

## REFERENCE PLATS:

1999. BY SURVEY TECHNOLOGY, INC.

- ALTA/ACSM TITLE SURVEY OF LITCHFIELD LANDING SHOPPING CENTER. PREPARED FOR E & A ACQUISITION LIMITED PARTNERSHIP, EDENS AND AVANT PROPERTIES LIMITED PARTNERSHIP, THE NATIONAL BANK OF SOUTH CAROLINA & FIRST AMERICAN TITLE INSURANCE COMPANY DATED APRIL 15,
- 2. ALTA/ACSM TITLE OF 4.613 ACRES FOR LYNNDALE APARTMENTS, LTD. DATED NOVEMBER 15, 2011 PREPARED BY ETS-ENGINEERING AND TECHNICAL SERVICES, INC., RECORDED IN SLIDE 740, PG. 4, IN
- THE OFFICE OF ROD FOR GEORGETOWN COUNTY. 3. SURVEY OF LITCHFIELD LANDING SHOPPING CENTER FOR RUDDICK INVESTMENT CO. DATED MAY 21, 1984. WITH A REVISION DATE OF 8/13/1986. PREPARED BY SUR-TECH, INCORPORATED.
- 4. EASEMENT MAP OF 845 SQ. FT. FOR GEORGETOWN COUNTY WATER & SEWER DISTRICT, DATED OCTOBER II, 2000, BY ETS-ENGINEERING AND TECHNICAL SERVICES, RECORDED IN D.B. II47, PG. 34 IN THE OFFICE OF THE ROD FOR GEORGETOWN COUNTY. 5. UTILITY EASEMENT SURVEY FOR J.W. WELKS, DATED DECEMBER 20, 1984, BY SUR-TECH, INCORPORATED
- AND RECORDED NOVEMBER 25, 1985 IN P.B. I, PG. 308, IN THE OFFICE OF THE ROD FOR GEORGETOWN 6. MAP OF 10.46 ACRES OF LAND IN TAX DISTRICT NO. 4 SURVEYED FOR RICHARD G. HOWARD AND JOSEPH W. WELKS III, DATED JULY 13, 1981, PREPARED BY SAMUAEL M. HARPER, RLS, AND RECORDED IN

P.B. I, PG. 308 IN THE OFFICE OF THE ROD FOR GEORGETOWN COUNTY.

04-0410-009-02-00 5.22 AC. 04-0410-009-03-00 1.66 AC. 04-0410-009-04-00 2.96 AC. TOTAL AREA 9.84 AC.

- I. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.(UNKNOWN TO SURVEYOR)
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete
- 7. Twenty (20') foot right-of-way along U. S. Highway 17 from James Duncan to South Carolina Public Service Authority to construct and maintain a power
- 8. Those certain conditions, covenants and restrictions contained in the deed from Max F. Jones, Alice T. Jones and William R. Gall to Joseph W. Jelks, III a Richard G. Howard dated January 4, 1982 and recorded in Deed Book 197 at page 88 in the Office of the ROD for Georgetown County.(DOES NOT
- 9. That certain Cross-Easement Agreement between Shopping Center Associates and R. S. Dickson & Company dated August 7, 1984 and recorded in Dec
- II. Conveyance and Agreement by Shopping Center Associates to the Georgetown County Water and Sewer District dated October 30, 1985 and recorded o November 25, 1985 in Deed Book 231 at page 423 in the Office of the ROD for Georgetown County.(AFFECTS PROPERTY AS SHOWN)
- 12. Grant of Perpetual Easement given by Shopping Center Associates to the Georgetown County Water and Sewer District dated December 14, 2000 and recorded on January 9, 2001 in Deed Book II47 at page 34, in the Office of the ROD for Georgetown County.(AFFECTS PROPERTY AS SHOWN) 13. Conveyance of 0.63 Acres and matters as set forth in said Deed from Shopping Center Associates, a South Carolina General Partnership to Gregory I.
- 16. Rights, if any, of the property owners abutting the lake in and to the waters of lake and in and to the bed thereof; also boating and fishing rights of
- 17. Interest created by, or limitations on use imposed by, the Federal Coastal Zone Management Act or other federal law or by SC Code, Chapter 39, Title
- 18. Manholes, pump station and all other matters as shown on "Utility Easement Survey for J. W. Jelks", dated December 20, 1984, prepared by Sur-Tech, Incorporated and recorded on November 25, 1985 in Plat Book 6 at page 192, Office of the ROD for Georgetown County.(AFFECTS PROPERTY AS
- 19. All matters as shown on "Map of 10.46 Acres of Land in Tax District No. 4 Surveyed for Richard G. Howard and Joseph W. Jelks, III", dated July 13. 198 prepared by Samuel M. Harper, R.L.S. and recorded in Plat Book I at page 308 in the Office of the ROD for Georgetown County.(DOES NOT APPLY)
- 20. All matters as shown on "Map of 10.46 Acres of Land in Tax District No. 4 Surveyed for Richard G. Howard and Joseph W. Jelks, III", dated July 13, 198 prepared by Samuel M. Harper, R.L.S. and recorded in Plat Book 2 at page 435 in the Office of the ROD for Georgetown County.(DOES NOT APPLY) 21. 10' utility easement, 15' utility easement, sewer lines, pump station, wood fence, wet well, encroachment of paved parking and gravel drive onto adjacen
- property owner, possible sewer service line, underground cable running through insured property, storm water outfall from lake, catch basin with 18" concrete pipe, encroachment of sidewalk, pump station, sewer lines, underground cable, dirt drive, bulkhead, lake, lamp post, ditch ground lights, guy wir power pole, sewer cleanout manhole, water meter, water valve, valve marker, catch basin, telephone pedestal, electric transformer, tv pedestal, buried cable markers, sidewalk, steel posts, sign, overhead power lines, encroachment of planter, and all other matters as shown on "ALTA/ACSM Land Title Surgery of 4.613 Acres for Lynndale Apartments, Ltd. owned by Shopping Center associates Located in Litchfield, Georgetown County, S. C.", dated November 15, prepared by ETS-Engineering and Technical Services, Inc. and recorded in Slide 740 at page 4 in the Office of the ROD for Georgetown
- 22. Rights of others in and to the use of any drains or ditches located over, across, in or under the insured land and rights to enter upon said land to
- 23. Utility Easement granted to Georgetown County Water and Sewer District recorded in Deed Book 233 at page 460 in the Office of the ROD for
- County Department of Public Services, Stormwater Division dated February 29, 2012 and recorded on May 14, 2012 in Record Book 1898 at page 118,

