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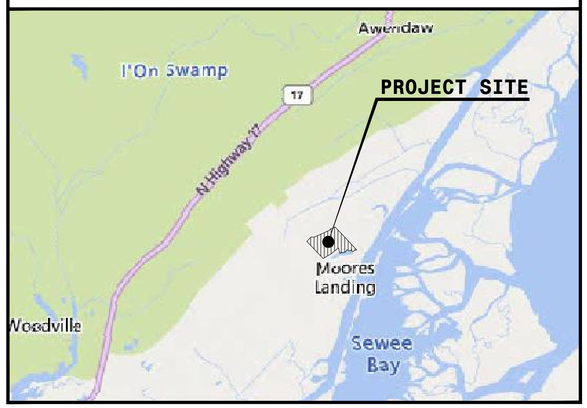
LEGEND

EXISTING		PROPOSED	
540	EXISTING CONTOUR		BOUNDARY LINE / ROAD R/W
	PROPERTY LINE		ROAD / DRIVEWAY CENTERLINE
R/W	RIGHT-OF-WAY LINE	SS	SANITARY SEWER
F.O.C. MKR.	FIBER OPTIC MARKER	SD	STORM DRAIN
T	UNDERGROUND TELEPHONE	W	WATER MAIN
UGP	UNDERGROUND POWER	OHP	OVERHEAD POWER LINE
W	WATERLINE	UGP	UNDERGROUND PRIMARY POWER
SS	SEWER LINE	UGS	UNDERGROUND SECONDARY POWER
G	GAS LINE	UGT	UNDERGROUND TELEPHONE
S	STORM SEWER MANHOLE	SF	SILT FENCE
X	CHAIN LINK FENCE	FH	FIRE HYDRANT
SS	SANITARY SEWER MANHOLE	FDC	FIRE DEPARTMENT CONNECTION
T.B.M.	TEMPORARY BENCH MARK	PP	POWER POLE
	STOP SIGN/TURN SIGN		WATER METER
OHP	OVERHEAD POWER		GAS/WATER VALVE
	UTILITY POLE	CO	CLEAN OUT
S.P.	TRAFFIC SIGNAL POLE		INLET (TYPE AS NOTED)
	TRAFFIC SIGNAL BOX		SANITARY SEWER MANHOLE
LP	LIGHT POLE		STORM DRAIN MANHOLE
WV	WATER VALVE		SITE LIGHT POLE AND FIXTURE
GV	GAS VALVE	9.8 FG	FINISHED GRADE ELEVATION
	FIRE HYDRANT	9.80 TW	TOP OF WALK ELEVATION
WM	WATER METER	9.80 TC	TOP OF CURB ELEVATION
CO	CLEAN OUT	9.80 TP	TOP OF PAVING ELEVATION
	DROP INLET	9.80 G	GUTTER ELEVATION
	GUY WIRE	IE 9.80	INVERT ELEVATION
TJB	TELEPHONE JUNCTION BOX		ASPHALT PAVEMENT
C.B.	CATCH BASIN		CONCRETE PAVEMENT
R.C.P.	REINFORCED CONCRETE PIPE		CONCRETE CURB
C.P.P.	CORRUGATED PLASTIC PIPE		CONCRETE CURB & GUTTER
P.V.C.	POLYVINYL CHLORIDE PIPE	62	CONTOUR
D.I.P.	DUCTILE IRON PIPE		DRAINAGE FLOW
		RCP	REINFORCED CONCRETE PIPE
		CPP	CORRUGATED PLASTIC PIPE
		PVC	POLYVINYL CHLORIDE PIPE
		D.I.P.	DUCTILE IRON PIPE

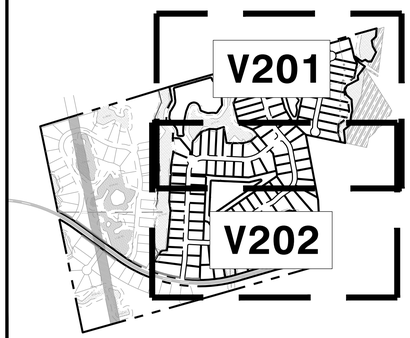
REVIEWED
By Mark Brodeur at 10:02 am, Mar 08, 2022

PRELIMINARY PLAT OF WHITE TRACT - PHASE 2 SUBDIVISION PULTE HOMES SEEWEE & BULLS ISLAND ROAD TOWN OF AWENDAW, SC TMS#644-00-00-025 & 644-00-00-026

SITE VICINITY MAP



SITE VICINITY MAP



GENERAL NOTES:

1. A COMPLETE SET OF APPROVED DRAWINGS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
2. WITHIN ALL NOTES, THE TERM CONTRACTOR SHALL MEAN THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR OR VENDOR PERFORMING CONSTRUCTION ON THE SITE.
3. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS, OR IN THE FIELD PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER.
4. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY OTHERS AND HAS NOT BEEN FIELD VERIFIED BY THE ENGINEER. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT THE STATE'S LOCATION SERVICE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF FEDERAL, STATE, COUNTY AND LOCAL MUNICIPALITIES.
7. ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE LOCAL MUNICIPALITY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER TAKES PRECEDENCE.
8. ALL RIGHT-OF-WAY CONSTRUCTION SHALL MEET LOCAL AND STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
9. THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE FEDERAL, OSHA, STATE, & LOCAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
10. GENERAL CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS FOR CONSTRUCTION HAVE BEEN OBTAINED PRIOR TO THE START OF THE PROJECT.
11. ANY CONSTRUCTION TRAILERS USED ON-SITE SHALL BE PERMITTED THROUGH LOCAL GOVERNING AGENCY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS.
12. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING INFRASTRUCTURE WITHIN THE SITE OR ADJOINING PROPERTIES (i.e. PAVEMENT, CURB, SIDEWALK, UTILITIES, LANDSCAPED AREAS etc.). CONTRACTOR SHALL REPAIR/REPLACE ALL DAMAGED ITEMS IMMEDIATELY, IF NECESSARY, OR PRIOR TO THE END OF THE JOB AND AT NO COST TO THE OWNER IN ACCORDANCE WITH LOCAL REGULATOR REQUIREMENTS.
13. SITE WORK CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT RECORD DRAWINGS PREPARED BY A SOUTH CAROLINA REGISTERED LAND SURVEYOR FOR SANITARY SEWER AND WATER DISTRIBUTION UTILITIES AS-BUILTS TO MEET THE REQUIREMENTS OF THE UTILITY PROVIDER AND STORM DRAINAGE AS-BUILTS TO MEET THE REQUIREMENTS OF SCDHEC/OCRM AND/OR THE NPDES REVIEW AUTHORITY TO INCLUDE AS-BUILTS, PIPING PROFILES, EASEMENT PLATS, VALVE CARDS, AND OTHER CLOSE-OUT DOCUMENTATION AS NECESSARY TO OBTAIN FINAL CERTIFICATIONS FOR UTILITIES AND STORM DRAINAGE SYSTEMS BY THE ENGINEER AND ASSOCIATED REVIEW AUTHORITIES.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL UTILITIES BY THE APPROPRIATE UTILITY COMPANY AND SUBCONTRACTORS PERFORMING WORK TO AVOID CONFLICTS. GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR SCHEDULING INSTALLATION OF ALL UTILITIES IN A TIMELY, ORGANIZED, AND SYSTEMATIC MANNER.
15. IN THE EVENT OF A CONFLICT WITH WATER, SEWER, DRAINAGE OR OTHER UTILITY LINES, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER PRIOR TO MAKING FIELD ADJUSTMENTS.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LEGAL MANNER.
17. THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT AVAILABLE FROM THE OWNER AND COMPLY WITH ALL REPORT RECOMMENDATIONS. IF A CONFLICT ARISES BETWEEN CIVIL DOCUMENTS AND GEOTECHNICAL REPORT, THE MORE STRINGENT SHALL GOVERN.

