

TMS 173-00-04-090
MYRTLE BEACH FARMS COMPANY, INC.

LEGEND

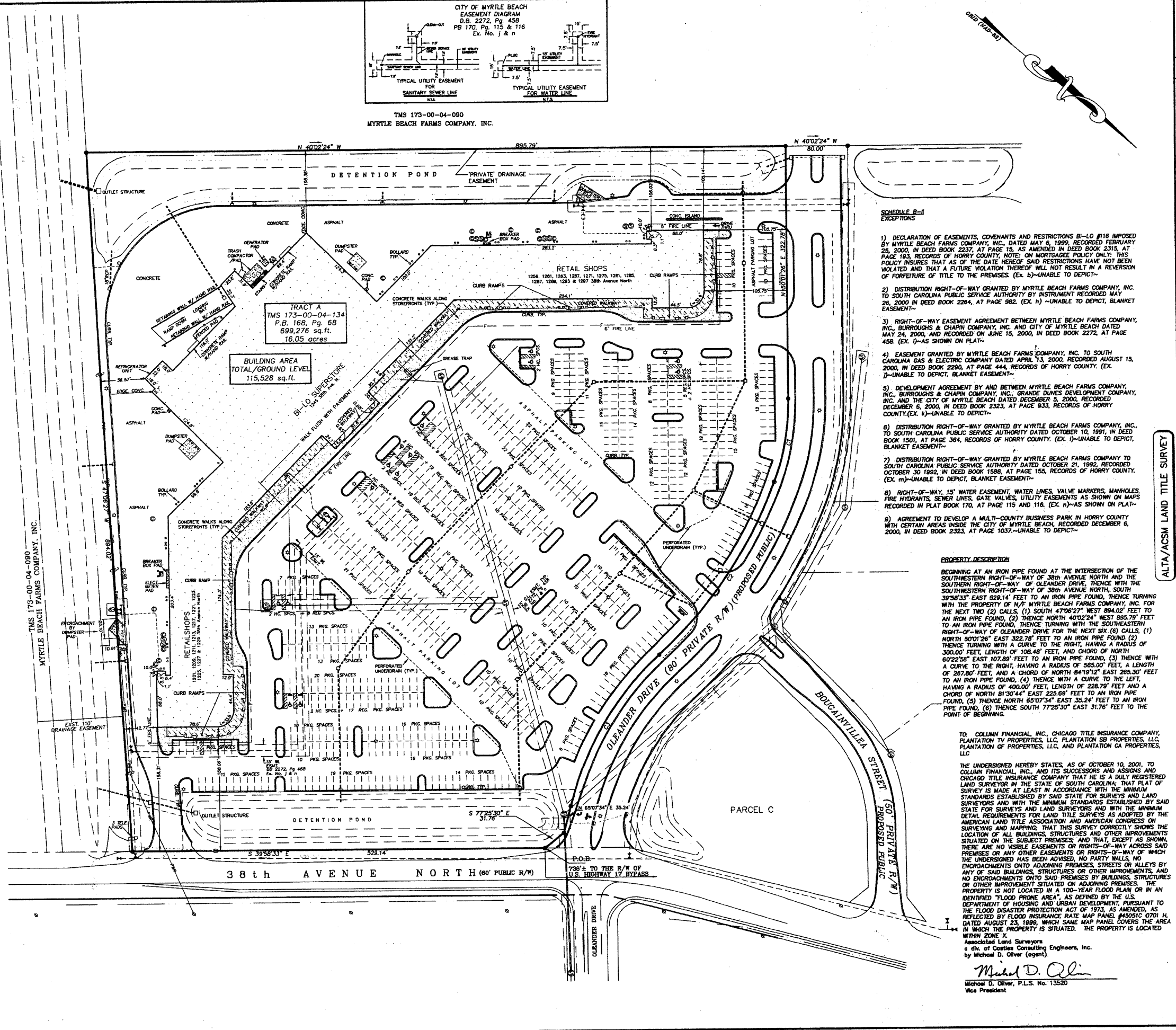
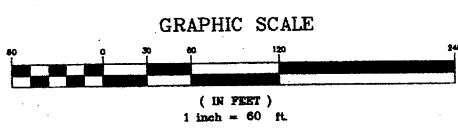
- IRON PIPE FOUND
- UTILITY POLE
- ☆ LIGHT POLE
- TELEPHONE BOX/PEDESTAL
- POWER BOX/TRANSFORMER
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPT. CONNECTION
- WATER LINE
- SEWER MANHOLE
- SEWER CLEANOUT
- SEWER LINE
- CATCH BASIN
- DRAINAGE PIPE
- CONCRETE AREA/PAD

