## SURVEY REFERENCES

1. REFERENCE MAP OF A.C.TUXBURY LUMBER CO. TRACTS NO. 1 & NO 1H KNOWN AS AWENSDAW TRACT & BRASSELL TRACT, SURVEYED BY A.L. GLEN & PARTY, NOVEMBER–DECEMBER 1933, ON FILE AT THE U.S. FOREST SERVICE.
2. COMPILED PLAT PREPARED FOR THE CONGAREE–CARTON LIMITED PARTNERSHIP, DATED AUGUST 12, 1983, BY JULIUS B. ALLEN, RLS, RECORDED IN THE RMC OFFICE FOT CHARLESTON COUNTY IN PLAT BOOK E, AT PAGE 157.
3. COMPILED PLAT PREPARED FOR THE I–CONGAREE–CARTON LIMITED PARTNERSHIP FUND "A", & II CONGAREE LIMITED PARTNERSHIP FUND "D" DATED AUGUST 12, 1983, BY JULIUS B. ALLEN, RLS, RECORDED IN THE RMC OFFICE FOT BERKELEY COUNTY IN PLAT BOOK I, AT PAGE 135.
4. PLAT FOR THE U.S. DEPT AGRICULTURE FOREST SERVICE, WAMBAW PURCHASE UNIT, LAND OF ATLANTIC COAST LUMBER CORPORATION NUMBER 13–ee–I–II–III, SURVEYED BY A.L. GLEN & PARTY, DATED JANUARY 1934, ON FILE AT THE U.S. FOREST SERVICE.
5. COMPILED PLAT OF A PORTION OF THE FAIRLAWN TRACT, BY HENRY B. FISHBURNE, RECORDED IN THE RMC OFFICE FOR BERKELEY COUNTY IN PLAT CAB O PAGE 79.
6. PLAT OF 359.51 ACRES (NEBO TRACT), BY ROBERT A. WARNER AND ASSOCIATES, INC, DATED SEPTEMBER 22, 2009 RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK L09, PAGE 0407.
7. PLAT OF A BOUNDARY SURVEY OF A PORTION OF FAIRLAWN TRACT, PREPARED FOR OPEN SPACE INSTITUTE LAND TRUST, INC., DATED 4/9/2014, BY GEL ENGINEERING, LLC AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK L14, PAGE 145.
8. PLAT OF A 1.00 ACES TRACT TO BE CONVEYED TO THE CAINHOY FIRE DEPT., DATED NOV. 2, 1992, BY E.M. SEABROOK AND RECORDED IN THE RMC OFFICE FOR BERKELEY COUNTY IN CAB J, PAGE 326.
9. PLAT OF RE–SUBDIVISION, DATED AUGUST 27, 1984, BY DAVID HUFF, AND RECORDED IN THE RMC OFFICE FOR BERKELEY COUNTY IN PLAT CAB L, PAGE 75B.
10. PLAT OF TRACT A & TRACT B, DATED 1/20/1987 BY PRECISION LAND SURVEYING CO., AND RECORDED IN CAB G, PAGE 389.
11. PLAT FOR BARBARA J. RUTH, DATED FEBRUARY 23, 2006 BY ASHLEY LAND SURVEYING, INC., AND RECORDED IN THR RMC OFFICE FOR BERKELEY COUNTY IN CAB R, PAGE 248 D.
12. PLAT OF A FAMILY SUBDIVISION FOR PROPERTY OF THE HEIRS OF ARTHUR MACKEY, SR., DATED JANUARY 17, 2011 BY ROBERT J. SAMPLE, AND RECORDED IN THE RMC OFFICE FOR BERKELEY COUNTY IN CAB P, PAGE 20–R.
13. PLAT OF LAND OWNED BY GREEN BAY ASSEMBLY, DATED 10/22/1977, BY C.D.S. LAND SURVEYING AND MAPPING, AND RECORDED IN PLAT BOOK W, PAGE 371.
14. PLAT OF LAND OWNED BY GREEN BAY ASSEMBLY, DATED 10/15/1977, BY C.D.S. LAND SURVEYING AND MAPPING, AND RECORDED IN CAB D, PAGE 262.
15. PLAT OF TRACTS "A & "C" OWNED BY RICHARD RUTH, DATED JULY 10, 1989, BY CLEATWOOD E. DROZE, AND RECORDED IN CAB H, PAGE 378.
16. PLAT OF A 4.89 ACRE TRACT, DATED MAY 22, 1984, AND REVISED JANUARY 9, 1990, BY E.M. SEABROOK, JR. INC., AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK BY, PAGE 87.
17. PLAT OF LANDS A–G, DATED AUGUST 2, 1989 AND REVISED 9/1/93 BY CDS LAND SURVEYING AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK CP 153.

