

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1007.06'	191.65'	191.36'	S 23°13'56" W	10°54'13"	96.12'
C2	907.08'	313.91'	312.34'	N 27°04'18" E	19°49'41"	158.54'
C3	899.57'	15.97'	15.97'	S 36°37'31" W	1°01'01"	7.98'
C4	11649.20'	558.44'	558.39'	S 47°45'35" W	2°44'48"	279.28'

LEGEND

- SS— SANITARY SEWER  
—FM— FORCE MAIN  
—WS— WATER SERVICE LINE  
—FW— FIRE LINE  
—W— WATER MAIN  
—SD— STORM DRAIN LINE  
○ WM WATER MAIN  
○ WV WATER VALVE  
□ EB FIRE HYDRANT  
□ EM ELECTRIC METER  
○ CO SEWER OR STORM CLEAN-OUT  
□ CB CATCH BASIN  
■ OS OUTLET STRUCTURE  
○ PP POWER POLE  
□ TP TELEPHONE PEDESTAL  
☆ LAMP POST  
□ CATV CABLE TV SERVICE  
□ GAS UNDERGROUND GAS LINE  
□ RCP REINFORCED CONCRETE PIPE  
○ SMH SEWER MANHOLE  
○ P.O.B. POINT OF BEGINNING  
SWR VLT SEWER VAULT  
□ GUY WIRE

REFERENCE MAPS:

SURVEY ENTITLED MAP OF PARCELS "A" & "B", CONTAINING 28.04 ACRES, LOCATED IN LITTLE RIVER TOWNSHIP, HORRY COUNTY, SOUTH CAROLINA, PREPARED BY DDC ENGINEERS, INC., DATED MARCH 31, 2003 AND RECORDED IN THE HORRY REGISTER OF DEEDS OFFICE IN PLAT BOOK 189, PAGE 86.

ENCROACHMENTS

NONE OBSERVED

SURVEYED LEGAL (METES AND BOUNDS) DESCRIPTION:

ALL AND SINGULAR, ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH ANY IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN LITTLE RIVER TOWNSHIP, HORRY COUNTY, SOUTH CAROLINA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS "A" & "B", HAVING TAX MAP NUMBER 143-00-01-012 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"  
BEGINNING AT POINT ON THE NORTHERN RIGHT OF WAY OF CAROLINA BAYS PARKWAY FRONTAGE ROAD, SAID POINT LABELED AS "POB PARCEL A" ON THIS PLAT, SAID POINT MARKED BY A 5/8" IRON REBAR FOUND.  
A LINE BOUNDED ON THE WEST BY LANDS N/F OF HALBERTA C. BOURNE AND TO THE EAST BY THE SUBJECT PROPERTY, A BEARING OF N 26° 29' 38" W, A DISTANCE OF 352.15' TO A 1/2" IRON REBAR FOUND.  
THENCE A LINE BOUNDED ON THE NORTH BY THE RIGHT OF WAY OF CAROLINA BAYS PARKWAY AND TO THE SOUTH BY THE SUBJECT PARCEL, THE FOLLOWING COURSES AND DISTANCES:  
N 52° 14' 22" E A DISTANCE OF 64.15' TO A RIGHT OF WAY MONUMENT  
N 64° 03' 32" E, A DISTANCE OF 314.28' TO A RIGHT OF WAY MONUMENT  
THENCE A CURVE BOUNDED ON THE SOUTH SIDE BY CAROLINA BAYS PARKWAY FRONTAGE ROAD AND TO THE NORTH BY THE SUECT PARCEL, SAID CURVE HAVING A CHORD BEARING OF S 23° 13' 56" W, A CHORD LENGTH OF 191.36', A RADIUS OF 1007.06', AN ARC OF 191.65', A TANGENT OF 96.12' AND A DELTA OF 10° 54' 13" TO A RIGHT OF WAY MONUMENT  
THENCE A LINE WITH A BEARING OF S 17° 40' 43" W, A DISTANCE OF 331.76' BACK TO SAID POINT OF BEGINNING.

PARCEL "B"  
BEGINNING AT A POINT ON THE SOUTHERN RIGHT OF WAY OF CAROLINA BAYS PARKWAY FRONTAGE ROAD, SAID POINT MARKED BY A 5/8" IRON REBAR, THENCE A LINE BOUNDED TO THE NORTH BY THE CAROLINA BAYS PARKWAY FRONTAGE ROAD RIGHT OF WAY AND TO THE SOUTH BY SUBJECT PARCEL "B",  
A LINE WITH A BEARING OF N 17° 40' 48" E, A DISTANCE OF 434.60' TO A RIGHT OF WAY MONUMENT  
THENCE HAVING THE SAME BOUNDS A CURVE WITH A CHORD OF S 27° 04' 18" W, A CHORD DISTANCE OF 312.34', A RADIUS OF 907.08', AN ARC OF 313.91', A TANGENT OF 158.54' AND A DELTA OF 19° 49' 41" TO A 5/8" IRON REBAR FOUND.  
THENCE A LINE BOUNDED TO THE EAST BY LANDS N/F OF LONG BAY MARINA, LLC THE FOLLOWING COURSES AND DISTANCES:  
S 25° 29' 05" E A DISTANCE OF 541.48' TO A 1/2" IRON REBAR FOUND  
S 25° 28' 53" E A DISTANCE OF 1097.39' TO A 1/2" IRON REBAR FOUND  
S 27° 31' 17" E A DISTANCE OF 668.26' TO A 2" IRON PIPE FOUND  
THENCE A CURVE BOUNDED TO THE SOUTH BY THE ATLANTIC INTRACOASTAL WATERWAY AND TO THE NORTH BY THE SUBJECT PROPERTY, SAID CURVE HAVING A CHORD BEARING OF S 47° 45' 35" W, A CHORD OF 558.39', A TANGENT OF 279.28' A RADIUS OF 11649.20', AN ARC OF 558.44' AND A DELTA OF 02° 44' 48" TO A 5/8" IRON REBAR SET.  
THENCE A LINE BOUNDED TO THE WEST BY LANDS N/F OF HALBERTA C. BOURNE THE FOLLOWING COURSE AND DISTANCE:  
N 26° 29' 59" W A DISTANCE OF 1965.00' TO A 5/8" IRON REBAR FOUND BEING SAID POINT OF BEGINNING FOR PARCEL "B"

