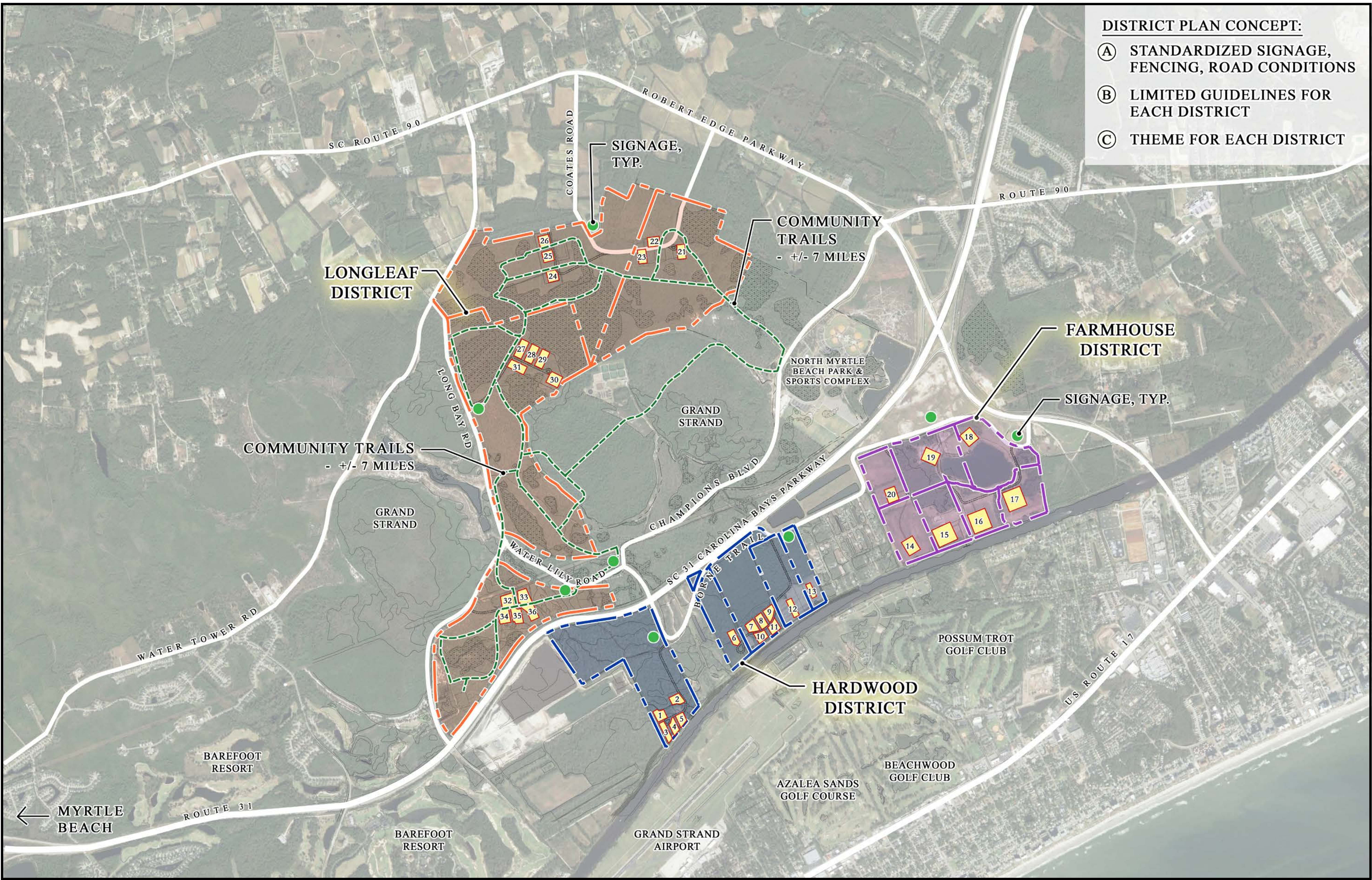


- DISTRICT PLAN CONCEPT:**
- (A) STANDARDIZED SIGNAGE, FENCING, ROAD CONDITIONS
 - (B) LIMITED GUIDELINES FOR EACH DISTRICT
 - (C) THEME FOR EACH DISTRICT





INTRACOASTAL WATERWAY



ROAD AESTHETIC



TRAIL AESTHETIC



UNIFORM SIGNAGE



ENTRY GATE





WILDLIFE



ARCHITECTURAL CHARACTER



ECOSYSTEM MANAGEMENT



ARCHITECTURAL CHARACTER



ECOSYSTEM MANAGEMENT

WILDLIFE

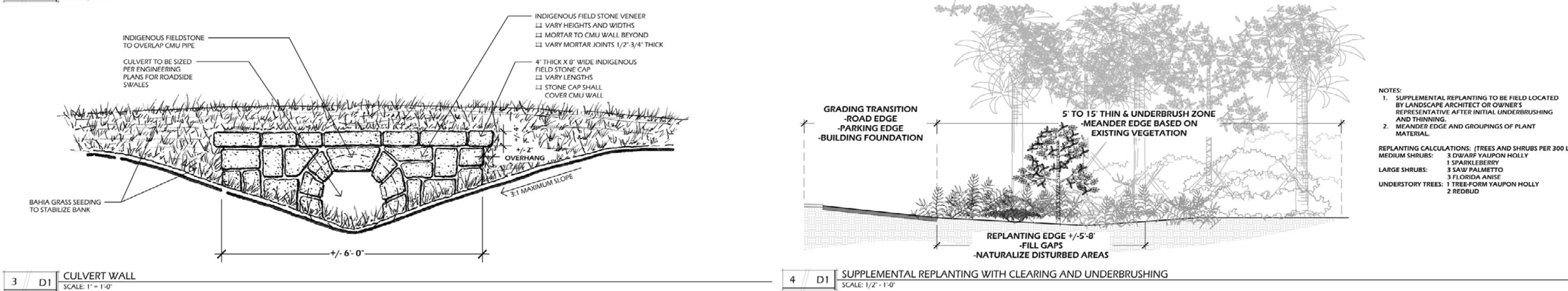
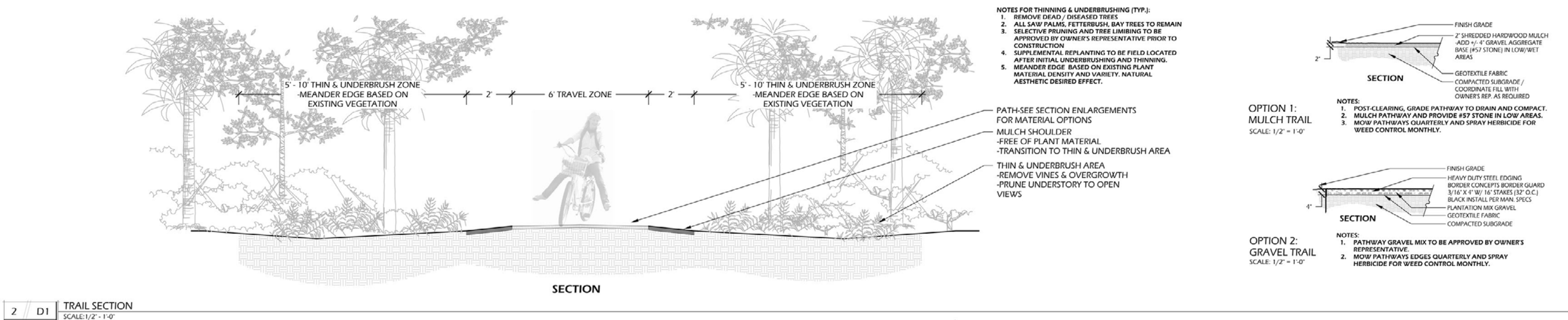
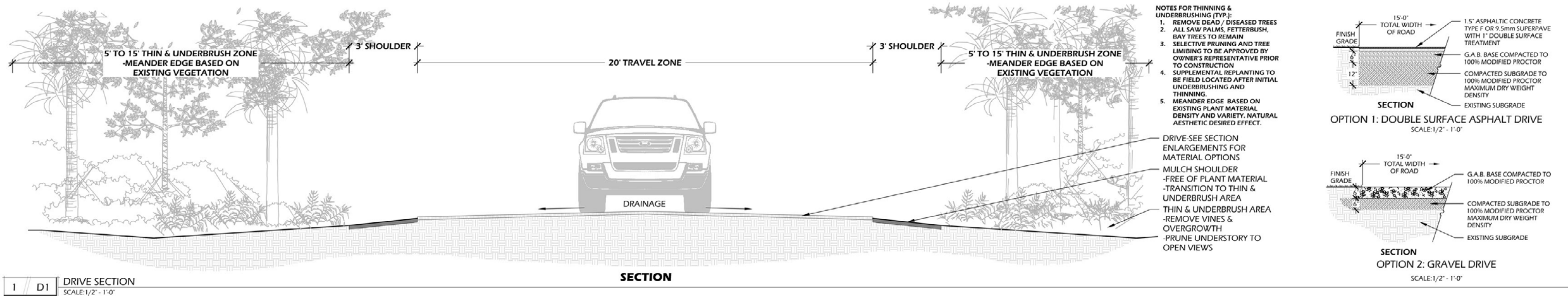


