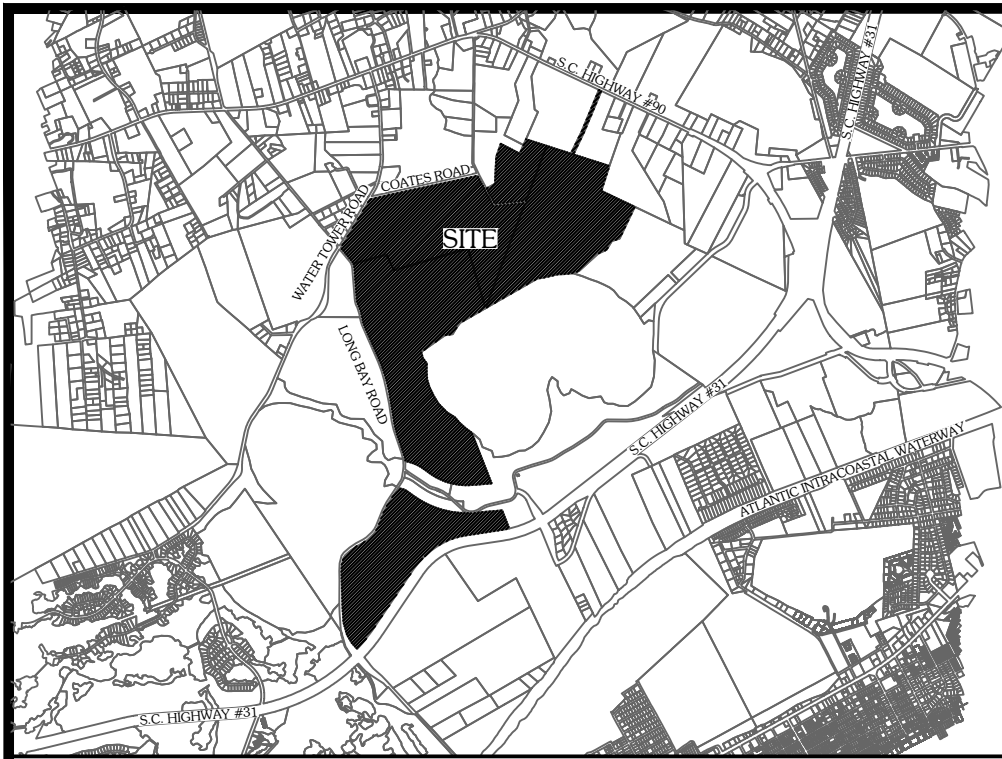




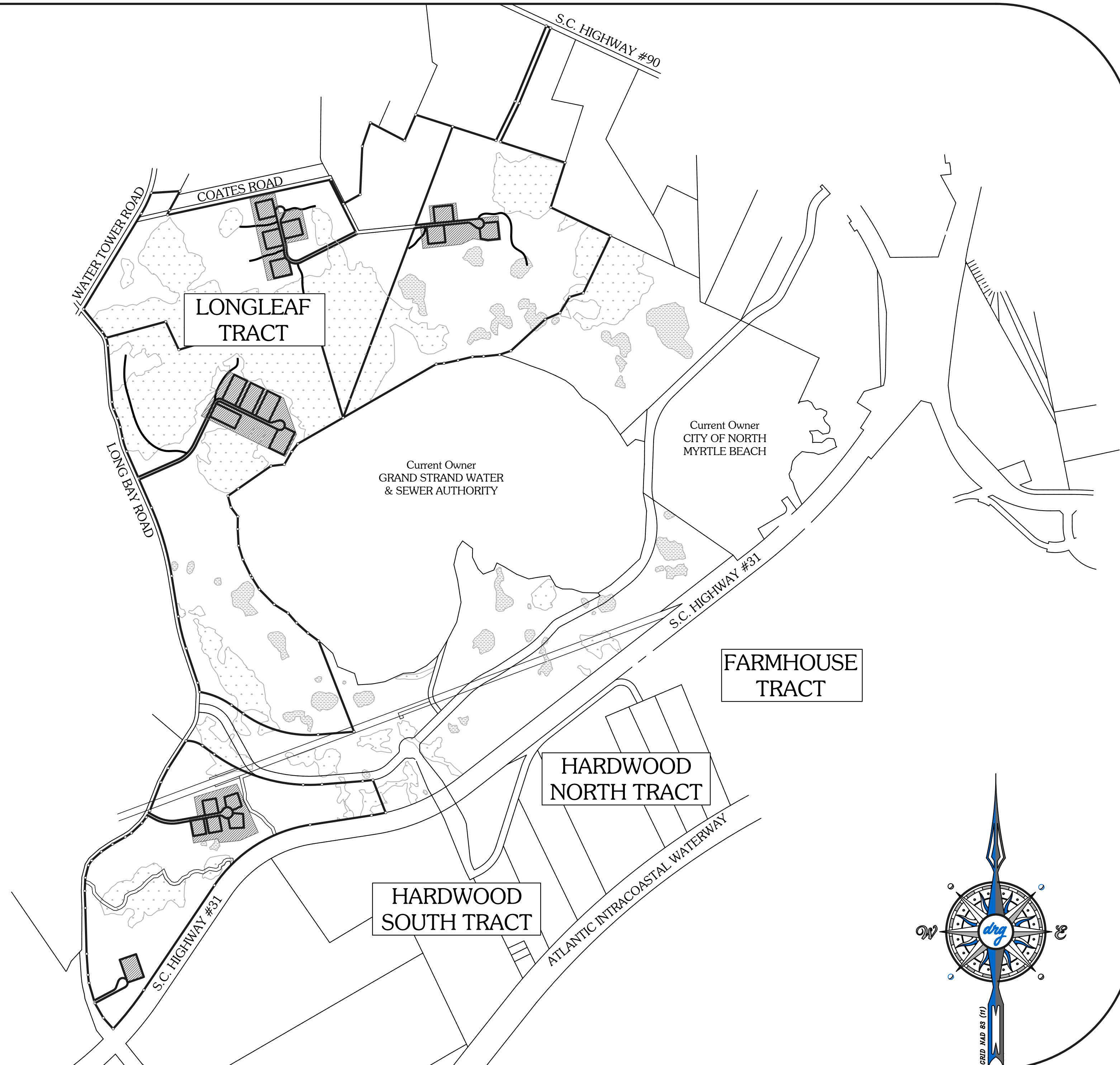
PRELIMINARY SUBDIVISION
PLAT OF
LONG LEAF TRACT

(CONTAINING 17 HOMESITES)

~ VICINITY MAP N.T.S. ~

NOTES:

- Part Tract A & B containing 7,888,186 sq.ft. or 181.09 Acres
- | | |
|------------------|------------|
| Coates Road # 1 | 1.48 Acres |
| Coates Road # 2 | 1.43 Acres |
| Coates Road # 4 | 1.43 Acres |
| 40' Right of Way | 1.23 Acres |
- REMAINDER OF PARENT TRACT 175.47 Acres
- Tax Parcel: PIN: 348-00-00-0034
- Owner of Record: White Sands Village, LLC
2002 N Oak St #200
Myrtle Beach, SC 29577
- Last property transfer Deed Book 3926, Page 931.
- Reference Plat Book ____ Page ____.
- 1b. Water Tower & Coates Rd. containing 9,816,413 sq.ft. or 225.35 Acres
- | | |
|-------------------------------|------------|
| Longleaf Road #1 | 1.50 Acres |
| Longleaf Road #2 Amenity Area | 1.48 Acres |
| Longleaf Road #3 | 1.43 Acres |
| Longleaf Road #5 | 1.43 Acres |
| 40' Right of Way | 2.02 Acres |
- REMAINDER OF PARENT TRACT 217.49 Acres
- Tax Parcel: PIN: 348-00-00-0022
- Owner of Record: Ocean Grove Resort, LLC
2002 N Oak St #200
Myrtle Beach, SC 29577
- Last property transfer Deed Book 3923, Page 1420.
- Reference Plat Book ____ Page ____.
- 1c. E/S Long Bay Rd. containing 11,735,478 sq.ft. or 269.41 Acres
- | | |
