

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	425.00'	115.26'	114.91'	S 78°16'20" E	15°32'18"	57.99'
C2	375.00'	101.70'	101.39'	S 78°16'20" E	15°32'18"	51.16'
C3	275.00'	192.15'	188.26'	S 89°28'49" W	40°02'01"	100.18'
C4	325.00'	227.08'	222.49'	N 89°28'49" E	40°02'01"	118.40'

ZONING INFORMATION

AUTHORITY: CITY OF NORTH MYRTLE BEACH
ADDRESS: 1018 2ND AVENUE SOUTH
NORTH MYRTLE BEACH, S.C. 29582
CONTACT: JAMES WOOD
PHONE #: (843) 280-5566
ZONING: R2-A
SETBACKS: SETBACKS CONTINGENT ON TYPE OF DEVELOPMENT PROPOSED

ZONING: R-4
SETBACKS: SETBACKS CONTINGENT ON TYPE OF DEVELOPMENT PROPOSED

ZONING INFORMATION DERIVED FROM LETTER BY DDC ENGINEERS, DATED AUGUST 26, 2015 AND AUTHORED BY JAMES M. WOOTEN, P.E.

NOTES:

- NO STREET ADDRESS ASSIGNED TO SUBJECT PROPERTY AT THIS TIME.
- ALTHOUGH SUBJECT TRACT IS CONSIDERED ONE (1) PARCEL, THERE ARE TWO PARCEL ID NUMBERS ASSIGNED TO THE TRACT (349-00-00-018 & 349-00-00-042) WHEN PARCEL IS ANNEXED INTO NORTH MYRTLE BEACH THEY WILL BE COMBINED INTO ONE (1).
- NO TITLE SEARCH PERFORMED BY THIS OFFICE. THIS PROPERTY IS SUBJECT TO MATTERS SHOWN ON TITLE COMMITMENT NUMBER 20632-95325-11 AND THE EXCEPTIONS LISTED THEREIN.
- THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED IN REFERENCE TO A ONE-CALL TICKET #1510141299, FROM THE SC. ONE-CALL CENTER, 1-888-721-7877 AND OBSERVED EVIDENCE.
- THIS SURVEY IS IN REFERENCE TO DEED BOOK 3856, PAGE 847, HORRY COUNTY REGISTER OF DEEDS.
- THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM.
- THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF NORTH MYRTLE BEACH, SOUTH CAROLINA. THIS IS A MUNICIPALITY.
- PARKING SPACES- NONE OBSERVED.