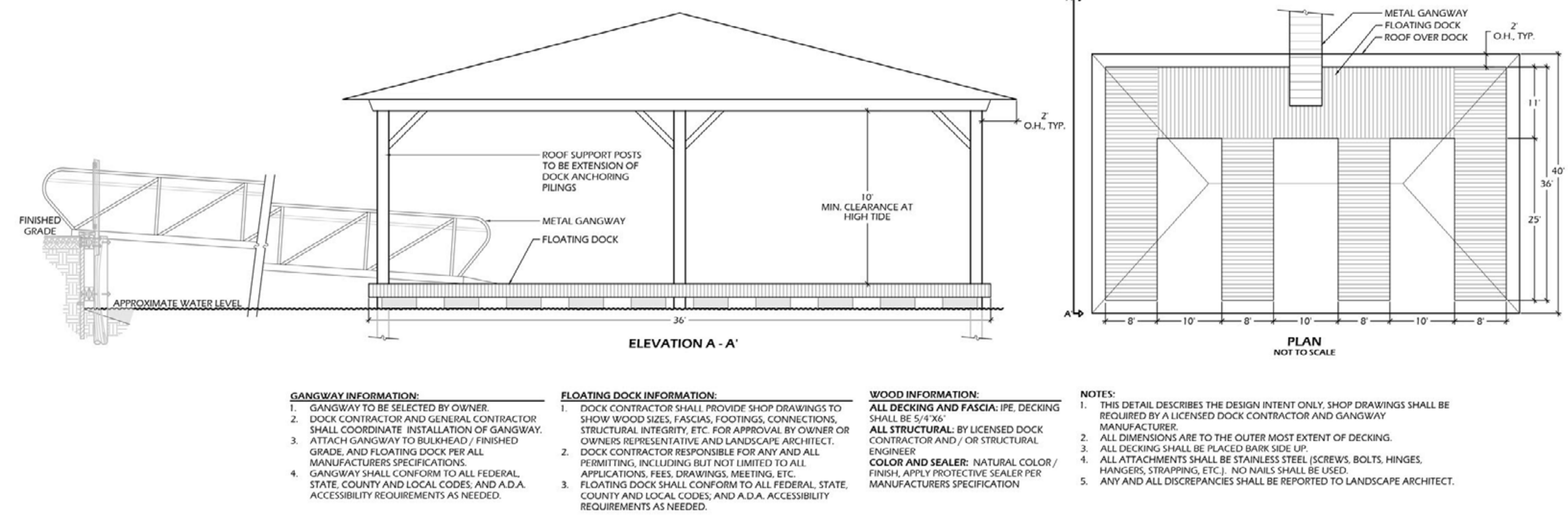
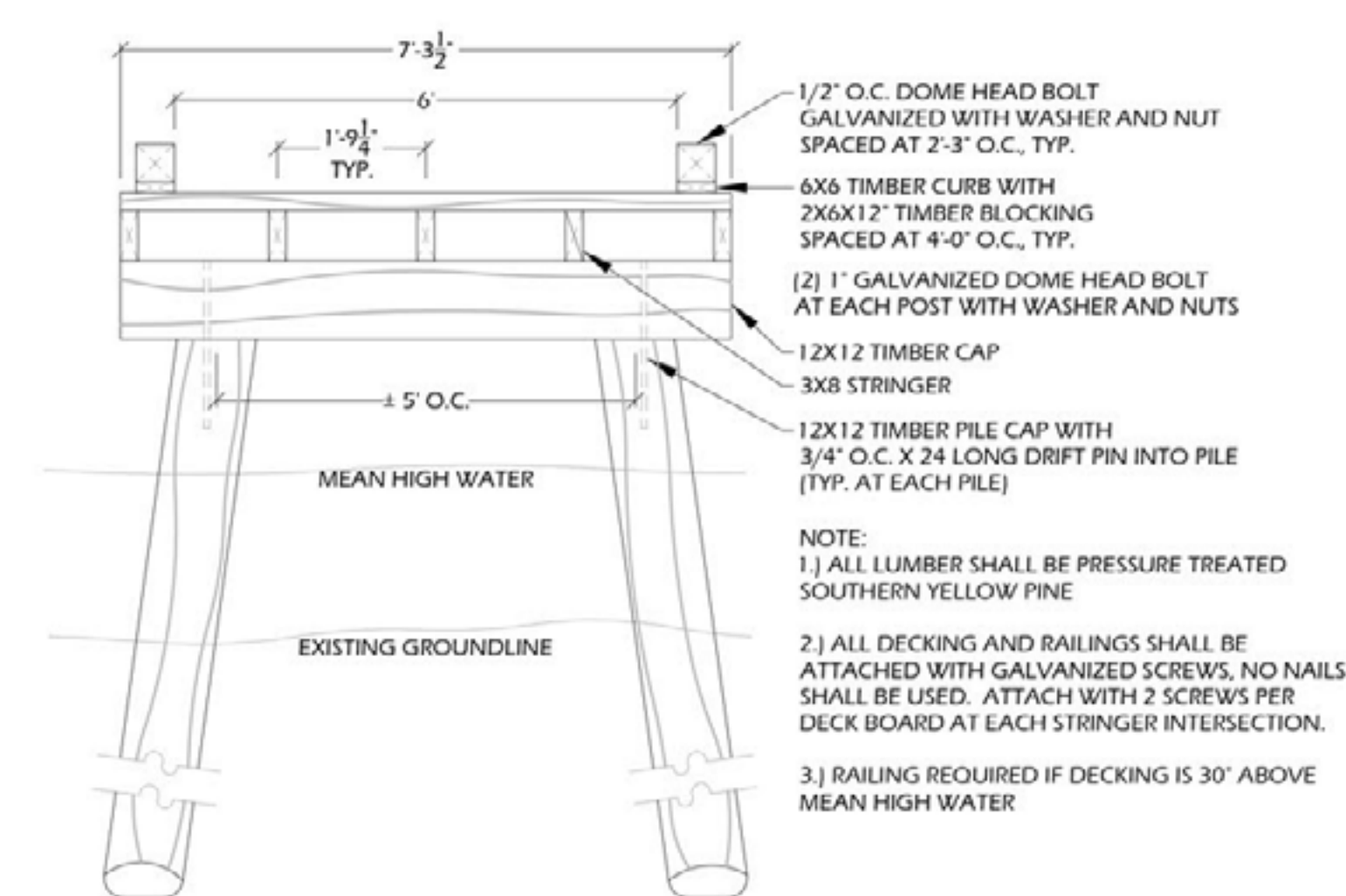
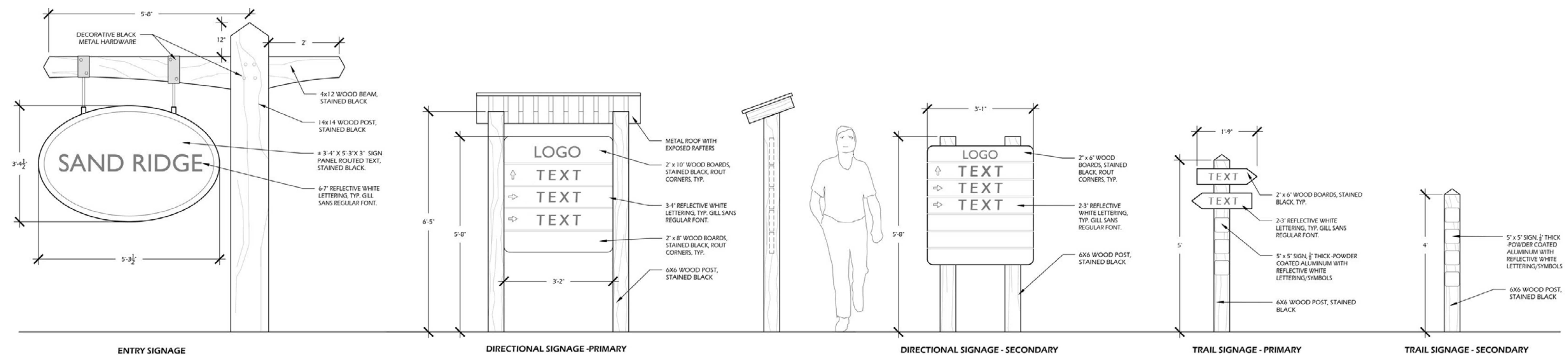
COMMUNITY MASTER PLAN CONCEPT:

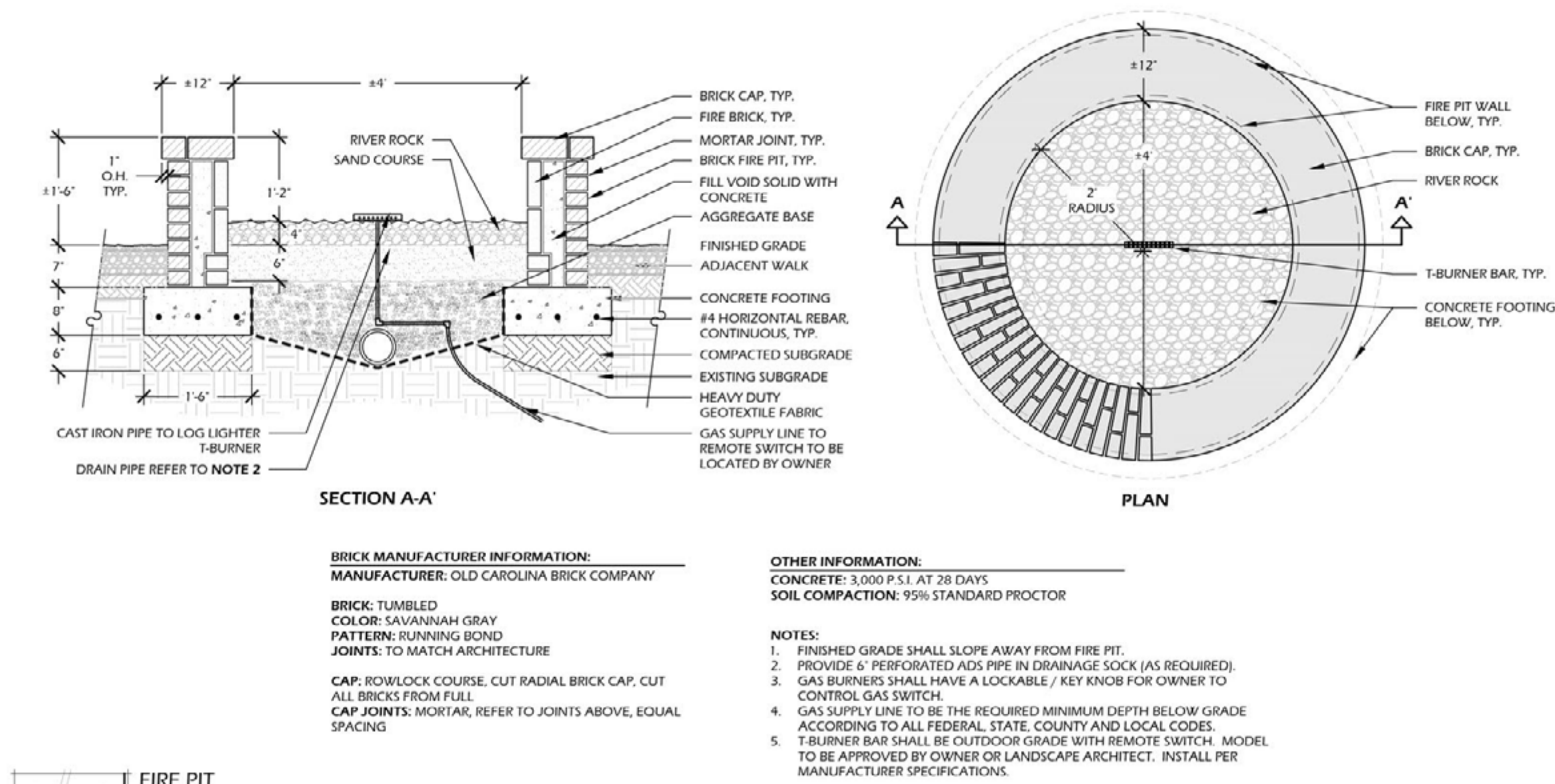
- (A) SHARED MASTER CONSERVATION EASEMENT
- (B) DEVELOPER BUILT SHARED AMENITIES
- (C) MASTER P.O.A

LEGEND:

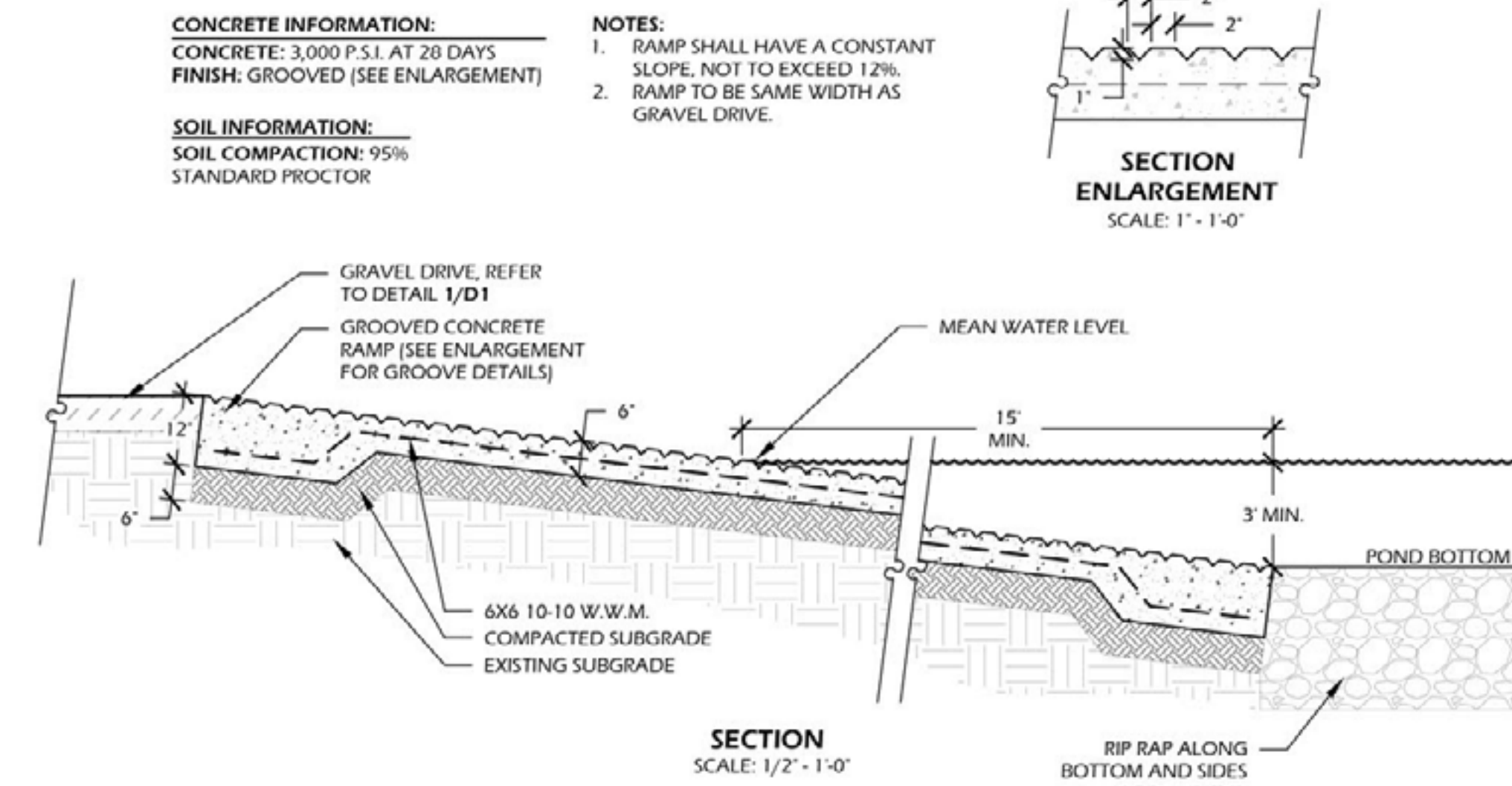
- ① FARMHOUSE DISTRICT
 - MEADOWS
 - EXISTING LAKE
 - INTRACOASTAL WATERWAY ACCESS
- ② HARDWOODS DISTRICT
 - PLACE BUILDINGS IN THE HARDWOODS & ON THE WATER'S EDGE
 - SHARED AMENITY
- ③ LONGLEAF DISTRICT
 - COMMUNITY TRAILS
 - SHARED AMENITY



