

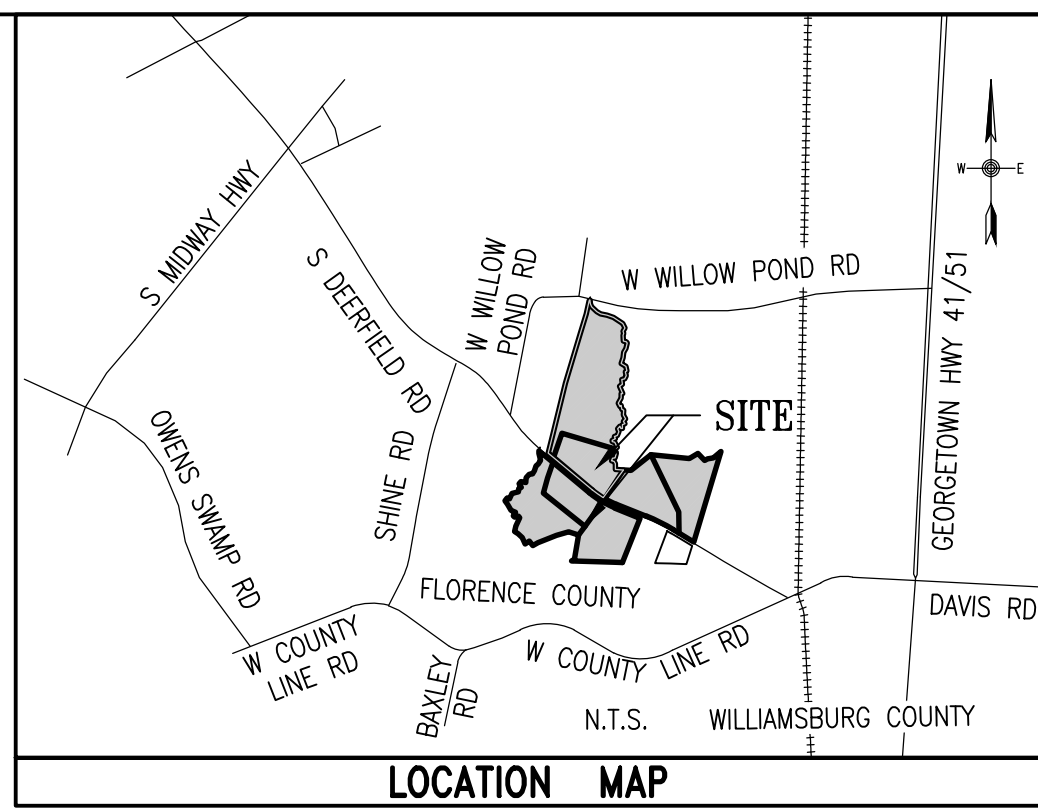
REFERENCE PLAT BY:

1. WENDELL POWERS	10/08/2020	107-412
2. JOHN L JOHNSON	05/27/2020	107-98
3. WILLIAM F COX	07/13/2015	103-468
4. WILLIAM N KELLAHAN	12-2-2011	99-27
5. WILLIAM F COX	12/02/2006	90-350

TMS# 00434-05-016
CYPRESS CREEK BLUFF LLC
DB: 961-1305
PB: 103-468
132.77 ACRES
LOT 11 & 12 <4.37 ACRES> (OUT PARCEL) (IN PROCESS)
NEW AREA: 128.40 ACRES
LOWER PORTION: 42.13 ACRES
UPPER PORTION: 86.27 ACRES

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	243.95	1461.40	9°33'52"	S54°56'41"E	243.67
C2	215.16	1477.79	8°20'31"	S63°55'13"E	214.97



- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE BOUNDARY OF TMS# 00434-05-016AS SHOWN.
 - THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
 - STATE PLANE COORDINATES ARE FOR GIS PURPOSES ONLY.
 - U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLAND DETERMINATIONS HAVE NOT BEEN MADE FOR THIS SURVEY.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X", AREAS MFM MINIMAL FLOOD HAZARD (NAVD 1988) AS SHOWN ON FLOOD INSURANCE RATE MAP #45041C0540E, EFFECTIVE ON 12/16/2014, LOCATED IN COMMUNITY #450076.
 - A PORTION OF TMS# 00434-05-016 HAS BEEN SUBMITTED FOR SUBDIVISION AND IS IN PROCESS OF BEING APPROVED. THESE TRACTS (LOT 11 & 12) ARE EXCLUDED FROM THIS SURVEY.
 - COMPLETE LINE & CURVE TABLES ARE ON SHEET 3

SYMBOLS LEGEND

- 5/8" REBAR SET
- 5/8" REBAR FOUND
- CALCULATED POINT

ABBREVIATION LEGEND

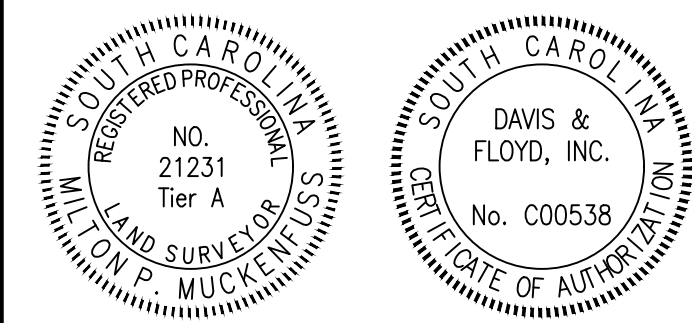
- RBS PROPERTY IRON SET (5/8" REBAR)
- RBF PROPERTY IRON FOUND (5/8" REBAR)
- (W)14 WITNESS IRON 14" OFF PROP LINE
- OTPF OPEN TOP PIPE FOUND
- FBF(DIST) FLAT BAR FOUND (DISTURBED)