FLOOD INFORMATION

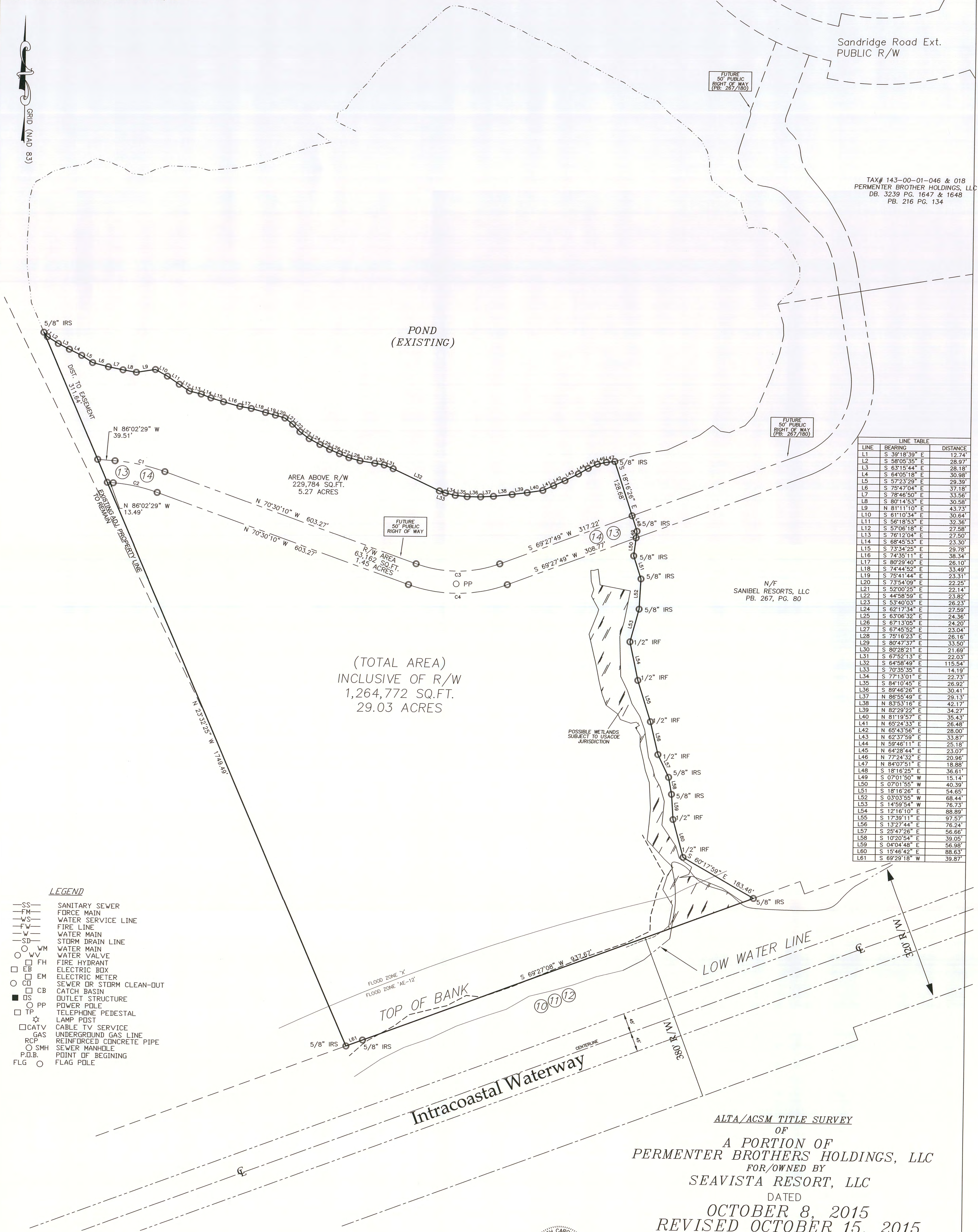
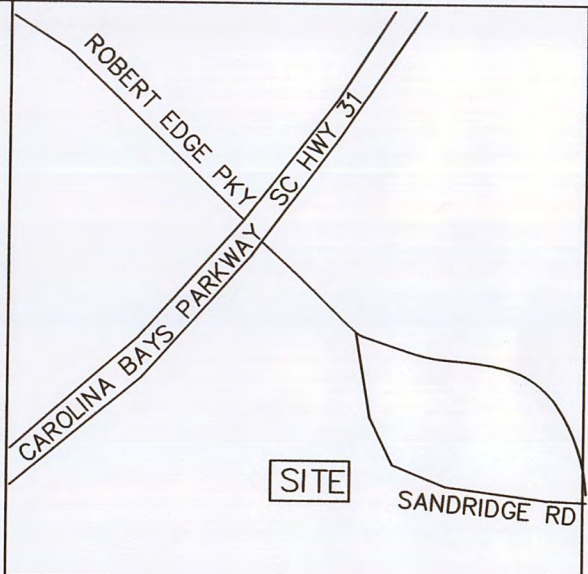
SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X AND AE (EL. 12) DEFINED AS AREAS DETERMINED TO BE INSIDE 500-YEAR FLOODPLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NO. 450109-0579-H, DATED AUGUST 23, 1999.

REFERENCE MAPS:

BOUNDARY/SUBDIVISION SURVEY OF A PORTION OF PERMENTER BROTHERS HOLDINGS, LLC FOR PERMENTER BROTHERS HOLDINGS, LLC LOCATED AT NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA, DATED AUGUST 28, 2015, AND RECORDED SEPTEMBER 17, 2015, IN PLAT BOOK 267 AT PAGE 264 IN THE OFFICE OF THE REGISTER OF DEEDS FOR HORRY COUNTY, SOUTH CAROLINA.

ENCROACHMENTS

NONE OBSERVED



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO SEAVISTA RESORT, LLC, CHICAGO TITLE INSURANCE COMPANY, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 THRU 4, 6(b), 8, 9, 10(a), 11(a), 13, 14, 16 THRU 20(a) & 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED IN AUGUST & SEPTEMBER OF 2015.