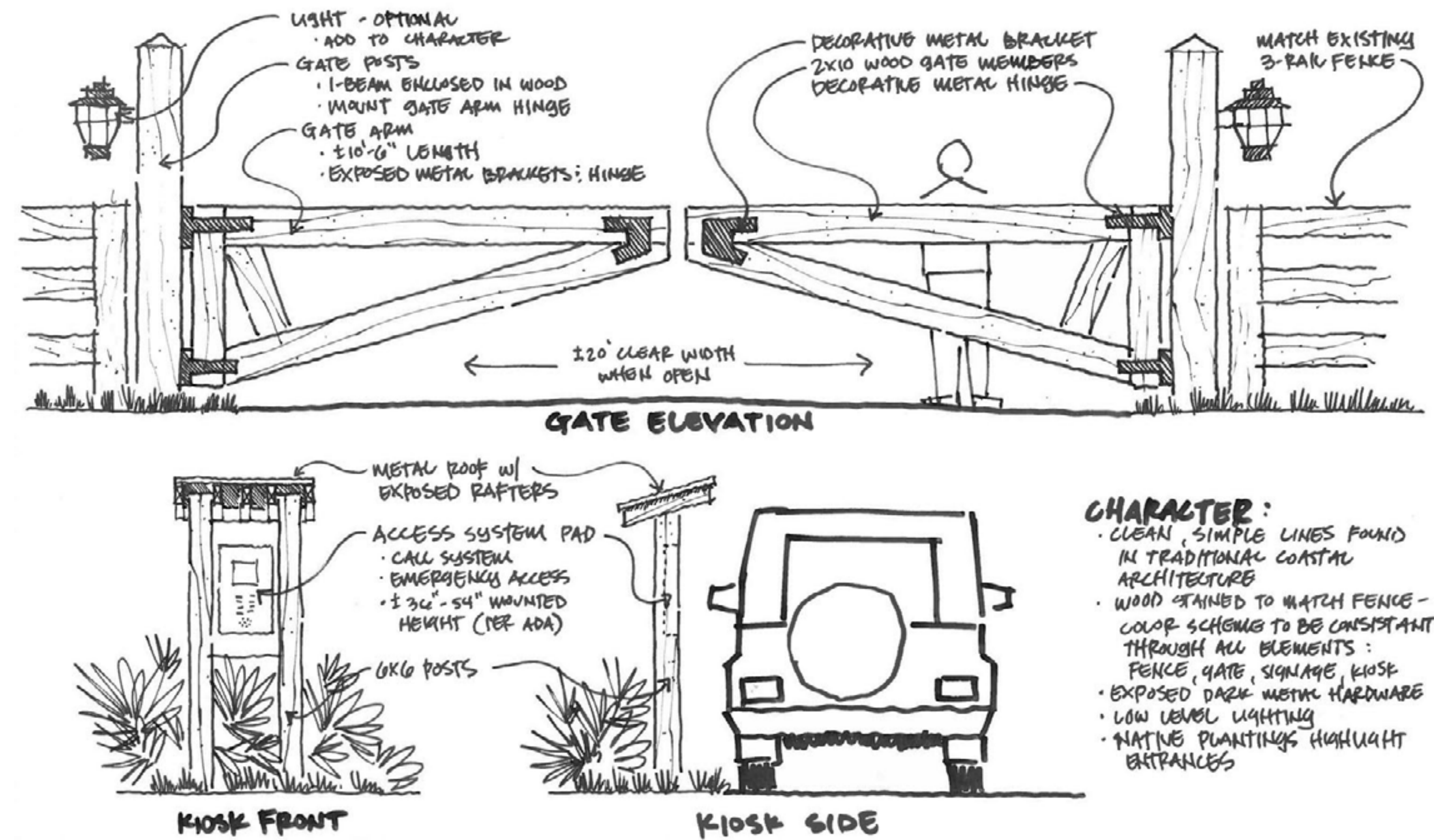




1 D3 FIRE PIT
SCALE: 3/4" = 1'-0"



2 D3 BOAT RAMP
SCALE: 1/2" = 1'-0"



3 D3 ENTRY GATE
SCALE: NOT TO SCALE



LONGLEAF DISTRICT EXAMPLE



HARDWOOD DISTRICT EXAMPLE



FARMHOUSE DISTRICT EXAMPLE

ARCHITECTURAL GUIDELINES

The architectural character is essential to a sense of place. The home style will be Southern Coastal Architecture. See pages 6 thru 8 for imagery that reflects the desired character for each district. Plans shall be submitted to the Design Review Board (DRB) for review and approvals.

MATERIALS:

- Primary walls shall be finished in wood or hardiplank
- Accent walls, foundations, chimneys shall be finished in stucco, tabby, or brick.
- Roofs shall be metal or asphalt shingle
- Windows are required to have grids.
- Gutters and Downspouts shall be round and either galvanized steel or trim color.
- No vinyl siding will be allowed.
- No homes that are primarily stucco will be allowed.

MASSING:

- In the Hardwood district primary masses should be rectangular or ‘L’ shaped in plan.
- In the LongLeaf district primary masses should be symmetrical and simple in plan.
- In the Farmhouse district the primary masses should be simple and rectangular in plan.
- Homes will be required to be raised (exposed foundation) a minimum of 24”.
- Building height from finished grade to top of roof shall not exceed 35’.
- Four-sided architecture is required.
- All building elements attached to a primary mass are to be subordinate in height and size.
- Second story windows should generally be shorter than first floor windows.
- Chimney, stoops, and walls protruding from a wall must be supported by a foundation wall extending to the ground.

COLORS:

- In the Hardwood district muted earth tones are required to integrate the house with existing landscape.
- In the Farmhouse district white, off white and very light muted color are required.
- In the LongLeaf district colors can vary from muted earth tones to traditional muted horse farm colors.
- Wall, roof, window, door and trim colors shall be submitted to the DRB for approval.
- All exterior trim or siding including stairs are required to be painted or stained

PLACEMENT:

- Homes should be positioned within the building envelope to minimize the removal of existing vegetation. A site plan is required to be submitted to the DRB showing building(s) placement and existing trees 18” and greater being removed.



LONGLEAF DISTRICT EXAMPLE



HARDWOOD DISTRICT EXAMPLE



FARMHOUSE DISTRICT EXAMPLE

ECOLOGICAL MANAGEMENT GUIDELINES

Equally as important as architecture protecting and preserving the natural environment is also essential to a sense of place. Plantings added will be required to be native and naturalized species complementing the surrounding ecosystem. See pages 6-8 for imagery that reflects the desired character for each district. Plans shall be submitted to the Design Review Board (DRB) for review and approvals.

LONGLEAF DISTRICT:

- This neighborhood consists mainly of pine trees (both naturally occurring Long Leaf and planted Loblolly).
- The sand ridges are ideal for native Long Leaf Pine/Turkey Oak habitats. This will be the management objective. A host of state and federally listed species are associated with this habitat and management will ensure viability of habitat and species.
- Ideally, prescribed burning would be used to manage this area, but herbicide and mechanical methods also can be applied to create Long Leaf habitats or Pine Flatwoods areas on wetter soils.
- Carolina Bays and other wetland systems will be protected and enhanced.
- The sand ridges are unique so recreation will be kept to a minimum in these areas, all activities will be on identified trails.

HARDWOOD DISTRICT:

- This neighborhood is heavily wooded, with a variety of ages and stages of growth.
- Old growth mixed forest canopies will be maintained, or achieved over time. Areas with planted pine trees will be thinned to allow for mixed canopy growth.
- Understory will be controlled in earlier-secession areas to maintain foraging areas and wildlife travel corridors, while some thickets can be left for nesting or cover for birds and mammals.
- Openings of meadows are encouraged to create “edge effect” beneficial to wildlife.
- Isolated wetlands will be protected, and enhanced whenever possible.
- Invasive species will be eradicated.
- River buffers will be maintained for scenic protection, but also to allow specimen trees to grow for Bald Eagle and Osprey nesting.

FARMHOUSE DISTRICT:

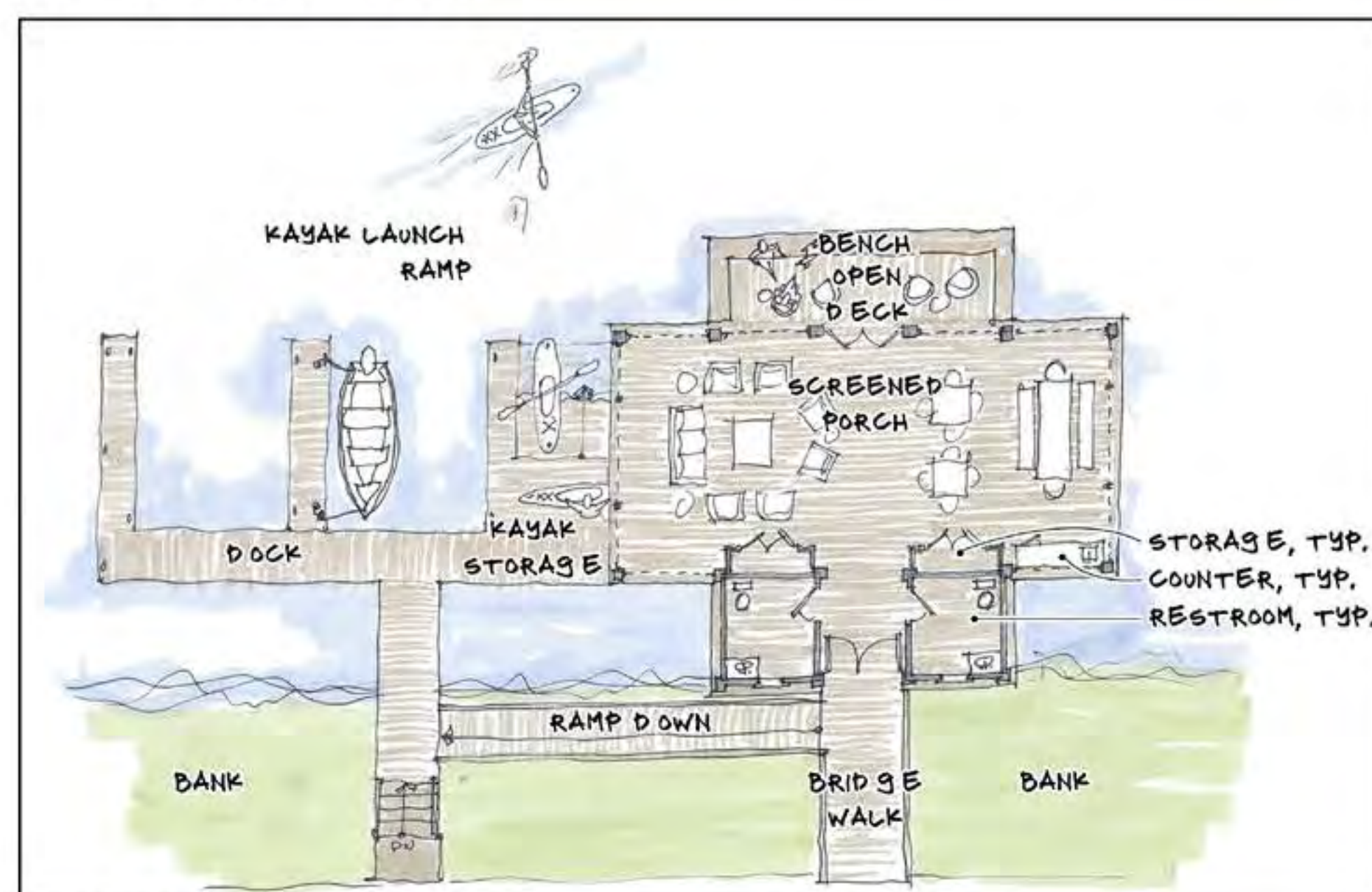
- This neighborhood has meadows, old-growth forests and riparian areas. The diversity of these habitats make it vitally important for wildlife.
- Areas that are in meadow like condition will be maintained and managed for native grasses. This will allow conditions ideal for grassland bird species such as Eastern Meadowlarks, Eastern Kingbird, and others.
- Mowing or bush-hogging will occur in late August-September (and potentially in late-January) and the blade should be set to a height of 10-12”.
- Pollinator habitats can be created along edges.
- The river buffers will be maintained for scenic protection and to allow specimen trees to grow for Bald Eagle and Osprey nesting.
- The old-growth forests will be maintained naturally for bat species and woodland animals and birds.