Sheet List Table

Sheet Number	Sheet Title
C-001	TITLE SHEET
V-201	PRELIMINARY PLAT & UTILITY PLAN
V-202	PRELIMINARY PLAT & UTILITY PLAN
SHEET 1 OF 4	ALTA SURVEY BY DRG
SHEET 2 OF 4	ALTA SURVEY BY DRG
SHEET 3 OF 4	ALTA SURVEY BY DRG
SHEET 4 OF 4	ALTA SURVEY BY DRG

PROJECT CONTACTS

DEVELOPER
PULTE GROUP
4401 LEEDS AVENUE, SUITE 400
NORTH CHARLESTON, SC 29405
CONTACT: MR. SIDNEY DUDLEY
PHONE: 843-860-8485
FAX:
EMAIL: Sidney.Dudley@pultegroup.com

SURVEYOR
DEVELOPMENT RESOURCE GROUP, LLC.
4703 OLEANDER DR
MYRTLE BEACH, SC 29577
CONTACT: MICHAEL D. OLIVER, PLS
PHONE: 843-839-3350
FAX:
EMAIL: mike@drgpllc.com

CIVIL/SITE
HUSSEY GAY BELL INC.
474 WANDO PARK BOULEVARD, SUITE 201
MT. PLEASANT, SOUTH CAROLINA 29464
CONTACT: DANIEL J. CRUZ
PHONE: 843-849-7500

PLANNING
TOWN OF AWENDAW
PO BOX 520
AWENDAW, SC 29429
CONTACT:
PHONE: 843-928-4204
FAX: 843-928-3713
EMAIL: planning.awendaw@tds.net

TOWN ENGINEER
E.M. SEABROOK, ENGINEERS & SURVEYORS.
POST OFFICE BOX 96
MT. PLEASANT, SOUTH CAROLINA 29465-0096
CONTACT: E.M. SEABROOK III, PE/PLS
PHONE: 843-884-4496
FAX: 843-881-7609
EMAIL:

WETLAND CONSULTANT
PASSARELLA & ASSOCIATES, INC.
363 WANDO PLACE DRIVE, SUITE 200
MT. PLEASANT, SOUTH CAROLINA 29464
CONTACT:
PHONE: 843-971-8520
FAX: 843-971-8522
EMAIL: WWW.PASSARELLA.NET

* SEE SITE UTILITY PLAN FOR UTILITY CONTACTS.

* THE INDIVIDUALS LISTED HERE-IN ARE INTENDED TO BE POINTS OF CONTACT AND ARE NOT NECESSARILY THE PROFESSIONALS OF RECORD. REFER TO THE INDIVIDUAL DISCIPLINE PLANS FOR INFORMATION REGARDING THE RESPECTIVE PROFESSIONALS OF RECORD.

PALMETTO UTILITY PROTECTION SERVICE — DIAL 811 — CALL BEFORE YOU DIG

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474 Wando Park Blvd, Suite 201
Mt. Pleasant, SC 29464

HUSSEY, GAY, BELL & DEYOUNG, INC. CONSULTING ENGINEERS OF SC No. C00194 CERTIFICATE OF AUTHORIZATION

HUSSEY GAY BELL
Established 1958
474 WANDO PARK BLVD, SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

REVISIONS:

DESIGNED	DRAWN	CHECKED
JBR	DJC	JBR

DATE:FEBUARY 20, 2022

JOB NO.421147809

SCALE:NTS

WHITE TRACT - PHASE 2
BULLS ISLAND ROAD
AWENDAW, SC
FOR
PULTE GROUP

TITLE SHEET

DRAWING NUMBER
C-001

F:\40811 Pulte Group\421147809 - White Tract - Awendaw, SC\CAD\CD\PHASE 2 (LOWER WHITE TRACT)\PLANS\PRELIMINARY PLAT\7809-C-001-TITLE SHEET.dwg

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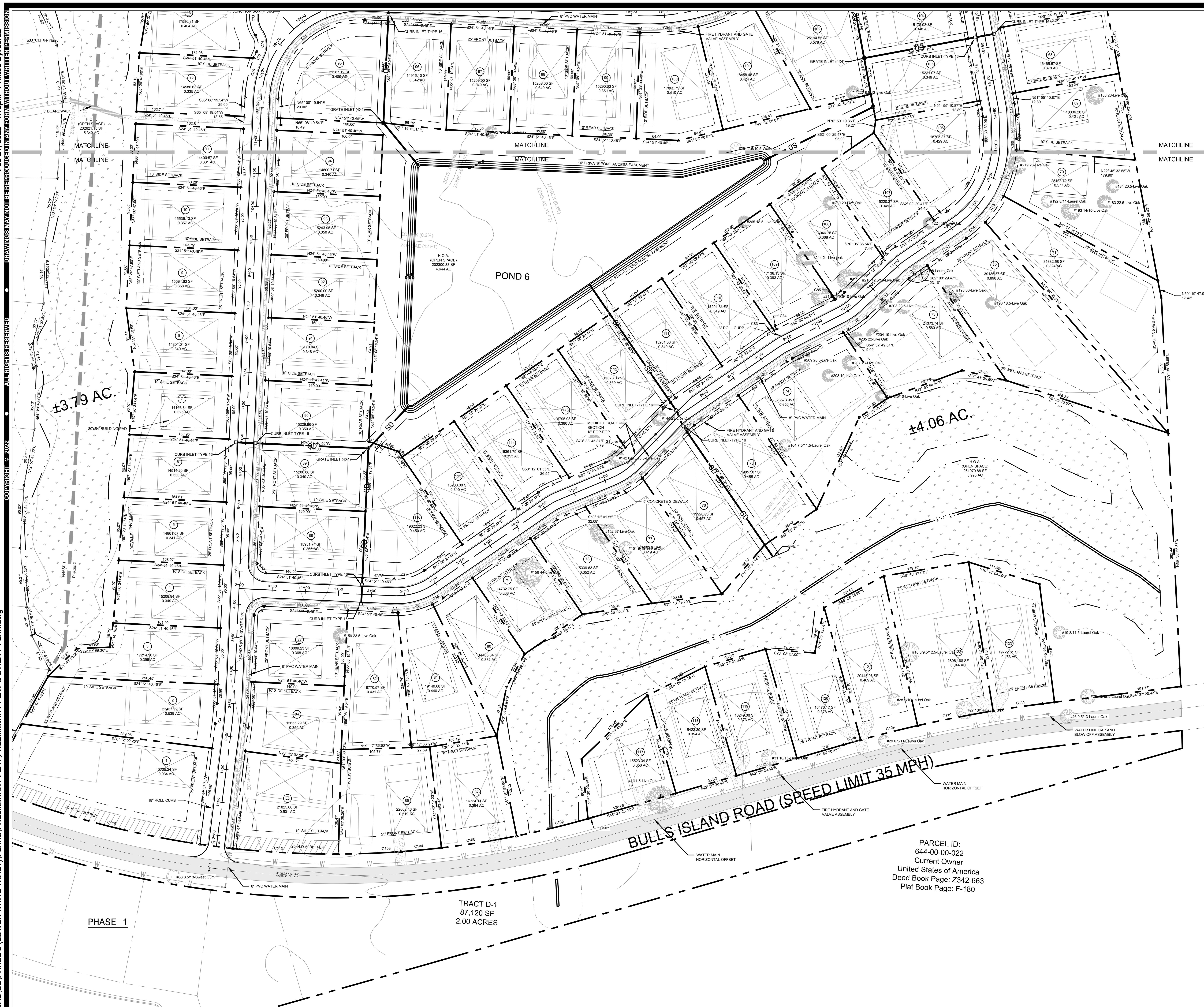
F:\40811 Pulte Group\421147809 - White Tract - Awendaw, SC\CAD\CD\PHASE 2 (LOWER WHITE TRACT)\PLANS\PRELIMINARY PLAT\PRELIMINARY PLAT & UTILITY PLAN.dwg