## SURVEY NOTES

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AND ZONE "A" WITH NO BASE FLOOD ELEVATION, AS INDICATED ON FLOOD INSURANCE RATE MAPS #45019C0165J, #45019C0355J COMMUNITY NO. 455413 PANEL 0165, 0355, SUFFIX J, DATED NOVEMBER 17, 2004.
2. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES, NAD 83, INTERNATIONAL FEET, AS DETERMINED BY GLOBAL POSITIONING SYSTEM. GROUND DISTANCES ARE SHOWN.. SCALING POINT USED: N: 428227.85, E: 2387128.54 Z: 33.79 THE COMBINED SCALE FACTOR IS: 0.999864244
3. THIS PLAT REPRESENTS A SURVEY BASED UPON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
4. AREA DETERMINED BY COORDINATE METHOD.
5. TOTAL ACRES SURVEYED AND SHOWN HEREON:1,552.76 ACRES
6. THIS IS A SURVEY OF EXISTING TRACTS OF LAND, ANYTHING SHOWN OUTSIDE OF DEFINED BOUNDARY IS FOR INFORMATION PURPOSES ONLY.
7. NO WETLANDS WERE LOCATED DURING THE COURSE OF THIS SURVEY.
8. THIS PLAT IS NOT THE RESULT OF A COMPREHENSIVE TITLE SEARCH AND IS SUBJECT TO EASEMENTS OR DEEDS OF RECORD NOT FOUND BY THE SURVEYOR.
9. PARCEL 250–00–00–024 IS ZONED: FLEX–1

NAD 83 #FT

### LINE LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY
- WOODS ROAD
- TIE LINE

### SYMBOL LEGEND

- IRON PIN FOUND w/ SIZE & TYPE DESC.
- CONCRETE MONUMENT FOUND (CMF)
- #5 RB IRON PIN SET (#5 REBAR)
- RM 7' REFERENCE CORNER (WITNESS)
- POWER POLE

BERKELEY COUNTY
TMS 250–00–00–024

TRACT C1A – 105.77 ACRES
Berkeley County R.O.D. Plat CAB S, Page 327q

**RECORDED**

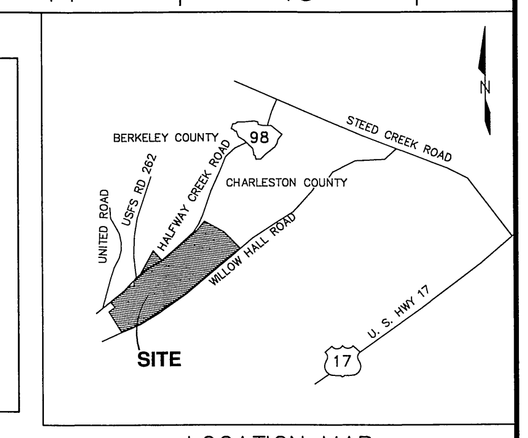
DATE: 11/9/2017 TIME: 2:58:32 PM
Book-Page L17 0597 DocType Large Plat
Elaine H. Bozman, Register, Charleston County, SC

| | | |
|---|---|---|
| Record Fee | $10.00 | Filed By: CHARLESTON COUNTY PLANNING |
| Postage | $0.00 | 0 |
| TOTAL | $10.00 | 0 |
| Drawer | Drawer 3 | 0 |
| Clerk | JBA | |

