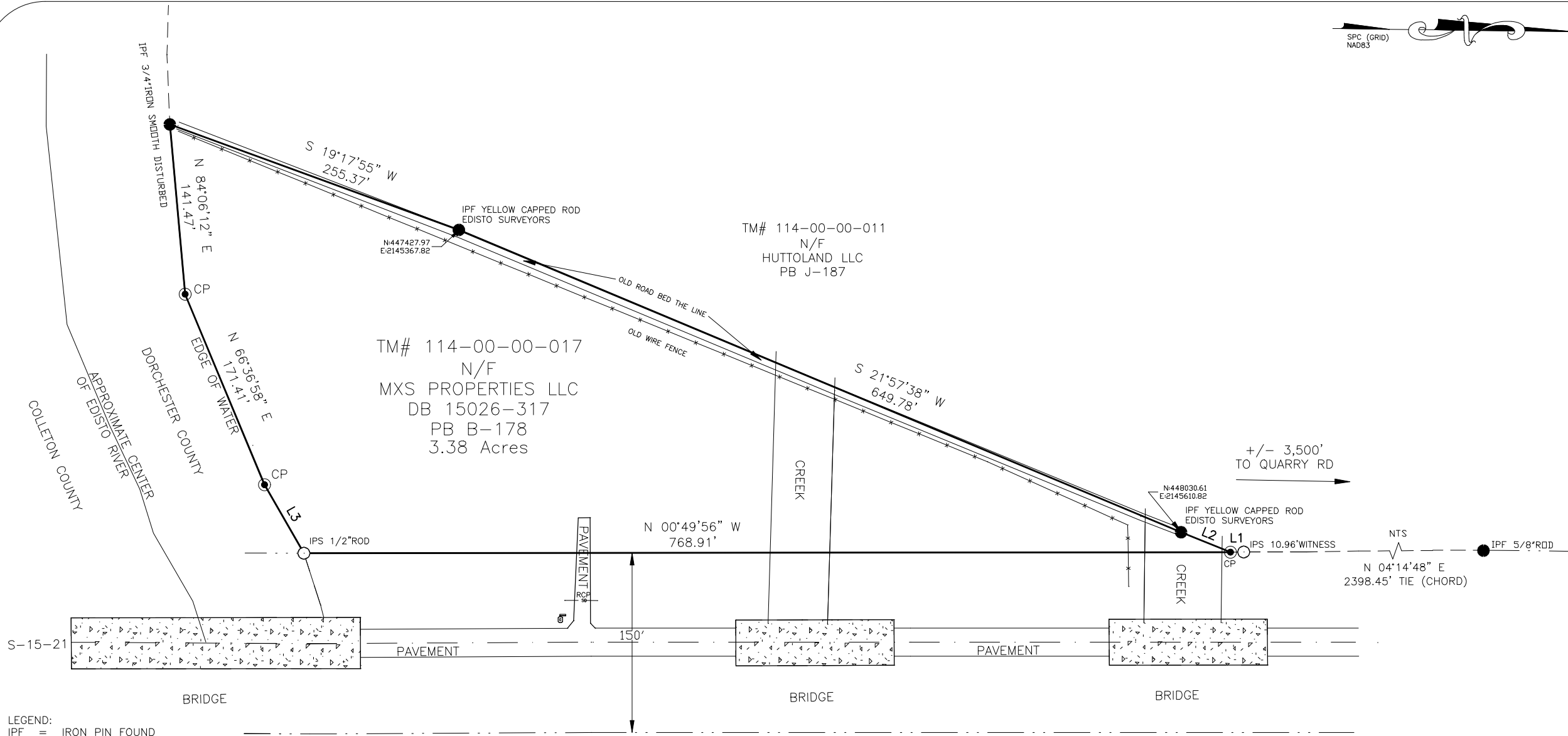


STATE OF SOUTH CAROLINA
 COUNTY OF DORCHESTER
 TAX MAP NO. 114-00-00-017

- NOTE:
- 1.) UNDERGROUND UTILITIES SHOWN WERE PAINTED AND FLAGGED BY OTHERS. THE LOCATION OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES UNKNOWN. PALMETTO UTILITIES PROTECTION SERVICE CALL BEFORE YOU DIG 1-888-721-7877
 - 2.) THIS SURVEY AND PLAT IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH, WHICH MAY INCLUDE EASEMENTS OR ENCUMBRANCES RECORDED OR OTHERWISE.
 - 3.) CERTIFICATION IS MADE ONLY TO THOSE PERSONS OR IDENTITIES FOR WHICH THE PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
 - 4.) SURVEY IS VALID ONLY IF THE COPY HAS AN ORIGINAL SIGNATURE WITH A RAISED EMBOSSED SEAL OVER THE SIGNATURE. A COPY USED OTHERWISE MAY BE IN VIOLATION OF THE FEDERAL COPYRIGHT LAW.
 - 5.) SCDOT PLAN AND PROFILE DOCKET NO. 18.108B, SHEET 4 AND SHEET 8.
 - 6.) THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" SPECIAL FLOOD HAZARD AREA WITH A BASE FLOOD ELEVATION (BFE) OF 44.5' ACCORDING TO FEMA FIRM MAP 45035C0259E AND 45035C0267E DATED JULY 18, 2017.
 - 7.) THIS PROPERTY IS AFFECTED BY FRESHWATER FORESTED SHRUB WETLANDS AREAS (PFO1A), RIVERINE HABITAT (R4SBC) AND RIVERINE HABITAT (R2UBH) ACCORDING TO THE NATIONAL WETLANDS INVENTORY, US FISH AND WILDLIFE SERVICE 1990 INFRARED IMAGERY.
 - 8.) THIS PROPERTY IS LOCATED IN AGRICULTURAL RESIDENTIAL (AR) ZONING DISTRICT ACCORDING TO DORCHESTER COUNTY ZONING AND LAND DEVELOPMENT STANDARDS ORDINANCE 04-13 AMENDED THROUGH 25-06.
