REZONING APPLICATION

CITY OF CHARLESTON
Department of Planning, Preservation & Sustainability
Zoning Division
2 George St, Third Floor
Charleston, SC 29401

phone: 843.724.3781
fax: 843.724.3772
www.charleston-sc.gov

APPLICATION MUST BE PRINTED IN COLOR

Planning Commission Meeting Date Requested June 7, 2023 (Special Meeting)

PROPERTY DESCRIPTION

Property Address/Location: Union Pier Terminal (Height Districts)

TMS #: See attached County: Charleston

Acreage: Total 64.14 Highland 36.33 Critical Area 27.81 FW Wetlands 0.00

Deed Recorded: Date See attached Book See attached Page See attached

Plat Recorded: Date See attached Book See attached Page See attached

Restrictive Covenants Recorded: ☒ None ☐ Yes - Book _____ Page _____

Request zoning change from: See attached height districts to: See attached height district map

Reason for requested rezoning: Redevelopment of Union Pier Terminal into mixed-use development.

Note: Areas designated "2.5", "3", "4", "5", "6", and "7" on the attached Height District Plan, proposed to be rezoned into the following Height Districts set forth in Zoning Ordinance sections: 54-306.A., -B., -E., -F., -G., and -H., respectively.

Owner: South Carolina State Ports Authority & Dominion Energy South Carolina, Inc.

Address: c/o Burr & Forman, 115 Fairchild St., St. 300, Charleston, SC 29492

Phone: 843.972.6177 Fax: _____ E-Mail: rlowell@burr.com

Applicant: Randy Lowell

Address: 115 Fairchild St., St. 300, Charleston, SC 29492

Phone: 843.972.6177 Fax: _____ E-Mail: rlowell@burr.com

Relationship to Owner: ☐ Engineer/Surveyor/Architect ☒ Attorney ☐ Prospective Buyer
☒ Representative/Other as to Dominion, Limited Agent (see attached)

REZONING APPLICATION

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Information Required:
- [x] Tax map indicating the subject property
- [x] Recorded plat of the subject property
- [x] Rezoning application fee (check or cash payable to the City of Charleston)
- [ ] For PUD applications, 15 copies of PUD Master Plan

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. I authorize the subject property to be posted and inspected and this application to be heard by the Planning Commission of the City of Charleston on the meeting date requested.

Owner Barbara Mehn Date 5/3/2023
(ORIGINAL SIGNATURE OF THE PROPERTY OWNER IS REQUIRED)

REZONING APPROVAL PROCESS

The rezoning process usually takes three to four months to complete.

1. PRE-APPLICATION REVIEW - Meet with City staff to receive comments on the proposed rezoning.
2. PLANNING COMMISSION - Submit completed **color** application, rezoning fee, tax map and recorded plat to the Zoning Division by 12:00 pm on the deadline date to be placed on the Planning Commission agenda. Application must have original signature of the owner; faxed and/or copied applications will not be accepted. Staff will review the application. Incomplete submittals will be not be placed on the Planning Commission agenda. The Planning Commission will hold a public hearing and make a recommendation to City Council for approval, approval with conditions, disapproval or deferral of the rezoning.
3. CITY COUNCIL – After the Planning Commission makes its recommendation, the application will be forwarded to City Council where another public hearing will be held approximately one month later. City Council will then give the application first reading and make a decision to approve or disapprove the requested rezoning. Rezoning approvals require a subsequent second and third reading, typically at the next scheduled Council meeting, before the rezoning is ratified.

FOR OFFICE USE ONLY:

Application Received

Date 5/3/23 Time 4:50 pm Fee $890.00 Receipt ✓
Staff PAO Application Complete? [x] Yes [ ] No

Planning Commission recommendation:
The Planning Commission heard the rezoning application and its recommendation to City Council is as follows:

[ ] Approval [ ] Approval with Conditions [ ] Disapproval

Comments: _____

_____ Date _____
Chairman or Zoning Official

A.5 Height District Plan

April 24, 2023

Master Plan for
Union Pier

Perkins&Will

Union Pier Terminal Parcel TMS#

Union Pier PUD Parcels			
Parcel ID	TMS#	Owner	Acreage
1A – 1H	459-00-00-009	South Carolina State Ports Authority	42.87
2A – 2C	458-05-04-015	South Carolina State Ports Authority	3.00
3A – 3C	458-05-04-016	South Carolina State Ports Authority	3.00
4A – 4F	458-01-04-014	South Carolina State Ports Authority	2.83
5A – 5H	458-01-04-005	South Carolina State Ports Authority	8.30
6	458-01-04-006	Dominion Energy South Carolina, Inc.	0.199
7	458-01-04-025	Dominion Energy South Carolina, Inc.	0.046
8	458-01-04-024	South Carolina State Ports Authority	0.40
9	458-01-04-009	South Carolina State Ports Authority	0.53
10A – 10E	458-01-04-007	South Carolina State Ports Authority	1.50

HPN*	TMS	Deed	Plat
Parcel 1A	459-00-00-009	T64/736+	A1/156
Parcel 1B	459-00-00-009	D66/489	C/086
Parcel 1C	459-00-00-009	Q70/181	A/069, A1/013
Parcel 1D	459-00-00-009	D48/473	EA/025, EA/026
Parcel 1E	459-00-00-009	Y86/101	H52/236
Parcel 1F	459-00-00-009	Z70/400	EA/025
Parcel 1G	459-00-00-009	B68/606	EA/025
Parcel 1H	459-00-00-009	O85/174	EA/025, L16/0582
Parcel 2A	458-05-04-015	Z70/401	EA/027
Parcel 2B	458-05-04-015	D48/473	EA/027
Parcel 2C	458-05-04-015	G91/222	EA/027
Parcel 3A	458-05-04-016	D48/478	EA/027
Parcel 3B	458-05-04-016	D48/473	EA/027
Parcel 3C	458-05-04-016	G91/222	EA/027
Parcel 4A	458-01-04-014	D103/052	L/037
Parcel 4B	458-01-04-014	Y102/403	S/123
Parcel 4C	458-01-04-014	Y102/193	N/119
Parcel 4D	458-01-04-014	K68/223	C47/248
Parcel 4E	458-01-04-014	G91/222	EA/027
Parcel 4F	458-01-04-014	D48/473	EA/027
Parcel 5A	458-01-04-005	Y117/287	A1/156
Parcel 5B	458-01-04-005	T64/736+	A1/156
Parcel 5C	458-01-04-005	D66/489	C/086
Parcel 5C1	458-01-04-005	D66/489	A1/156
Parcel 5C2	458-01-04-005	D66/489	A1/156
Parcel 5C3	458-01-04-005	D66/489	A1/156
Parcel 5C4	458-01-04-005	D66/489	A1/156
Parcel 5C5	458-01-04-005	D66/489	C/086
Parcel 5D	458-01-04-005	G91/222	W/172
Parcel 5E	458-01-04-005	D118/081	AL/025
Parcel 5F	458-01-04-005	D115/318	F/240
Parcel 5G	458-01-04-005	D66/489	C/086
Parcel 5H	458-01-04-005	A87/306	C/086
Parcel 5I	458-01-04-005	D66/489	C/086
Parcel 6	458-01-04-006	C23/151	BH/141
Parcel 7	458-01-04-025	1172/928	BH/141, R172/086, 1172/928
Parcel 8	458-01-04-024	R172/086	R172/086
Parcel 9	458-01-04-009	O154/316	BH/141
Parcel 10A	458-01-04-007	F103/220	A1/156, BH/141
Parcel 10B	458-01-04-007	F103/220	A1/156, BH/141
Parcel 10C	458-01-04-007	H87/340	A1/156, BH/141
Parcel 10D	458-01-04-007	S85/317	A1/156, BH/141
Parcel 10E	458-01-04-007	T64/736+	A1/156, BH/141