|--------------------|------------|
| Azalea Bay Road #1 | 1.93 Acres |
| Azalea Bay Road #2 | 1.93 Acres |
| Azalea Bay Road #3 | 1.93 Acres |
| Azalea Bay Road #4 | 1.92 Acres |
| Azalea Bay Road #5 | 1.93 Acres |
| 40' Right of Way | 2.82 Acres |
- REMAINDER OF PARENT TRACT 256.95 Acres
- Tax Parcel: PIN: 348-00-00-0021
- Owner of Record: Azalea Bay Resort, LLC
2002 N Oak St #200
Myrtle Beach, SC 29577
- Last property transfer Deed Book 3810, Page 627.
- Reference Plat Book ____ Page ____.
- 1d. Tract H containing 6,557,868 sq.ft. or 150.55 Acres
- | | |
|-------------------------------|------------|
| Magnolia Bay Road #1 | 0.99 Acres |
| Magnolia Bay Road #2 | 0.98 Acres |
| Magnolia Bay Road #3 | 0.95 Acres |
| Magnolia Bay Road #4 | 0.98 Acres |
| Magnolia Bay Road #6 | 0.95 Acres |
| Sandhill Road #1 Amenity Area | 2.00 Acres |
| 40' Right of Way | 2.31 Acres |
- REMAINDER OF PARENT TRACT 141.39 Acres
- Tax Parcel: PIN: 358-00-00-0007
- Owner of Record: Magnolia Bay Resort, LLC
2002 N Oak St #200
Myrtle Beach, SC 29577
- Last property transfer Deed Book 3813, Page 1314.
- Reference Plat Book ____ Page ____.
2. This property is located in Flood Zone "X" as scaled from F.I.R.M. 45051C 0578 H dated Sept. 23, 1999 & F.I.R.M. 45051C 0580 J dated Sept. 17, 2003 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: August, 2020



