

STANDARD LEGEND:

- PROPERTY LINE
- ADJUTANT ELECTRIC LINE
- RIGHT-OF-WAY
- SEWER LINE
- CHURN LINE
- WOOD FENCE
- WIRE FENCE
- OVERHEAD UTILITY LINE
- CONCRETE
- SANITARY SEWER LINE
- TRAFFIC SIGNAL LINE
- GRASS TRAP MANHOLE
- UTILITY POLE
- TRAFFIC SIGNAL POLE
- WATER METER
- WATER VALVE
- CRIMP TOP PIPE
- CURB GUTTER
- EDGE OF ASPHALT
- FOUND
- MEASURED
- OPEN TOP PIPE
- REBAR
- RECORD
- TEMPORARY BENCHMARK
- SET
- SOLID ROD
- SQUARE FEET

GENERAL NOTES:

- FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, SANITARY SEWER, TELEPHONE, AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY, AND APPEAR TO ENTER THE SUBJECT PROPERTY THROUGH THE PUBLIC STREET RIGHT-OF-WAY AND/OR PRIVATE EASEMENTS NOTED HEREON.
- BUILDING AREA REPRESENTS GROSS AREA DERIVED FROM MEASUREMENTS ALONG EXTERIOR PERIMETER OF BUILDING AT GROUND LEVEL.
- ON THE DATE OF FIELD SURVEY THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.
- THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +0.1 FOOT.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
- CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.

NOTES PERTAINING TO TABLE "A" ITEMS:

- ITEM 2: ADDRESS #209 WAS OBSERVED AT TIME OF FIELD SURVEY.
- ITEM 11: UNDERGROUND UTILITIES ARE SHOWN HEREON BASED ON OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.6.A AND GROUND MARKING PROVIDED BY BLOOD HOUND LLC, PERTAINING TO PRIVATE UNDERGROUND UTILITIES ONLY; MARKINGS WERE NOT PROVIDED BY 811 UTILITY LOCATE SERVICE. UTILITIES WERE NOT PROVIDED TO SURVEYOR BY UTILITY COMPANIES OR CLIENT.
- ITEM 15: ON THE DATE OF FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- ITEM 17: SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AVAILABLE FROM THE CONTROLLING JURISDICTION, ON THE DATE OF FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ITEM 18: NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

MEASURED DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE IN THE TOWN OF KINGSTREE, COUNTY OF WILLIAMSBURG, STATE OF SOUTH CAROLINA, MEASURING ONE HUNDRED FORTY-FOUR (144) FEET ON ITS NORTHERN AND SOUTHERN BOUNDARY LINES AND SEVENTY-SIX AND SIX-TENTHS (76.6) FEET ON ITS EASTERN AND WESTERN BOUNDARY LINES AND BOUNDED AS FOLLOWS: ON THE NORTH BY LANDS NOW OR FORMERLY OF ESTATE OF W. C. SCOTT, ON THE EAST BY LOT OF LOLA BELLE A. KENNEDY, ET AL., AND ON THE WEST BY LONGSTREET STREET OF THE TOWN OF KINGSTREE (THIS TRACT IS A PORTION OF THAT PARCEL SHOWN AS LOT NUMBER SIX (6) ON THAT CERTAIN MAP OF "LAKEVIEW" MADE BY P. G. GOURDIN, SURVEYOR, RECORDED IN THE OFFICE OF THE CLERK OF COURT IN PLAT BOOK NO. 2 AT PAGE 15.

ALSO ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE IN THE TOWN OF KINGSTREE, COUNTY OF WILLIAMSBURG, STATE OF SOUTH CAROLINA, DESCRIBED AS FOLLOWS: BOUNDED ON THE NORTH BY LOT NUMBER SIX (6), EAST BY LOT NUMBER NINE (9), SOUTH BY MILL STREET, MEASURING ALONG MILL STREET FOR A DISTANCE OF ONE HUNDRED AND FIFTY-SIX (156) FEET, MORE OR LESS, AND ON THE WEST BY LONGSTREET STREET, MEASURING ALONG LONGSTREET STREET A DISTANCE OF ONE HUNDRED AND TWENTY-FIVE (125) FEET. THIS TRACT IS MORE PARTICULARLY DESCRIBED BY A MAP OF "LAKEVIEW" MADE BY P. G. GOURDIN, SURVEYOR, RECORDED IN THE OFFICE OF THE CLERK OF COURT IN PLAT BOOK NO. 2 AT PAGE 15, AND THE ABOVE DESCRIBED TRACT IS SHOWN THEREON AS LOTS SEVEN (7) AND EIGHT (8).

BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" OPEN TOP PIPE SET AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF MILL STREET (50' TOTAL WIDTH PUBLIC RIGHT OF WAY) AND THE EASTERN RIGHT OF WAY OF LONGSTREET STREET (50' TOTAL WIDTH PUBLIC RIGHT OF WAY); THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF LONGSTREET STREET N 16°02'00" W A DISTANCE OF 122.48 FEET TO A 1.25" OPEN TOP PIPE FOUND, THENCE N 16°02'00" W A DISTANCE OF 76.63 FEET TO A 3/4" OPEN TOP PIPE FOUND, THENCE LEAVING THE EASTERN RIGHT OF WAY OF LONGSTREET STREET AND RUNNING ALONG THE COMMON LINE OF PROPERTY OWNED NOW OR FORMERLY BY ALMA SCOTT POWELL, N 73°49'37" E A DISTANCE OF 143.64 FEET TO A 3/4" OPEN TOP PIPE SET (BEING LOCATED S 73°49'37" W A DISTANCE OF 61.10 FEET FROM A CONCRETE MONUMENT FOUND), THENCE RUNNING ALONG THE COMMON LINE OF PROPERTY OWNED NOW OR FORMERLY BY JAMES M. KENNEDY, S 16°02'00" E A DISTANCE OF 78.21 FEET TO A 3/4" OPEN TOP PIPE SET, THENCE S 74°27'25" E A DISTANCE OF 11.62 FEET TO A 3/4" OPEN TOP PIPE SET, THENCE S 19°02'00" E A DISTANCE OF 122.48 FEET TO A 3/4" OPEN TOP PIPE SET, LOCATED ON THE NORTHERN RIGHT OF WAY OF MILL STREET (S 74°27'25" W A DISTANCE OF 50.00 FEET FROM A CONCRETE MONUMENT FOUND) THENCE RUNNING ALONG THE NORTHERN RIGHT OF WAY OF MILL STREET S 74°27'25" W A DISTANCE OF 155.26 FEET TO A 3/4" OPEN TOP PIPE SET, THE POINT OF BEGINNING, CONTAINING 0.692 ACRES OR 30,136 SQUARE FEET, MORE OR LESS, ACCORDING TO A PLAT ENTITLED "ALTAN/NSP LAND TITLE SURVEY, OFF OF KINGSTREE SC", DATED APRIL 22, 2019, PREPARED BY R. SCOTT BARRETT OF BARRETT SURVEYING GROUP, LLC, BEARING PROJECT NO. 19-025.

BEING THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-947339-MPLS, BEARING AN EFFECTIVE DATE OF FEBRUARY 19, 2019 AT 8:00 AM.

FLOOD MAP INFORMATION:

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 45089C0262D, WHICH BEARS AN EFFECTIVE DATE OF 1/16/2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GLOBAL POSITIONING SYSTEM NOTE:

MANUFACTURER: SOKKA MODEL NO.: GRX2
 DUAL FREQUENCY RECEIVERS WERE USED DURING THE COURSE OF FIELD SURVEY.
 TYPE OF GPS SURVEY PERFORMED: REAL TIME KINEMATIC (RTK)
 PRECISION: RELATIVE POSITIONAL ACCURACY: HORIZONTAL: 0.0492
 VERTICAL: 0.0864-FIXED, RTK POSITION EXTRAPOLATION
 HORIZONTAL DATUM: SOUTH CAROLINA STATE PLANE COORDINATES (NAD83)(2011)
 VERTICAL DATUM: NAVD83, GEOID MODAL: GEOID03 GRID NO. 7 FOR CONUS

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83(2011) DERIVED FROM RTK-GPS OBSERVATION UTILIZING THE SOUTH CAROLINA REAL TIME NETWORK.
 VERTICAL DATUM IS NAVD83.

POTENTIAL ENCROACHMENTS:

THERE WERE NO ABOVE-GROUND ENCROACHMENTS OR PROJECTIONS OBSERVED AT TIME OF FIELD SURVEY.
PROPERTY ACCESS:
 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE PUBLIC RIGHT OF WAY OF LONGSTREET STREET AND MILL STREET.

ZONING INFORMATION:

ACCORDING TO ZONING LETTER DATED 06/24/2019, PREPARED BY ALVIN CHAMBERS, BUILDING INSPECTOR, TOWN OF KINGSTREE, THE SUBJECT PROPERTY IS ZONED HIGHWAY COMMERCIAL (HC). EATING AND DRINKING ESTABLISHMENTS ARE PERMITTED.
 FRONT SETBACK: 40 FEET
 SIDE SETBACK: 10 FEET
 REAR: 20 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MINIMUM PARKING: ONE SPACE FOR EACH 100 SQUARE FEET OF GROSS FLOOR AREA. ONE ACCESSIBLE PARKING PER 1 TO 25 PARKING SPACES.
 BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE TOWN OF KINGSTREE AND THE APPLICABLE ZONING CODES.