LEGEND

- PROPERTY LINE W/ CORNER (AS DESC.)
- RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE TIE
- CENTERLINE (PAVEMENT)
- FENCE
- TOP OF DITCH LINE

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N87°10'41"W	137.95	L16	S76°06'58"W	62.71	L31	N02°58'37"E	74.84
L2	N59°58'45"E	54.28	L17	N38°46'45"W	25.73	L32	N42°32'09"E	71.24
L3	N09°27'02"E	382.00	L18	N30°10'43"E	64.77	L33	N81°25'32"E	54.77
L4	N71°28'48"W	159.03	L19	N68°16'02"W	73.72	L34	N31°13'08"E	59.30
L5	S74°03'58"W	197.65	L20	N29°21'57"W	110.21	L35	N16°01'26"E	77.59
L6	S68°25'27"W	316.17	L21	N36°42'31"W	70.40	L36	N52°04'05"E	48.27
L7	S60°13'06"W	87.03	L22	N40°10'03"E	56.51	L37	N30°44'10"E	62.62
L8	N39°09'11"W	87.86	L23	S71°09'15"E	37.07	L38	N08°31'52"W	51.26
L9	S55°52'22"W	82.71	L24	N24°48'39"E	92.53	L39	N17°33'35"W	61.55
L10	N22°46'52"W	112.17	L25	N75°20'07"E	101.31	L40	N04°45'09"E	41.78
L11	N48°38'15"W	88.66	L26	N06°27'39"E	49.31	L41	S50°10'32"E	281.46
L12	N55°09'10"W	62.09	L27	N65°57'29"E	43.65	L42	S76°30'04"E	148.83
L13	N11°59'43"E	86.09	L28	N29°23'00"W	64.49	L113	S21°33'47"W	57.48
L14	N25°44'10"E	142.04	L29	N34°48'08"E	45.34	L114	S73°45'04"W	106.83

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 SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THE AREA WAS DETERMINED BY THE COORDINATE METHOD OF AREA DETERMINATION. THE PRECISION OF THE UNADJUSTED FIELD SURVEY WAS GREATER THAN 1:10,000.

