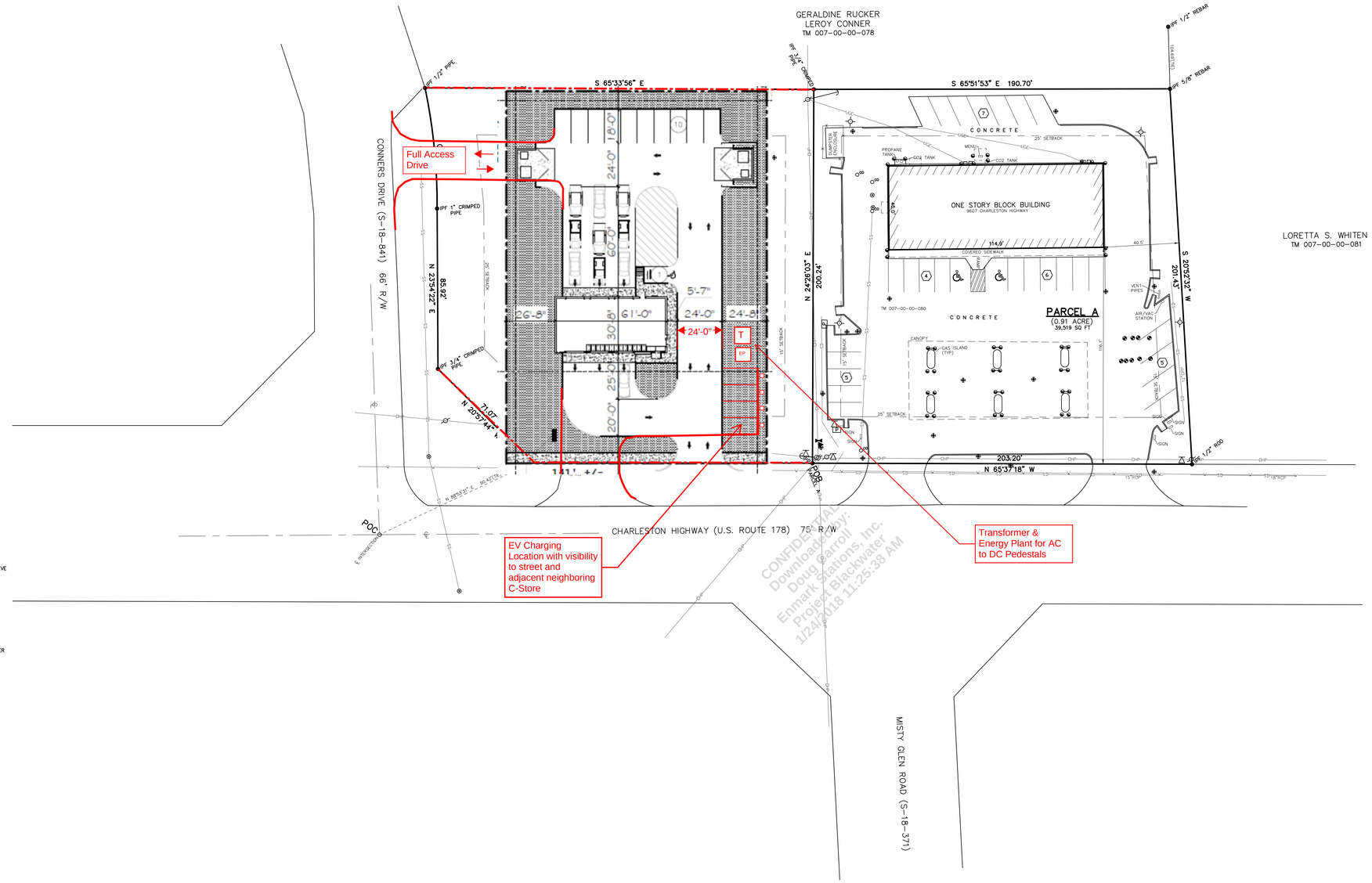
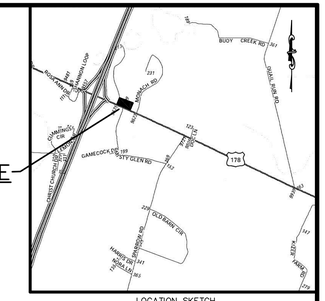
CURVE DATA					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.03'	302.66'	12°18'39"	N 18°30'47" E	64.91'





POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
	IRRIGATION CONTROL VALVE
	VAULT
	WATER SPIGOT
	BOLLARD
	AIR CONDITIONING UNIT
	MONITOR WELL
	FUEL PORT
	ELECTRICAL TRANSFORMER
	CLEAN OUT (C.O.)
	MANHOLE
	CATCH BASIN
	DROP INLET
	GAS METER
	WATER METER
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	UTILITY BOX
	GUY WIRE
	LIGHT POLE
	POWER POLE
	GAS MAIN
OHP	OVERHEAD POWERLINE
SS	SANITARY SEWER LINE
SD	STORM DRAINAGE LINE
W	WATER LINE
NG	NATURAL GAS LINE
T	TELEPHONE LINE
UGE	UNDERGROUND ELECTRICAL LINE
UGC	UNDERGROUND CONDUIT
CTV	CABLE TV LINE
FMSS	FORCE MAIN SANITARY SEWER LINE
X X X X	FENCE
4	NUMBER OF PARKING SPACES (DOESN'T INCLUDE HANDICAP SPACES)
	HANDICAP PARKING SPACES
IPP	IRON PIN PLACED (5/8" REBAR)
IPF	IRON PIN FOUND
CC	COMPUTED CORNER

GRAPHIC SCALE

30 30'-0" 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:
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CERTIFICATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED AND IS NOT TRANSFERABLE.