1. THE SUBDIVISION OF THE ABOVE PROJECT HAS BEEN PREPARED FOR THE PURPOSE OF PRESENTING A PRELIMINARY PLAT TO THE TOWN OF AWENDAW PLANNING COMMISSION INITIAL REVIEW.
2. APPLICANT: PULTE HOMES
3. CURRENT OWNER: WHITE FAMILY PARTNERSHIP, LP
4. PROPERTY LOCATION: BULLS ISLAND ROAD
5. ACREAGE:

EXISTING AREAS:

(TRACT C-2) = 51.83 ACRES (2,257,715 SF) - TMS 644-00-00-025

PHASE 1 AREA = 36.57 ACRES (1,593,062.01 SF)

RESIDUAL AREA (USED IN PHASE 2) = 15.26 ACRES (664,652.99 SF)

TRACT D-1 & D-2 = 78.75 ACRES (3,425,994 SF) - TMS 644-00-00-026

TRACT D-1 = 2.00 ACRES (87,120 SF)

TRACT D-2 = 76.75 ACRES (3,343,230 SF)

TOTAL AREA (C-2 RESIDUAL + D-1 + D-2) = 94.01 ACRES (4,095,002.99 SF)

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TRACT C-2 (RESIDUAL TMS 644-00-00-025) & D-2 (TMS 644-00-00-026):

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HOA = 29.72 ACRES (1,294,638.62 SF)

PRIVATE R/W = 7.52 ACRES (327,753.57 SF)

TOTAL = 92.01 ACRES (4,007,882.99 SF)

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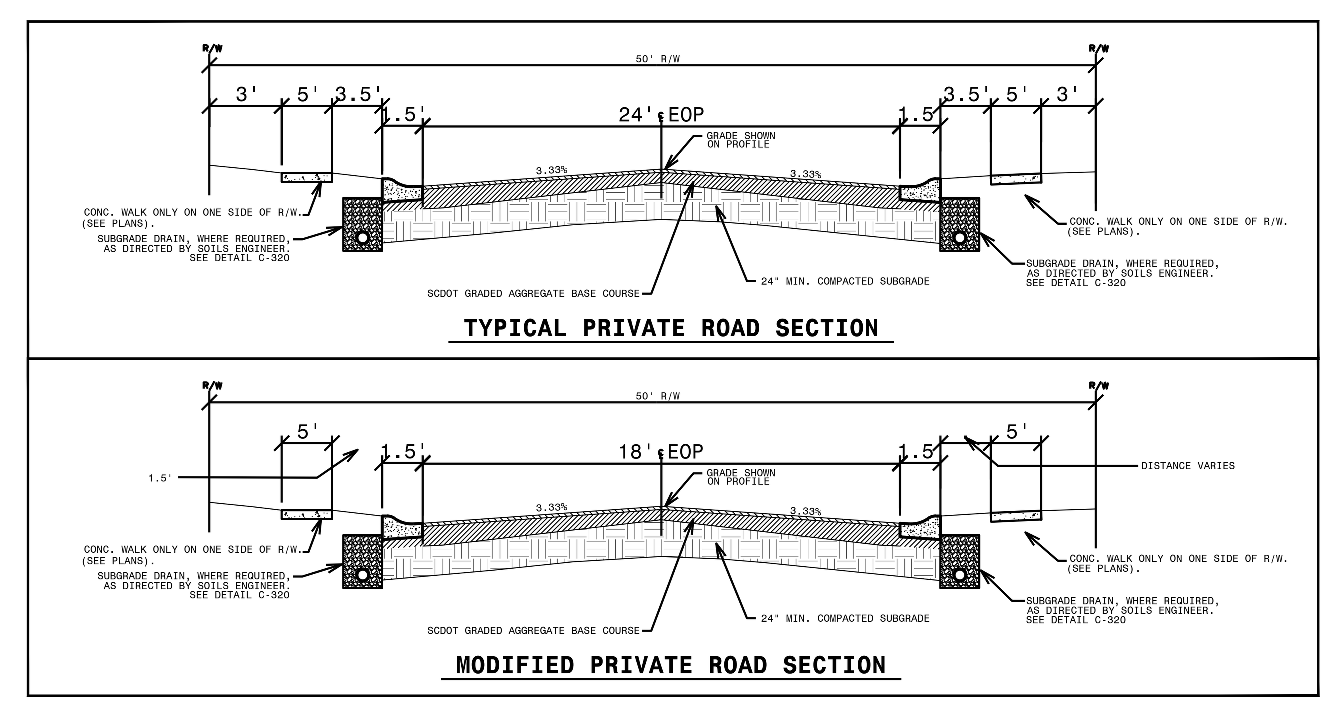
SAC NUMBER:	SAC-2022-00076 & SAC-2022-00159
APPLICANT:	WILL WATERHOUSE
PROJECT NAME:	WHITE TRACT 1 & 2
PROJECT MANAGER:	LORIN KINNEY



CONCEPTUAL - NOT FOR CONSTRUCTION

MAP NOTE:

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4. VERTICAL DATUM IS NAVD88.

