

176 REGULAR SPACES
6 HANDICAP SPACES

182 SPACES TOTAL

ZONED: PUD SURFSIDE COMMONS
PLANNED UNIT DEVELOPMENT DISTRICT

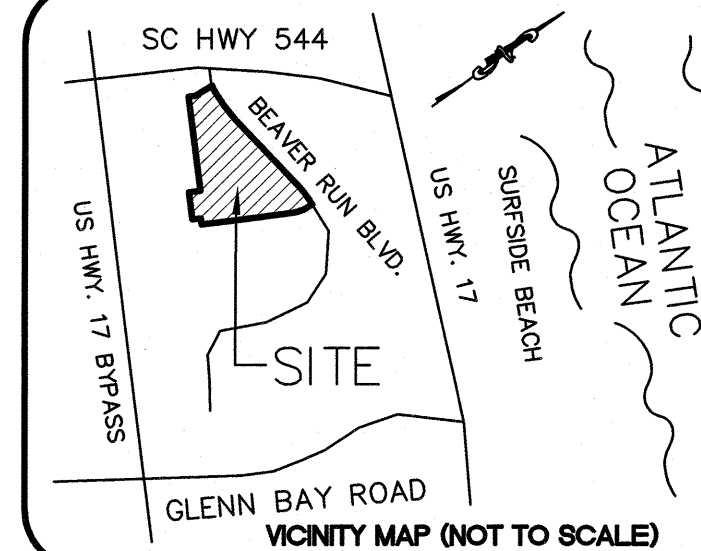
FRONT= 50'
SIDE YARD=10'
BACK YARD=15'
MAX HEIGHT: 120'

TOTAL REQUIRED: 182 SPACES

FLOOD ZONE "X"
(AREAS DETERMINED TO BE
OUTSIDE THE 500 YEAR FLOOD)
AREA SHOWN ON PANEL NO.
45051C0713K DATED 12-16-2021
NATIONAL FLOOD INSURANCE
PROGRAM FLOOD INSURANCE
RATE MAP.

NONE OBSERVED

LAND AREA:
253,464 SQ.FT.
5.818 ACRES



1.) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

2.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.

3.) ZONING REPORT PREPARED BY THE PLANNING AND ZONING RESOURCE COMPANY BEARING PZR SITE # 182404-7, DATED 9-3-2025.

4.)THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

5.) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

6.) THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY SHOWN IN THE PLANS OF THE "CITY OF CHICAGO" TITLE NO. NCMS-177US002-GAAR ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 7-16-2025, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM PHYSICAL ENCROACHMENTS OF THE SUBJECT PROPERTY OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY, WITHOUT ANY GAPS OR GORES.

7.) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF SOUTH CAROLINA.

8.) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY.

10.) THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY

11.) THERE IS NO OBSERVED EVIDENCE OR EVIDENCE FROM APPROPRIATE AUTHORITIES THAT THERE ARE WETLAND AREAS

12.) THE PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO BEAVER
DUN ROAD, A DEDICATED PUBLIC RIGHT OF WAY.

13.) THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY LOCAL ZONING ORDINANCE IS 129, INCLUDING 5 DESIGNATED AS HANDICAPPED SPACES. THE NUMBER OF ACTUAL PARKING SPACES

LOCATED ON THE SUBJECT PROPERTY IS 182, INCLUDING 6
DESIGNATED AS HANDICAPPED SPACES.

14.) THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME AS THAT SHOWN ON PLAT BOOK 145-106, LESS AND EXCEPT THE 0.070 ACRES SHOWN THEREIN, AND IS ALSO THE SAME AS THAT DESCRIBED IN DB. 3046-1399.