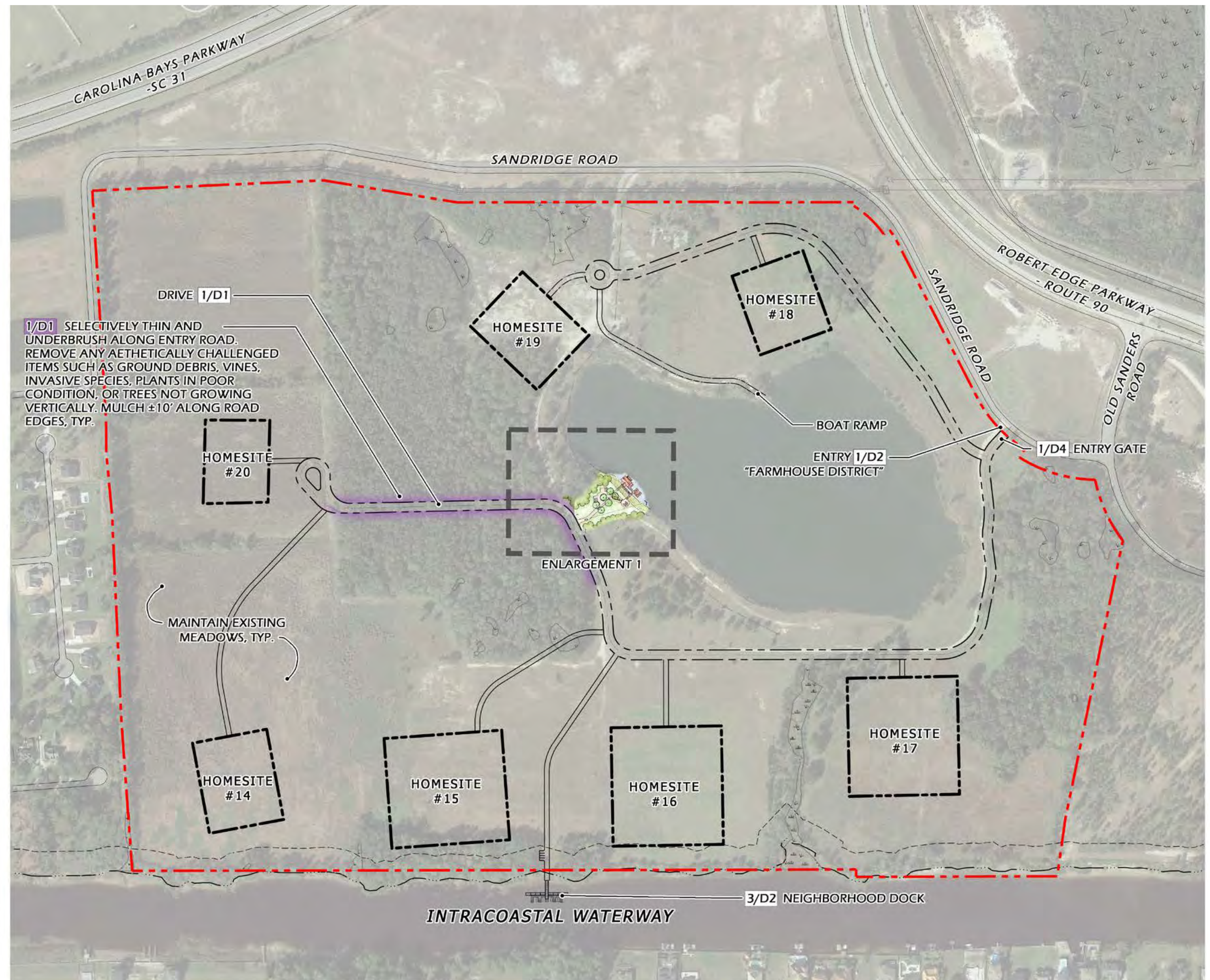
LOCATOR MAP



FARMHOUSE AMENITY



BOATHOUSE



FARMHOUSE DISTRICT

ECOVEST

NORTH MYRTLE BEACH, SOUTH CAROLINA

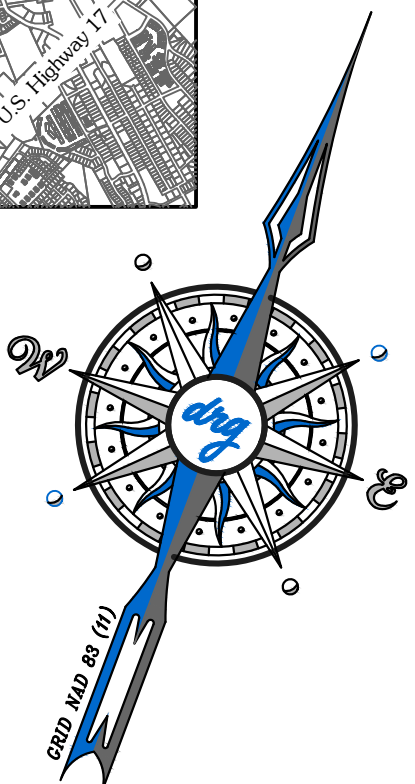


NOTES:

- 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

Zone X

Zone AE (EL 12)

Zone X

Zone X

Zone X

Zone X

Zone X

Zone X

Zone X

Zone X

Zone X

Zone X

Zone X

SPACE RESERVED FOR PLANNING APPROVAL ONLY

CERTIFICATE OF EASEMENT DEDICATION

This is a subdivision. This 20 foot easement is being (created) for the purpose of Access and will be owned by Camellia Station, LLC & Lakeshore Resort, LLC, Respectfully.

Name _____ Signed _____ Date _____
Authorized Representative for Camellia Station, LLC
Name _____ Signed _____ Date _____
Authorized Representative for Lakeshore Resort, LLC

CERTIFICATE OF EASEMENT DEDICATION

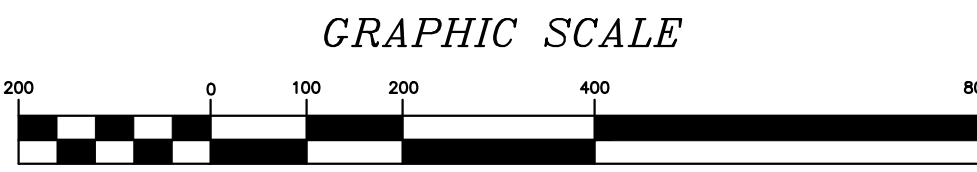
This is a subdivision. This 20 foot easement is being (created) for the purpose of Access and will be owned by Waterway Grove LLC, & Seavista Resort, LLC, Respectfully.

Name _____ Signed _____ Date _____
Authorized Representative for Waterway Grove, LLC
Name _____ Signed _____ Date _____
Authorized Representative for Seavista Resort, LLC

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the plat shown hereon has been found to comply with the Land Development Regulations for Horry County, South Carolina, and that it has been approved for recording in the office of the Office of Register of Deeds.

Planning Signature _____ Date _____
Engineering Signature _____ Date _____



GRAPHIC SCALE

(IN FEET)

1 inch = 200 ft.

"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

Hatched Area Represents the DRIVEWAY AREA
Land Use within this Area Restricted to Article 4. RESERVED RIGHTS Paragraph 4.2 of the CONSERVATION EASEMENT

DECLARATION OF RESTRICTIONS AND COVENANTS

CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat with my(our) free consent and that I (we) hereby dedicate all items as specifically shown or indicated on said plat.