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	300.00	108.48	N 60°22'56" E 107.89	20°43'04"
C2	565.00	267.80	N 84°19'12" E 265.30	27°09'24"
C3	400.00	228.79	N 81°30'44" E 225.69	32°46'20"

- REFERENCE MAPS:**
- 'BOUNDARY SURVEY OF 190 ACRES...' PREPARED FOR MYRTLE BEACH FARMS COMPANY, INC. BY ROBERT L. BELLAMY & ASSOCIATES, INC. (DEED REFERENCE DB U-5, PG 532 AND DB 1419, PG 720)
 - 'SUBDIVISION PLAT OF PARCELS "A" AND "B-1"' PREPARED BY ASSOCIATED LAND SURVEYORS RECORDED MARCH 2, 2000 IN PLAT BOOK 168 AT PAGE 66.
 - 'WATER AND SEWER ASBUILT PLANS, PREPARED BY CASTLES CONSULTING ENGINEERS, AND RECORDED IN PLAT BOOK 170 AT PAGES 115 AND 116. CITY OF MYRTLE BEACH UTILITY EASEMENTS FOR WATER AND SEWER RECORDED IN DEED BOOK 2272 AT PAGE 458.

- NOTES**
- HORRY COUNTY TMS 173-00-04-134 TRACT A, AREA = 16.05 ACRES, PLAT BOOK 168, PAGE 68
 - OWNER OF RECORD: MYRTLE BEACH FARMS COMPANY, INC.
 - THIS PROPERTY LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP 45051C0701 H, DATED AUGUST 23, 1999.
 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OR RESTRICTIONS OF RECORD.
 - THIS SURVEY PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - THE ROADS WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC DRAINAGE PIPES, CHANNELS AND STRUCTURES ARE INTENDED TO BE PUBLIC WHERE NOTED ON THIS PLAT AND SHALL BE DEDICATED TO THE CITY OF MYRTLE BEACH.
 - DRAINAGE PIPES, CHANNELS, PONDS AND STRUCTURES SHOWN WITHIN 'PRIVATE' DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROJECT OWNER/DEVELOPER.
 - ALL DISTANCES SHOWN ARE HORIZONTAL, NOT GRID DISTANCES.
 - THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
 - PARKING SPACES: 689 REG. SPACES + 14 HANDICAPPED SPACES
 - BUILDING SETBACKS: FRONT = 50'; SIDE = 10'; REAR = 15' PER THE CITY OF MYRTLE BEACH PLANNING AND ZONING.
 - HEIGHT OF MAIN BUILDING IS 34' FEET ± ABOVE ADJACENT GROUND.
 - 1/2" IRON PIPE FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.



