

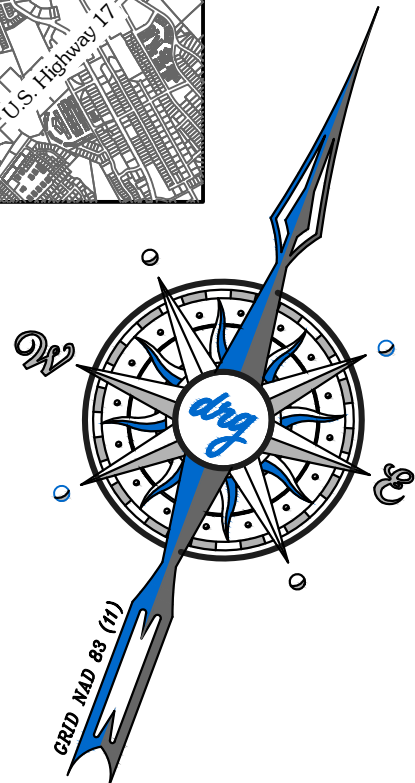


NOTES:

- 1a. Parcel 4 containing 1,318,418 sq.ft. or 30.27 Acres
Kingbird Lane #7 2.76 Acres
40' Right of Way 0.05 Acres
REMAINDER OF PARENT TRACT 27.46 Acres
Tax Parcel: PIN: 357-00-00-0018
Owner of Record: Arcadian Quay, LLC
2002 N Oak St #200
Myrtle Beach, SC 29577
Last property transfer Deed Book 3938, Page 3220.
Reference Plat Book 271 Page 207.
- 1b. Parcel 3 containing 1,324,660 sq.ft. or 30.41 Acres
Kingbird Lane #5 2.18 Acres
40' Right of Way 0.46 Acres
REMAINDER OF PARENT TRACT 27.77 Acres
Tax Parcel: PIN: 349-00-00-0017
TMS: 143-00-01-019
Owner of Record: Waterway Grove, LLC
2002 N Oak St #200
Myrtle Beach, SC 29577
Last property transfer Deed Book 3963, Page 2737.
Reference Plat Book 271 Page 207.
- 1c. Previous New Tract containing 1,264,547 sq.ft. or 29.03 Acres
Kingbird Lane #3 1.82 Acres
40' Right of Way 1.47 Acres
REMAINDER OF PARENT TRACT 25.74 Acres
Tax Parcel: PIN: 349-00-00-0042
Owner of Record: Seavista Resort, LLC
2002 N Oak St #200
Myrtle Beach, SC 29577
Last property transfer Deed Book 3856, Page 847.
Reference Plat Book 267 Page 264.
- 1d. Parcel A, B, D & E containing 1,242,767 sq.ft. or 28.53 Acres
Kingbird Lane #1 1.58 Acres
40' Right of Way 0.79 Acres
REMAINDER OF PARENT TRACT 26.16 Acres
Tax Parcel: PIN: 349-00-00-0041
Owner of Record: Sanibel Resort, LLC
2002 N Oak St #200
Myrtle Beach, SC 29577
Last property transfer Deed Book 3851, Page 1674.
Reference Plat Book 267 Page 180.
- 1e. Tract 1A containing 1,926,659 sq.ft. or 44.23 Acres
Meadowlark Tr. #1 1.14 Acres
40' Right of Way 1.97 Acres
REMAINDER OF PARENT TRACT 41.12 Acres
Tax Parcel: PIN: 349-00-00-0044
Owner of Record: Lakeshore Resort, LLC
2002 N Oak St #200
Myrtle Beach, SC 29577
Last property transfer Deed Book 3935, Page 1045.
Reference Plat Book 271 Page 104.
- 1f. Parcel 2 containing 1,969,783 sq.ft. or 45.22 Acres
Meadowlark Tr. #3 1.46 Acres
40' Right of Way 0.96 Acres
REMAINDER OF PARENT TRACT 42.80 Acres
Tax Parcel: PIN: 349-00-00-0015
TMS: 143-00-01-046
Owner of Record: Camellia Station, LLC
2002 N Oak St #200
Myrtle Beach, SC 29577
Last property transfer Deed Book 3938, Page 3213.
Reference Plat Book 271 Page 207.
- 1g. Parcel 5 containing 1,379,545 sq.ft. or 31.67 Acres
Kingbird Lane #2 1.17 Acres
40' Right of Way 0.49 Acres
REMAINDER OF PARENT TRACT 30.01 Acres
Tax Parcel: PIN: 349-00-00-0014
TMS: 143-00-01-018
Owner of Record: Berkdale Landing, LLC
2002 N Oak St #200
Myrtle Beach, SC 29577
Last property transfer Deed Book 4064, Page 106.
Reference Plat Book 271 Page 207.
2. This property is located in Flood Zone "X" and "AE (EL12)" as scaled from F.I.R.M. 45051C X0579 H dated Aug. 23, 1999, this plat is not the basis for flood zone determination or flood zone related issues.
3. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
4. This survey is only valid if print of same has original signature and embossed seal of the surveyor.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
6. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
7. This property is subject to all easements or restrictions of record.
8. 1/2" Iron Pipes Set at all corners unless noted otherwise.
9. All Bearings are based upon the South Carolina State Plane Coordinate System (NAD83)(2011). All distances shown are Horizontal not grid distances.
10. Date of Field Survey: X, 20XX
11. Property Line to be Abandoned
12. 50' Public R/W to be Abandoned (collectively the "Easement Plats") referenced in Deed Book 3938 Deed Page 3221 and further referenced in Plat Book 267 / 180, 264 and Plat Book 271 / 104, 207.