Name	Signed	Date
Name	Signed	Date
Name	Signed	Date
Name	Signed	Date
Name	Signed	Date
Name	Signed	Date
Name	Signed	Date

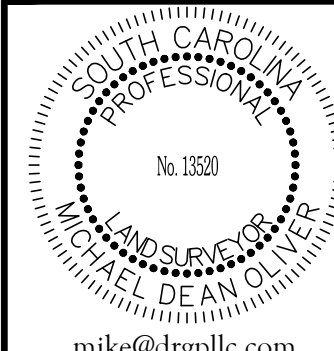


Development Resource Group, LLC
1101 Johnson Avenue
Suite 300A
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drgpllc.com



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@drgpllc.com

DATE	REVISION
	20153 SHEET 1 OF 2



NOTES:

- | | | | | | |
|---|---|--|-------------|--|--|
| 1b. | 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. | | | | | |
| 1c. | 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: Wateryway Grove, LLC | | | | | |
| 2002 N Oak St #200 | | | | | |
| Myrtle Beach, SC 29577 | | | | | |
| Last property transfer Deed Book 3963, Page 2737. | | | | | |
| Reference Plat Book 267 Page 207. | | | | | |
| 1d. | 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: Seawista 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. | | | | | |
| 1e. | Parcel A, B, D & E containing 1,242,767 sq.ft. or 28.53 Acres | | | | |
| | Kingbird Lane #1 | 1.58 Acres | | | |
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| | 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. | | | | | |
| 1f. | Tract 1A | containing 1,926,659 sq.ft. or 44.23 Acres | | | |
| | Meadowlake Trail #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: Lakesone 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. | | | | | |
| 1g. | Parcel 2 | containing 1,969,783 sq.ft. or 45.22 Acres | | | |
| | Meadowlake Trail #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. | | | | | |
| 1h. | 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 | | 40.01 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. | | | | | |

LINE TABLE		
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

LINE TABLE		
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

CURVE TABLE				
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"	N 51° 41' 50" W 131.95'
BC6	177.86'	175.00'	58° 13' 55"	S 8° 42' 00" W 170.30'

LINE TABLE		
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	N3° 03' 55" E	68.44
D5	N18° 16' 26" W	54.65
D6	N7° 01' 54" E	46.87
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	42.26
D20	N1° 55' 38" W	24.34
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 TABLE		
LINE #	DIRECTION	LENGTH
E1	S84° 07' 51"W	18.88
E2	S67° 24' 20"W	26.96
E3	S64° 28' 44"W	23.07
E4	S59° 46' 11"W	25.18
E5	S62° 37' 59"W	23.87
E6	S65° 43' 56"W	38.00
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° 45' 59"W	29.13
E12	N89° 46' 26"W	30.41
E13	N84° 10' 45"W	26.92
E14	N77° 13' 01"W	22.73
E15	N70° 35' 23"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 TABLE		
LINE #	DIRECTION	LENGTH
R1	S68° 19' 38" W	61.73
R2	S63° 23' 54" E	97.56
R3	S51° 40' 22" E	39.53
R4	N46° 26' 48" W	202.63
R5	N23° 45' 36" W	43.85
R6	S59° 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	S49° 48' 06" W	161.58
R22	S49° 45' 36" E	23.56
R23	N46° 26' 48" W	159.72
R24	N46° 26' 48" W	42.91

CURVE TABLE					
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	80.382	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	69.44
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° 39' 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	80° 45' 57"	S 67° 08' 34" E	109.90
RC12	213.63	155.00	78° 58' 09"	N 25° 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	133.99	15° 03' 52"	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	40.55
RC18	32.08	25.00	73° 30' 46"	N 49° 58' 43" S	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	266.91
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	20.61
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 41° 10' 54" W	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° 38' 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	250.00	81° 33' 01"	N 54° 18' 05" 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' 33"	S 27° 45' 21" 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	357.97	14° 51' 30"	N 19° 29' 30" W	92.42
RC38	81.85	293.39	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 25° 59' 23" E	247.99
RC42	72.05	120.00	34° 25' 59"	N 86° 44' 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

LINE TABLE		
LINE #	DIRECTION	LENGTH
F1	N75° 16' 23"W	4.66
F2	N67° 45' 52"W	23.04
F3	N67° 13' 05"W	24.20
F4	N63° 06' 32"W	24.31
F5	N62° 17' 34"W	27.53
F6	N53° 40' 03"W	26.29
F7	N44° 58' 59"W	23.82
F8	N52° 00' 25"W	22.14
F9	N75° 54' 09"W	22.25
F10	N75° 41' 44"W	23.31
F11	N84° 44' 52"W	33.49
F12	N89° 29' 40"W	26.10
F13	N74° 35' 11"W	28.38
F14	N73° 34' 25"W	39.74
F15	N68° 45' 53"W	23.30
F16	N76° 12' 04"W	27.50
F17	N57° 06' 18"W	27.58
F18	N56° 18' 53"W	32.36
F19	N61° 10' 34"W	30.64
F20	N81° 11' 10"E	43.73
F21	N89° 14' 53"W	30.58
F22	N78° 46' 50"W	33.55
F23	N75° 47' 04"W	37.18
F24	N57° 23' 29"W	29.39
F25	N64° 05' 18"W	39.98
F26	N63° 15' 44"W	28.18
F27	N58° 05' 35"W	28.97
F28	N39° 18' 39"W	12.84
F29	N23° 15' 07"E	56.54
F30	N69° 29' 43"E	166.12
F31	N69° 29' 43"E	166.12
F32	N23° 15' 07"E	56.54
F33	S21° 40' 21"E	100.00
F34	S20° 27' 15"W	42.50

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
FC1	141.24'	175.00'	46° 14' 36"	S 46° 22' 25" W 137.44'
FC2	42.96'	125.00'	19° 41' 37"	N 59° 38' 54" E 42.75'
FC3	60.15'	175.00'	19° 41' 37"	N 59° 38' 54" E 59.86'
FC4	100.89'	125.00'	46° 14' 36"	S 46° 22' 25" W 98.17'

LINE TABLE		
LINE #	DIRECTION	LENGTH
G1	N68° 17' 58"E	119.73
G2	S19° 12' 58"E	79.33
G3	S19° 12' 58"E	79.33
G4	N68° 17' 58"E	158.19

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
GC1	26.34'	20.00'	75° 27' 56"	S 73° 58' 04" E 24.48'

LINE TABLE		
LINE #	DIRECTION	LENGTH
H1	N40° 11' 54"W	38.72
H2	N0° 18' 55"W	70.02
H3	N81° 48' 27"W	7.15
H4	S69° 29' 49"W	54.59
H5	N78° 04' 54"W	125.38
H6	N13° 52' 26"E	255.37
H7	N13° 52' 26"E	188.37
H8	N20° 30' 17"W	444.28

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	
HC1	69.61'	100.00'	39° 52' 59"	N 20° 15' 24" W	68.21'
HC2	213.35'	150.00'	81° 29' 33"	S 41° 03' 41" E	196.81'
HC3	137.77'	400.00'	19° 44' 00"	N 88° 19' 32" E	137.09'
HC4	62.57'	400.00'	8° 57' 44"	N 73° 58' 40" E	62.50'
HC5	56.59'	100.00'	32° 25' 18"	S 75° 42' 27" W	55.83'
HC6	120.00'	200.00'	34° 22' 44"	S 3° 18' 55" E	118.21'

LINE TABLE		
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

CURVE TABLE				
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



JOB No. 20.153
DATE: 08-07-2021
DRAWN BY: D.M.P
CHECKED BY: M.D
SCALE: 1"= 200'
FILE: P./20153/S

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

[illegible]

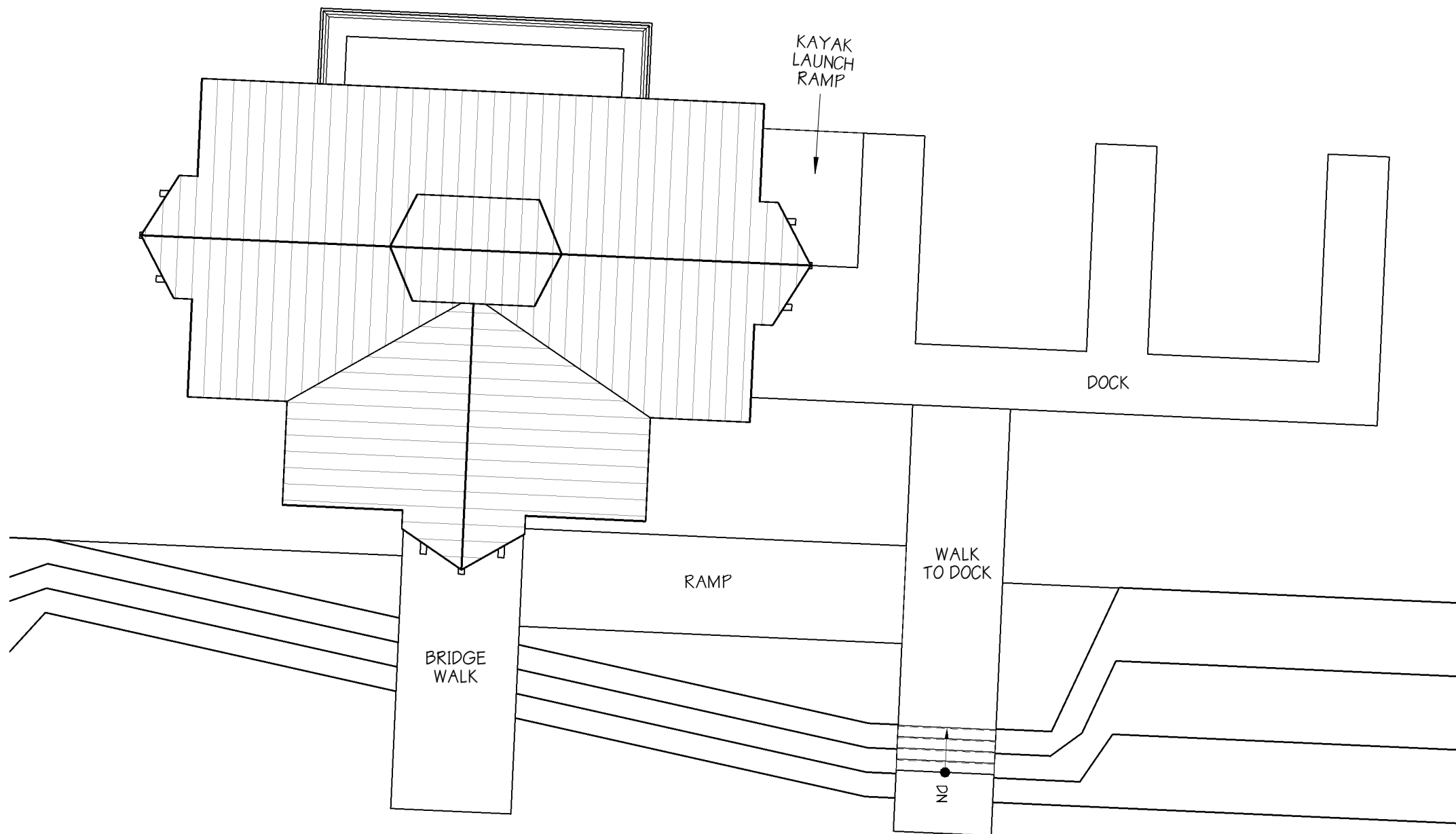


COVER PAGE

ECOVEST SANDRIDGE
LAKE HOUSE AMENITY

Pearce@pscottarch.com
6 State of Mind St., Suite 200
Bluffton, SC 29910
843. 837. 5700