N.T.S.

A PORTION OF PARCELS PIN: 348-00-00-0034, 348-00-00-0022,
348-00-00-0021 & 358-00-00-0007
NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR:
ECOVEST CAPITAL

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 _____

Name _____ Signed _____

Name _____ Signed _____

Name

Signed

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

LEGEND

- | | |
|-----|-----------------------|
| ⊙ | IRON PIPE SET (IPS) |
| ○ | PROPERTY CORNER |
| ● | CALCULATED POINT (CP) |
| A/L | ABANDONED LINE |
| R/W | RIGHT OF WAY |
| (T) | TOTAL |

Hatched Area Represents the
BUILDING ZONE AREA
Previously Referenced by
said Deed Book and Page

Hatched Area Represents the
EXISTING WETLANDS

Hatched Area Represents the
EXISTING WETLANDS

SPACE RESERVED FOR PLANNING APPROVAL ONLY

"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

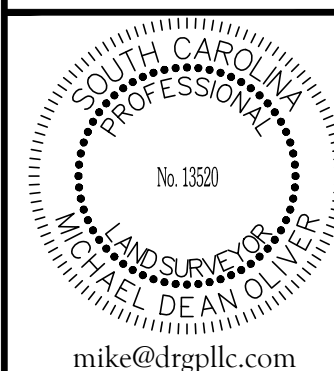


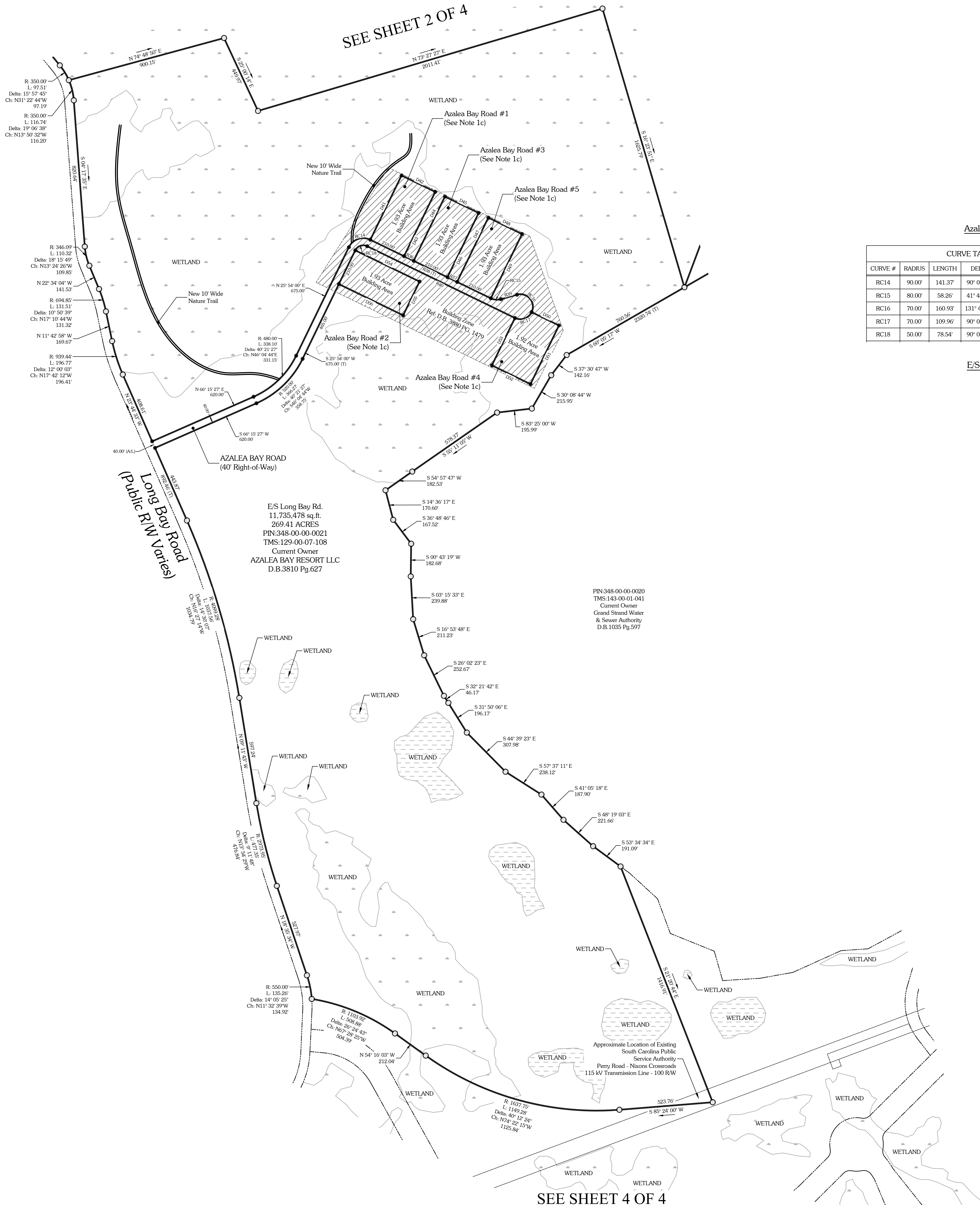
1101 Johnson Avenue
Suite 300A
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drpgllc.com