*HPN=Historic Parcel Number; + acquired from State by Notice of Taking

Union Pier Terminal

#

0 312.5 625 1,250 ft

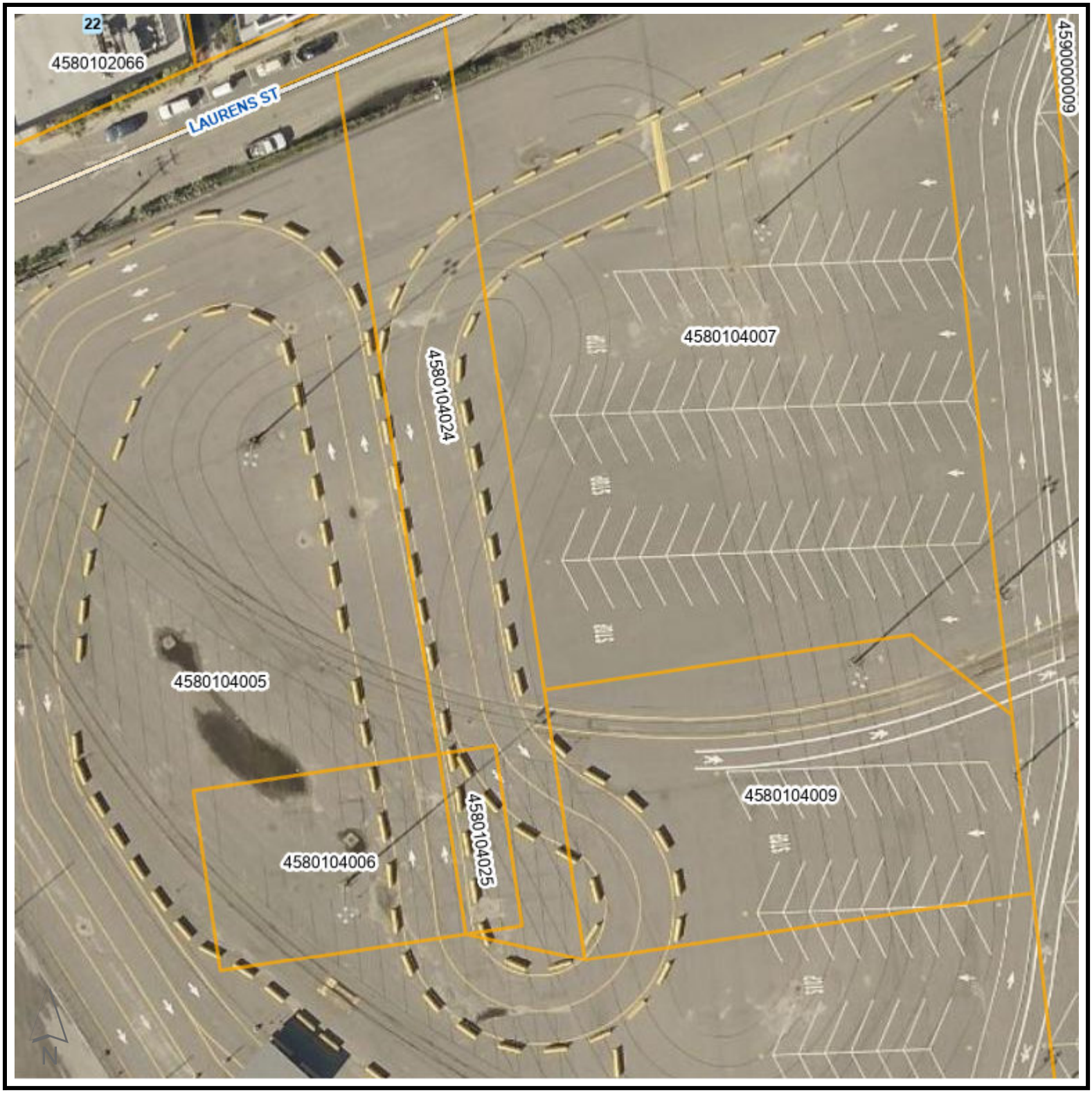
1 inch = 467 feet

CHARLESTON COUNTY SOUTH CAROLINA

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

Author: Charleston County SC

Date: 5/3/2023



Union Pier Terminal

#

0 40 80 160 ft

1 inch = 58 feet

CHARLESTON COUNTY
SOUTH CAROLINA

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Author: Charleston County SC
Date: 5/3/2023

156

A1/156

IN CHANCERY

CHARLESTON, S.C.