GROSS LAND AREA:

0.692 ACRES
 30,136 SQ. FT.
 (MEASURED)

PARKING DATA:

NO REGULAR SPACES OBSERVED
 NO HANDICAP SPACES OBSERVED
 NO PAINTED SPACES OBSERVED

TITLE COMMITMENT INFORMATION:

THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-947339-MPLS, BEARING AN EFFECTIVE DATE OF FEBRUARY 19, 2019 AT 8:00 AM.

TITLE COMMITMENT DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE IN THE TOWN OF KINGSTREE, COUNTY OF WILLIAMSBURG, STATE OF SOUTH CAROLINA, MEASURING ONE HUNDRED FORTY-FOUR (144) FEET ON ITS NORTHERN AND SOUTHERN BOUNDARY LINES AND SEVENTY-SIX AND SIX-TENTHS (76.6) FEET ON ITS EASTERN AND WESTERN BOUNDARY LINES AND BOUNDED AS FOLLOWS: ON THE NORTH BY LANDS NOW OR FORMERLY OF ESTATE OF W. C. SCOTT, ON THE EAST BY LOT OF LOLA BELLE A. KENNEDY, ET AL., AND ON THE WEST BY LONGSTREET STREET OF THE TOWN OF KINGSTREE (THIS TRACT IS A PORTION OF THAT PARCEL SHOWN AS LOT NUMBER SIX (6) ON THAT CERTAIN MAP OF "LAKEVIEW" MADE BY P. G. GOURDIN, SURVEYOR, RECORDED IN THE OFFICE OF THE CLERK OF COURT IN PLAT BOOK NO. 2 AT PAGE 15.

ALSO ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE IN THE TOWN OF KINGSTREE, COUNTY OF WILLIAMSBURG, STATE OF SOUTH CAROLINA, DESCRIBED AS FOLLOWS: BOUNDED ON THE NORTH BY LOT NUMBER SIX (6), EAST BY LOT NUMBER NINE (9), SOUTH BY MILL STREET, MEASURING ALONG MILL STREET FOR A DISTANCE OF ONE HUNDRED AND FIFTY-SIX (156) FEET, MORE OR LESS, AND ON THE WEST BY LONGSTREET STREET, MEASURING ALONG LONGSTREET STREET A DISTANCE OF ONE HUNDRED AND TWENTY-FIVE (125) FEET. THIS TRACT IS MORE PARTICULARLY DESCRIBED BY A MAP OF "LAKEVIEW" MADE BY P. G. GOURDIN, SURVEYOR, RECORDED IN THE OFFICE OF THE CLERK OF COURT IN PLAT BOOK NO. 2 AT PAGE 15, AND THE ABOVE DESCRIBED TRACT IS SHOWN THEREON AS LOTS SEVEN (7) AND EIGHT (8).

THE PROPERTY DESCRIBED AND SHOWN HEREON IN THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-947339-MPLS, BEARING AN EFFECTIVE DATE OF FEBRUARY 19, 2019 AT 8:00 AM.

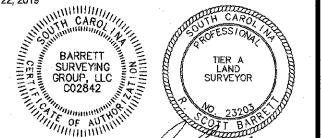
SCHEDULE B-2 ITEMS:

MATTERS SHOWN ON THOSE CERTAIN PLATS RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR WILLIAMSBURG COUNTY, WHERE THEY APPEAR IN PLAT BOOK 2, AT PAGE 15 AND THAT MAP OF LOTS 6, 7, 8 & 9 OF "LAKEVIEW" SUBDIVISION IN KINGSTREE, OWNED BY MITCHELL KENNEDY, BY J. D. BROCKINGTON DATED JANUARY 25, 1965, NO MATTERS SHOULD BE ON DOCUMENT TO PLOT, NOTHING PLOTTED.

ALTAN/NSP CERTIFICATION:

TO: CAROLINA RE HOLDINGS LLC, a Delaware limited liability company; 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAN/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 12, 2019.

DATE OF PLAT: APRIL 22, 2019



DATE: 6/12/19
 R. SCOTT BARRETT, PLS
 SC REGISTRATION NO. 23203

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT LICENSED SURVEYORS' SIGNATURE AND SEAL.

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 STANDARD 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.

06/27/2019	CLIENT COMMENTS	RSB
06/27/2019	CLIENT COMMENTS	RSB
06/20/2019	ADDED UNDERGROUND UTILITIES	RSB
DATE	REVISION HISTORY	BY

ALTAN/NSP LAND TITLE SURVEY
 Prepared For:

CFH KINGSTREE SC

Property Address:
 206 Longstreet Street, Kingstree, SC 29556
 County of Williamsburg State of South Carolina
 Field Work Completed: 04/12/2019 Date of Plat: 04/22/2019

Barratt Surveying Group LLC 223-B North Pointsett Hwy. Travelers Rest, SC 29680 Phone 864-834-3732 info@barrattsurveying.net	Field By: JBS/RWH Drawn By: RSB Sheet No. 1 of 1 Project No. 19-025
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