VICINITY MAP

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his document becomes a matter of public record. ALTERATIONS

### ALTA/NSPS CERTIFICATION O: COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH TH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND DOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS P.3.4.7A.8.13.AND 16 OF TABLE A THEREOF THE FIELD WORK WAS COMPLETED ON 8/24/21.

MATTHEW D. SVEJKOVSKY S.C. PROFESSIONAL LAND SURVEYOR

ICENSE NO. 21233

3/18/2022

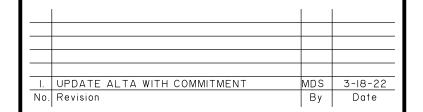
BROOKGREEN GARDENS

ALTA/NSPS LAND TITLE SURVEY

# OF THE LITCHFIELD LANDING **SHOPPING CENTER & ADJOINING TRACTS** TOTALING 9.84 AC.

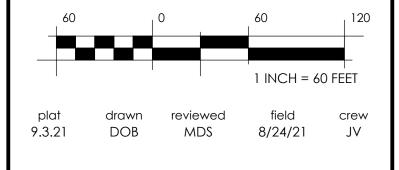
PAWLEYS ISLAND GEORGETOWN COUNTY, SOUTH CAROLINA

> prepared for INSITE LITCHFIELD, LLC



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www.thomasandhutton.com



ob 29511-AS01

SHEET 1 OF 1

# NOTES:

I) TMS# 04-0410-009-02-00, 04-0410-009-03-00, 04-04110-009-04-00

SUPPLIED BY COMMONWEALTH TITLE INSURANCE COMPANY.

- 2) DATE OF SURVEY AUG. 2021. 3) THIS AREA IS LOCATED IN THE FLOOD ZONE "X" AS SHOWN ON
- PANEL NO. 4500850276 D DATED 03/16/1989 NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP.
- 4) ALL BEARINGS AND DISTANCES ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 1988(2011). ELEVATIONS ARE BASED ON NAVD 88.
- 5) THIS SURVEY IS ONLY VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE EMBOSSED SEAL OF THE SURVEYOR. 6) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD IMPROVEMENTS THAT MAY AFFECT THE USE OF THESE
- PARCELS, EXCEPTION AS REFERENCED IN RECORDED DOCUMENTS STATED HEREON. 8) SITE HAS BEEN FOUND TO CONTAIN NO WETLANDS OTHER THAN SHOWN. 9) THERE ARE A TOTAL OF 209 PARKING SPACES, OF WHICH IO ARE HANDICAPPED. IO) NO TITLE SEARCH PERFORMED BY THIS OFFICE ALL TITLE EXCEPTIONS HAVE BEEN