ADJACENT OWNERS SHOWN AS LISTED PER WWW.DORCHESTERCOUNTY.NET.

THIS PROPERTY IS ZONED "CG" (GENERAL COMMERCIAL). SETBACKS SHOWN ARE BASED ON DORCHESTER COUNTY ZONING ORDINANCES.

BASED ON FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 45035C 0040 E(EFFECTIVE DATE JULY 18, 2017), THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OUTSIDE 0.2% CHANCE FLOODPLAIN).

REFERENCE:
1. A TOPOGRAPHIC SURVEY FOR BRABHAM OIL COMPANY, INC. BY EDISTO ENGINEERS & SURVEYORS, INC. DATED OCTOBER 28, 2015.
2. A PLAT FOR S & W INVESTMENTS BY JUDY LAND SURVEYING, INC. DATED AUGUST 26, 2004 RECORDED IN PLAT BOOK K, PAGE 166.
3. A PLAT FOR DAVID E. & NANCY REESE BY FERRELL J. PROSSER, R.L.S. DATED AUGUST 7, 1969 RECORDED IN PLAT BOOK 19, PAGE 131.
4. A PLAT FOR GULF OIL CORPORATION BY MICHELL ENGINEERING CO. DATED DECEMBER 1967 RECORDED IN PLAT BOOK 17, PAGE 147.

LAND DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING NORTHWEST OF ROSINVILLE, COUNTY OF DORCHESTER, STATE OF SOUTH CAROLINA, CONSISTING OF 1.81 ACRES, KNOWN AND DESCRIBED AS PARCELS 'A' & 'B' MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:
COMMENCING AT THE CENTERLINE INTERSECTION OF CHARLESTON HIGHWAY AND CONNERS DRIVE, SAID INTERSECTION MARKED AS THE POINT OF COMMENCING; THENCE RUNNING NORTH 88 DEGREES 53 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 90.42 FEET TO A 1/2" PIPE ON THE NORTHERN RIGHT-OF-WAY OF CHARLESTON HIGHWAY; THENCE TURNING AND RUNNING SOUTH 65 DEGREES 37 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 150.05 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF CHARLESTON HIGHWAY TO A 5/8" REBAR ON THE SOUTHWESTERN CORNER OF PARCEL 'A', WHICH POINT IS MARKED AS THE POINT OF BEGINNING FOR PARCEL 'A'. THENCE TURNING AND RUNNING NORTH 24 DEGREES 26 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 200.24 FEET ALONG THE LANDS OF PARCEL 'B' TO A 3/4" CRIMPED PIPE;
THENCE TURNING AND RUNNING SOUTH 65 DEGREES 51 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 190.70 FEET ALONG THE LANDS OF GERALDINE RUCKER & LEROY CONNER TO A 5/8" REBAR;
THENCE TURNING AND RUNNING SOUTH 20 DEGREES 52 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 201.43 FEET ALONG THE LANDS OF LORETTA S. WHITEN TO A 1/2" ROD;
THENCE TURNING AND RUNNING NORTH 65 DEGREES 37 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 203.20 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF CHARLESTON HIGHWAY TO A 5/8" REBAR, SAID 5/8" REBAR BEING THE POINT OF BEGINNING FOR PARCEL 'A'.

PARCEL B:
COMMENCING AT THE CENTERLINE INTERSECTION OF CHARLESTON HIGHWAY AND CONNERS DRIVE, SAID INTERSECTION MARKED AS THE POINT OF COMMENCING; THENCE RUNNING NORTH 88 DEGREES 53 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 90.42 FEET TO A 1/2" PIPE ON THE SOUTHWESTERN CORNER OF PARCEL 'B', WHICH POINT IS MARKED AS THE POINT OF BEGINNING FOR PARCEL 'B'. THENCE TURNING AND RUNNING NORTH 20 DEGREES 57 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 71.07 FEET ALONG THE RIGHT-OF-WAY INTERSECTION OF CHARLESTON HIGHWAY AND CONNERS DRIVE TO A 3/4" CRIMPED PIPE;
THENCE TURNING AND RUNNING NORTH 23 DEGREES 54 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 85.92 FEET ALONG THE EASTERN RIGHT-OF-WAY OF CONNER DRIVE TO A 1" CRIMPED PIPE;
THENCE CONTINUING ALONG THE RIGHT-OF-WAY IN A NORTHEASTERN DIRECTION ALONG A CURVE WITH AN ARC LENGTH OF 65.04 FEET, HAVING A RADIUS OF 302.66 FEET, AND A CHORD BEARING OF NORTH 18 DEGREES 30 MINUTES 47 SECONDS EAST, WITH A CHORD LENGTH OF 64.91 FEET TO A 1/2" PIPE;
THENCE TURNING AND RUNNING SOUTH 65 DEGREES 33 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 208.14 FEET ALONG THE LANDS OF GERALDINE RUCKER & LEROY CONNER TO A 3/4" CRIMPED PIPE;

COASTAL
REAL ESTATE SERVICES

REVISIONS	DESCRIPTION

AUTOMOTIVE USE CONCEPT PLAN

LOCATION:

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
LOCATED NORTHWEST OF ROSINVILLE

TM 007-00-00-079 TM 007-00-00-080

CARLSON P:\LAND PROJECTS 2004/21081/DWG/21081.DWG/(8-09-2017/(JJJ)