

- LEGEND:**
- I/PW IRON PIN FOUND
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - EM ELECTRIC METER
 - 1 HEAD LIGHT STANDARD
 - 3 HEAD LIGHT STANDARD
 - WM WATER METER
 - FM FIRE HYDRANT
 - IVCV IRRIGATION CONTROL VALVE
 - SDMH STORM DRAIN MANHOLE
 - CBDI CATCH BASIN DRAIN INLET
 - SDMH SANITARY SEWER MANHOLE
 - GMH GREASE MANHOLE
 - CO CLEANOUT
 - GM GAS METER
 - T-PED TELEPHONE PEDESTAL
 - GP GUARD POST
 - OE OVERHEAD ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - UG GAS LINE
 - OT OVERHEAD TELEPHONE LINE
 - SDR STORM DRAIN PIPE
 - X FENCE
 - X GAS VALVE

ALTA/NSPS CERTIFICATE:

TO: RIVERCREST REALTY ASSOCIATES, LLC. and FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-A, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4-8-2021.

DATE OF PLAT OR MAP: 4-13-2021.

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT #3020-1059540).

JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: 4781

ZONING INFORMATION:

ZONED: T4 NEIGHBORHOOD CENTER-OPEN

SETBACK LINE:
FRONT: 10'
SIDE: 5'
BACK: 0'

MAX. HEIGHT: 2.5 STORIES

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING)

PER NFIP FIRM COMMUNITY PANEL NO. 45013C0163G EFFECTIVE DATE: 3-23-2021

PARKING INFORMATION:

399 REGULAR SPACES
12 HANDICAP SPACES

411 SPACES TOTAL

REQUIRED PARKING:
2.5 SPACES PER 1,000 SQUARE FEET
174 TOTAL SPACES REQUIRED



N/F SHELL POINTE LP
TMS # R112-034-000-0157-0000
D.B. 1856-2434
P.B. 95-143

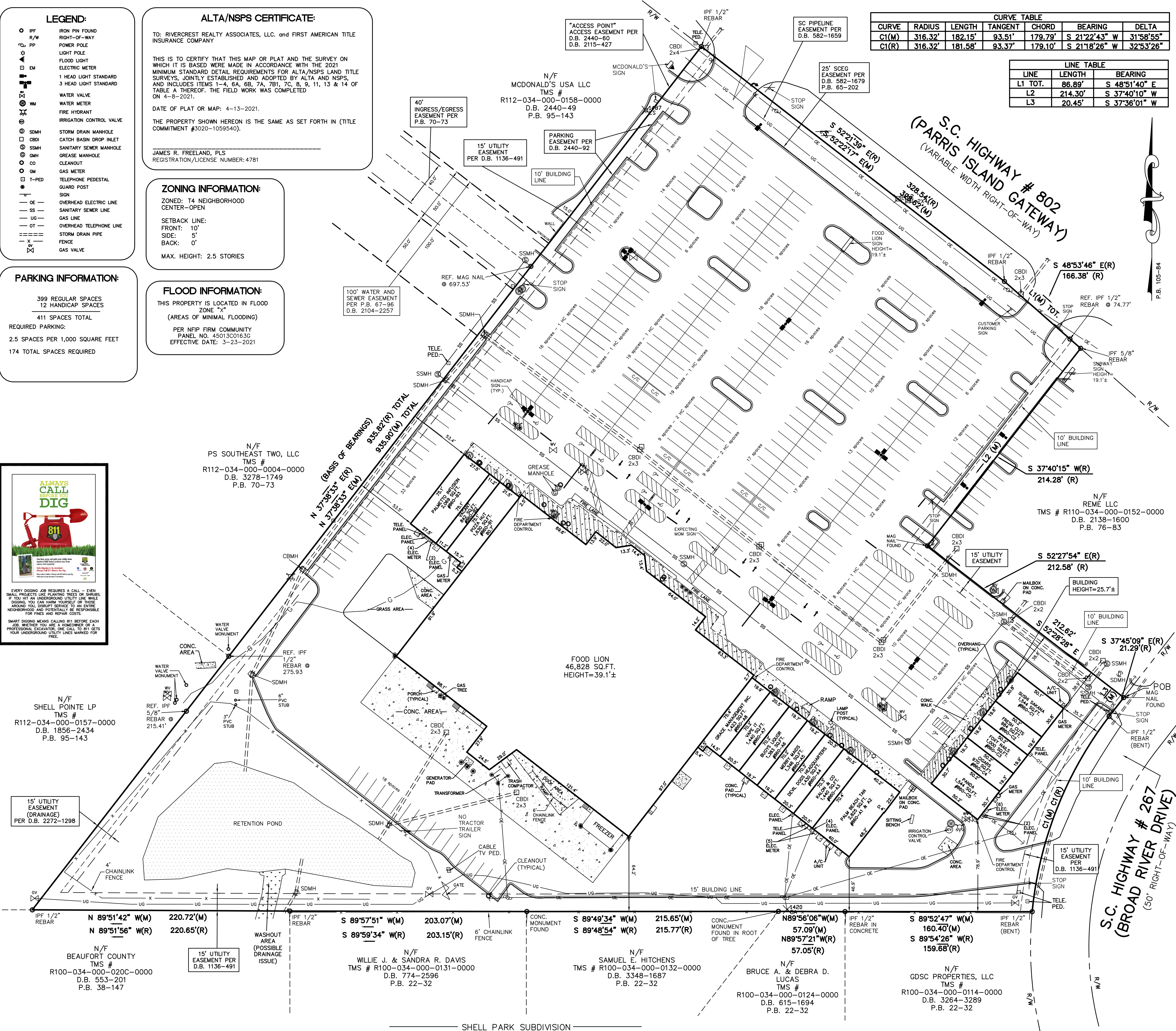
N/F BEAUFORT COUNTY
TMS # R100-034-000-020C-0000
D.B. 553-201
P.B. 38-147