WHITE & CALDER, VS ROPER ET ALIAS,

and Wharves, bounding to the north on Laurens Street and property
Esq. to the south on property of Thomas Bennett Esq. to the east on Channel of Cooper
River and to the west on East Bay Street, and property of A.J. White Esq.

Laid out under the direction of

JAMES TUPPER

MASTER IN EQUITY

NOVEMBER 9TH

1859

Drawn by E.B.W. Mite, Surveyor

Note

These Lots were sold by the Undersigned, to sundry Purchasers on this the Ninth day of January A.D. 1860 and the description in the Conveyances to said Purchasers refer to the Lines, Boundaries and Measurements of this Plat.

James Tupper

Master in Equity

Vernon Street.

Laurens Street

Wharf Street.

Property of Wilmington and Raleigh Rail Road Company.

Wharf.

Wharf

Dock

Wharf

Dock

Wharf

Dock

Wharf

Dock

Wharf

Dock

Wharf

Dock

Wharf

Dock

Wharf

Cooper River.

Concord, 66 feet wide Street.

Marsh 50 feet wide Street.

Washington 60 feet wide Street.

Property of A.J. White Esq. 1 Acre highland.

Society Street, Continued, 40 feet wide, to the channel of Cooper River.

Property of

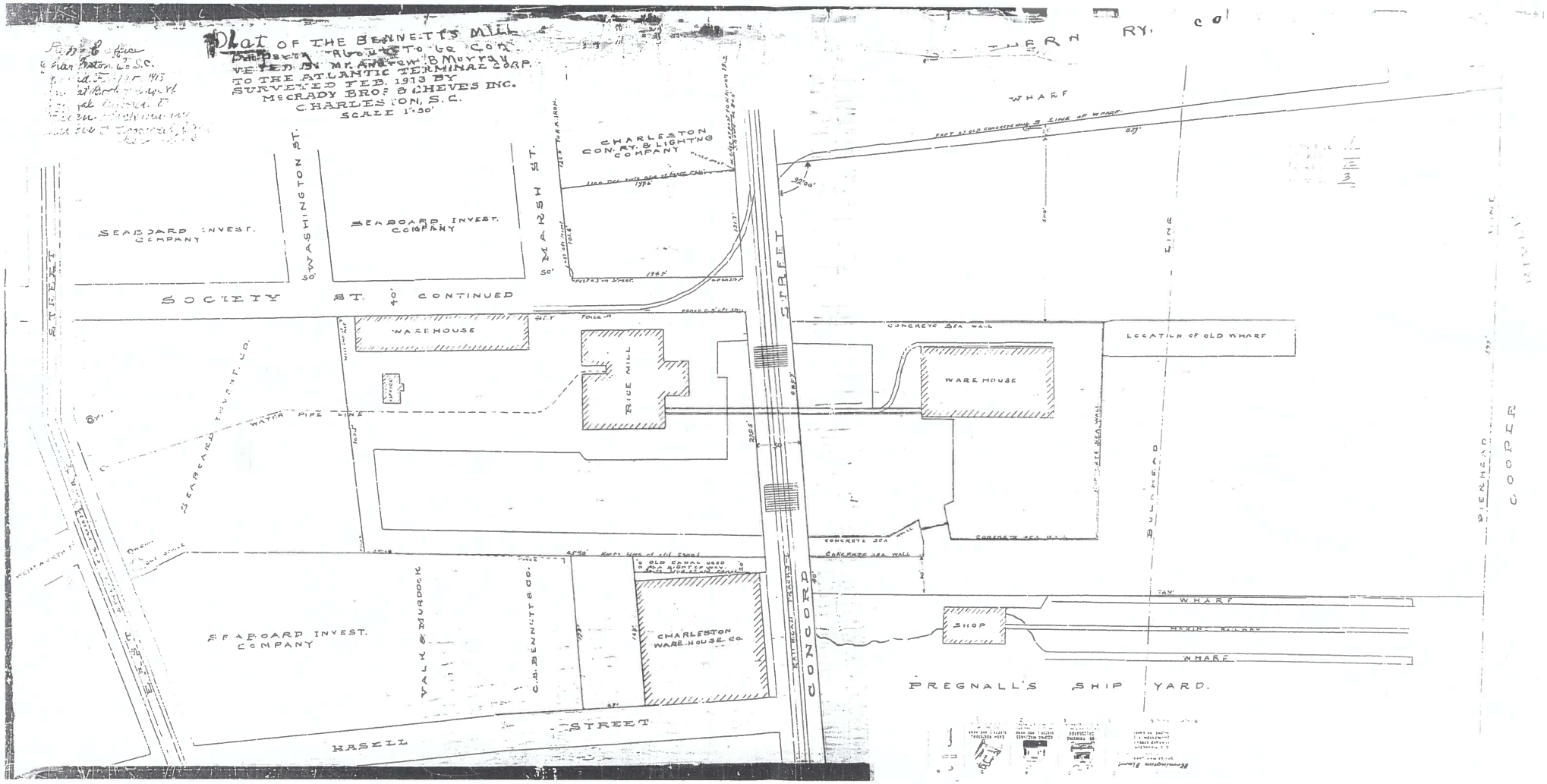
Mill.