15.) THE FEE PARCEL AND THE EASEMENT PARCEL DESCRIBED UNDER TITLE DESCRIPTION ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT # NCS-1Z7USC02-CHAR
EFFECTIVE: JULY 16, 2025

12. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("EOR") AS RECORDED IN BOOK 1912, PAGE 5(2) AS, AS AFFECTED BY CONSENT REGARDING EOR RECORDED IN BOOK 1912, PAGE 5(2) AS, AS AFFECTED BY CONSENT REGARDING EOR ACQUIRING PARTY RECORDED IN BOOK 2081, PAGE 1139, AND AS AMENDED BY FIRST AMENDMENT TO EOR RECORDED IN BOOK 2081, PAGE 1139, AS AFFECTED BY SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 2640, PAGE 1103 AS ALSO AS AFFECTED BY SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 3689, PAGE 2327 AND AS AFFECTED BY DECLARATION OF EASEMENTS RECORDED IN BOOK 3689, PAGE 2327, THERE- being further affected by that Second Amendment to Easements with Covenants and Restrictions Affecting Land RECORDED IN BOOK 3689, PAGE 2327, AS AFFECTED BY NOTICE STATEMENT BY ACQUIRING PARTY RECORDED IN BOOK 3681, PAGE 308, all of the Harry County Registry, reference being made to the recording of the parties. *AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.

13. DEED TO WATER LINES AND EASEMENT AGREEMENT GRANTED BY LCR OF SURFSIDE, LLC TO GRAND STRAND WATER AND SEWER AUTHORITY AS RECORDED IN BOOK 1695, PAGE(S) 468. *
RECORDED IN BOOK 1695, PAGE 468. INDEMNITY NOT
LIMITED TO: 15' SANITARY SEWER EASEMENT AND 15' WATER
EASEMENT AS APPROXIMATELY LOCATED AND SHOWN ON SURVEY. *
AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

14. DISTRIBUTION RIGHT OF WAY IN FAVOR OF SOUTH CAROLINA
PUBLIC SERVICE AUTHORITY AS RECORDED IN BOOK 1841, PAGE(S)
1498; * BLANKET EASEMENT AFFECTING SUBJECT PROPERTY.

15. COMMUNICATIONS SYSTEM RIGHT OF WAY IN FAVOR OF TIME
WARNER ENTERTAINMENT-ADVANCE/NEIGHOUSE PARTNERSHIP AS
RECORDED IN BOOK 1841, PAGE(S) 980; * AFFECTS SUBJECT
PROPERTY. NOT PLATABLE.

16. MATTERS SHOWN ON THOSE PLATS IN BOOK 146, PAGE 51, BOOK 145, PAGE(S) 106, * 50' ACCESS EASEMENT AFFECTS AS SHOWN ON SURVEY AND BOOK 99, PAGE 167; * PLAT SHOWS PARENT TRACT OF SUBJECT PROPERTY, ALL MATTERS ARE SHOWN HEREON..

SITE ADDRESS:
2695 BEAVER RUN BOULEVARD
SURFSIDE BEACH, SC 29575
(aka 2695-2743 BEAVER RUN BLVD.)

CERTIFICATE:
TO: SURFSIDE BEACH (SURFSIDE) WMV, L.LC, WELLS FARGO BANK,
NATIONAL ASSOCIATION,, and its successors and/or assigns and
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY OF
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021
MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10,
13, & 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS

DATE OF PLAT OR MAP: 8-13-2025

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN
(TITLE COMMITMENT #NCS-1Z7USC02-CHAR).

Jonathan C. Clark, PLS

REGISTRATION/LICENSE NUMBER: 21633

POINT OF BEGINNING
POINT OF COMMENCEMENT
NEW IRON PIN (5/8" REBAR)
EXISTING IRON PIN
RIGHT-OF-WAY
POWER POLE
LIGHT POLE
ELECTRIC METER
1 HEAD LIGHT STANDARD
2 HEAD LIGHT STANDARD
WATER VALVE
WATER METER
FIRE HYDRANT
CATCH BASIN MANHOLE
SANITARY SEWER MANHOLE
CLEANOUT
TELEPHONE PEDESTAL
FIBER OPTIC CABLE MARKER
GUARD POST
SIGN
SANITARY SEWER LINE
WATER LINE
FORCE MAIN LINE
WHITE LINE
DASHED WHITE LINE
YELLOW LINE
DOUBLE YELLOW LINE
STORM DRAIN PIPE

