

LEGEND:

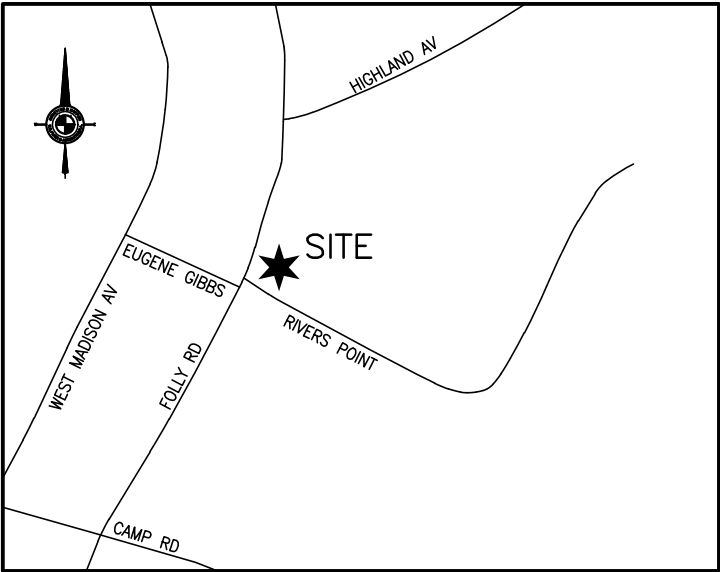
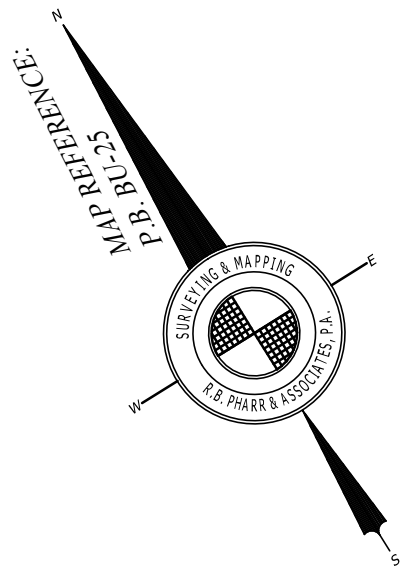
C&G - CURB & GUTTER
CB - CATCH BASIN
C/O - CLEAN OUT
D.B. - DEED BOOK
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
GDP - GUARD POST
GM - GAS METER
GW - GUY WIRE
HT - HEIGHT
HVAC - HEATING, VENTILATION, AIR COND.
LMP - LAMP POST
O/HANG - OVERHANG
P.B. - PLAT BOOK
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
POB - POINT OF BEGINNING
PP - POWER POLE
PG. - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SQ. FT. - SQUARE FEET
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
WM - WATER METER
WV - WATER VALVE

LINE LEGEND:

EASEMENT
WOOD FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE (UNDERGROUND)
WATER LINE

PRELIMINARY PLAT

NOT FOR RECORDATION
CONVEYANCE OR SALES



VICINITY MAP
NOT TO SCALE

SURVEYOR DESCRIPTION

That certain tract or parcel of land situated, lying and being in the City of Charleston, Charleston County, South Carolina and being described as follows:

Beginning at an existing iron rod on the westerly line of Parcel II on a plat entitled "Plat of Parcels 1A, 1A-I, 1B, 1C, 1D, & 1I of James Island K-Mart Plaza" recorded in Plat Book AU, Page 72 of the Register of Mesne Conveyance Office for Charleston County said point being South 31°11'44" West a distance of 40.21' from an existing iron rod being the northeastern corner of Parcel 1C. Thence from said Point of Beginning along the westerly line of Parcel II the following three (3) courses and distances: 1) South 31°05'48" West a distance of 10.07' to an existing iron rod; 2) South 31°38'15" West a distance of 49.19' to an existing iron rod; 3) South 29°52'00" West a distance of 98.30' to an existing rail road spike on the northern right of way of Rivers Point Row; thence with the northern right of way of Rivers Point Row the following two (2) courses and distances: 1) North 58°09'26" West a distance of 173.58' to a rail road spike; 2) North 15°18'51" West a distance of 21.86' to an existing nail on the eastern right of way of Folly Road (Hwy 171); thence with the eastern right of way of Folly Road the following two (2) courses and distances: 1) with a curve turning to the left with a radius of 1,497.66' and an arc length of 128.97' (chord North 25°12'13" East 128.93') to an existing nail; 2) North 71°41'07" East a distance of 19.42' to an existing iron rod on the southern line of Parcel 1C (Ingress/Egress Easement); thence with the southern line of Parcel 1C South 58°03'12" East a distance of 188.38' to the **POINT OF BEGINNING** having an area of 30,368 square feet or 0.6971 acres of land as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated April 10, 2013 (Map File XX-3778 Job No. 79311).

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO: 994.0653/12866.1079, EFFECTIVE DATE: FEBRUARY 21, 2013
NBU: 13-03579CH

SCHEDULE B - II (EXCEPTIONS)

9. Restrictions, easements and assessments contained in Declaration of Rights, Restrictions and Cross Easements dated June 4, 1981 and recorded on June 30, 1981 in Book W-125 at Page 105 in the Office of the Register of Mesne for Charleston County, South Carolina. Affects subject property but does not contain any plottable material.

10. Restrictive Covenants dated June 14, 1984 and recorded on August 12, 1987 in Book U-167 at Page 860, aforesaid records. Affects subject property but does not contain any plottable material.

11. Right of Way Easement to Southern Bell, dated February 13, 1989 and recorded on March 9, 1989 in Book 0-182, at Page 308, aforesaid records. Affects subject property, but document is in poor condition and location cannot be determined.