Location: WILLOW HALL RD

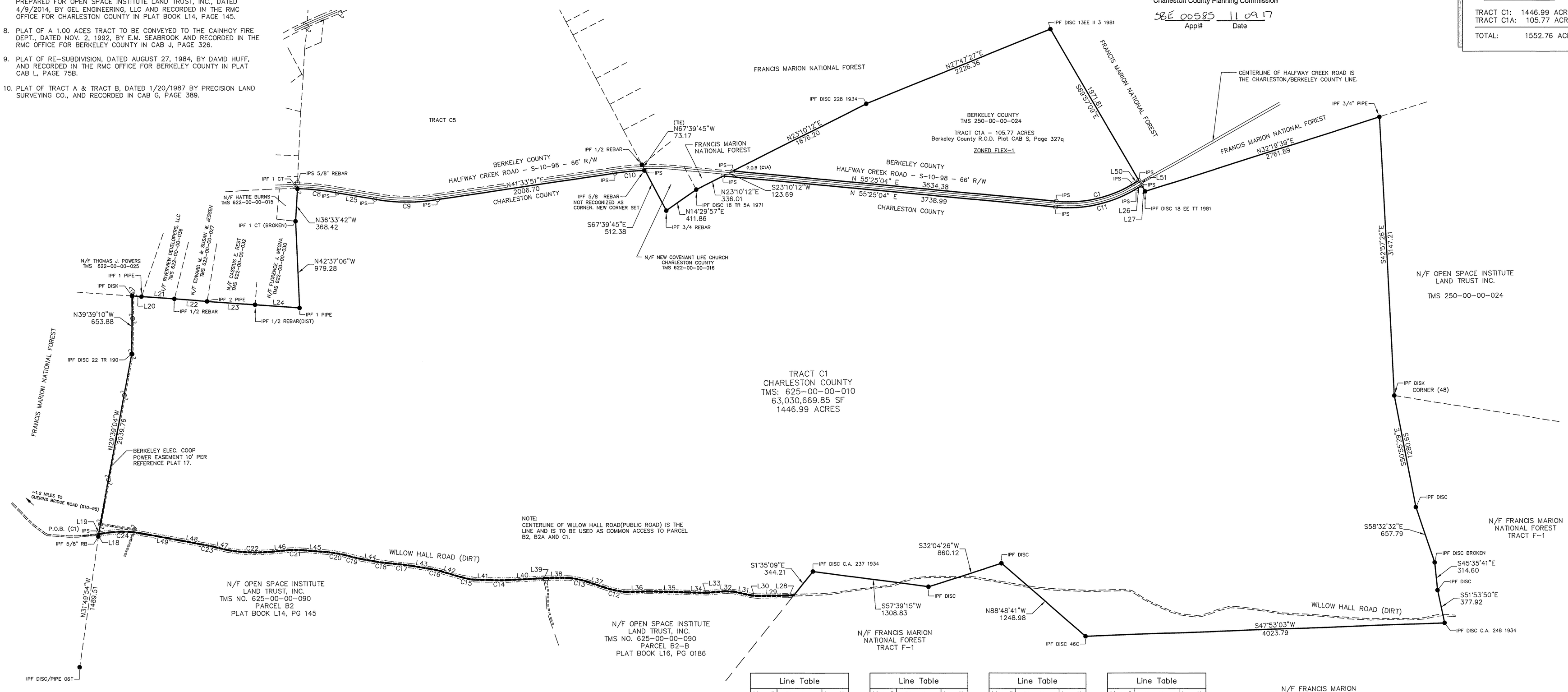
BERKELEY/CHARLESTON COUNTY STAMPS AND NOTATIONS

APPROVED PLAT
Director of Planning
Charleston County Planning Commission
SBE 00585 11 09 17
Appl# Date