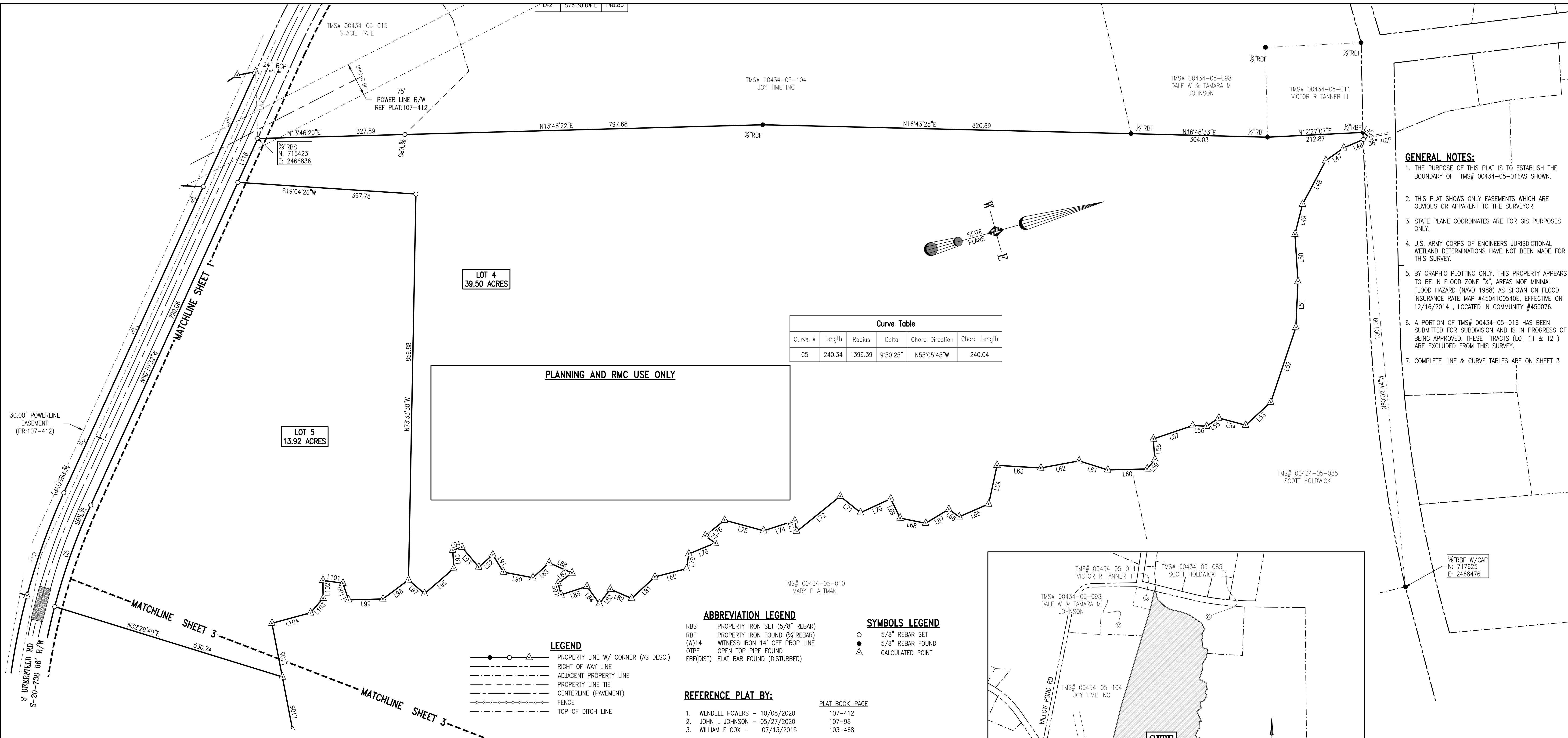


PLANNING AND RMC USE ONLY

PLAT
SHOWING
TMS# 00434-05-016
PROPERTY OF
CYPRESS CREEK BLUFF LLC
BEING SUBDIVIDED INTO
LOT 4 THRU LOT 10
AS SHOWN LOCATED IN
JOHNSONVILLE
FLORENCE COUNTY, SOUTH CAROLINA
D&F JOB #: 00126.20

SCALE: 1" = 100' DATE: 02/22/2022

SHEET 1 of 3
DAVIS & FLOY, INC.
POST OFFICE BOX 61599
CHARLESTON, SC 29419
PHONE (843) 554-8602
MMUCKENF@DAVISFLOY.COM

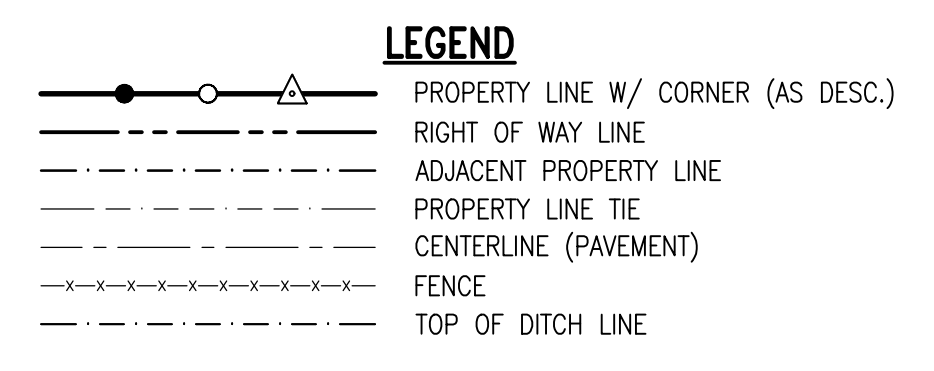


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 2. THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
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 7. COMPLETE LINE & CURVE TABLES ARE ON SHEET 3

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	240.34	1399.39	9°50'25"	N55°05'45"W	240.04

PLANNING AND RMC USE ONLY



ABBREVIATION LEGEND

- RBS PROPERTY IRON SET (5/8" REBAR)
- RBF PROPERTY IRON FOUND (5/8" REBAR)
- (W)14 WITNESS IRON 14" OFF PROP LINE
- OTPF OPEN TOP PIPE FOUND
- FBF(DIST) FLAT BAR FOUND (DISTURBED)