 - 9.) ALL IPS ARE 1/2" RODS UNLESS STATED OTHERWISE.



- LEGEND:
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET (1/2" ROD)
 - CMF = CONCRETE MONUMENT FOUND
 - CP = CALCULATED POINT
 - N/F = NOW OR FORMERLY
 - (P/O) = PORTION OF
 - PB = PLAT BOOK
 - PC = PLAT CABINET
 - DB = DEED BOOK
 - OTP = OPEN TOP PIPE
 - CTP = CLOSE TOP PIPE
 - C/L = CENTERLINE
 - R/W = RIGHT OF WAY
 - E- = OVERHEAD UTILITIES
 - X-X-X- = FENCE
 - SD- = STORM DRAINAGE LINE
 - NTS = NOT TO SCALE
 - CPP = CORRUGATED PLASTIC PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - = UTILITY POLE
 - ⊠ = TELEPHONE PEDESTAL
 - ⊞ = COMMUNICATIONS BOX
 - ⊞ = FIBER OPTIC BURIED SIGN
 - ▨ = CONCRETE
 - = PROPERTY LINE
 - - - = ADJOINER LINE
 - — — = R/W LINE
 - — — = C/L ROAD
 - - - - = EASEMENT LINE

LINE	BEARING	DISTANCE
L1	N 00°52'43" W	10.96'
L2	S 21°10'47" W	44.20'
L3	N 59°20'48" E	65.65'

SURVEY DATA

HORIZONTAL DATUM—BASED UPON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83 2011. SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

PLAT REFERENCE:

BOUNDARY SURVEY PLAT DATED NOVEMBER 12, 1984 BY W. GENE WHETSELL RECORDED IN PLAT BOOK B, PAGE 178.

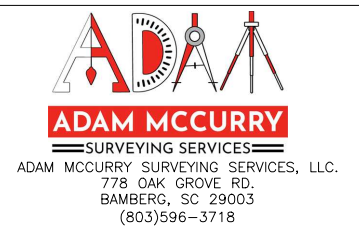
BOUNDARY SURVEY PLAT DATED OCTOBER 18, 2000 BY RICHARD L. STROMAN RECORDED IN PLAT BOOK J, PAGE 187.

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.

DRAWN: A.J.M.
 CHECKED: A.J.M.
 SCALE: 1" = 100'
 DATE: 06-23-2025
 PROJECT NUMBER: 25-016



GENERAL PROPERTY SURVEY
 PLAT PREPARED FOR
 MXS PROPERTIES LLC



Adam J. McCurry, PLS No. 42775