T. Bennett Esq.

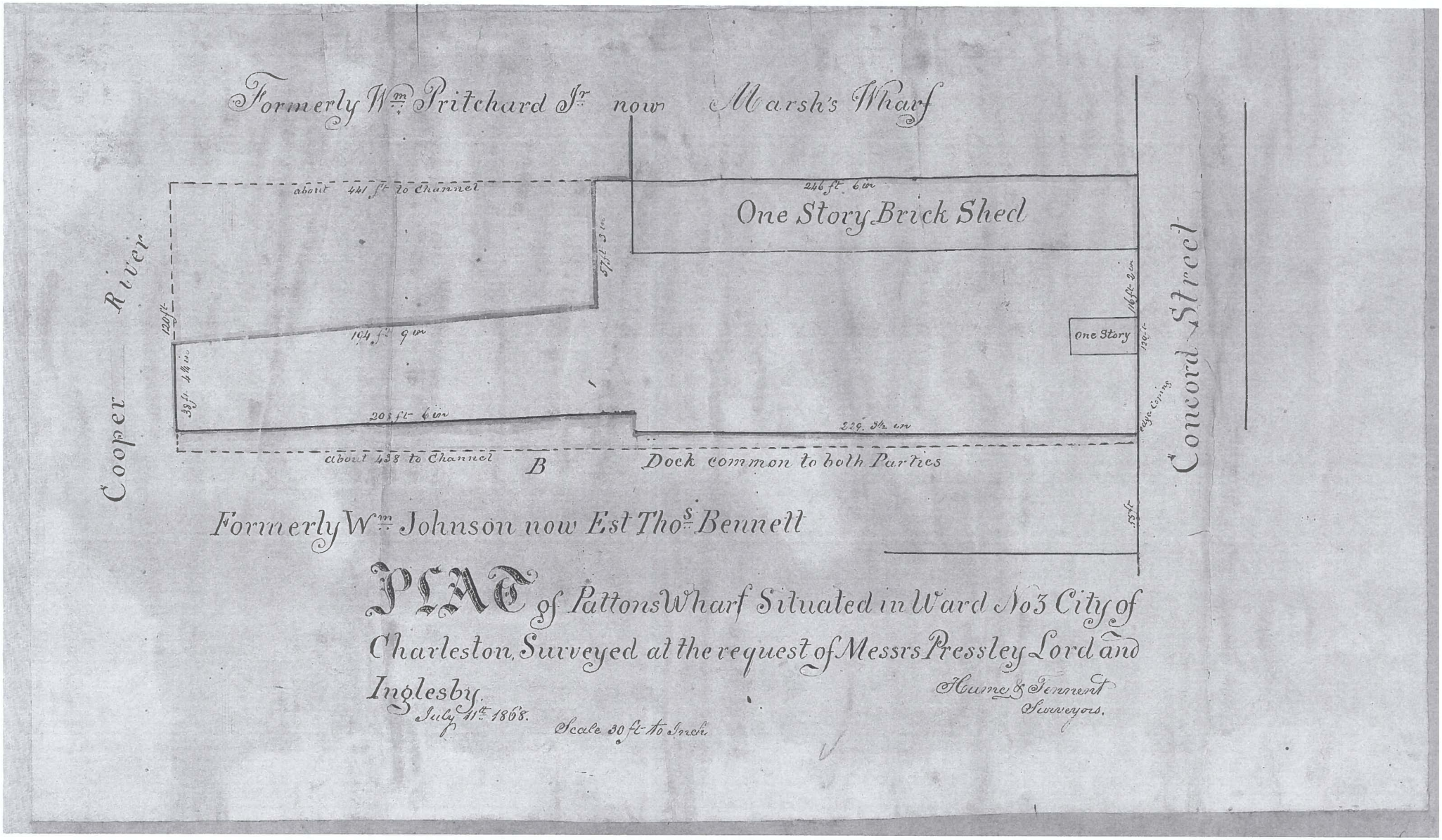
Rice Magazine

Wharf

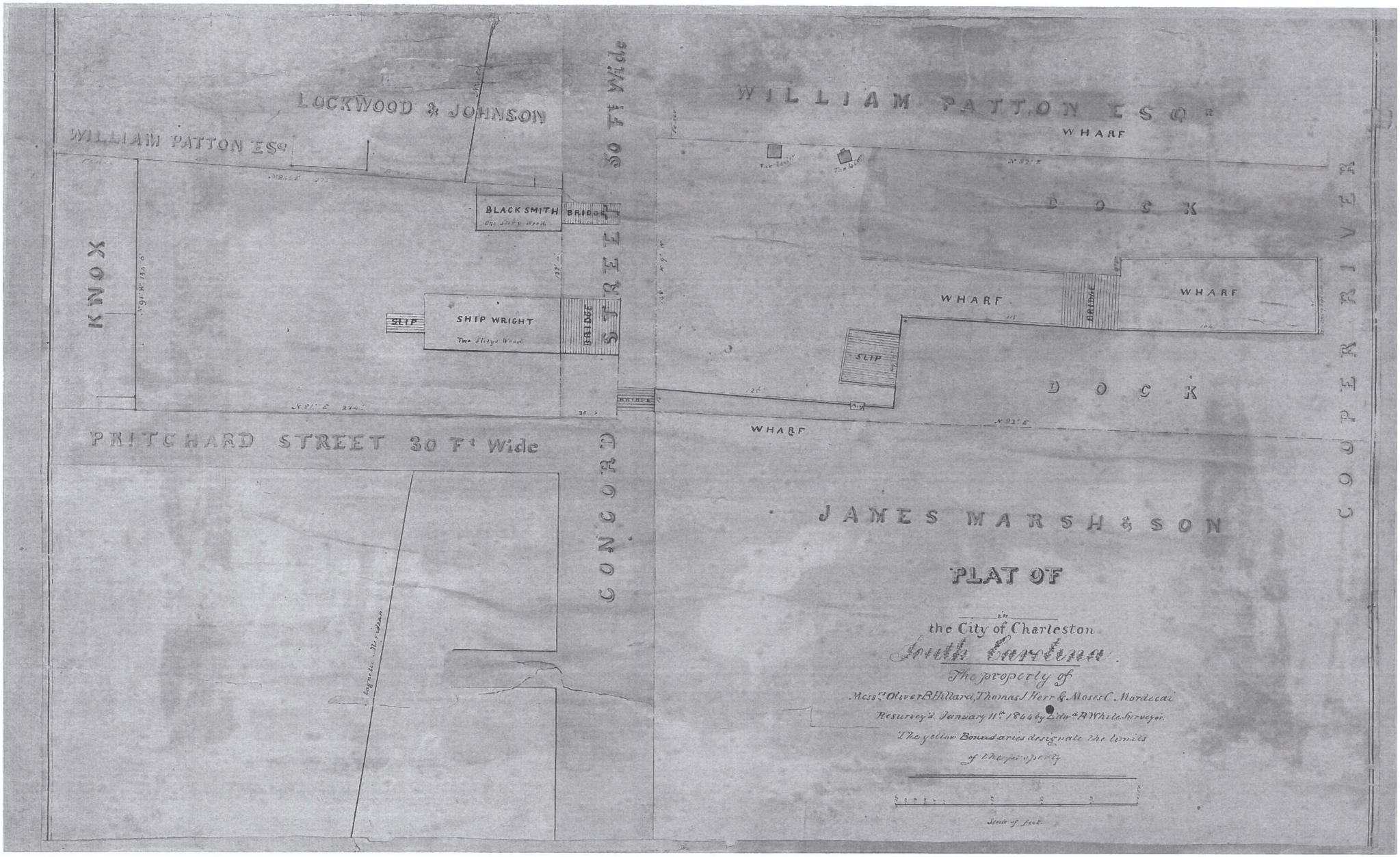
C1086


Plat OF THE BENNETT'S MILL
PROPERTY ABOUT TO BE CONVEYED BY MR. ANDREW B. MURRAY
TO THE ATLANTIC TERMINAL CORP.
SURVEYED FEB. 1913 BY
McCRADY BROS & CHEVES INC.
CHARLESTON, S.C.
SCALE 1"=50'
WHARF
CHARLESTON CON. RY. & LIGHTING COMPANY
SEABOARD INVEST. COMPANY
WASHINGTON ST.
MARSH ST.