LEGEND

- IRON PIPE FOUND (IPF)
IRON REBAR FOUND (IRF)
IRON PIPE SET (IPS)
MONUMENT FOUND
WATER
OVERHEAD POWER



Highway 31

County Limits Line

City Limits Line

Parcel A

Parcel B

Parcel C

Parcel D

Parcel E

Parcel F

Parcel G

Parcel H

Parcel I

Parcel J

Parcel K

Parcel L

Parcel M

Parcel N

Parcel O

Parcel P

Parcel Q

Parcel R

Parcel S

Parcel T

Parcel U

Parcel V

Parcel W

Parcel X

Parcel Y

Parcel Z

Parcel AA

Parcel AB

Parcel AC

Zone X

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Zone IX

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Zone IZ

Zone JA

Zone JB

Zone JC

Zone JD

Zone JE

Zone JF

Zone JG

Zone JH

Zone JI

Zone JJ

Zone JK

Zone JL

Zone JM



~ VICINITY MAP N.T.S. ~

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1g. Parcel 5 containing 1,379,545 sq.ft. or 31.67 Acres
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REMAINDER OF PARENT TRACT 30.01 Acres

Tax Parcel: PIN: 349-00-00-0014
TMS: 143-00-01-018
Owner of Record: Berkdale Landing, LLC
2002 N Oak St #200
Myrtle Beach, SC 29577

Last property transfer Deed Book 4064, Page 106.
Reference Plat Book 271 Page 207.

Kingbird Lane #7

LINE #	DIRECTION	LENGTH
A1	N68° 19' 38"E	34.08
A2	N68° 19' 38"E	93.33
A3	S23° 32' 26"E	20.01
L1	S56° 32' 22"W	10.77
L3	S23° 32' 25"E	49.06

Kingbird Lane #5

LINE #	DIRECTION	LENGTH
B1	N20° 24' 58"W	40.41
B2	N37° 48' 57"E	86.65
B3	N65° 34' 43"E	25.35
B4	S23° 32' 25"E	6.75
B5	S23° 32' 25"E	5.76
B6	S65° 34' 43"W	25.35
B7	S37° 48' 57"W	86.65
B8	S20° 24' 58"E	36.80
B9	S23° 32' 25"E	88.99
B10	S23° 32' 25"E	31.03

Kingbird Lane #5

CURVE #	LENGTH	RADIUS	DELTA	CHORD
BC1	228.68'	225.00'	58° 13' 55"	N 8° 42' 00" E 218.96'
BC2	157.48'	325.00'	27° 45' 46"	N 51° 41' 50" E 155.94'
BC3	92.46'	125.00'	42° 22' 52"	N 44° 23' 17" E 90.37'
BC4	86.83'	175.00'	28° 25' 43"	S 51° 21' 52" W 85.94'
BC5	133.25'	275.00'	27° 45' 46"	S 51° 41' 50" W 131.95'
BC6	177.86'	175.00'	58° 13' 55"	S 8° 42' 00" W 170.30'