NORTH

GRAPHIC SCALE
80 0 40 80
1 INCH = 80 FT

NOTE: THIS SCALE APPLIES FOR 24"x36" SHEETS ONLY

Hussey, Gay, Bell & DeYoung, Inc., Consulting Engineers of SC
474 Wando Park Blvd, Suite 201
Mt. Pleasant, SC 29464

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CONSULTING ENGINEERS OF SC
No. C00194
CERTIFICATE OF AUTHORIZATION

HUSSEY GAY BELL
Established 1958
474 WANDO PARK BLVD., SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

REVISIONS:

DESIGNED	DRAWN	CHECKED
JBR	DJC	JBR

DATE: FEBUARY 20, 2022

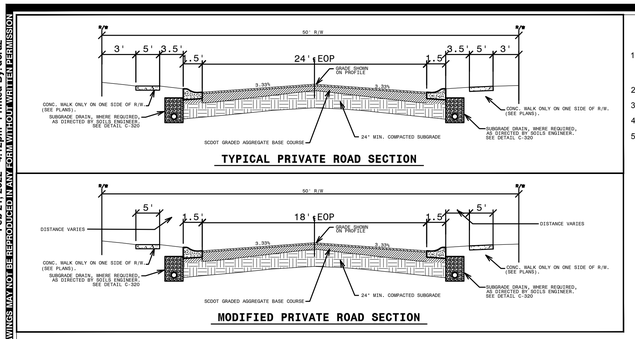
JOB NO. 421147809

SCALE: AS NOTED

WHITE TRACT - PHASE 2
BULLS ISLAND ROAD
AWENDAW, SC
FOR
PULTE GROUP

PRELIMINARY PLAT & UTILITY PLAN

DRAWING NUMBER
V-201



TYPICAL PRIVATE ROAD SECTION

MODIFIED PRIVATE ROAD SECTION

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SAC NUMBER:	SAC-2022-00076 & SAC-2022-00159
APPLICANT:	WILL WATERHOUSE
PROJECT NAME:	WHITE TRACT 1 & 2
PROJECT MANAGER:	LORIN KINNEY

PARCEL ID:
644-00-00-007
Current Owner
King Tract, LLC
Deed Book Page: O620-281
Plat Book Page: G-6A

PARCEL ID:
644-00-00-047
Current Owner
Peter D. Brown
Deed Book Page: 18-648
Plat Book Page: AM-61

PARCEL ID:
644-00-00-110
Current Owner
Frances C. White Trustee
Deed Book Page: L19-0480

POND 7

POND 8

±2.71 AC.

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REVISIONS:

DESIGNED	DRAWN	CHECKED
JBR	DJC	JBR

DATE:FEBUARY 20, 2022

JOB NO.421147809

SCALE:AS NOTED

WHITE TRACT - PHASE 2
BULLS ISLAND ROAD
AWENDAW, SC
FOR
PULTE GROUP

PRELIMINARY PLAT & UTILITY PLAN

DRAWING NUMBER
V-202

F:\40811 Pulte Group\421147809 - White Tract - Awendaw, SC\CAD\CD\PHASE 2 (LOWER WHITE TRACT)\PLANS\PRELIMINARY PLAT\PRELIMINARY PLAT & UTILITY PLAN.dwg
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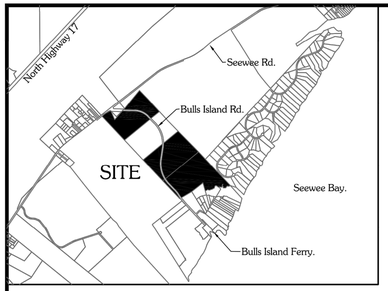
ALTA/NSPS LAND TITLE SURVEY

TRACT A-1 & A-2
TRACT C-1 & C-2
TRACT D-1 & D-2

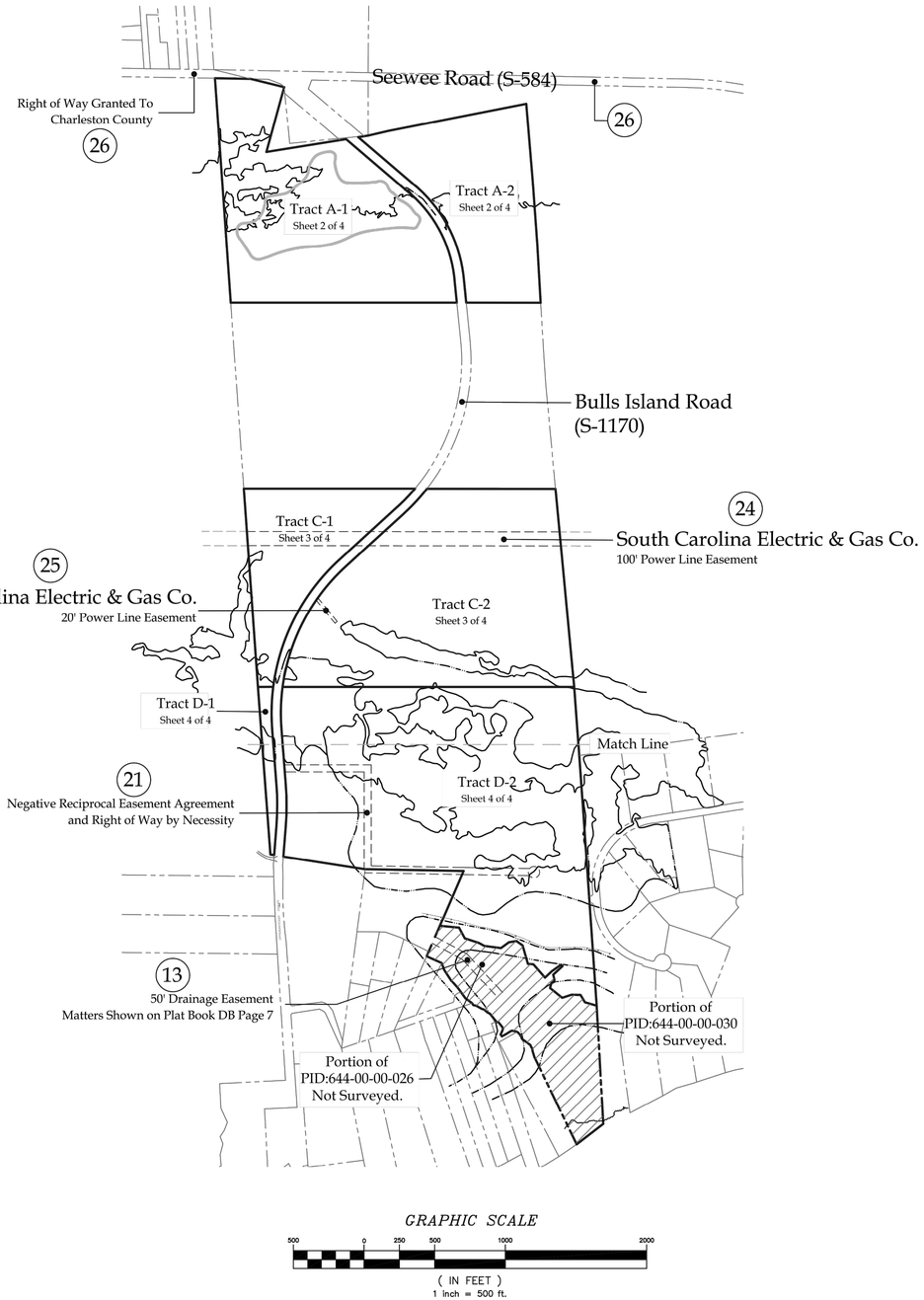
TOWN OF AWENDAW, CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR:

PULTE HOME COMPANY, LLC



~VICINITY MAP N.T.S.~



GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)

1 inch = 500 ft.

FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II "EXCEPTIONS"
COMMITMENT NO.: TBD - Effective Date: TBD-2022

10. Any right, title or interest of anyone whomever in any of the land below the mean high water mark or below the spring tide flood water boundary, marsh (whether salt or fresh), lagoon, man-made canal, swamp areas, or any tidal area below the mean high water mark, or the spring tide flood water boundary, or to any such areas as may be claimed by or over which jurisdiction is asserted by any local, state or national governmental entity or quasi-governmental entitly. The Company does not insure riparian rights, nor does it insure title to the portion of the land which lies below the mean high water mark of rivers, creeks or ocean, not title to any portion of the land that my be accreted as defined in the Coastal Tidelands and Wetlands Act, Section 48-39-10 et seq. of the South Carolina Code of Laws, 1976, as amended. (UNABLE TO DEPICT)

11. Restrictions, conditions, reservations, easements, and other matters shown on plat recorded in the Office of the Register of Deeds for Charleston Count in Plat Book DD, Page 695.
(DOES NOT APPLY TO SUBJECT PROPERTY)

12. Restrictions, conditions, reservations, easements, and other matters shown on plat recorded in the Office of the Register of Deeds for Charleston Count in Plat Book DE, Page 957.
(MATTERS OF SURVEY INCORPORATED)

13. Restrictions, conditions, reservations, easements, and other matters shown on plat recorded in the Office of the Register of Deeds for Charleston Count in Plat Book DB, Page 7.
(MATTERS OF SURVEY INCORPORATED-Easement SHOWN on Adjacent Parcel)

14. Restrictions, conditions, reservations, easements, and other matters shown on plat recorded in the Office of the Register of Deeds for Charleston Count in Plat Book U, Page 70.
(MATTERS OF SURVEY INCORPORATED)

15. Restrictions, conditions, reservations, easements, and other matters shown on plat recorded in the Office of the Register of Deeds for Charleston Count in Plat Book L 13, Page 0309.
(DOES NOT APPLY TO SURVEYED PARCEL)

16. Restrictions, conditions, reservations, easements, and other matters shown on plat recorded in the Office of the Register of Deeds for Charleston Count in Plat Book U, Page 95.
(MATTERS OF SURVEY INCORPORATED)

17. Restrictions, conditions, reservations, easements, and other matters shown on plat recorded in the Office of the Register of Deeds for Charleston Count in Plat Book DA, Page 375.
(DOES NOT APPLY TO SUBJECT PARCEL)

18. Restrictions, conditions, reservations, easements, and other matters shown on plat recorded in the Office of the Register of Deeds for Charleston Count in Plat Book U, Page 69.
(DOES NOT APPLY TO SUBJECT PARCEL)

19. 50' drainage easement as shown on Plat prepared by Lewis E. Seabrook, S.C. REG, and recorded in the Office of the Register of Deeds for Charleston County in Plat Book DE-957 and also shown on Plat prepared by James O. McClellan, III, RLS, and recorded in said Register of Deeds Office in Plat Book DB-7. (EASEMENT DOES NOT APPLY TO SUBJECT PARCEL)

20. Affidavit of General Partner's Authority Domestic Limited Partnership, dated September 10, 2013 and recorded in the Office of the Register of Deeds for Charleston County on September 17, 2013, in Book 0361, at Page 415. (UNABLE TO DEPICT -NOT A MATTER OF SURVEY)

21. Negative Reciprocal Easement Agreement and Right of Way by Necessity entered into by Amy T. White, Charles F. White and James L. White, dated September 28, 1995, and recorded in the Office of the Register of Deeds for Charleston County on on September 29, 1995, in Book L 260, at Page 532.
(SHOWN)

22. Access Easment granted to Charles F. White by Lance L. White, James L. White and Lewis C. White, dated February 21, 1966, and recorded in the Office of the Register of Deeds for Charleston County on March 15, 1966, in Book D 85, at Page 137. (DOES NOT APPLY TO SUBJECT PARCEL)

23. Access Easment granted to Lewis C. White by Charles F. White, Lance L. White and James L. White, dated February 21, 1966, and recorded in the Office of the Register of Deeds for Charleston County on March 15, 1966, in Book D 85, at Page 139.
(DOES NOT APPLY TO SUBJECT PARCEL)

24. Access Easement granted to South Carolina Power Company by Lou S. White, dated February 6, 1946, and recorded in the Office of the Register of Deeds for Charleston County on February 17, 1946, in Book K 47, at Page 72. (SHOWN)

25. Power Line Easement granted to South Carolina Electric & Gas Company by Lewis C. White, dated January 20, 1976, and recorded in the Office of the Register of Deeds for Charleston County on January 30, 1976, in Book R 108, at Page 58. (SHOWN)

26. Right-of-way granted to Charleston County, recorded in the Office of the Register of Deeds for Charleston County on January 24, 1940, in Book K 41, at Page 425. (SHOWN)

27. Deed from William Mcg. Morrison to Lou S. White, dated February 20, 1939 and recorded in the Office of the Register of Deeds for Charleston County on March 16, 1939, in Book Y36, at Page 661.
(UNABLE TO DEPICT)

NOTES:

1. Tax Parcel: PID: 644-00-00-023 Tract A-1 & Tract A-2 Total Acreage 63.23
Last property transfer Deed Book U-391 Page 415

644-00-00-025 Tract C-1 & Tract C-2 Total Acreage 68.96
Last property transfer Deed Book U-391 Page 415

644-00-00-026 Tract D-1 & Tract D-2 Total Acreage 78.75
Last property transfer Deed Book P-571 Page 759

2. Owner of Record: White Family Partnership, LP
Lewis & Amy White
6075 Mossey Grove Lane
Awenda, SC 29429

3. This property is located in Flood Zone "X", "X"-(Shaded), AE (EL12), AE (EL13), AE (EL 14), VE (EL15) and VE (EL16) as scaled from F.I.R.M. 45019C 0360 K dated January 29th, 2021. Flood zone lines shown hereon are scaled and approximate only. This plat is not the basis for flood zone determination or flood zone related issues.

4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

5. This survey is only valid if print of same has original signature and embossed seal of the surveyor.

6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

7. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.

8. All Bearings are based upon the South Carolina State Plane Coordinate System (NAD83)(2011). All distances shown are Horizontal not grid distances.