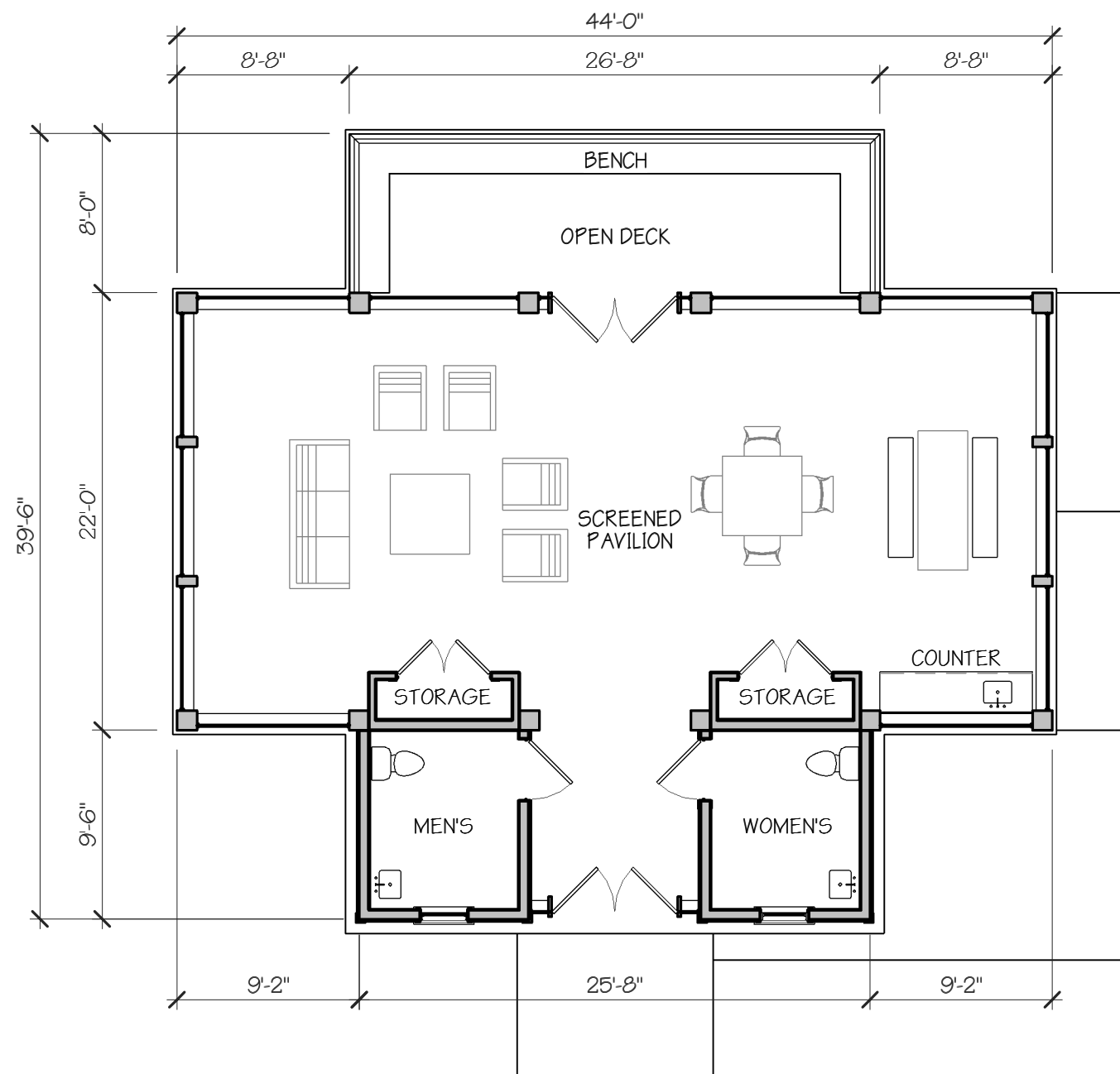


SITE PLAN

ECOVEST SANDRIDGE
LAKE HOUSE AMENITY

Pearce@pscottarch.com
6 State of Mind St., Suite 200
Bluffton, SC 29910
843. 837. 5700

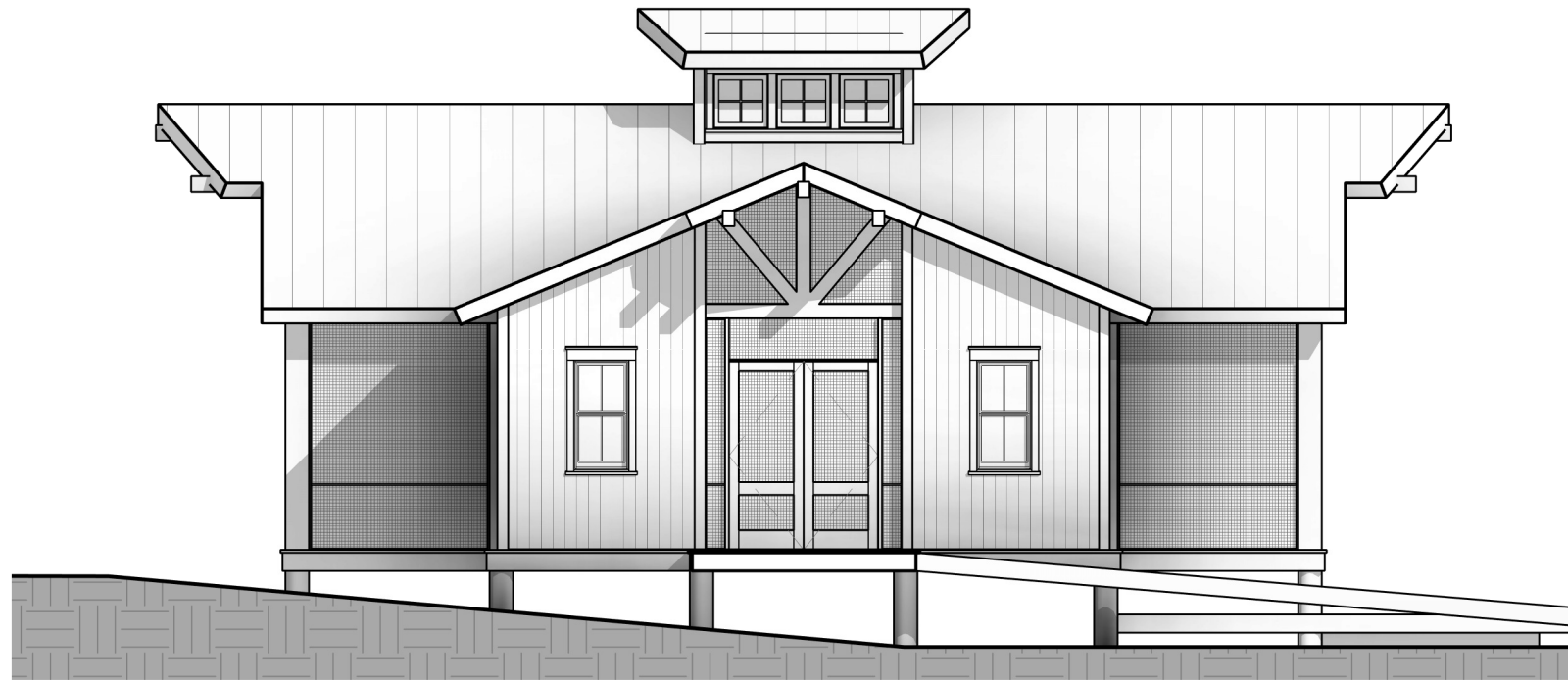




FLOOR PLAN
 ECOVEST SANDRIDGE
 LAKE HOUSE AMENITY

Pearce@pscottarch.com
 6 State of Mind St., Suite 200
 Bluffton, SC 29910
 843. 837. 5700