JOB No. 20153
DATE: 08/28/2020
DRAWN BY: B.J.W.
CHECKED BY: M.D.O.
SCALE: N.T.S.

COVER SHEET

[illegible]



E/S Long Bay Rd. Metes & Bounds

LINE TABLE		
LINE #	DIRECTION	LENGTH
D41	N25° 54' 00"E	400.00
D42	S64° 06' 00"E	210.00
D43	S25° 54' 00"W	400.00
D44	N25° 54' 00"E	400.00
D45	S64° 06' 00"E	210.00
D46	S25° 54' 00"W	400.00
D47	N25° 54' 00"E	400.00
D48	S64° 06' 00"E	210.00
D49	S25° 54' 00"W	400.00
D50	S64° 06' 00"E	170.00
D51	S25° 54' 00"W	365.00
D52	N64° 06' 00"W	240.00
D53	N25° 54' 00"E	295.00
D54	S64° 06' 00"E	400.00
D55	S25° 54' 00"W	210.00
D56	N64° 06' 00"W	400.00

LEGEND

⊙	IRON PIPE SET (IPS)
○	PROPERTY CORNER
●	CALCULATED POINT (CP)
A/L	ABANDONED LINE
R/W	RIGHT OF WAY
(T)	TOTAL



1101 Johnson Avenue
Suite 300A
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drpgllc.com



JOB No. 20153
DATE: 08/28/2020
DRAWN BY: B.J.W.
CHECKED BY: M.D.O.
SCALE: 1" = 300'
FILE: P:\20153\SURVEY

**PRELIMINARY PLAT OF
LONG LEAF TRACT
826.40 ACRES
NORTH MYRTLE BEACH, Horry County, South Carolina
PREPARED FOR:
ECOFEST CAPITAL**

[illegible]

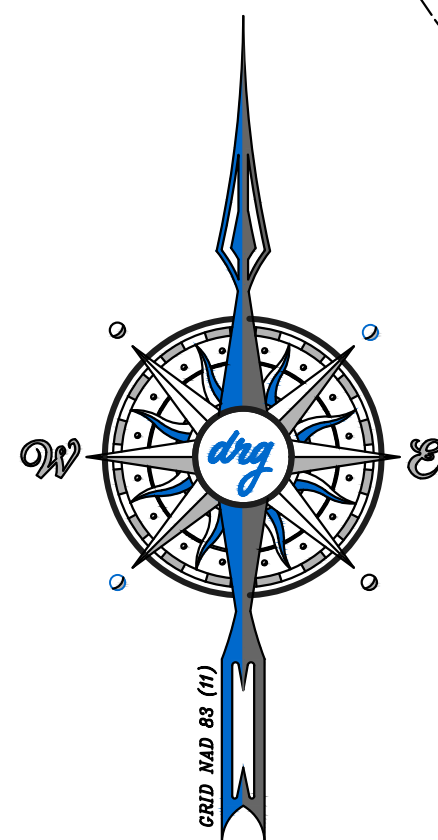
CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD
RC19	80.00'	71.65'	51° 19' 04"	N 54° 00' 12" E 69.28'
RC20	80.00'	71.65'	51° 19' 04"	N 54° 00' 12" E 69.28'
RC21	80.00'	105.45'	75° 31' 21"	N 62° 34' 36" W 97.98'
RC22	80.00'	40.43'	28° 57' 18"	S 10° 20' 16" E 40.00'
RC23	80.00'	105.45'	75° 31' 21"	N 40° 54' 04" E 97.98'
RC24	80.00'	71.65'	51° 19' 04"	N 74° 40' 44" W 69.28'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD
RC19	80.00'	71.65'	51° 19' 04"	N 54° 00' 12" E 69.28'
RC20	80.00'	71.65'	51° 19' 04"	N 54° 00' 12" E 69.28'
RC21	80.00'	105.45'	75° 31' 21"	N 62° 34' 36" W 97.98'
RC22	80.00'	40.43'	28° 57' 18"	S 10° 20' 16" E 40.00'
RC23	80.00'	105.45'	75° 31' 21"	N 40° 54' 04" E 97.98'
RC24	80.00'	71.65'	51° 19' 04"	N 74° 40' 44" W 69.28'