9. This property is subject to all easements or restrictions of record.

10. 1/2" Iron Pipes Set at all corners unless noted otherwise.

11. Date of Field Survey: January, 2022

REFERENCES:

1. Map Entitled U.S. Dept. Agriculture, Forest Service Wambaw Purchase Unit, Land of P.M. Clement, Tract No. 92 Charleston County, SC Containing 3,795 Acres surveyed by A.L. Glen & Party, U.S.F.S. Awendaw, S.C. March 1934.

2. Plat of " The Grove Plantation", Being Lands of The Estate of Lou S. White situate on Seewee Bay in St. James Santee Parish in Charleston County, dated May 1965 and recorded in Deed Book 85 at Page 144
at the Charleston County Register of Deeds.

LEGAL DESCRIPTION
COMMITMENT NO.: TBD - Effective Date: TBD-2022

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

All of those certain tracts measuring and containing 233.45 acres and being identified as Tax Map Numbers 644-00-00-023, 644-00-00-025, 644-00-00-026, and 221-00-00-030

American Land Title Association "Table A"

No.16 At Time of Survey No evidence of recent earth moving work, building construction, or additions observed in the process of conducting fieldwork.

No.17 At Time of Survey No evidence of recent street or sidewalk construction or repairs were observed in the process of conducting fieldwork.

SURVEYOR'S CERTIFICATE

Insured: Pulte Home Company, LLC

Insurer: First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed in January 2022.

Date of Plat or Map: 01/13/2022

"I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein."

Michael D. Oliver, P.L.S. No. 13520
DATE OF MAP: January 13th, 2022
mike@drgpllc.com

drg
Development Resource Group, LLC
4703 Oleander Drive
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drgpllc.com

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
DEVELOPMENT RESOURCE GROUP LLC No. 006089

JOB No. 21.563
DATE: 01-13-2022
DRAWN BY: D.M.P.
CHECKED BY: M.D.O.
SCALE: 1"= 500'
FILE: P:/21563/SURVEY

ALTA/NSPS LAND TITLE SURVEY
COVER PAGE

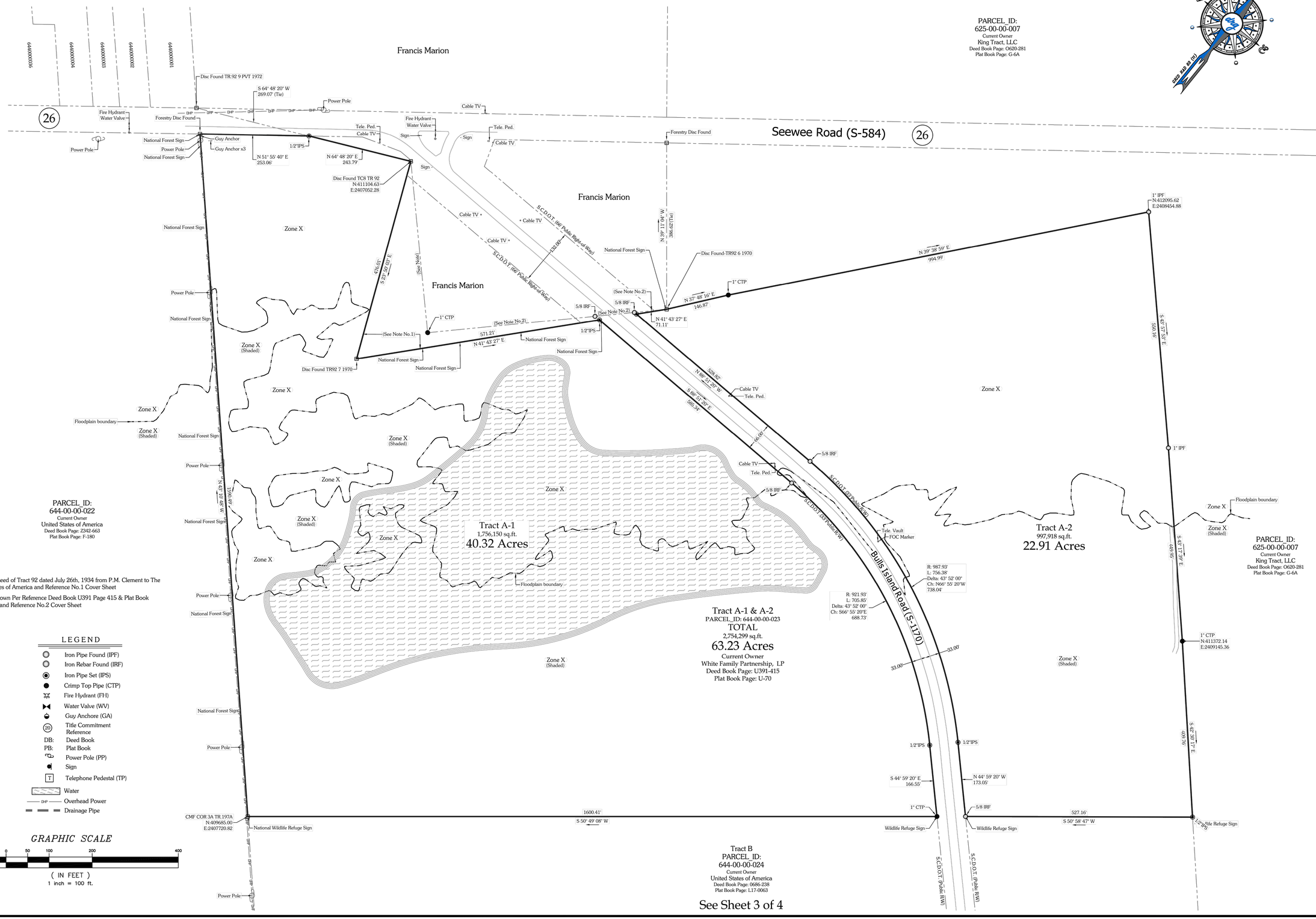
SOUTH CAROLINA PROFESSIONAL No. 13520 LAND SURVEYOR MICHAEL DEAN OLIVER

mike@drgpllc.com

DATE

REVISION

DWG NAME: P:\21563 - PULTE - AWENDAW 233.45 AC\SURVEY_SURVEY CAD DRAWINGS\21563 2022-01-12 AWENDAW BOUNDARY-ALTA.DWG



NOTE:

1. Lines Per Deed of Tract 92 dated July 26th, 1934 from P.M. Clement to The United States of America and Reference No.1 Cover Sheet
2. Lines as Shown Per Reference Deed Book U391 Page 415 & Plat Book Page U-70 and Reference No.2 Cover Sheet

LEGEND

- Iron Pipe Found (IPF)
- Iron Rebar Found (IRF)
- Iron Pipe Set (IPS)
- Crimp Top Pipe (CTP)
- Fire Hydrant (FH)
- Water Valve (WV)
- Guy Anchore (GA)
- (20) Title Commitment Reference
- DB: Deed Book
- PB: Plat Book
- Power Pole (PP)
- Sign
- T Telephone Pedestal (TP)
- Water
- OHP Overhead Power
- Drainage Pipe