FRONT ELEVATION



REAR ELEVATION

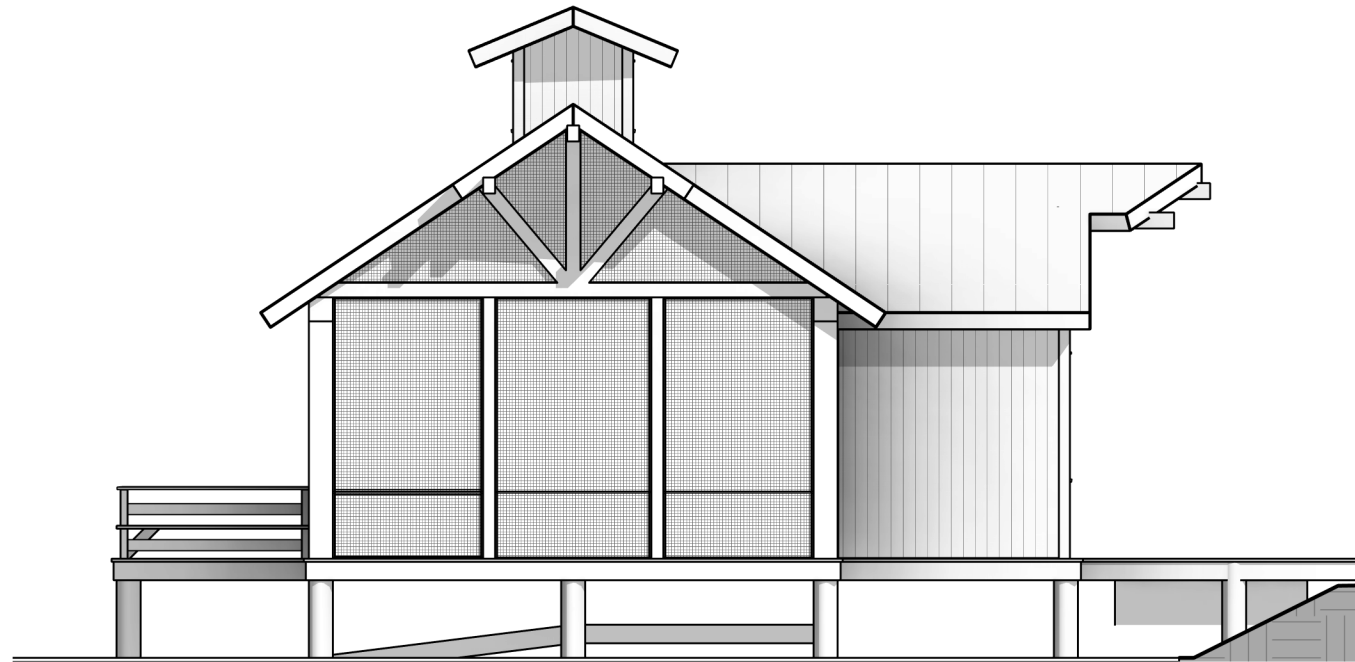
ELEVATIONS

ECOVEST SANDRIDGE
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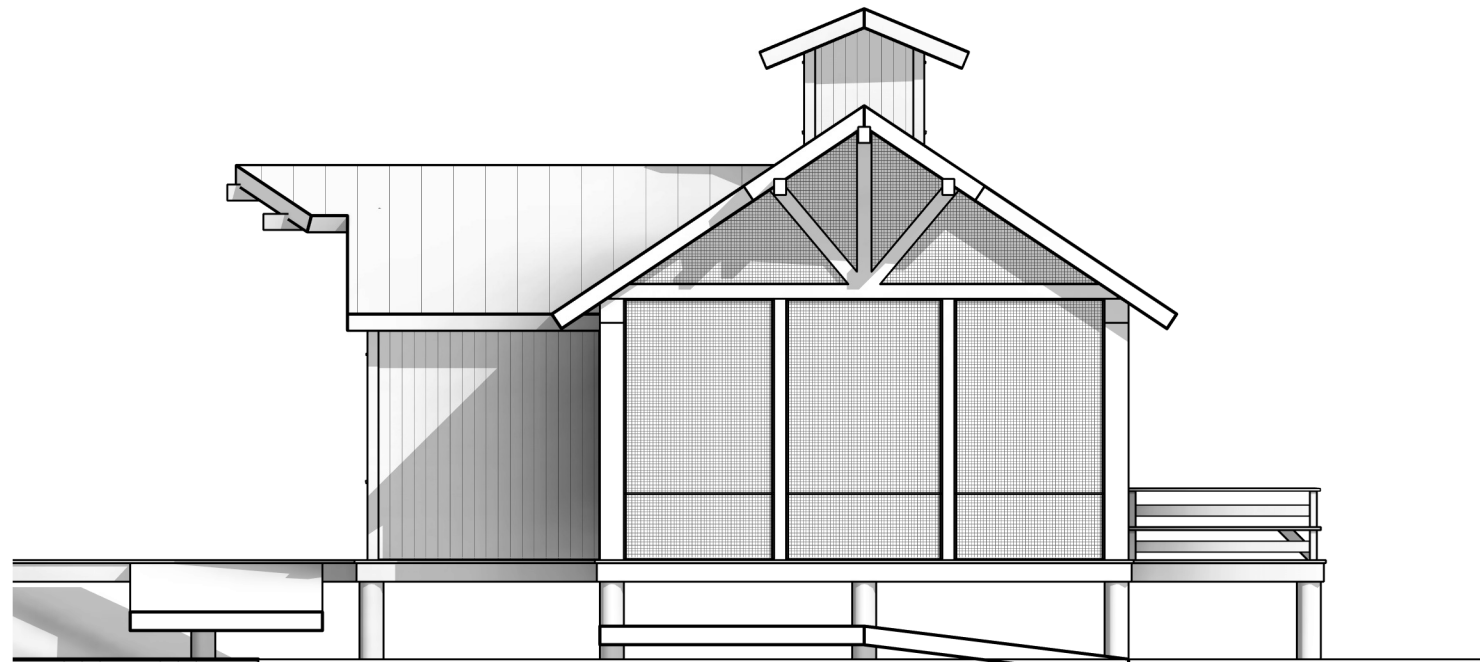
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6 State of Mind St., Suite 200
Bluffton, SC 29910
843. 837. 5700



**PEARCE
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ARCHITECTS



LEFT ELEVATION



RIGHT ELEVATION

ELEVATIONS

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Pearce@pscottarch.com
6 State of Mind St., Suite 200
Bluffton, SC 29910
843. 837. 5700





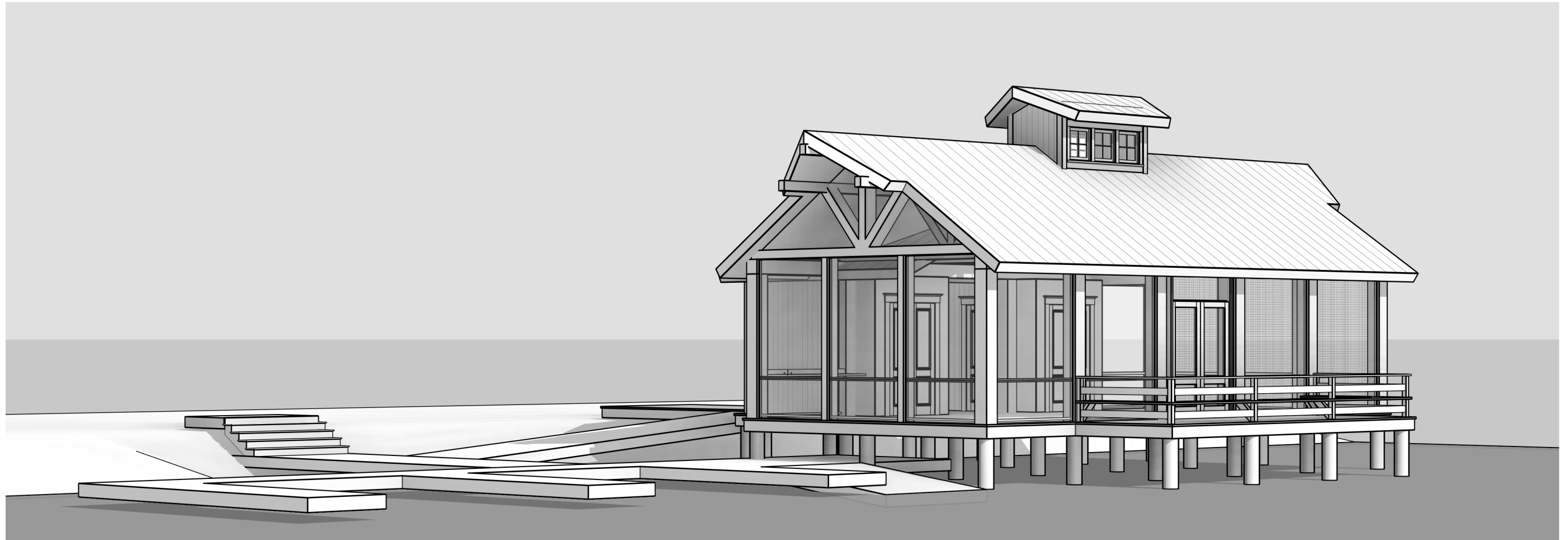
PERSPECTIVE 1

ECOVEST SANDRIDGE
LAKE HOUSE AMENITY

Pearce@pscottarch.com
6 State of Mind St., Suite 200
Bluffton, SC 29910
843. 837. 5700



**PEARCE
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PERSPECTIVE 2

ECOVEST SANDRIDGE
LAKE HOUSE AMENITY

Pearce@pscottarch.com
6 State of Mind St., Suite 200
Bluffton, SC 29910
843. 837. 5700