South Carolina Professional Land Surveyor 27446

10/21/2015

"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land 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."

W. William Fahey, IV
South Carolina Professional Land Surveyor 27446

10/21/2015

Date



the
BRIGMAN
COMPANY

wetland consulting - forest management - land surveying
P.O. Box 1532 - Conway, SC 29528 - p8432 848-9388 f8432848-9596

ALTA/ACSM TITLE SURVEY

OF
A PORTION OF
PERMENTER BROTHERS HOLDINGS, LLC
FOR/OWNED BY
SEAVISTA RESORT, LLC

DATED
OCTOBER 8, 2015
REVISED OCTOBER 15, 2015

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

SURVEYED & MAPPED BY

THE BRIGMAN COMPANY

607 MAIN STREET, SC 29526

MOBILE 843-340-0285 / OFFICE 843-248-9388

FWFV SEAVISTA-29AC-ALTA

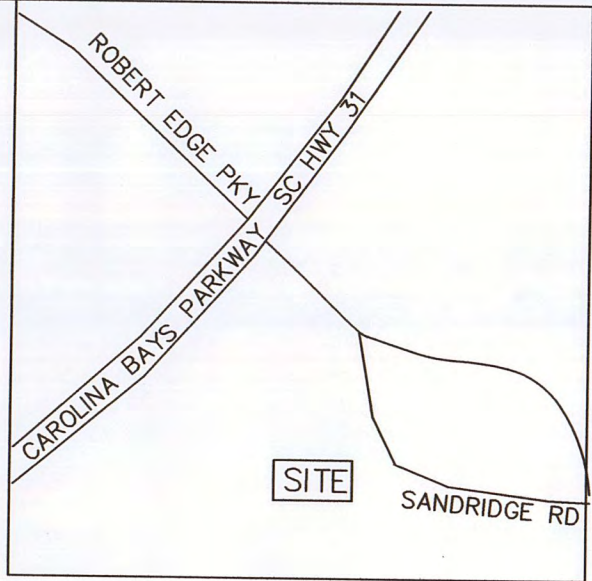
PAGE 1 OF 2

SCHEDULE B – SECTION II EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER – 20632–95325–11
EFFECTIVE DATE – JULY 1, 2015

Commitment Number: 20632–95327–11

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. NOT A MATTER OF SURVEY.
2. Rights or claims of parties in possession not shown by the Public Records. NOT A MATTER OF SURVEY.
3. Any encroachment, encumbrance, violation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. NONE FOUND IN COURSE OF SURVEY.
4. Easements, or claims of easements, not shown by the Public Records. NONE OBSERVED.
5. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown in the Public Records. NOT A MATTER OF SURVEY.
6. Taxes or special assessments which are not shown as existing liens by the Public Records. NOT A MATTER OF SURVEY
7. Taxes and assessments for the year 2015, and subsequent years, which are a lien but are not yet due and payable. NOT A MATTER OF SURVEY.
8. The policy does not insure against any loss or damage which might arise out of roll back taxes as contemplated under Title 12, Article 3 of The South Carolina Code of Laws, 1976, as amended, Section 12–43–220. NOT A MATTER OF SURVEY.
9. This policy affords assurance as to the location of the boundary lines of the subject property, but does not insure the engineering calculations in computing the exact amount of acreage contained therein. AREA IS AS SHOWN ON SURVEY.
10. Rights of the State of South Carolina as to accretions occurring after September 28, 1978, as provided in Title 48, Chapter 39 (Coastal Tidelands and Wetlands Act) of the South Carolina Code of Laws, 1976, as amended. WATERWARD PROPERTY LINE IS AS SHOWN.
11. Rights and easements now vested or owned by the United States of America in connection with the Atlantic Intracoastal Waterway. UNABLE TO PLOT ON SURVEY.
12. Any rights or title to the Federal Government to title of land below the mean high water mark of the Intracoastal Waterway. UNABLE TO PLOT ON SURVEY.
13. Rights of Permenter Brothers Holdings, LLC and Sanibel Resort, LLC in and to the Easement described in Schedule A, Item 4. AREA AS SHOWN ON SURVEY.
14. That certain plat prepared by The Brigman Company, entitled "Boundary/Subdivision Survey of a Portion of Permenter Brothers Holdings, LLC, located at North Myrtle Beach, Horry County, South Carolina," dated August 28, 2015, and recorded September 17, 2015 in Plat Book 267, at Page 264, records of Horry County, South Carolina, discloses the existence of the following: Future 50' Public Right of Way. AREA AS SHOWN ON SURVEY.



LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL AS SHOWN ON A PLAT ENTITLED "BOUNDARY/SUBDIVISION SURVEY OF A PORTION OF PERMENTER BROTHERS HOLDING, LLC FOR PERMENTER BROTHERS HOLDINGS, LLC" DATED AUGUST 28, 2015, BY THE BRIGMAN COMPANY AND RECORDED SEPTEMBER 17, 2015 IN THE HORRY COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK 267, PAGE 264.

BEGINNING AT A POINT ON THE NORTH EASTERN CORNER OF SAID PARCEL, POINT BEING MARKED BY A 5/8" IRON REBAR AND HAVING SOUTH CAROLINA STATE PLANE COORDINATES OF N-735,617.01 AND E-2,699,189.25. THENCE A LINE BORDERED TO THE EAST BY LANDS NOW OR FORMERLY OWNED BY SANIBEL RESORTS, LLC THE FOLLOWING BEARINGS AND DISTANCES:

S 18° 16' 26" E 128.68' TO A 5/8" IRON REBAR
S 18° 16' 25" E 36.61' TO A 5/8" IRON REBAR (L48)
S 07° 01' 50" W 15.14' TO A 5/8" IRON REBAR (L49)
S 07° 01' 55" W 40.39' TO A 5/8" IRON REBAR (L50)
S 18° 16' 26" E 54.65' TO A 5/8" IRON REBAR (L51)
S 03° 03' 55" W 68.44' TO A 5/8" IRON REBAR (L52)
S 14° 59' 54" W 76.73' TO A 1/2" IRON REBAR (L53)
S 12° 16' 10" E 88.89' TO A 1/2" IRON REBAR (L54)
S 17° 39' 11" E 97.57' TO A 1/2" IRON REBAR (L55)
S 13° 27' 44" E 76.24' TO A 1/2" IRON REBAR (L56)
S 25° 47' 26" E 56.66' TO A 5/8" IRON REBAR (L57)
S 10° 20' 54" E 39.05' TO A 5/8" IRON REBAR (L58)
S 04° 04' 48" E 56.98' TO A 1/2" IRON REBAR (L59)
S 15° 46' 42" E 88.63' TO A 1/2" IRON REBAR (L60)
S 60° 17' 59" E 183.46' TO A 5/8" IRON REBAR
THENCE A LINE BORDERED TO THE SOUTH BY THE ATLANTIC INTRACASTAL WATERWAY THE FOLLOWING BEARINGS AND DISTANCES:
S 69° 27' 08" W 937.67' TO A 5/8" IRON REBAR
S 69° 29' 18" W 39.87' TO A 5/8" IRON REBAR
THENCE A LINE BORDERED TO THE WEST BY PROPERTY NOW OR FORMERLY OWNED BY PERMENTER BROTHERS HOLDINGS, LLC THE FOLLOWING BEARING AND DISTANCE:
N 23° 32' 25" W 1749.49' TO A 5/8" IRON REBAR
THENCE A LINE BORDERED TO THE NORTH BY LANDS NOW OR FORMERLY OWNED BY PERMENTER BROTHERS HOLDINGS, LLC THE FOLLOWING BEARINGS AND DISTANCES:

S 39° 18' 39" E 12.74' TO A CALCULATED POINT (L1)
S 58° 05' 35" E 28.97' TO A CALCULATED POINT (L2)
S 63° 15' 44" E 28.18' TO A CALCULATED POINT (L3)
S 64° 05' 18" E 30.98' TO A CALCULATED POINT (L4)
S 57° 23' 29" E 29.39' TO A CALCULATED POINT (L5)
S 75° 47' 04" E 37.18' TO A CALCULATED POINT (L6)
S 78° 46' 50" E 33.56' TO A CALCULATED POINT (L7)
S 80° 14' 53" E 30.58' TO A CALCULATED POINT (L8)
N 81° 11' 10" E 43.73' TO A CALCULATED POINT (L9)
S 61° 10' 34" E 30.64' TO A CALCULATED POINT (L10)
S 56° 18' 53" E 32.36' TO A CALCULATED POINT (L11)
S 57° 06' 18" E 27.58' TO A CALCULATED POINT (L12)
S 76° 12' 04" E 27.50' TO A CALCULATED POINT (L13)
S 68° 45' 53" E 23.30' TO A CALCULATED POINT (L14)
S 73° 34' 25" E 29.78' TO A CALCULATED POINT (L15)
S 74° 35' 11" E 38.34' TO A CALCULATED POINT (L16)
S 80° 29' 40" E 26.10' TO A CALCULATED POINT (L17)
S 74° 44' 52" E 33.49' TO A CALCULATED POINT (L18)
S 75° 41' 44" E 23.31' TO A CALCULATED POINT (L19)
S 73° 54' 09" E 22.25' TO A CALCULATED POINT (L20)
S 52° 00' 25" E 22.14' TO A CALCULATED POINT (L21)
S 44° 58' 59" E 23.82' TO A CALCULATED POINT (L22)
S 53° 40' 03" E 26.23' TO A CALCULATED POINT (L23)
S 62° 17' 34" E 27.59' TO A CALCULATED POINT (L24)
S 63° 06' 32" E 24.36' TO A CALCULATED POINT (L25)
S 67° 13' 05" E 24.20' TO A CALCULATED POINT (L26)
S 67° 45' 52" E 23.04' TO A CALCULATED POINT (L27)
S 75° 16' 23" E 26.16' TO A CALCULATED POINT (L28)
S 80° 47' 37" E 33.50' TO A CALCULATED POINT (L29)
S 80° 28' 21" E 21.69' TO A CALCULATED POINT (L30)
S 67° 52' 13" E 22.03' TO A CALCULATED POINT (L31)
S 64° 58' 49" E 115.54' TO A CALCULATED POINT (L32)
S 70° 35' 35" E 14.19' TO A CALCULATED POINT (L33)
S 77° 13' 01" E 22.73' TO A CALCULATED POINT (L34)
S 84° 10' 45" E 26.92' TO A CALCULATED POINT (L35)
S 89° 46' 26" E 30.41' TO A CALCULATED POINT (L36)
N 86° 55' 49" E 29.13' TO A CALCULATED POINT (L37)
N 83° 53' 16" E 42.17' TO A CALCULATED POINT (L38)
N 82° 29' 22" E 34.27' TO A CALCULATED POINT (L39)
N 81° 19' 57" E 35.43' TO A CALCULATED POINT (L40)
N 65° 24' 33" E 26.48' TO A CALCULATED POINT (L41)
N 65° 43' 56" E 28.00' TO A CALCULATED POINT (L42)
N 62° 37' 59" E 33.87' TO A CALCULATED POINT (L43)
N 59° 46' 11" E 25.18' TO A CALCULATED POINT (L44)
N 64° 28' 44" E 23.07' TO A CALCULATED POINT (L45)
N 77° 24' 32" E 20.96' TO A CALCULATED POINT (L47)
THENCE BACK TO POINT OF BEGINING. TRACT CONTAINS 29.03 ACRES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO SEAVISTA RESORT, LLC, CHICAGO TITLE INSURANCE COMPANY, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1 THRU 4, 6(b), 8, 9, 10(a), 11(c), 13, 14, 16 THRU 20(a) & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN AUGUST OF 2015.

South Carolina Professional Land Surveyor 27446

10/24/2015

"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land 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."

F. WILLIAM FAHEY, IV
South Carolina Professional Land Surveyor 27446

Date

10/24/2015



the
BRIGMAN
COMPANY

wetland consulting - forest management - land surveying
P.O. Box 1532 - Conway, SC 29528 - p8430 248-9388 r8430248-9526

ALTA/ACSM TITLE SURVEY
OF

A PORTION OF
PERMENTER BROTHERS HOLDINGS, LLC
FOR/OWNED BY

SEAVISTA RESORT, LLC

DATED

OCTOBER 8, 2015
REVISED OCTOBER 15, 2015

GRAPHIC SCALE

0 100 200 300

(IN FEET)
1 inch = 100 ft

SURVEYED & MAPPED BY
THE BRIGMAN COMPANY

607 MAIN STREET, SC 29526
MOBILE 843-340-0285 / OFFICE 843-248-9388

FWFV SEAVISTA-29AC-ALTA

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