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DWG NAME: P:\21563 - PULTE - AWENDAW 233.45 AC\SURVEY_SURVEY CAD DRAWINGS\21563 2022-01-12 AWENDAW BOUNDARY-ALTA.DWG

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DEVELOPMENT RESOURCE GROUP LLC
No. 006089

JOB No. 21.563
DATE: 01-13-2022
DRAWN BY: D.M.P.
CHECKED BY: M.D.O.
SCALE: 1"= 100'
FILE: P:/21563/SURVEY

ALTA/NSPS LAND TITLE SURVEY

TRACTS A-1, A-2, C-1, D-1, & D-2
TOWN OF AWENDA, CHARLESTON COUNTY, SOUTH CAROLINA
PREPARED FOR:
PULTE HOME COMPANY, LLC

SOUTH CAROLINA PROFESSIONAL No. 19320 LAND SURVEYOR MICHAEL DEAN OLIVER

mike@drgpllc.com

DATE

REVISION

SHEET 2 OF 4

See Sheet 2 of 4

Tract B
PARCEL_ID:
644-00-00-024
Current Owner
United States of America
Deed Book Page: 0686-238
Plat Book Page: L17-0063

CMF COR 3B TR.1978 (Disturbed)
National Forest Sign
N 50° 48' 58" E
1211.86'
1" CTP
5/8 IRF
N 50° 53' 53" E
908.86'
Wild Life Refuge Sign
1/2"IPF
N:410114.21
E:2410335.90
Wildlife Refuge Sign

R: 1399.39'
L: 180.30'
Delta: 7° 22' 55"
Ch: S4° 43' 12"W
180.17'

R: 1465.39'
L: 243.24'
Delta: 9° 30' 38"
Ch: N3° 39' 21"E
242.96'

Zone X
(Shaded)

Tele. Ped.
330.00'
330.00'
5/8 IRF
560.30'
S 08° 24' 48" W

24
South Carolina Electric & Gas Co.
100' Power Line Easement
100.00'

Note
Power Pole
Guy Anchor
Power Pole
100.00'
S.C.D.O.T.
1/2"IPS
Guy Anchor
Guy Anchor
Power Pole
N 08° 24' 48" E
560.30'
1/2"IPS

Tract C-1
746,183 sq.ft.
17.13 Acres

Zone AE
(EL 12)
Floodplain boundary
Zone X
(Shaded)

Tract C-1 & C-2
PARCEL_ID: 644-00-00-025
TOTAL
3,003,898 sq.ft.
68.96 Acres
Current Owner
White Family Partnership, LP
Deed Book Page: U391-415
Plat Book Page: U-70

Tract C-2
2,257,715 sq.ft.
51.83 Acres
Zone X
(Shaded)

PARCEL_ID:
644-00-00-022
Current Owner
United States of America
Deed Book Page: Z342-663
Plat Book Page: F-180

N 49° 57' 57" W
1469.01'
S 49° 57' 57" E
1469.93'

S.C.D.O.T. (80' Public R/W)
S.C.D.O.T. (80' Public R/W)

Guy Anchor
Guy Anchor
Power Pole
Tele. Ped.
Tele. Vault
Power Pole
Guy Anchor
Service Pole

25
South Carolina Electric & Gas Co.
20' Power Line Easement

R: 1465.39'
L: 1032.02'
Delta: 40° 21' 04"
Ch: S11° 45' 52"E
1010.82'

R: 1399.39'
L: 977.57'
Delta: 40° 01' 29"
Ch: N11° 36' 05"W
957.81'

Bulls Island Road (S-1170)
66.00'

PARCEL_ID:
625-00-00-007
Current Owner
King Tract, LLC
Deed Book Page: O620-281
Plat Book Page: G-6A

Zone AE
(EL 12)
National Forest Sign
Power Pole
National Forest Sign
Zone X
(Shaded)
Zone AE
(EL 12)
Floodplain boundary (typ)
Floodplain boundary
Zone X
(Shaded)
Zone AE
(EL 12)
Floodplain boundary
Zone X
(Shaded)
Power Pole
Floodplain boundary
Zone X
(Shaded)

National Forest Sign
CMF COR 3C TR.197A
N:407695.62
E:2409590.56
5/8 IRD
108.06'
S 50° 31' 22" W
1" CTP
N 50° 48' 54" E
2063.71'
1/2" IRF
Floodplain boundary

R: 1465.39'
L: 298.34'
Delta: 11° 42' 56"
Ch: S37° 47' 52"E
297.92'

R: 1399.39'
L: 294.11'
Delta: 12° 02' 31"
Ch: N37° 38' 05"W
293.57'

Zone AE
(EL 12)
Tele. Ped.
Floodplain boundary
Zone X
(Shaded)
Tract D-1 & D-2
PARCEL_ID: 644-00-00-026
TOTAL
3,425,994 sq.ft.
78.75 Acres
Current Owner
White Family Partnership, LP
Deed Book Page: P571-759
Plat Book Page: U-70
Zone AE
(EL 12)
Floodplain boundary
Existing Ditch
Power Pole
Guy Anchor
Zone X
(Shaded)
S 43° 26' 15" E
384.54'
Floodplain boundary
Zone AE
(EL 12)

1/2"IPS
1/2"IPS
S.C.D.O.T. (80' Public R/W)
Matchline
Matchline
Zone X
(Shaded)
Zone X
(Shaded)
Zone AE
(EL 13)
Zone X
(Shaded)
Zone X
(Shaded)
Existing Ditch
Existing Ditch
1.5" CTP
Floodplain boundary
Zone X
(Shaded)
Power Pole
Guy Anchor
Power Pole
N 49° 57' 39" W
393.65'
S 49° 57' 39" E
393.65'
00.05'
21
Negative Reciprocal Easement Agreement
and Rtiight of Way by Necessity
Floodplain boundary
Zone X
(Shaded)
Tract D-2
3,343,230 sq.ft.
76.75 Acres
Floodplain boundary
Zone AE
(EL 12)
S 51° 47' 02" E
386.18'
PID:
664-00-00-046
Bulls Island Road
50.00'
Tele. Ped.
Tele. Ped.
1/2"IPS
1/2"IPS
S.C.D.O.T. (80' Public R/W)
N 41° 58' 49" W
1186.93'

Tract D-1
87,120 sq.ft.
2.00 Acres

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

See Sheet 4 of 4

LEGEND
- Iron Pipe Found (IPF)
- Iron Rebar Found (IRF)
- Iron Pipe Set (IPS)
- Crimp Top Pipe (CTP)
- Fire Hydrant (FH)
- Water Valve (WV)
- Guy Anchore (GA)
- (20) Title Commitment Reference
- DB: Deed Book
- PB: Plat Book
- Power Pole (PP)
- Sign
- T Telephone Pedestal (TP)
- Water
- OHP Overhead Power
- Drainage Pipe

drg
Development Resource Group, LLC
4703 Oleander Drive
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drgpllc.com