Kingbird Lane #1

LINE #	DIRECTION	LENGTH
D1	N10° 20' 54"W	39.05
D2	N25° 47' 26"W	56.66
D3	N13° 27' 44"W	76.24
D4	N9° 03' 55"E	68.44
D5	N18° 16' 26"W	54.65
D6	N7° 01' 54"E	45.87
D7	S7° 01' 54"W	9.66
D8	S18° 16' 26"E	31.46
D9	S18° 16' 26"E	133.83
D10	N72° 01' 42"E	56.76
D11	N81° 17' 52"E	64.73
D12	N64° 47' 30"E	29.40
D13	N64° 47' 30"E	51.32
D14	N53° 06' 21"E	37.13
D15	S52° 52' 17"E	21.54
D16	N81° 54' 27"W	20.11
D17	S64° 51' 43"W	38.70
D18	S41° 29' 19"W	29.66
D19	N12° 13' 58"E	42.36
D20	N1° 55' 38"W	24.24
D21	N16° 24' 28"W	47.74
D22	S80° 29' 33"W	40.53
D23	N68° 27' 55"E	100.00
D24	N20° 31' 32"W	73.99
D25	S20° 31' 32"E	73.11
D26	N68° 27' 55"E	100.00

Meadowlark Trail #1

LINE #	DIRECTION	LENGTH
E1	S84° 07' 51"W	18.88
E2	S77° 24' 32"W	20.96
E3	S64° 28' 44"W	23.07
E4	S59° 46' 11"W	25.18
E5	S62° 37' 59"W	33.87
E6	S65° 43' 56"W	28.00
E7	S65° 24' 33"W	26.48
E8	S81° 19' 57"W	35.43
E9	S82° 29' 22"W	34.27
E10	S83° 53' 16"W	42.17
E11	S86° 55' 49"W	29.13
E12	N89° 46' 26"W	30.41
E13	N84° 10' 45"W	26.92
E14	N77° 13' 01"W	10.00
E15	N70° 35' 35"W	14.19
E16	N64° 58' 49"W	115.54
E17	N67° 52' 13"W	22.03
E18	N80° 28' 21"W	21.69
E19	N80° 47' 37"W	33.50
E20	N75° 16' 23"W	21.50
E21	N49° 48' 06"E	79.36
E22	S40° 11' 54"E	125.22
E23	S40° 11' 54"E	122.42
E24	N49° 48' 06"E	79.35

40 ft. Right-of-Way

LINE #	DIRECTION	LENGTH
R1	S68° 19' 38"W	61.73
R2	S63° 23' 54"E	97.56
R3	S21° 40' 22"E	39.53
R4	N46° 26' 48"W	202.63
R5	N23° 45' 36"W	43.85
R6	S9° 29' 41"E	161.58
R7	S28° 00' 48"E	77.17
R8	S26° 55' 15"E	125.56
R9	S49° 48' 06"W	97.68
R10	S49° 48' 06"W	246.40
R11	S49° 48' 06"W	260.76
R12	S49° 48' 06"W	93.82
R13	N22° 34' 03"E	11.05
R14	N67° 25' 57"W	10.00
R15	N22° 34' 03"E	50.46
R16	N22° 34' 03"E	50.45
R17	N67° 25' 57"W	10.00
R18	N22° 34' 03"E	11.05
R19	N26° 55' 15"W	125.56
R20	N28° 00' 48"W	77.17
R21	N9° 29' 41"W	161.58
R22	S23° 45' 36"E	23.56
R23	N46° 26' 48"W	159.72
R24	N46° 26' 48"W	42.91