SOCIETY ST. CONTINUED
STREET
WAREHOUSE
RICE MILL
CONCRETE SEA WALL
LOCATION OF OLD WHARF
WATER PIPE LINE
BULKHEAD
CONCORD
CONCRETE SEA WALL
WHARF
SHOP
MAIN RAILWAY
PREGNALL'S SHIP YARD.
VALK & MURDOCK
C.B. BENNETT & CO.
CHARLESTON WAREHOUSE CO.
HASELL
STREET

A/069

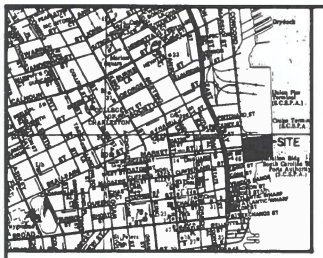

Formerly Wm. Pritchard Jr. now Marsh's Wharf
about 441 ft to Channel
246 ft 6 in
One Story Brick Shed
Cooper River
120 ft
104 ft 9 in
38 ft 4 in
203 ft 6 in
229 ft 4 in
116 ft 2 in
One Story
130 ft
ridge coping
Concord Street
about 438 to Channel
B
Dock common to both Parties
Formerly Wm. Johnson now Est Thos. Bennett
PLAT of Pattons Wharf Situated in Ward No 3 City of Charleston, Surveyed at the request of Messrs Pressley Lord and Inglesby.
July 11th 1868.
Scale 30 ft to Inch
Hume & Tennent
Surveyors.