LINE TABLE		
LINE #	DIRECTION	LENGTH
R57	N79° 39' 44"E	600.00
R58	S79° 39' 44"W	40.00
R59	S79° 39' 44"W	600.00
R77	S66° 10' 38"E	27.52
R78	S19° 03' 19"E	50.01

LINE TABLE		
LINE #	DIRECTION	LENGTH
E60	N10° 20' 16"W	215.00
E61	N79° 39' 44"E	200.00
E62	S10° 20' 16"E	215.00
E63	N10° 20' 16"W	150.00
E64	N72° 11' 27"E	200.00
E65	S17° 20' 38"E	200.00
E66	S65° 11' 05"W	150.00
E67	S85° 51' 37"E	150.00
E68	S3° 19' 54"E	200.00
E69	S87° 08' 01"W	200.00
E70	N10° 20' 16"W	150.00
E71	S10° 20' 16"E	225.00
E72	S79° 39' 44"W	190.00
E73	N10° 20' 16"W	225.00
E74	S10° 20' 16"E	225.00
E75	S79° 39' 44"W	190.00
E76	N10° 20' 16"W	225.00

LINE TABLE		
LINE #	DIRECTION	LENGTH
E60	N10° 20' 16"W	215.00
E61	N79° 39' 44"E	200.00
E62	S10° 20' 16"E	215.00
E63	N10° 20' 16"W	150.00
E64	N72° 11' 27"E	200.00
E65	S17° 20' 38"E	200.00
E66	S65° 11' 05"W	150.00
E67	S85° 51' 37"E	150.00
E68	S3° 19' 54"E	200.00
E69	S87° 08' 01"W	200.00
E70	N10° 20' 16"W	150.00
E71	S10° 20' 16"E	225.00
E72	S79° 39' 44"W	190.00
E73	N10° 20' 16"W	225.00
E74	S10° 20' 16"E	225.00
E75	S79° 39' 44"W	190.00
E76	N10° 20' 16"W	225.00



(IN FEET)
1 inch = 200 ft.

⊙	IRON PIPE SET (IPS)
○	PROPERTY CORNER
●	CALCULATED POINT (CP)
A/L	ABANDONED LINE
R/W	RIGHT OF WAY
(T)	TOTAL

SEE SHEET 3 OF 4

Long Bay Road
(Public R/W Varies)

Magnolia Bay Road #3
(See Note 1d)

Tract H
6,557,868 sq.ft.
150.55 ACRES
PIN:358-00-00-0007
TMS:143-00-01-077
Current Owner
MAGNOLIA BAY RESORT LLC
D.B.3813 Pg.1314

PIN:358-03-03-0001
Current Owner
SLF IV/SBI Sandridge LLC

PIN:358-00-00-0012
TMS:143-00-01-078
Current Owner
Carolina Bays Resort LLC
D.B.3779 Pg.956

PIN:358-00-00-0013
TMS:143-00-01-004
Current Owner
Palmetto Land Partners LLC
D.B.3038 Pg.621

PIN:358-00-00-0023
TMS:143-00-01-087
Current Owner
Renee T. Monroe



1101 Johnson Avenue
Suite 300A
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drpgllc.com



53

53 / 2020

L.J.W.

M.D.O.

200'

PRELIMINARY PLAT OF LONG LEAF TRACT

LONG LEAF TRACT

826.40 ACRES

NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA

PREPARED FOR:

ECOVEST CAPITAL



mike@drgpllc.com

DATE _____

REVISION

20153
SHEET 4 OF 4