[illegible]

The land referred to herein below is situated in the County of
Horry, State of South Carolina, and is described as follows:

PARCEL I - FEE:

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

BEING ALL OF TRACT II LESS AND EXCEPT THAT CERTAIN 0.070 ACRE TRACT BOTH AS SHOWN ON SURVEY DATED DECEMBER 12, 1996 BY SURVEY TECHNOLOGY, INC. ENTITLED "TRACTS I AND II A PORTION OF THE LANDS OF WAL-MART STORE #574 FOR LCR OF SURFSIDE, L.L.C. A SOUTH CAROLINA LIMITED LIABILITY COMPANY" RECORDED IN MAP BOOK 145 PAGE 106 IN THE OFFICE OF THE RMC FOR HORRY COUNTY, SOUTH CAROLINA, CONTAINING 5.818 ACRES± (253,432 SQUARE

PARCEL II - EASEMENT(S):

PARTICULARLY SET FORTH WITHIN THAT CERTAIN DOCUMENT ENTITLED "EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") BY AND BETWEEN WAL-MART STORES, INC. AND LOR OF TEXAS, C. A. ("LOR"), DATED 11/11/98, AS RECORDED IN THE AFORESAID RMC'S OFFICE IN BOOK 1912, PAGE 182, AS AFFECTED BY CONSENT REGARDING ECR RECORDED IN BOOK 1912, PAGE 179, AS AFFECTED BY NOTICE RECORDED IN BOOK 1912, PAGE 182, AS AFFECTED IN BOOK 2081, PAGE 1139, BEING FURTHER AFFECTED BY FIRST AMENDMENT TO ECR RECORDED IN BOOK 2137, PAGE 984, SECOND AMENDMENT TO ECR RECORDED IN BOOK 2137, PAGE 985, AS AFFECTING LAND RECORDED IN BOOK 2640, PAGE 1103, AS AFFECTED BY DECLARATION OF NOTICE RECORDED IN BOOK 3072, PAGE 719, AND BEING FURTHER AFFECTED BY NOTICE RECORDED IN BOOK 3081 TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 3869, PAGE 2327, AND BEING FURTHER AFFECTED BY THE STATEMENT BY ACQUIRING PARTY RECORDED IN BOOK 3981, PAGE 308.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1(M)	2812.79'	451.85'	226.41'	451.36'	S 40°31'08" W	91°21'14"
C2	1005.13'	209.10'	104.93'	208.72'	S 20°49'27" W	115°55°09"
C3	1028.10'	50.18'	25.10'	50.18'	S 13°26'57" W	2°47'48"
C4(M)	1012.30'	256.03'	128.70'	255.35'	S 04°40'17" W	14°29'28"
C5(M)	453.99'	112.34'	56.46'	112.05'	S 04°47'17" W	14°10'39"
C6(M)	195.36'	79.12'	40.11'	78.58'	N 68°31'16" W	23°12'17"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1(R)	2812.29'	451.64'	226.31'	451.16'	S 04°28'38" W	09°12'00"
C4(R)	1005.13'	255.40'	126.39'	254.71'	S 04°42'46" W	14°33'30"
C5(R)	441.53'	112.35'	56.48'	112.05'	S 04°46'12" W	14°34'48"
C6(R)	188.50'	79.13'	40.20'	78.54'	N 68°32'47" W	24°19'41"

LINE TABLE			
LINE	LENGTH	BEARING	
L1(M)	81.04'	N	80°57'17" E
L2(M)	35.28'	S	11°22'35" E
L3(M)	91.56'	S	80°42'44" E
L5(M)	61.85'	S	56°22'35" E
L6(M)	143.46'	N	33°37'25" E
L7(W)	45.04'	N	56°22'35" W
L8(M)	32.85'	N	33°37'25" E
L9(M)	20.46'	S	27°19'36" W
L10(M)	36.40'	S	56°22'22" E
L11(M)	98.72'	S	80°42'31" E
L12(M)	31.58'	N	81°03'32" W
L9(R)	20.41'	S	27°18'43" W

