By. Lists revisions to the plat.

Final Plat. Surfside Plantation - Phases 1A & 1B. Socastee Township, Horry County, South Carolina. Prepared For: Reazer Homes Corp. 4401 Bella Oaks Drive #120 North Charleston, SC 29405. FILE NO.: Phase 1A_1B SHEET NO.: 1 of 2



ENGINEERS
Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1298 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

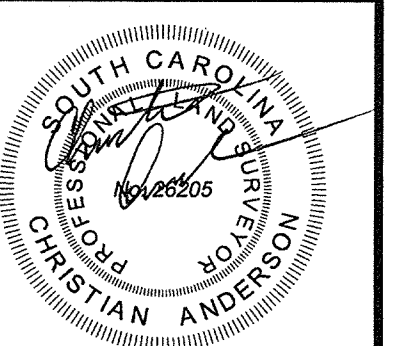
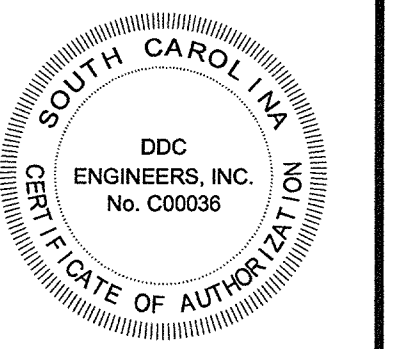
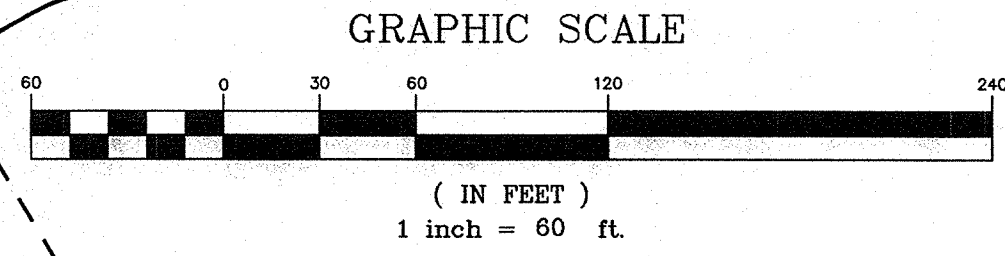


Table with 5 columns: No., Date, Description, Scale, Check. Includes revision history for 'revisions per Horry County comments' and 'revisions per Horry County comments'.

Final Plat
Surtside Plantation - Phases 1A & 1B
Socastee Township, Horry County, South Carolina
Prepared For: Beazer Homes Corp.
4401 Belle Oaks Drive #120
North Charleston, SC 29405
FILE NO.: Phase 1A_1B
SHEET NO.: 2 of 2



Approval of Recordation
For Horry County Use Only.
Approved For Recording
In compliance with:
Building/Hazardous Waste Date: 7/11/17
Flood Control Date: 6-21-17
Engineering & Surveying Date: 7/12/17
Planning & Zoning Date: 7/12/17