- SCHEDULE B-II EXCEPTIONS**
- DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS B-I-LO #118 IMPOSED BY MYRTLE BEACH FARMS COMPANY, INC. DATED MAY 1, 1999, RECORDED FEBRUARY 29, 2000, IN DEED BOOK 2237, AT PAGE 15, AS AMENDED IN DEED BOOK 2315, AT PAGE 183, RECORDS OF HORRY COUNTY. NOTE: ON MORTGAGE POLICY ONLY. THIS POLICY INSURES THAT AS OF THE DATE HEREOF SAID RESTRICTIONS HAVE NOT BEEN VIOLATED AND THAT A FUTURE VIOLATION THEREOF WILL NOT RESULT IN A REVERSION OF FORTFEITURE OF TITLE TO THE PREMISES. (EX. b)-UNABLE TO DEPICT.
 - DISTRIBUTION RIGHT-OF-WAY GRANTED BY MYRTLE BEACH FARMS COMPANY, INC. TO SOUTH CAROLINA PUBLIC SERVICE AUTHORITY BY INSTRUMENT RECORDED MAY 26, 2000 IN DEED BOOK 2284, AT PAGE 982. (EX. n)-UNABLE TO DEPICT, BLANKET EASEMENT.
 - RIGHT-OF-WAY EASEMENT AGREEMENT BETWEEN MYRTLE BEACH FARMS COMPANY, INC., BURROUGHS & CHAPIN COMPANY, INC. AND CITY OF MYRTLE BEACH DATED MAY 24, 2000, AND RECORDED ON JUNE 15, 2000, IN DEED BOOK 2272, AT PAGE 458. (EX. i)-AS SHOWN ON PLAT.
 - EASEMENT GRANTED BY MYRTLE BEACH FARMS COMPANY, INC. TO SOUTH CAROLINA GAS & ELECTRIC COMPANY DATED APRIL 13, 2000, RECORDED AUGUST 15, 2000, IN DEED BOOK 2290, AT PAGE 44, RECORDS OF HORRY COUNTY. (EX. j)-UNABLE TO DEPICT, BLANKET EASEMENT.
 - DEVELOPMENT AGREEMENT BY AND BETWEEN MYRTLE BEACH FARMS COMPANY, INC., BURROUGHS & CHAPIN COMPANY, INC., GRANDE DUNES DEVELOPMENT COMPANY, INC. AND THE CITY OF MYRTLE BEACH DATED DECEMBER 5, 2000, RECORDED DECEMBER 6, 2000, IN DEED BOOK 2323, AT PAGE 933, RECORDS OF HORRY COUNTY. (EX. k)-UNABLE TO DEPICT.
 - DISTRIBUTION RIGHT-OF-WAY GRANTED BY MYRTLE BEACH FARMS COMPANY, INC. TO SOUTH CAROLINA PUBLIC SERVICE AUTHORITY DATED OCTOBER 10, 1991, IN DEED BOOK 1501, AT PAGE 364, RECORDS OF HORRY COUNTY. (EX. i)-UNABLE TO DEPICT, BLANKET EASEMENT.
 - DISTRIBUTION RIGHT-OF-WAY GRANTED BY MYRTLE BEACH FARMS COMPANY TO SOUTH CAROLINA PUBLIC SERVICE AUTHORITY DATED OCTOBER 10, 1991, IN DEED BOOK 1501, AT PAGE 364, RECORDS OF HORRY COUNTY. (EX. i)-UNABLE TO DEPICT, BLANKET EASEMENT.
 - RIGHT-OF-WAY, 15' WATER EASEMENT, WATER LINES, VALVE MARKERS, MANHOLES, FIRE HYDRANTS, SEWER LINES, GATE VALVES, UTILITY EASEMENTS AS SHOWN ON MAPS RECORDED IN PLAT BOOK 170, AT PAGE 115 AND 116. (EX. n)-AS SHOWN ON PLAT.
 - AGREEMENT TO DEVELOP A MULTI-COUNTY BUSINESS PARK IN HORRY COUNTY WITH CERTAIN AREAS INSIDE THE CITY OF MYRTLE BEACH, RECORDED DECEMBER 6, 2000, IN DEED BOOK 2323, AT PAGE 1037-UNABLE TO DEPICT.