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHARLESTON WATER AND SEWER
(843) 727-6800

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

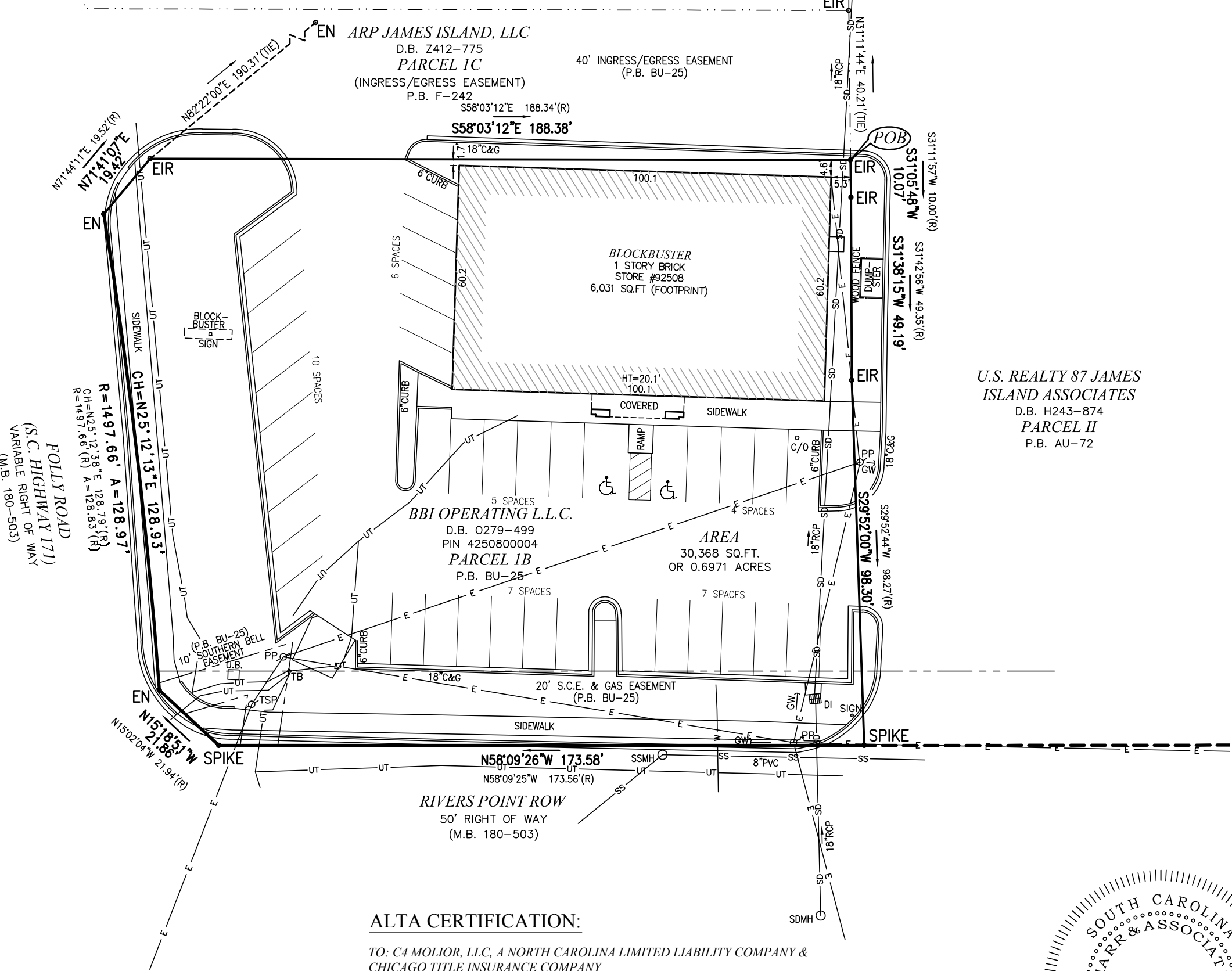
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



U.S. REALTY 87 JAMES
ISLAND ASSOCIATES
D.B. H243-874
PARCEL II
P.B. AU-72

ALTA CERTIFICATION:

TO: C4 MOLIOR, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY & CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b(1), 7c, 8, 9, 10a, 11a, 11b, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 05, 2013

JUSTIN F. CLONINGER
NCPLS, L-4430

DATE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 17, 2004 COMMUNITY PANEL NO: 455412 0677 J (ZONE X)

I HEREBY STATE THAT TO BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SIGNED

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY.
- THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THE SURVEY.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED:

MINIMUM SETBACK:
MINIMUM SIDE YARD:
MINIMUM REAR YARD:
MAXIMUM BUILDING HEIGHT:

FOR FURTHER INFORMATION CONTACT THE
CHARLESTON COUNTY ZONING DEPARTMENT AT
843-724-3765.

PARKING:

PARKING (PERMITTED USES - (# SPACES
PER ### SQUARE FEET)

REGULAR PARKING SPACES = 39
HANDICAPPED PARKING SPACES = 2
TOTAL PARKING SPACES = 41

AREA = 30,368 SQ.FT. OR 0.6971 ACRES

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:
CROSLAND SOUTHEAST
BLOCKBUSTER STORE #92508
862 FOLLY ROAD
CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA
DEED REFERENCE: BOOK 0279, PAGE 499
MAP REFERENCE: BOOK BU, PAGE 25
PARCEL #: 425-08-00-004

R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING
LICENSURE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186

REVISIONS			SCALE: 1" = 30'			DATE: APRIL 15, 2013			FILE NO. XX-3778		
CREW:	DRAWN:	REVISED:	ND	ND					JOB NO.	79311	