FLOOD INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" & "AE-11" DEFINED AS AREAS DETERMINED TO BE INSIDE 500-YEAR FLOODPLAIN, AS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NO. 45051C-0578&579-H, DATED AUGUST 23, 1999.

ZONING INFORMATION

AUTHORITY: NORTH MYRTLE BEACH PLANNING & DEVELOPMENT  
ADDRESS: 1018 SECOND AVENUE SOUTH  
NORTH MYRTLE BEACH, SC 29582  
CONTACT: JAMES WOOD, DIRECTOR  
PHONE #: (843) 280-5566

ZONING: R4 (RESORT RESIDENTIAL)  
SETBACKS: SETBACKS DEPENDENT ON TYPE AND SIZE  
OF FUTURE DEVELOPMENT  
(NOT ABLE TO BE PLOTTED)

(SETBACKS MAY CHANGE BASED ON DEVELOPMENT PLAN)

NOTES:

- NO STREET ADDRESS ASSIGNED TO THE SUBJECT PROPERTY.
- THE TAX PARCEL IDENTIFICATION NUMBER FOR THIS PROPERTY IS: PARCEL A & B #143-00-01-012.
- NO TITLE SEARCH PERFORMED BY THIS OFFICE. THIS PROPERTY SUBJECT TO MATTERS SHOWN ON TITLE COMMITMENT NUMBER 20632-94902(11) AND THE EXCEPTIONS LISTED THEREIN.
- THE DISTANCES SHOWN HEREON ARE HORIZONTAL (GROUND) DISTANCES UNLESS OTHERWISE NOTED.
- OBSERVED EVIDENCE OF UTILITIES HAVE BEEN NOTED ON SURVEY PER ALTA/TABLE A ITEM 11c.
- THIS SURVEY IS IN REFERENCE TO DEED BOOK 3559, PAGE 1274, HORRY COUNTY REGISTER OF DEEDS.
- THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM.
- THIS PROPERTY HAS BEEN RECENTLY ANNEXED BY THE CITY OF NORTH MYRTLE BEACH, THIS PROPERTY IS LOCATED WITHIN A MUNICIPALITY.
- PARKING SPACES- NONE OBSERVED.

SCHEDULE B — SECTION II EXCEPTIONS

STEWART TITLE GUARANTY COMPANY  
COMMITMENT (FILE) NUMBER — 20632-94902 (11)  
EFFECTIVE DATE — APRIL 6, 2015

10. REFERENCE MAP FOR THIS SURVEY BY DDC ENGINEERS, DATED MARCH 31, 2003 AND RECORDED IN PLAT BOOK 189, PAGE 86, DISCLOSES THE FOLLOWING:  
a. 20' POWER LINE EASEMENT (PLOTTED ON SURVEY)  
b. 20' SEWER EASEMENT (PLOTTED ON SURVEY)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO CYPRESS COVE MARINA, LLC AND STEWART TITLE GUARANTY COMPANY TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, AND XXXXXXXX

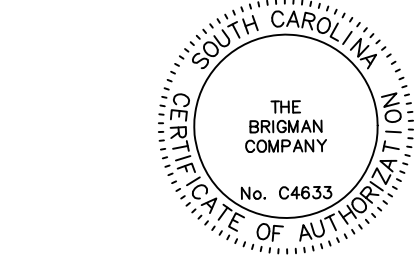
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 2 THRU 4, 6(a), 6(b), 7(c), 7(d)(1), 7(c), 8, 9, 10(c), 11(c), 11(d), 13, 14, and 16 thru 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MAY OF 2015.

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

Date

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

Date



the  
**BRIGMAN**  
**COMPANY**  
wetland consulting - forest management - land surveying  
P.O. Box 1532 - Conway, SC 29528 - p(843) 248-9388 f(843) 248-8998

ALTA/ACSM TITLE SURVEY  
OF  
PARCELS A & B  
LITTLE RIVER TOWNSHIP  
HORRY COUNTY, SOUTH CAROLINA  
FOR  
CYPRESS COVE MARINA, LLC  
DATED  
JUNE 30, 2015  
REVISED JULY 13, 2015  
GRAPHIC SCALE

0 100 200 300  
1 inch = 100 ft.

( 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  
DRAWN-FWIV NMB-PARCELS A&B ALTA JB-#1596-15385