PROPERTY DESCRIPTION

BEGINNING AT AN IRON PIPE FOUND AT THE INTERSECTION OF THE SOUTHWESTERN RIGHT-OF-WAY OF 38th AVENUE NORTH AND THE SOUTHERN RIGHT-OF-WAY OF OLEANDER DRIVE, THENCE WITH THE SOUTHWESTERN RIGHT-OF-WAY OF 38th AVENUE NORTH, SOUTH 39°56'11" EAST 528'14" FEET TO AN IRON PIPE FOUND, THENCE TURNING WITH THE PROPERTY OF N/4 MYRTLE BEACH FARMS COMPANY, INC. FOR THE NEXT TWO (2) CALLS, (1) SOUTH 47°06'27" WEST 894.02' FEET TO AN IRON PIPE FOUND, (2) THENCE NORTH 40°02'24" WEST 885.79' FEET TO AN IRON PIPE FOUND, THENCE TURNING WITH THE SOUTHWESTERN RIGHT-OF-WAY OF OLEANDER DRIVE FOR THE NEXT SIX (6) CALLS, (1) NORTH 50°1'26" EAST 322.78' FEET TO AN IRON PIPE FOUND (2) THENCE TURNING WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00' FEET, LENGTH OF 106.48' FEET, AND CHORD OF NORTH 60°22'56" EAST 107.89' FEET TO AN IRON PIPE FOUND, (3) THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00' FEET, A LENGTH OF 267.80' FEET, AND A CHORD OF NORTH 84°19'12" EAST 265.30' FEET TO AN IRON PIPE FOUND, (4) THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00' FEET, LENGTH OF 228.79' FEET AND A CHORD OF NORTH 81°30'44" EAST 225.69' FEET TO AN IRON PIPE FOUND, (5) THENCE NORTH 65°07'34" EAST 35.24' FEET TO AN IRON PIPE FOUND, (6) THENCE SOUTH 77°25'30" EAST 31.76' FEET TO THE POINT OF BEGINNING.

TO: COLLUM FINANCIAL, INC., CHICAGO TITLE INSURANCE COMPANY, PLANTATION TV PROPERTIES, LLC, PLANTATION SB PROPERTIES, LLC, PLANTATION OF PROPERTIES, LLC, AND PLANTATION GA PROPERTIES, LLC

THE UNDERSIGNED HEREBY STATES, AS OF OCTOBER 10, 2001, TO COLLUM FINANCIAL, INC. AND ITS SUCCESSORS AND ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY THAT HE IS A DULY REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA; THAT PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYING AND WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYING AND WITH THE MINIMUM DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS ADOPTED BY THE SURVEYING AND MAPPING ACT AND AMERICAN CONGRESS ON OCTOBER 30, 1992, THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED; NO PARTY WALLS, NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENT SITUATED ON ADJOINING PREMISES; THE PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED 'FLOOD PRONE AREA', AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL #5051C 0701 H, DATED AUGUST 23, 1999, WHICH SAME MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED. THE PROPERTY IS LOCATED WITHIN ZONE X.

Associated Land Surveyors
a div. of Castles Consulting Engineers, Inc.
by Michael D. Oliver (agent)
Michael D. Oliver
Michael D. Oliver, P.L.S. No. 13520
Vice President

ALTA/ACSM LAND TITLE SURVEY

PLAT OF PARCEL "A" PLAZA AT PLANTATION POINT
LOCATED ON 38th AVENUE NORTH, Myrtle Beach, Horry County, South Carolina

City of Myrtle Beach, Horry County, South Carolina

COLLUM FINANCIAL, INC., CHICAGO TITLE INSURANCE COMPANY, PLANTATION TV PROPERTIES, LLC, PLANTATION SB PROPERTIES, LLC, PLANTATION OF PROPERTIES, LLC, AND PLANTATION GA PROPERTIES, LLC

ASSOCIATED LAND SURVEYORS No. 000333

Associated Land Surveyors
A DIVISION OF CASTLES CONSULTING ENGINEERS, INC.

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