SYMBOLS LEGEND

- 5/8" REBAR SET
- 5/8" REBAR FOUND
- △ CALCULATED POINT

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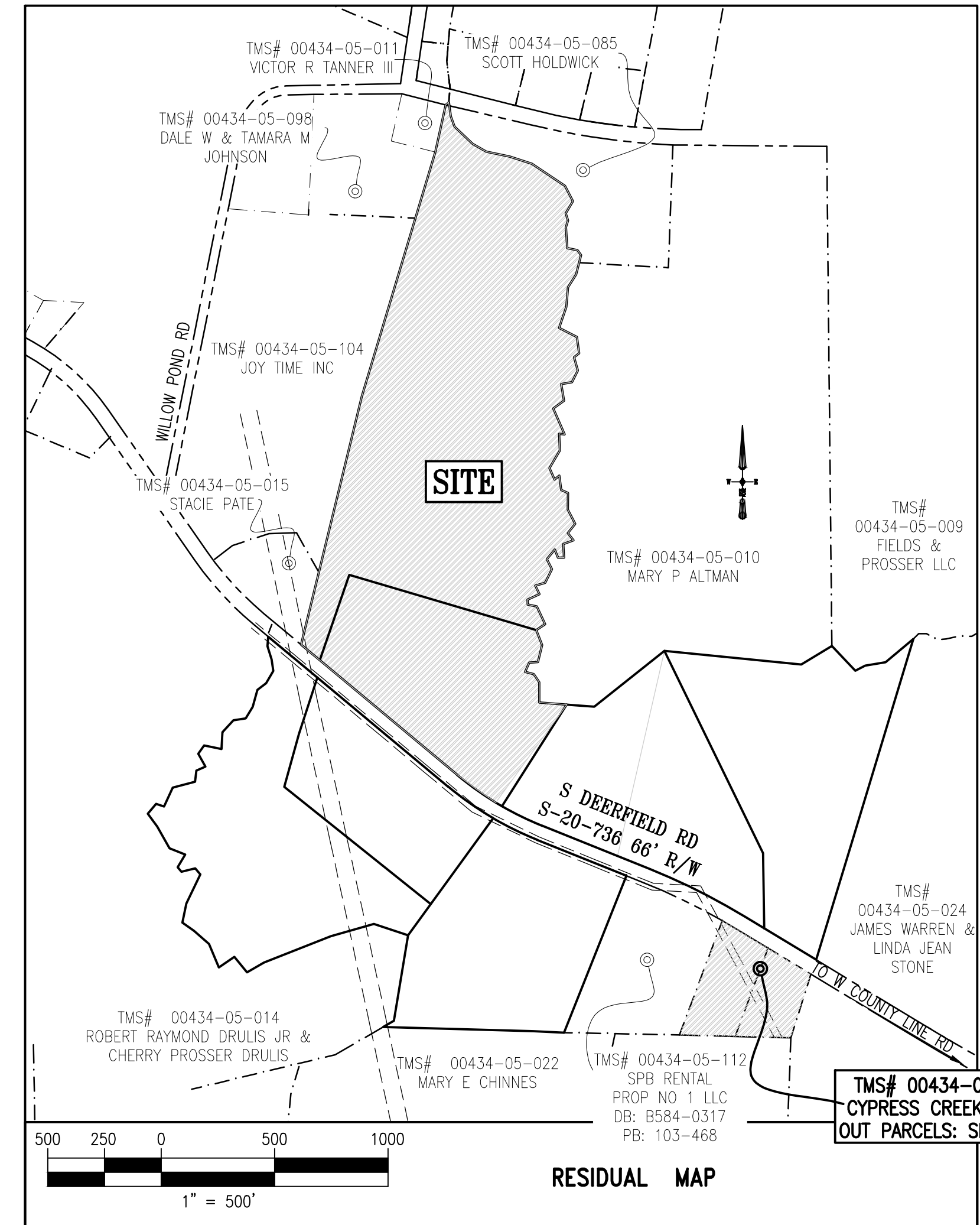
1. WENDELL POWERS - 10/08/2020
2. JOHN L JOHNSON - 05/27/2020
3. WILLIAM F COX - 07/13/2015

PLAT BOOK--PAGE

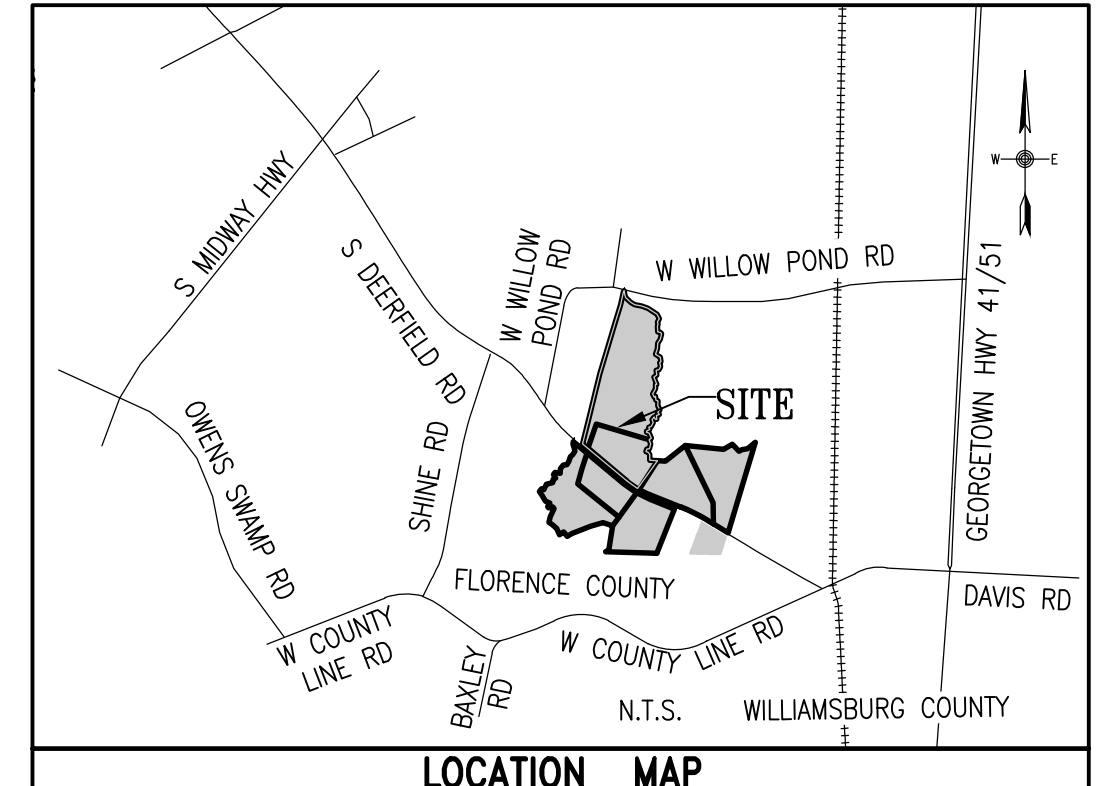
- 107-412
- 107-98
- 103-468

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 CYPRESS CREEK BLUFF LLC
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 PB: 103-468
 132.77 ACRES
 LOT 11 & 12 <4.37 ACRES>(OUT PARCEL)(IN PROCESS)
 NEW AREA: 128.40 ACRES
 LOWER PORTION: 42.13 ACRES
 UPPER PORTION: 86.27 ACRES

Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L42	S76°30'04"E	148.83	L62	S04°46'02"W	86.71	L79	S66°09'41"E	33.11	L96	S25°25'35"E	86.16
L45	N50°19'39"E	17.46	L63	S18°47'00"W	97.70	L80	S00°43'30"W	72.95	L97	S56°09'27"W	47.11
L46	S07°50'38"E	62.05	L64	S62°28'11"E	88.06	L81	S27°30'43"E	70.51	L98	S21°17'49"E	71.02
L47	S20°07'58"E	49.10	L65	S08°11'29"E	71.84	L82	S38°41'15"W	52.09	L99	S13°49'47"W	76.49
L49	S60°30'44"E	68.81	L66	S51°32'32"W	28.51	L83	S38°15'38"E	40.22	L100	S86°17'44"W	39.20
L50	S78°14'44"E	105.75	L67	S15°39'59"E	60.29	L84	S69°27'55"W	47.54	L101	S23°20'14"W	44.92
L51	S72°04'26"E	102.32	L68	S26°44'51"W	57.99	L85	S02°42'34"E	60.55	L102	S75°26'00"E	39.77
L52	S56°07'02"E	175.76	L69	S79°28'03"W	47.76	L86	N89°26'12"W	26.43	L103	S33°49'34"E	42.97
L53	S27°02'47"E	75.84	L70	S09°14'58"E	74.26	L87	N21°22'20"W	38.70	L104	S00°11'15"W	89.05
L54	S30°20'09"W	61.94	L71	S54°28'30"W	57.90	L88	S39°17'20"W	55.86	L105	S85°37'36"E	162.64
L55	S18°35'27"E	32.68	L72	S23°35'26"E	124.54	L89	S27°19'49"E	49.22	L106	S85°37'36"E	80.74
L56	S17°47'52"W	31.08	L73	N85°28'32"W	24.11	L90	S26°13'02"W	66.65	L112	N58°51'06"W	268.38
L57	S03°25'01"E	92.61	L74	S02°27'40"E	72.76	L91	S73°39'09"W	45.41	L116	N50°10'32"W	107.31
L58	S78°56'47"E	46.13	L75	S30°23'33"W	90.11	L92	S26°04'04"E	41.52			
L59	S34°56'23"E	26.99	L76	S23°28'41"E	55.47	L93	S64°57'36"W	58.27			
L60	S13°53'22"W	87.70	L77	N50°57'53"E	27.36	L94	S03°29'54"E	21.52			
L61	S32°55'09"W	66.98	L78	S07°09'03"E	63.73	L95	S78°07'40"E	40.63			