Notes

- 1. This property is subject to all easements and restrictions of record.
2. This document represents a subdivision plan of an existing parcel of record.
3. Property Identification Number: 448-00-00-0035
4. No title search performed by this office.
5. Total number of lots is 70 for a single family subdivision and project will consist of site built homes.
6. All roads, drainage and easements labeled public in this development are intended to be public and are to be dedicated to Horry County.
7. This property is located in flood zone 'X' as shown on Flood Insurance Rate Map number 4505100 870H dated 02/23/09 and all flood lines shown (if applicable) are scaled and approximate only.
8. Bearings based on the South Carolina Nad 83 State Plane Coordinate System and all distances shown are horizontal ground distances, not grid distances.
9. Property owner / developer of record: Beazer Homes Corp. 4401 Belle Oaks Drive #120 North Charleston, SC 29405
10. All lakes, ponds, berms, amenity & common areas and open spaces are to be owned and maintained by the Home Owners Association.
11. All activities, including activities by individual lot owners, will be carried out in accordance with the approved stormwater management and sediment control plan for the subdivision.
12. All drainage easements are to be cleared and remain free and clear of all obstructions and structures.
13. Last property transfer: Deed Book 3926, Page 941.
14. Minimum finished building pad elevation is to be 12" above the back of curb or centerline of road.
15. Total linear footage of right-of-way centerline: 3,764.9 +/- ft
16. Iron pins (1/2" rebar) set all corners unless otherwise noted.
17. This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
18. All side lot swales are to remain free and clear of structures and obstructions and maintained by the lot owners.
19. All areas calculated for lots, open spaces and amenity areas are inclusive of any wetlands, wetland fills and wetland buffers if applicable.
20. HOA documents for restrictive covenants and easements for the development shown hereon were recorded in Deed Book 3926, Page 941 on this day of July, 2017 in the office of the register of deeds for Horry County.
21. All areas on this plat shown as open space shall remain as such in perpetuity.
22. A 10' non-exclusive perpetual utility easement shall extend along the front of all lots within the development, parallel to the road right-of-way.
23. No live oaks 24" or greater (diameter at breast height) shall be removed.
24. All temporary cut-de-sacs and temporary access easements shown on the plat are non-exclusive easements that shall be owned and maintained by the applicant until such time the road is extended and dedicated as public or private.
25. Wetland delineation approved under SAC #2015-00878-3H.
26. The lake maintenance easements shown hereon shall be measured 12 feet from the top of bank or from the normal water elevation when the side slopes are 5:1 or flatter.

Table with 5 columns: Line, Bearing, Distance, Curve Table (Curve, Radius, Length, Tangent, Chord, Delta). Contains data for lines L1-L50 and curves C1-C53.

Area Summary - Phase 1B

Summary table with 2 columns: Description, Area. Includes Total Area of Phase (16.60 +/- acres), Right-of-Way Area (1.50 +/- acres), Common Area (6.28 +/- acres), Amenity Area (1.18 +/- acres), Lot Area (7.64 +/- acres), Total Number of Lots (39), Gross Density (2.35 units / acre), and Minimum Lot Size (Lots 14-17, 23-25, 47-50, 7,200 +/- sf - 0.17 +/- ac).

Linear Footage of Street Centerlines

Table with 2 columns: Street Name, Linear Footage. Includes Lucina Drive (678.7 +/- ft), Oyster Drive (504.7 +/- ft), Angel Wing Drive (1,003.2 +/- ft), Cardita Loop - Phase 1A (274.7 +/- ft), and Cardita Loop - Phase 1B (1,303.6 +/- ft).

Certificate of Required Improvements

I hereby certify to the best of my knowledge and belief all required improvements have been installed in the acceptable manner and according to the specifications established in the Horry County Land Development Regulations.

Engineer's Signature: [Signature] Date: 6-20-17

Easements

All lots shall have a general utility and drainage easement as follows unless shown otherwise: Front Yard = 5' Side Yard = 10' Rear Yard = 10' Sidewalks / crosswalks may be installed by the developer. Installation will be accomplished during construction of individual structures and must comply with all ADA requirements.

Certificate of Availability to Public Water and Sewer Systems

We, Grand Strand Water & Sewer Authority certify that the water supply and sewer disposal system(s) installed or proposed for installation, fully meet our requirements.

Grand Strand Water & Sewer Authority Company: [Signature] Name: [Name] Date: June 21, 2017

Certificate of Ownership and Dedication

The undersigned hereby acknowledge that I am (We are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this (plan of development / plat) with my (our) free consent and that I (We) hereby dedicate all items as specifically shown or indicated.

MARK PREWIS Name: [Signature] Date: 6-20-17

Surveyors Certification

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.

Christian Anderson No. 26205 Date: 6-20-17

DDC FILE: NEW-000073