LOCATION MAP
NOT TO SCALE

| ACREAGE SUMMARY | |
|---|---|
| TRACT C1: | 1446.99 ACRES |
| TRACT C1A: | 105.77 ACRES |
| TOTAL: | 1552.76 ACRES |




| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Bearing | Chord | Tangent |
| C1 | 895.57' | 1392.23' | 36°51'22" | N 37°14'56" E | 880.20' | 463.89' |
| C2 | 315.01' | 2873.56' | 6°16'51" | N 44°36'31" E | 314.85' | 157.66' |
| C3 | 685.86' | 1903.82' | 20°38'28" | N 50°20'58" E | 682.16' | 346.69' |
| C4 | 456.09' | 2820.72' | 9°15'51" | S 55°56'37" W | 455.59' | 228.54' |
| C5 | 614.36' | 1521.82' | 23°07'49" | N 15°29'50" E | 610.19' | 311.42' |
| C6 | 588.29' | 1455.82' | 23°09'10" | N 15°29'22" E | 584.29' | 298.21' |
| C7 | 140.12' | 6130.66' | 1°18'34" | S 26°08'28" W | 140.12' | 70.06' |
| C8 | 445.42' | 2754.72' | 9°15'51" | N 55°56'37" E | 444.93' | 223.19' |

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Bearing | Chord | Tangent |
| C9 | 708.24' | 1969.82' | 20°36'01" | N 50°21'18" E | 704.43' | 357.98' |
| C10 | 339.27' | 2903.66' | 6°41'40" | N 44°54'49" E | 339.08' | 169.83' |
| C11 | 937.46' | 1458.22' | 36°50'04" | N 37°14'53" E | 921.40' | 485.57' |
| C12 | 262.06' | 917.47' | 16°21'56" | S 62°41'12"W | 261.17' | 131.93' |
| C13 | 221.17' | 903.28' | 14°01'45" | S 62°10'08" W | 220.62' | 111.14' |
| C14 | 206.41' | 1709.46' | 6°55'05" | S 50°38'46" W | 206.28' | 103.33' |
| C15 | 151.45' | 733.88' | 11°49'27" | S 60°24'53" W | 151.18' | 76.00' |
| C16 | 130.51' | 885.35' | 8°26'45" | S 62°41'12" W | 130.39' | 65.37' |

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Bearing | Chord | Tangent |
| C17 | 268.02' | 3200.14' | 4°47'55" | S 56°26'19" W | 267.95' | 134.09' |
| C18 | 139.20' | 1676.24' | 4°45'29" | S 57°45'08" W | 139.16' | 69.64' |
| C19 | 207.69' | 3399.11' | 3°30'03" | S 63°32'31" W | 207.65' | 103.88' |
| C20 | 189.22' | 1124.59' | 9°38'25" | S 58°55'54" W | 189.00' | 94.83' |
| C21 | 162.80' | 955.00' | 9°46'02" | S 50°33'32" W | 162.60' | 81.60' |
| C22 | 498.63' | 1918.95' | 14°53'17" | S 52°11'12" W | 497.23' | 250.73' |
| C23 | 143.88' | 1202.26' | 6°51'24" | S 60°28'04" W | 143.79' | 72.02' |
| C24 | 516.41' | 1215.87' | 24°20'05" | S 49°49'51" W | 512.53' | 262.16' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N 19°16'10" E | 75.38' |
| L2 | N 59°47'31" E | 428.17' |
| L3 | N 38°39'07" W | 68.43' |
| L4 | N 37°28'03" W | 234.56' |
| L5 | N 37°12'41" W | 498.44' |
| L6 | N 34°30'16" W | 56.45' |
| L7 | N 35°56'39" W | 348.90' |
| L8 | N 36°41'36" W | 300.92' |
| L9 | N 26°13'39" E | 199.93' |
| L10 | S 33°48'59" E | 251.05' |
| L11 | N 26°54'11" E | 948.45' |
| L12 | N 4°45'36" E | 892.07' |
| L13 | N 4°45'36" E | 861.40' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L14 | N 26°54'11" E | 948.65' |
| L15 | N 32°57'15" E | 50.75' |
| L16 | N 26°43'20" E | 29.98' |
| L17 | N 33°46'46" W | 250.64' |
| L18 | N 31°49'54" W | 26.73' |
| L19 | N 29°39'04" W | 27.05' |
| L20 | N 53°42'35" E | 107.03' |
| L21 | N 54°14'16" E | 368.15' |
| L22 | N 54°10'05" E | 365.31' |
| L23 | N 54°06'39" E | 540.03' |
| L24 | N 54°13'03" E | 500.23' |
| L25 | N 59°47'34" E | 428.57' |
| L26 | N 19°16'10" E | 74.22' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L27 | S 69°57'09" E | 75.08' |
| L28 | S 48°14'07" W | 90.69' |
| L29 | S 49°00'51" W | 319.49' |
| L30 | S 56°41'57" W | 61.66' |
| L31 | S 62°42'40" W | 204.53' |
| L32 | S 53°25'27" W | 90.94' |
| L33 | S 45°21'16" W | 223.26' |
| L34 | S 51°04'42" W | 200.59' |
| L35 | S 51°27'35" W | 432.71' |
| L36 | S 48°46'54" W | 255.12' |
| L37 | S 68°07'51" W | 179.92' |
| L38 | S 49°18'28" W | 262.14' |
| L39 | S 47°03'41" W | 25.33' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L40 | S 47°03'41" W | 390.54' |
| L41 | S 51°19'31" W | 167.06' |
| L42 | S 66°11'01" W | 234.84' |
| L43 | S 59°23'38" W | 211.53' |
| L44 | S 60°25'18" W | 155.91' |
| L45 | S 54°14'39" W | 266.43' |
| L46 | S 44°53'12" W | 187.97' |
| L47 | S 63°19'03" W | 165.42' |
| L48 | S 60°30'00" W | 218.73' |
| L49 | S 60°32'23" W | 424.44' |
| L50 | S 19°16'10" W | 75.38' |
| L51 | N 69°57'09" W | 66.01' |