N/F WILLIE J. & SANDRA R. DAVIS
TMS # R100-034-000-0131-0000
D.B. 774-2596
P.B. 22-32

N/F SAMUEL E. HITCHENS
TMS # R100-034-000-0132-0000
D.B. 3348-1687
P.B. 22-32

N/F BRUCE A. & DEBRA D. LUCAS
TMS # R100-034-000-0124-0000
D.B. 615-1694
P.B. 22-32

N/F GDSC PROPERTIES, LLC
TMS # R100-034-000-0114-0000
D.B. 3264-3289
P.B. 22-32



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1(M)	316.32'	182.15'	93.51'	179.79'	S 21°22'43" W	31°58'55"
C1(R)	316.32'	181.58'	93.37'	179.10'	S 21°18'26" W	32°53'26"

LINE TABLE

LINE	LENGTH	BEARING
L1 TOT.	86.89'	S 48°51'40" E
L2	214.30'	S 37°40'10" W
L3	20.45'	S 37°36'01" W

TITLE EXCEPTIONS:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT # 3020-1059540
EFFECTIVE: MARCH 24, 2021

- GRANT OF EASEMENT BY MIDTOWN RETAIL, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY TO WALTERBORO INVESTMENT COMPANY, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, AS RECORDED IN BOOK 2115, PAGE 427, AS AFFECTED BY AMENDMENT TO GRANT OF EASEMENT RECORDED IN BOOK 2440, PAGE 60; * ACCESS POINT AFFECTS AS SHOWN.
- RIGHT OF WAY GRANTS AS RECORDED IN BOOK 582, PAGE 1677; * DOES NOT AFFECT AND BOOK 582, PAGE 1659; * POSSIBLE AREA SHOWN ON PLAT.
- EASEMENTS, SETBACK LINES AND ANY OTHER FACTS SHOWN ON THAT PLAT IN BOOK 65, PAGE 202, BOOK 67, PAGE 96, BOOK 68, PAGE 157; * DOES NOT AFFECT AND BOOK 105, PAGE 84; * ALL APPLICABLE MATTERS SHOWN.
- TERMS AND CONDITIONS OF DECLARATION OF COVENANTS BY LOWCOUNTRY MEDICAL GROUP OF BEAUFORT COUNTY, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, AS RECORDED IN BOOK 1104, PAGE 15 AND AS AFFECTED BY AMENDMENT OF DECLARATION OF COVENANTS AND PARTIAL ASSIGNMENT OF DECLARANTS RIGHTS RECORDED IN BOOK 1136, PAGE 469; * AFFECTS, SEE DEED OF RECORD.
- EASEMENTS AS MAY BE RESERVED, AND SUCH COVENANTS, RESTRICTIONS AND OBLIGATIONS AS MAY BE APPLICABLE BY THAT DEED AS RECORDED IN BOOK 1104, PAGE 28, AS AFFECTED BY TERMINATION OF EASEMENTS AND AGREEMENTS RECORDED IN BOOK 1136, PAGE 447; * EASEMENTS NO LONGER AFFECT.
- DECLARATION OF EASEMENTS AS RECORDED IN BOOK 1136, PAGE 491; * AFFECTS, SEE DEED OF RECORD.
- DECLARATION OF RESTRICTIONS AS RECORDED IN BOOK 1288, PAGE 1619; * AFFECTS, SEE DEED OF RECORD.
- DECLARATION OF RIGHTS, RESTRICTIONS AND EASEMENTS BY MIDTOWN RETAIL, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, RECORDED IN BOOK 2115, PAGE 438, AS AFFECTED BY FIRST AMENDMENT TO DECLARATION OF RIGHTS, RESTRICTIONS AND EASEMENTS RECORDED IN BOOK 2138, PAGE 1604; * AFFECTS, SEE DEED OF RECORD.
- TERMS AND CONDITIONS OF PARKING EASEMENT AGREEMENT AS RECORDED IN BOOK 2440, PAGE 92; * AFFECTS AS SHOWN.
- DRAINAGE EASEMENT IN FAVOR OF PARRIS ISLAND GATEWAY SELF STORAGE, LLC AS RECORDED IN BOOK 2272, PAGE 1298; * AFFECTS AS SHOWN.
- DEED TO SANITARY SEWER LINES AND WATER LINES AND GRANT OF EASEMENT UNTO THE BEAUFORT WASTE WATER AND SEWER AUTHORITY AS RECORDED IN BOOK 2104, PAGE 2257; * AFFECTS AS SHOWN.

TITLE DESCRIPTION:

Commitment No.: 3020-1059540

The land referred to herein below is situated in the County of Beaufort, State of SC, and is described as follows:

BEAUFORT COUNTY, SOUTH CAROLINA

SEE SIMPLE:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND WITH ANY AND ALL IMPROVEMENTS THEREON, SITUATE LYING AND BEING THE TOWN OF PORT ROYAL, BEAUFORT COUNTY, SOUTH CAROLINA AND CONTAINING 9.01 ACRES AS SHOWN AS LOT 1 392,818 SQ. FT., 9.01 AC. ON AN AS-BUILT SURVEY PREPARED BY CASDIE & ASSOCIATES, INC., ENTITLED "ALTA AS-BUILT SURVEY PORTION OF LOT 1 MIDTOWN SHOPPING CENTER PREPARED FOR SCHELL BRAY AYCOCK ABEL AND LIVINGSTON, P.L.L.C. TOWN OF PORT ROYAL, BEAUFORT COUNTY, SOUTH CAROLINA" DATED MARCH 14, 2005, AND RECORDED MARCH 14, 2005, IN BOOK 105, PAGE 84 IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA, SAID PARCEL HAVING SUCH SIZE, SHAPE, DIMENSIONS, BUTTINGS AND BOUNDINGS, MORE OR LESS, AS ARE SHOWN ON SAID PLAT, WHICH IS SPECIFICALLY INCORPORATED HEREIN BY REFERENCE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