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
DEVELOPMENT RESOURCE GROUP LLC
No. 006089

JOB No. 21.563
DATE: 01-13-2022
DRAWN BY: D.M.P.
CHECKED BY: M.D.O.
SCALE: 1"= 100'
FILE: P:/21563/SURVEY

ALTA/NSPS LAND TITLE SURVEY
TRACTS A-1, A-2, C-1, C-2, D-1, & D-2
TOWN OF AWENDA, CHARLESTON COUNTY, SOUTH CAROLINA
PREPARED FOR:
PULTE HOME COMPANY, LLC

SOUTH CAROLINA PROFESSIONAL
No. 13320
LAND SURVEYOR
MICHAEL DEAN OLIVER
mike@drgpllc.com

DATE
REVISION

SHEET 3 OF 4

DWG NAME: P:\21563 - PULTE - AWENDAW 233.45 AC\SURVEY_SURVEY CAD DRAWINGS\21563 2022-01-12 AWENDAW BOUNDARY-ALTA.DWG

See Sheet 3 of 4

Matchline

Matchline

Bulls Island Road (S-1-170)

S.C.D.O.T. (53' Public R/W)

Tract D-1
87,120 sq.ft.
2.00 Acres

Tract D-1 & D-2
PARCEL_ID: 644-00-00-026
TOTAL
3,425,994 sq.ft.
78.75 Acres
Current Owner
White Family Partnership, LP
Deed Book Page: P571-759
Plat Book Page: U-70

Tract D-2
3,343,230 sq.ft.
76.75 Acres

PARCEL_ID:
644-00-00-022
Current Owner
United States of America
Deed Book Page: Z342-663
Plat Book Page: F-180

PARCEL_ID:
625-00-00-007
Current Owner
King Tract, LLC
Deed Book Page: O620-281
Plat Book Page: G-6A

PARCEL_ID:
664-00-00-046
Current Owner
Grace V. Dowe
Deed Book Page 694-800
Plat Book Page: AM-61

PARCEL_ID:
644-00-00-027
Current Owner
United States of America
Deed Book Page: S097-064
Plat Book Page: U-70

PARCEL_ID:
644-00-00-110
Current Owner
Frances C. White Trustee
Plat Book Page: L19-0480

PARCEL_ID:
644-00-00-109
Current Owner
Gregory St.Pierre
Deed Book Page: 885-295
Plat Book Page: L19-0480

PARCEL_ID:
644-00-00-059
Current Owner
Gregory St.Pierre
DB: 816-205

PARCEL_ID:
664-00-00-047
Current Owner
Peter D. Brown
Deed Book Page 18-648
Plat Book Page: AM-61

A Portionof
Tract D-2
PID: 644-00-00-026
±5.42 Acres
Current Owner
White Family Partnership, LP
Lewis & Amy White
To Be Combined Into
Tract H
PARCEL_ID: 644-00-00-030

A Portionof
Tract H
PID: 644-00-00-030
358,182 sq.ft.
8.22 Acres
Current Owner
Lewis & Amy White
Family Partnership, LP
To Be Combined Into
Tract D-2
PID: 644-00-00-026

TOTAL COMBINED
Tract H
PID: 644-00-00-030
±21.22 Acres

Remainder
Tract H
PID: 644-00-00-030
±15.80 Acres
Current Owner
Lewis & Amy White
Family Partnership, LP
Deed Book Page: G476-712
Plat Book Page: 0800-305

Negative Reciprocal Easement Agreement and Riight of Way by Necessity

50' Drainage Easement

Jibe Court (Private)

(Line to Be Deleted)

Property Line Not Surveyed

National Wildlife Refuge Sign

Floodplain boundary

Limit of Moderate Wave Action

Existing Ditch

Power Pole

Guy Anchor

Tele. Ped.

1.5" CTP

CMF w/Nail

N 46° 50' 48" E
12.03' (Tie To Conc. Mon.)

Zone X (Shaded)
Zone AE (EL 12)
Zone AE (EL 13)
Zone AE (EL 14)
Zone VE (EL 15)
Zone VE (EL 16)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S66° 52' 10"W	86.69
L2	N70° 01' 43"W	60.55
L3	S51° 59' 17"W	63.45
L4	S33° 10' 14"W	69.52
L5	S89° 32' 45"W	110.30
L6	N24° 14' 39"W	38.09
L7	N8° 47' 25"E	29.44
L8	N52° 37' 32"W	41.23
L9	S8° 30' 24"W	89.69
L10	N89° 05' 26"W	14.68
L11	S15° 40' 33"W	79.52
L12	S7° 48' 44"W	66.00

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N80° 03' 17"W	123.86
L14	S55° 05' 08"W	40.02
L15	N55° 17' 33"W	134.44
L16	S86° 46' 32"W	53.23
L17	S41° 27' 53"W	53.80
L18	S15° 12' 05"W	70.59
L19	S58° 25' 59"W	118.07
L20	S78° 51' 35"W	43.32
L21	S68° 47' 00"W	105.41
L22	N67° 26' 21"W	85.43
L23	N56° 21' 19"E	137.10

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	295.91'	1,876.86'	9° 02' 00"	N 39° 08' 20" W 295.60'
C2	299.64'	1,465.39'	11° 42' 56"	S 37° 47' 52" E 299.12'

LEGEND

- Iron Pipe Found (IPF)
- Iron Rebar Found (IRF)
- Iron Pipe Set (IPS)
- Crimp Top Pipe (CTP)
- Fire Hydrant (FH)
- Water Valve (WV)
- Guy Anchore (GA)
- (20) Title Commitment Reference
- DB: Deed Book
- PB: Plat Book
- Power Pole (PP)
- Sign
- T Telephone Pedestal (TP)
- Water
- OHP Overhead Power
- Drainage Pipe

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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Telephone: 843-839-3350
www.drgpllc.com

SOUTH CAROLINA DEVELOPMENT RESOURCE GROUP LLC No. 006089 CERTIFICATE OF AUTHORIZATION

JOB No. 21.563
DATE: 01-13-2022
DRAWN BY: D.M.P.
CHECKED BY: M.D.O.
SCALE: 1"= 100'
FILE: P:/21563/SURVEY

ALTA/NSPS LAND TITLE SURVEY

TRACTS A-1, A-2, C-1, D-1, & D-2
TOWN OF AWENDA, CHARLESTON COUNTY, SOUTH CAROLINA
PREPARED FOR:
PULTE HOME COMPANY, LLC

SOUTH CAROLINA PROFESSIONAL No. 13520 LAND SURVEYOR MICHAEL DEAN OLIVER

mike@drgpllc.com

DATE

REVISION

SHEET 4 OF 4

DWG NAME: P:\21563 - PULTE - AWENDAW 233.45 AC\SURVEY_SURVEY CAD DRAWINGS\21563 2022-01-12 AWENDAW BOUNDARY-ALTA.DWG