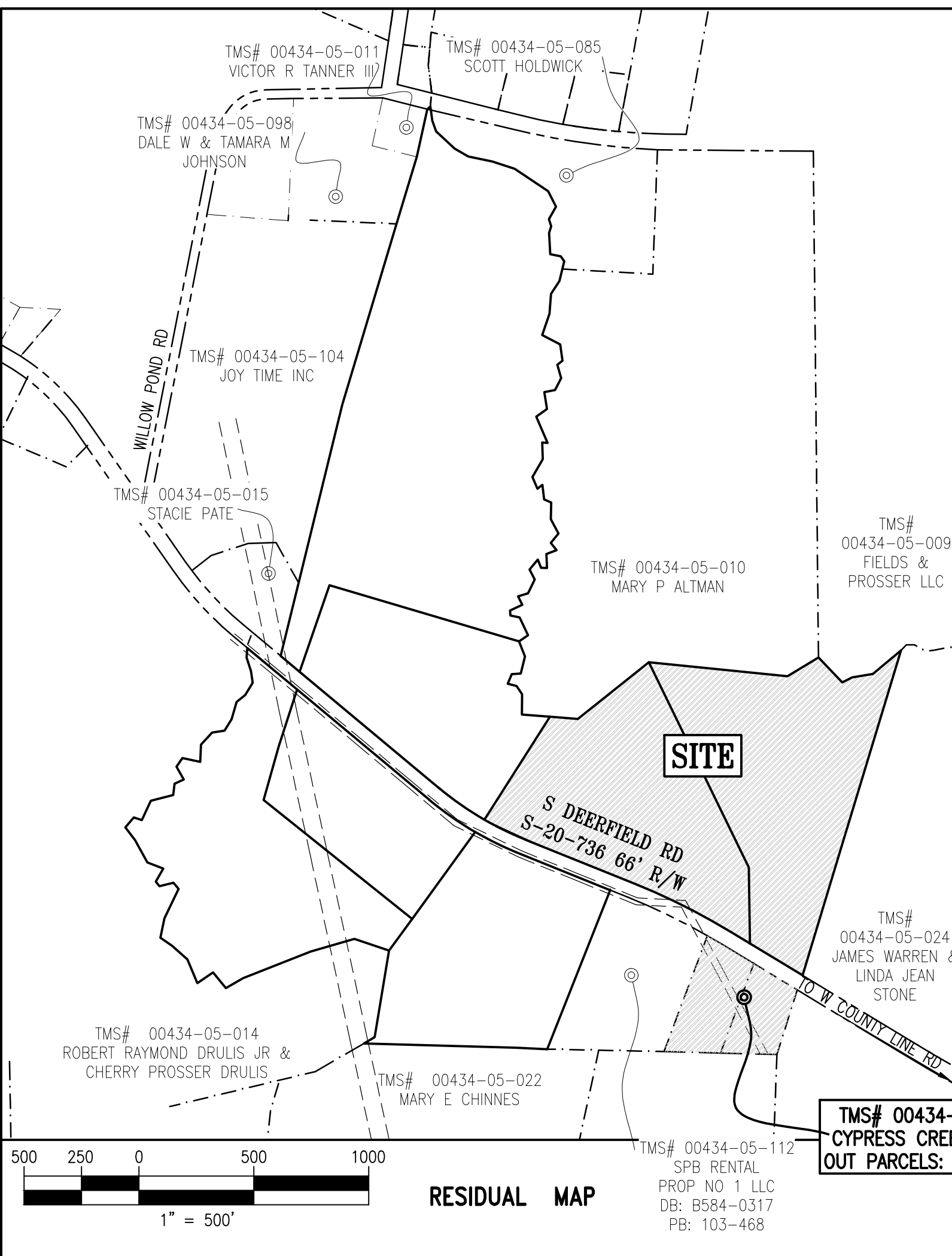
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PLAT
 SHOWING
 TMS# 00434-05-016
 PROPERTY OF
 CYPRESS CREEK BLUFF LLC
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 AS SHOWN LOCATED IN
 JOHNSONVILLE
 FLORENCE COUNTY, SOUTH CAROLINA
 D&F JOB #: 00126.20

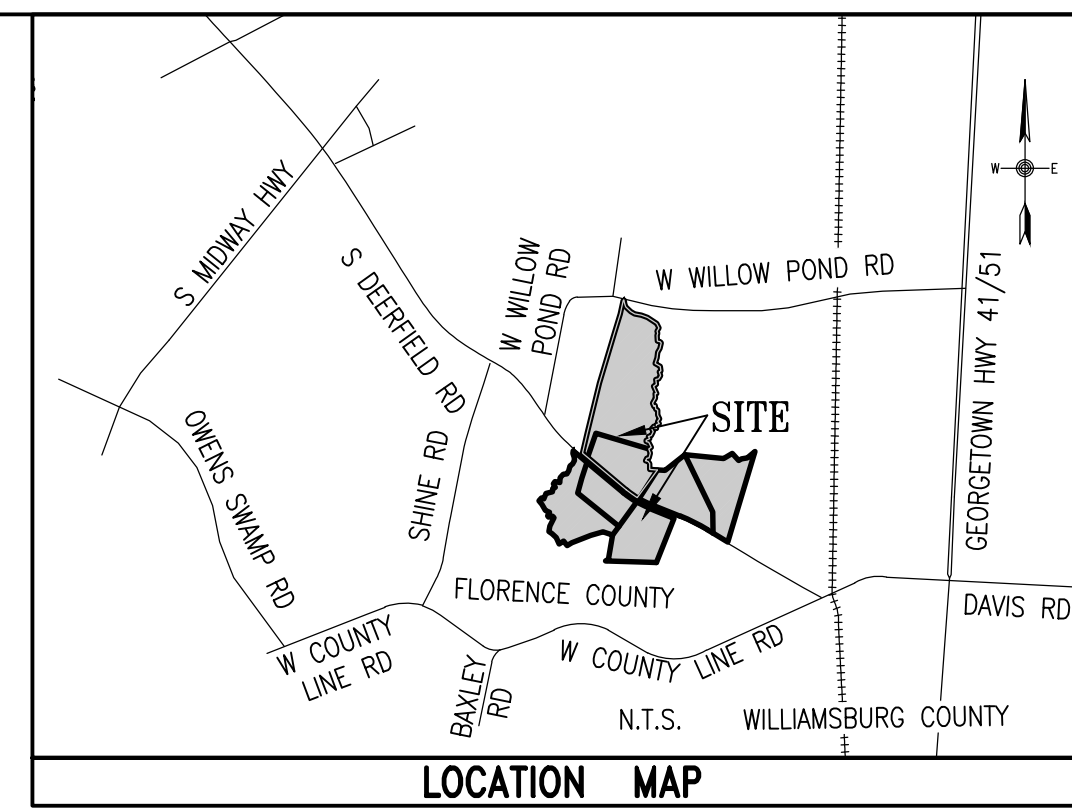
SCALE: 1" = 50'
 DATE: 02/22/2022

SHEET 2 of 3
DAVIS & FLOYD, INC
 POST OFFICE BOX 61599
 CHARLESTON, SC 29419
 PHONE (843) 554-8602
 MMUCKEN@DAVISFLOYD.COM