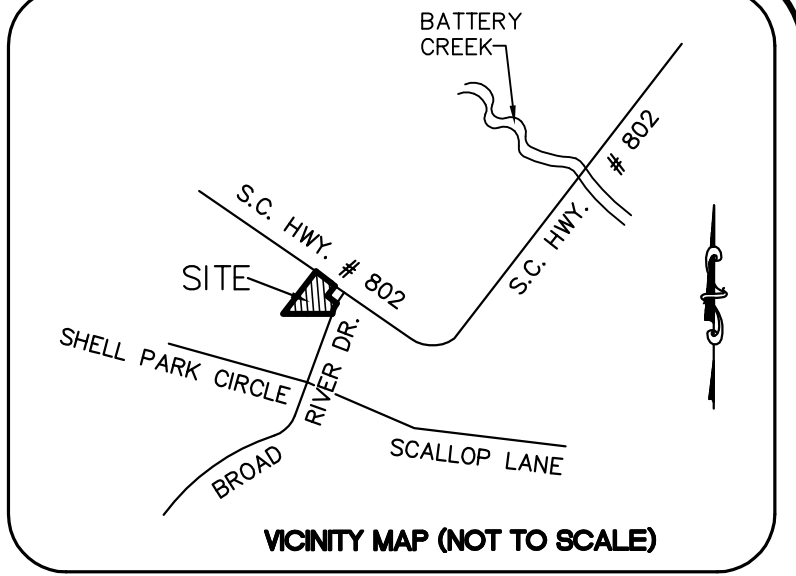
TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE P.O.C. LOCATED AT THE INTERSECTION OF THE CENTERLINES OF S.C. HWY. 802, PARRIS ISLAND GATEWAY AND S.C. HWY. 267, BROAD RIVER DRIVE, THENCE RUNNING SOUTH 68°32'20" WEST ALONG THE RIGHT-OF-WAY OF S.C. HWY. 802, PARRIS ISLAND GATEWAY FOR A DISTANCE OF 85.26' TO A 1/2" ROD FOUND; THENCE TURNING AND RUNNING SOUTH 23°42'52" WEST ALONG THE WESTERN RIGHT-OF-WAY OF S.C. HWY. 267, BROAD RIVER DRIVE FOR A DISTANCE OF 81.41' TO A 1/2" ROD FOUND; THENCE TURNING AND RUNNING SOUTH 37°45'09" WEST ALONG THE WESTERN RIGHT-OF-WAY OF S.C. HWY. 267, BROAD RIVER DRIVE FOR A DISTANCE OF 120.28' TO A PK NAIL FOUND, WHICH PK NAIL MARKS THE TRUE POINT OF BEGINNING, THENCE TURNING AND RUNNING SOUTH 37°45'09" WEST ALONG THE WESTERN RIGHT-OF-WAY OF S.C. HWY. 267, BROAD RIVER DRIVE FOR A DISTANCE OF 21.29' TO A 1/2" ROD SET; THENCE TURNING AND RUNNING ALONG THE ARC OF A CURVE TO THE LEFT ALONG THE WESTERN RIGHT OF WAY OF S.C. HWY. 267 BROAD RIVER DRIVE, SAID CURVE HAVING A RADIUS OF 316.32', A CHORD BEARING OF SOUTH 21°18'26" WEST, A CHORD LENGTH OF 179.10', FOR A DISTANCE OF 181.58' TO 3X3 CONCRETE MONUMENT FOUND; THENCE TURNING AND RUNNING SOUTH 89°52'37" WEST ALONG PROPERTY NOW OR FORMERLY OF JUANITO A. & JANETTA A. DONATO FOR A DISTANCE OF 160.14' TO A 3X3 CONCRETE MONUMENT FOUND; THENCE TURNING AND RUNNING NORTH 89°57'24" WEST