GRAPHIC SCALE
0 600' 1200'
(in feet)
1" = 600'

## CERTIFICATION NOTE

I HEREBY STATE TO THE BEST OF MY 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 "C" SURVEY AS SPECIFIED THEREIN.

11/8/2017

JOSEPH L. MCINTYRE, P.L.S. S.C. REG. # 15513
2040 SAVAGE ROAD, CHARLESTON , S.C. 29407 (843) 769–7378


Engineering LLC
a member of THE GEL GROUP INC
ENVIRONMENTAL • ENGINEERING • SURVEYING
P.O. Box 30712 Charleston, SC 29417
2040 Savage Road Charleston, SC 29407
P 843.769.7378 F 843.769.7397
www.gel.com
problem solved


# A PLAT OF A BOUNDARY SURVEY - TRACT C1 & C1-A

OF THE LANDS OWNED BY CONGAREE CARTON LIMITED PARTNERSHIP
CHARLESTON COUNTY TMS NO. 625-00-00-010
BERKELEY COUNTY 250-00-00-024
PREPARED FOR
OPEN SPACE INSTITUTE LAND TRUST, INC.
LOCATED NEAR GREEN BAY SECTION, ST. JAMES SANTEE PARISH
BERKELEY COUNTY AND CHARLESTON COUNTY SOUTH CAROLINA

SOUTH CAROLINA GEL ENGINEERING, LLC No.C02649 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No.15513 JOSEPH L. MCINTYRE

| DATE SURVEYED | FB |
|---|---|
| 3/1/2017-5/18/2017 | TSCE |

LAST REVISED: 8/14/2017
DRAWING FILENAME: llfosin00117-c1-tract-boundary-survey-072017.dwg
DRAWN/CHECKED: JLM/AFP
APPROVED/PLOTTED: JLM
PROJECT NUMBER: OSIN00117
SHEET NUMBER: 1 OF 1


THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS BEARING AN ORIGINAL SIGNATURE AND A RAISED, EMBOSSED SEAL OF THE ENGINEER OR SURVEYOR.



g:\j-p\osin-open space institute\osin00117-tracts c1 & c5\cad\llfosin00117-c1-tract-boundary-survey-072017.dwg : TRACT C1 (Plotted: 11/8/2017 4:49:55 PM)