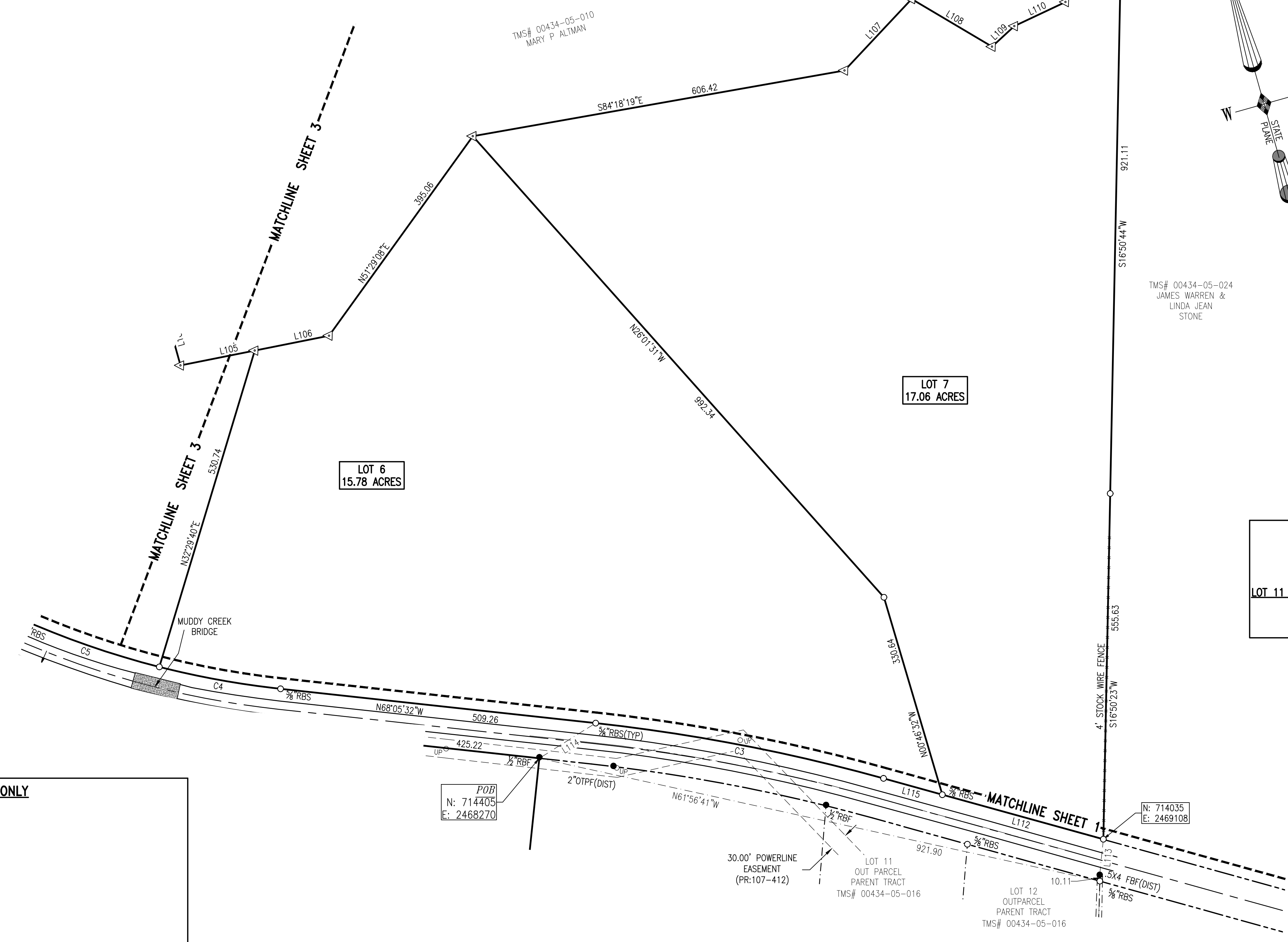


Line Table			Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N87°10'41"W	137.95	L20	N29°21'57"W	110.21	L39	N17°33'35"W	61.55	L60	S13°53'22"W	87.70	L79	S6°09'41"E	33.11	L98	S21°17'49"E	71.02
L2	N59°58'45"E	54.28	L21	N36°42'31"W	70.40	L40	N04°45'09"E	41.78	L61	S32°55'09"W	66.98	L80	S00°43'30"W	72.95	L99	S13°49'47"W	76.49
L3	N09°27'02"E	382.00	L22	N40°10'03"E	56.51	L41	S50°10'32"E	281.46	L62	S04°46'02"W	86.71	L81	S27°30'43"E	70.51	L100	S86°17'44"W	39.20
L4	N71°28'48"W	159.03	L23	S71°09'15"E	37.07	L42	S76°30'04"E	148.83	L63	S18°47'00"W	97.70	L82	S38°41'15"W	52.09	L101	S23°20'14"W	44.92
L5	S74°03'58"W	197.65	L24	N24°48'39"E	92.53	L45	N50°19'39"E	17.46	L64	S62°28'11"E	88.06	L83	S38°15'38"E	40.22	L102	S75°26'00"E	39.77
L6	S68°25'27"W	316.17	L25	N75°20'07"E	101.31	L46	S07°50'38"E	62.05	L65	S08°11'29"E	71.84	L84	S69°27'55"W	47.54	L103	S33°49'34"E	42.97
L7	S60°13'06"W	87.03	L26	N06°27'39"E	49.31	L47	S20°07'58"E	49.10	L66	S51°32'32"W	28.51	L85	S02°42'34"E	60.55	L104	S00°11'15"W	89.05
L8	N39°09'11"W	87.86	L27	N65°57'29"E	43.65	L48	S46°35'15"E	110.21	L67	S15°39'59"E	60.29	L86	N89°26'12"W	26.43	L105	S85°37'36"E	162.64
L9	S55°52'22"W	82.71	L28	N29°23'00"W	64.49	L49	S60°30'44"E	68.81	L68	S26°44'51"W	57.99	L87	N21°22'20"W	38.70	L106	S85°37'36"E	80.74
L10	N22°46'52"W	112.17	L29	N34°48'08"E	45.34	L50	S78°14'44"E	105.75	L69	S79°28'03"W	47.76	L88	S39°17'20"W	55.86	L107	N58°54'33"E	157.52
L11	N48°38'15"W	88.66	L30	S78°02'40"E	78.94	L51	S72°04'26"E	102.32	L70	S09°14'58"E	74.26	L89	S27°19'49"E	49.22	L108	S43°39'23"E	150.15
L12	N55°09'10"W	62.09	L31	N02°58'37"E	74.84	L52	S56°07'02"E	175.76	L71	S54°28'30"W	57.90	L90	S26°13'02"W	66.65	L109	N62°57'58"E	48.80
L13	N11°59'43"E	86.09	L32	N42°32'09"E	71.24	L53	S27°02'47"E	75.84	L72	S23°35'26"E	124.54	L91	S73°39'09"W	45.41	L110	N80°32'13"E	90.64