ALONG PROPERTY NOW OR FORMERLY OF BRUCE A. & DEBRA D. LUCAS FOR A DISTANCE OF 57.04' TO A 3X3 CONCRETE MONUMENT FOUND; THENCE TURNING AND RUNNING SOUTH 89°48'54" WEST ALONG PROPERTY NOW OR FORMERLY OF MARION D. & CLAUDIA V. HOFFMEYER FOR A DISTANCE OF 215.81' TO A 3X3 CONCRETE MONUMENT FOUND; THENCE TURNING AND RUNNING NORTH 89°59'34" WEST ALONG PROPERTY NOW OR FORMERLY OF WILIE J. & SANDRA R. DAVIS FOR A DISTANCE OF 203.15' TO A 1/2" ROD SET; THENCE TURNING AND RUNNING NORTH 89°53'11" WEST ALONG PROPERTY NOW OR FORMERLY OF BEAUFORT COUNTY FOR A DISTANCE OF 220.63' TO A 1/2" ROD FOUND; THENCE TURNING AND RUNNING NORTH 37°38'33" EAST ALONG PROPERTY NOW OR FORMERLY OF LOWCOUNTRY MEDICAL GROUP OF BEAUFORT COUNTY FOR A DISTANCE OF 835.95' TO A 1/2" ROD FOUND IN THE SOUTHERN RIGHT-OF-WAY OF S.C. HWY. 802, PARRIS ISLAND GATEWAY, THENCE TURNING AND RUNNING SOUTH 52°21'39" EAST ALONG THE SOUTHERN RIGHT-OF-WAY OF S.C. HWY. 802, PARRIS ISLAND GATEWAY FOR A DISTANCE OF 328.54' TO A 1/2" ROD FOUND; THENCE TURNING AND RUNNING SOUTH 48°54'10" EAST ALONG THE SOUTHERN RIGHT-OF-WAY OF S.C. HWY. 802, PARRIS ISLAND GATEWAY FOR A DISTANCE OF 86.90' TO A 3/4" ROD FOUND; THENCE TURNING AND RUNNING SOUTH 37°40'15" WEST FOR A DISTANCE OF 214.28' TO A PK NAIL FOUND; THENCE TURNING AND RUNNING SOUTH 52°27'54" EAST FOR A DISTANCE OF 212.58' TO THE TRUE POINT OF BEGINNING, BE ALL MEASUREMENTS A LITTLE MORE OR LESS.