40 ft Right-of-Way

CURVE #	LENGTH	RADIUS	DELTA	CHORD
RC1	13.64'	120.00'	6° 30' 41"	N 71° 34' 59" E 13.63'
RC2	56.64'	120.00'	27° 02' 45"	N 88° 21' 42" E 56.12'
RC3	30.82'	120.00'	14° 43' 02"	S 70° 45' 25" E 30.74'
RC4	87.57'	70.00'	71° 40' 37"	S 27° 33' 36" E 81.97'
RC5	72.68'	70.00'	59° 29' 29"	S 38° 01' 27" W 69.46'
RC6	110.64'	70.00'	90° 33' 26"	N 66° 57' 05" W 99.48'
RC7	125.66'	80.00'	89° 59' 58"	S 66° 40' 23" E 113.14'
RC8	48.45'	145.00'	19° 08' 44"	N 71° 38' 59" W 48.23'
RC9	39.56'	145.00'	15° 37' 49"	N 54° 15' 42" W 39.43'
RC10	245.49'	620.00'	22° 41' 12"	N 35° 06' 12" W 243.89'
RC11	121.15'	80.00'	86° 45' 57"	S 67° 08' 34" E 109.90'
RC12	213.63'	155.00'	78° 58' 09"	N 29° 59' 23" E 197.12'
RC13	32.17'	180.00'	10° 14' 21"	N 14° 36' 52" W 32.12'
RC14	26.01'	180.00'	8° 16' 45"	N 23° 52' 25" W 25.99'
RC15	92.98'	333.99'	15° 57' 03"	S 20° 02' 16" E 92.68'
RC16	82.30'	317.37'	14° 51' 30"	N 19° 29' 30" W 82.07'
RC17	40.64'	170.00'	13° 41' 55"	S 20° 04' 18" E 40.76'
RC18	32.08'	25.00'	73° 30' 46"	N 49° 58' 43" W 29.92'
RC19	142.19'	220.00'	37° 01' 56"	S 68° 13' 08" E 139.73'
RC20	40.79'	280.00'	8° 20' 51"	N 53° 52' 35" W 40.76'
RC21	312.95'	280.00'	64° 02' 17"	S 89° 55' 51" W 296.91'
RC22	39.63'	280.00'	8° 06' 37"	S 53° 51' 24" W 39.60'
RC23	20.94'	20.00'	59° 59' 13"	S 19° 47' 42" W 20.00'
RC24	66.11'	60.00'	63° 07' 49"	N 21° 22' 00" E 62.82'
RC25	65.18'	60.00'	62° 14' 44"	N 84° 03' 17" E 62.02'
RC26	51.57'	60.00'	49° 14' 55"	S 40° 11' 54" E 50.00'
RC27	131.29'	60.00'	125° 22' 21"	S 47° 06' 44" W 106.62'
RC28	20.94'	20.00'	59° 59' 25"	N 79° 48' 12" E 20.00'
RC29	402.95'	320.00'	72° 08' 54"	S 85° 52' 33" W 376.85'
RC30	46.62'	320.00'	8° 20' 51"	N 53° 52' 35" W 46.58'
RC31	110.65'	180.00'	35° 13' 16"	S 67° 18' 48" E 108.92'
RC32	35.58'	25.00'	81° 33' 01"	N 54° 18' 04" E 32.65'
RC33	26.83'	170.00'	9° 02' 30"	S 18° 02' 49" W 26.80'
RC34	60.03'	550.00'	6° 15' 13"	S 67° 25' 41" E 60.00'
RC35	160.57'	550.00'	16° 43' 37"	S 55° 56' 16" E 160.00'
RC36	112.29'	130.00'	49° 29' 18"	S 2° 10' 36" E 108.83'
RC37	92.68'	357.37'	14° 51' 30"	N 19° 29' 30" W 92.42'
RC38	81.85'	293.99'	15° 57' 03"	S 20° 02' 16" E 81.58'
RC39	38.99'	220.00'	10° 09' 12"	N 22° 56' 12" W 38.94'
RC40	32.12'	220.00'	8° 21' 54"	N 13° 40' 39" W 32.09'
RC41	268.76'	195.00'	78° 58' 09"	N 29° 59' 23" E 247.99'
RC42	72.05'	120.00'	34° 23' 59"	N 86° 40' 27" E 70.97'
RC43	89.58'	120.00'	42° 46' 14"	S 54° 44' 27" E 87.51'
RC44	229.65'	580.00'	22° 41' 12"	N 35° 06' 12" W 228.16'

40 ft. Right-of-Way

LINE #	DIRECTION	LENGTH
L1	S56° 32' 22"W	10.77
L2	S18° 59' 14"W	21.33
L3	S23° 32' 25"E	49.06
L4	N18° 59' 14"E	21.33
L5	S56° 32' 22"W	15.91

40 ft Right-of-Way

CURVE #	LENGTH	RADIUS	DELTA	CHORD
LC1	52.43'	80.00'	37° 33' 08"	S 37° 45' 48" W 51.50'
LC2	51.07'	170.00'	17° 12' 45"	N 27° 35' 36" E 50.88'
LC3	14.18'	130.00'	6° 15' 02"	N 22° 06' 44" E 14.17'
LC4	78.65'	120.00'	37° 33' 08"	S 37° 45' 48" W 77.25'

"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; also there are no visible encroachments or projections other than shown."

Michael D. Oliver, P.L.S. No. 13520
as agent



Development Resource Group, LLC
1101 Johnson Avenue
Suite 300A
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drgpllc.com



JOB No. 20-153
DATE: 08-07-2020
DRAWN BY: D.M.P.
CHECKED BY: M.D.O.
SCALE: 1"= 200'
FILE: P:/20153/SURVEY

PRELIMINARY SUBDIVISION PLAT OF
FARMHOUSE TRACT
239.45 ACRES
MYRTLE BEACH, Horry County, SOUTH CAROLINA
PREPARED FOR:
ECOVEST CAPITAL



mike@dregpllc.com

DATE

REVISION