L14	N25°44'10"E	142.04	L33	N81°25'32"E	54.77	L54	S30°20'09"W	61.94	L73	N85°28'32"W	24.11	L92	S26°04'04"E	41.52	L111	N50°04'24"E	159.88
L15	N40°00'01"W	35.36	L34	N31°13'08"E	59.30	L55	S18°35'27"E	32.68	L74	S02°27'40"E	72.76	L93	S64°57'36"W	58.27	L112	N58°51'06"W	268.38
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L17	N38°46'45"W	25.73	L36	N52°04'05"E	48.27	L57	S03°25'01"E	92.61	L76	S23°28'41"E	55.47	L95	S78°07'40"E	40.63	L114	S73°45'04"W	106.83
L18	N30°10'43"E	64.77	L37	N30°44'10"E	62.62	L58	S78°56'47"E	46.13	L77	N50°57'53"E	27.36	L96	S25°25'35"E	86.16	L115	N58°46'32"W	98.06
L19	N68°16'02"W	73.72	L38	N08°31'52"W	51.26	L59	S34°56'23"E	26.99	L78	S07°09'03"E	63.73	L97	S56°09'27"W	47.11	L116	N50°10'32"W	107.31

Curve Table						
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C3	471.32	2933.66	9°12'19"	N63°26'02"W	470.82	
C4	198.09	1399.39	8°06'38"	N64°04'16"W	197.93	
C5	240.34	1399.39	9°50'25"	N55°05'45"W	240.04	

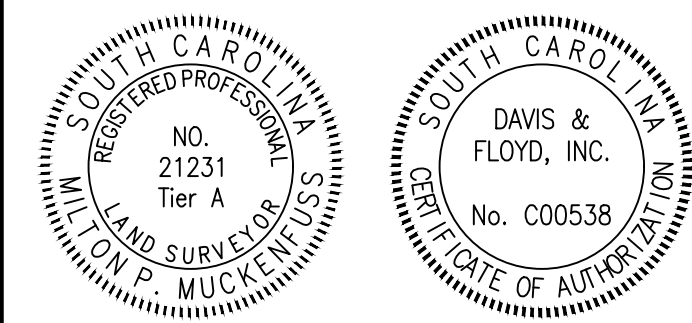


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- LEGEND**
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 - RIGHT OF WAY LINE
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 - CENTERLINE (PAVEMENT)
 - FENCE
 - TOP OF DITCH LINE
- ABBREVIATION LEGEND**
- RBS PROPERTY IRON SET (5/8" REBAR)
 - RBF PROPERTY IRON FOUND (5/8" REBAR)
 - (W)14 WITNESS IRON 14' OFF PROP LINE
 - OTPF OPEN TOP PIPE FOUND
 - FBF(DIST) FLAT BAR FOUND (DISTURBED)
- SYMBOLS LEGEND**
- 5/8" REBAR SET
 - 5/8" REBAR FOUND
 - △ CALCULATED POINT
- REFERENCE PLAT BY:**
- | PLAT BOOK-PAGE | DATE |
|----------------|------------|
| 107-412 | 10/08/2020 |
| 107-98 | 05/27/2020 |
| 103-468 | 07/13/2015 |

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 CHARLESTON, SC 29419
 PHONE (843) 554-8602
 MMUCKENF@DAVISFLOYD.COM