



1. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN CHARLESTON COUNTY AS TMS #48-03-00-0054.
2. DATE OF FIELD SURVEY: SEPTEMBER 25, 2024
3. BOUNDARY INFORMATION IS BASED ON A FIELD SURVEY USING EVIDENCE FOUND AND REFERENCES SHOWN.
4. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, AS PER F.I.R.M. FOR CHARLESTON COUNTY, COMMUNITY PANEL NUMBER 450042 AND MAP NUMBER 45019C0481K, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
5. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
6. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF SOUTH CAROLINA.
7. THE HORIZONTAL DATUM IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD '83 (2011) AND THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
8. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES & OBSERVABLE EVIDENCE.
9. ANYTHING SHOWN HEREON OUTSIDE OF THE PROJECT LIMITS IS FOR GRAPHICAL REPRESENTATION ONLY AND NOT PART OF THIS SURVEY.
10. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 0044220.0000005/CT-2069 WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2024 1:30 PM, LAST REVISED TITLE DATE REVISED AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
11. THE PROPERTY HAS DIRECT ACCESS TO DORCHESTER ROAD (SC-642), A DEDICATED PUBLIC STREET.
12. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS, ARE CORRECTLY SHOWN AT THE TIME OF THE SURVEY.
13. ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B - SECTION II OF THE COMMITMENT FOR TITLE INSURANCE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
14. THERE ARE NO VISIBLE ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR EASEMENTS, BY VISIBLE BUILDINGS, STRUCTURES, NOR VISIBLE ENCROACHMENTS ON SAID PROPERTY BY VISIBLE STRUCTURES SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN.
15. AS OF THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE REMAINING SUBJECT PROPERTIES.
16. AS OF THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF WETLAND DELINEATION WITHIN THE PROPERTY.
17. AS OF THE DATE OF THE SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BY THE CONTROLLING JURISDICTION, NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. AS OF THE DATE OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF PARKING SPACES WITHIN THE PROPERTY.
19. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
20. AS OF THE DATE OF THE SURVEY, A ZONING REPORT HAS NOT BEEN PROVIDED.
21. ADDRESS: 5780 DORCHESTER RD, NORTH CHARLESTON SC 29418

CLIFTON W. CLEMENTS, PLS  
S.C. REGISTRATION NUMBER 23204

S.C. REGISTRATION NUMBER 23204

1. TMS #408-03-00-054  
PARKS AUTO PARTS PROPERTIES, LLC #A  
DEED BOOK H516, PAGE 404
2. PLAT BY CUMMINGS & MCCRADY, INC.  
RECORDED ON AUGUST 5, 1976  
PLAT BOOK X, PAGE 003
3. PLAT BY CUMMINGS & MCCRADY, INC.  
RECORDED ON FEBRUARY 12, 1976  
PLAT BOOK W, PAGE 134
4. PLAT BY CUMMINGS & MCCRADY, INC.  
RECORDED ON JULY 19, 1972  
PLAT BOOK AB, PAGE 042
5. SCDOT DOCKET #10.841

- IRON PIPE SET (#5)
- IRON PIPE FOUND (SIZE NOTED)
- IRON REBAR FOUND (SIZE NOTED)
- POST/BOLLARD
- SIGN
- HVAC UNIT
- FIBER OPTIC BOX
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- STORM GRATE INLET
- BACK-FLOW PREVENTER