EASEMENT TRACT 1:
TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT IDENTIFIED AS "30' DRAINAGE AND UTILITY EASEMENT" AND "15' DRAINAGE AND UTILITY EASEMENT" AS SHOWN ON THE PLAT TITLED "SUBDIVISION PLAT SHOWING LOT 2 AND RESIDUAL PROPERTY OF LOWCOUNTRY MEDICAL GROUP OF BEAUFORT COUNTY, LLC PREPARED FOR WALTERBORO INVESTMENT COMPANY, LLC, LOCATED TOWN OF PORT ROYAL, BEAUFORT COUNTY, SOUTH CAROLINA" PREPARED BY DAVIS & FLOYD, INC. DATED JANUARY 11, 1999, RECORDED IN PLAT BOOK 68, PAGE 157 IN THE BEAUFORT COUNTY R.M.C. OFFICE, FOR UTILITIES, CONSTRUCTION, DRAINAGE AND MAINTENANCE, AND SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF COVENANTS AND PARTIAL ASSIGNMENT OF DECLARANTS RIGHTS RECORDED IN BOOK 1104, PAGE 15 AND AS AFFECTED BY AMENDMENT OF DECLARATION OF COVENANTS AND PARTIAL ASSIGNMENT OF DECLARANTS RIGHTS RECORDED IN BOOK 1136, PAGE 469 (THE "DECLARATION OF EASEMENTS").

EASEMENT TRACT 2:
TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER A FIFTEEN (15') FOOT WIDE STRIP OF LAND LOCATED AND CONTIGUOUS TO THE PERIMETER BOUNDARIES OF THE WC PROPERTY (AS DEFINED IN THE DECLARATION OF EASEMENTS) FOR UTILITIES, CONSTRUCTION, DRAINAGE AND MAINTENANCE, AND SUBJECT TO THE TERMS OF THE DECLARATION OF EASEMENTS.

EASEMENT TRACT 3:
TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS ON, OVER AND ACROSS SUCH DRIVES, ROADS AND ACCESSWAYS AS MAY NOW AND HEREAFTER BE LOCATED UPON THE LOWCOUNTRY PROPERTY (AS DEFINED IN THE DECLARATION OF EASEMENTS) AND THE WC PROPERTY (AS DEFINED IN THE DECLARATION OF EASEMENTS).

EASEMENT TRACT 4:
TOGETHER WITH THOSE PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS AND EGRESS AND UTILITIES ON, OVER AND ACROSS THE ADJACENT OUTPARCEL AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN DECLARATION OF RIGHTS, RESTRICTIONS AND EASEMENTS DATED ON OR ABOUT THE DATE HEREOF AND RECORDED.



SURVEYOR'S NOTES:

- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.
- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY; TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

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STATE OF SOUTH CAROLINA
BEAUFORT COUNTY
TOWN OF PORT ROYAL

ALTA/NSPS LAND TITLE
SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, LLC
"MIDTOWN VILLAGE"