A1/013

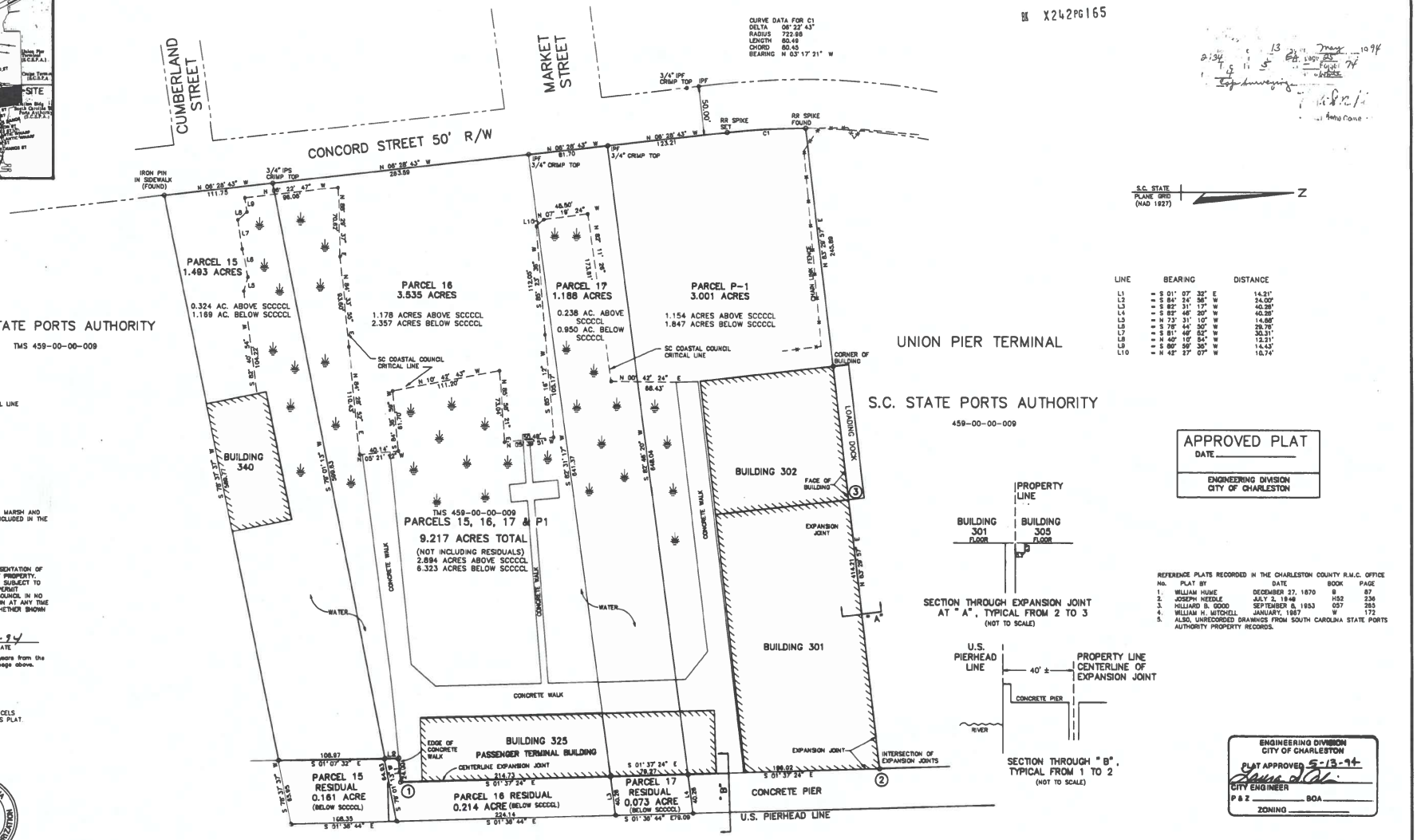

LOCKWOOD & JOHNSON
WILLIAM PATTON Esq
BLACK SMITH
BRIDGE
SHIP WRIGHT
SLIP
KNOX
CONCORD STREET 30 Ft Wide
PRITCHARD STREET 30 Ft Wide
WILLIAM PATTON Esq
WHARF
DOCK
WHARF
BRIDGE
WHARF
SLIP
DOCK
WHARF
COOPER RIVER
JAMES MARSH & SON
PLAT OF
in
the City of Charleston
South Carolina
The property of
Mess.rs Oliver B. Hillard, Thomas J. Kerr & Moses C. Mordecai
Resurvey'd January 11th 1844 by Lt.n R. White Surveyor.
The yellow Boundaries designate the limits
of the property
Scale of feet

EA1025

BK X242PG165



LOCATION MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	= S 01° 07' 32" E	14.21'
L2	= S 84° 24' 56" W	24.00'
L3	= S 82° 31' 17" W	40.28'
L4	= S 82° 46' 20" W	40.28'
L5	= N 73° 31' 10" W	14.66'
L6	= S 76° 44' 50" W	29.76'
L7	= S 81° 48' 52" W	30.31'
L8	= N 40° 10' 54" W	12.21'
L9	= S 80° 59' 35" W	14.43'
L10	= N 42° 27' 07" W	10.74'

APPROVED PLAT
DATE _____
ENGINEERING DIVISION
CITY OF CHARLESTON

REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE

No.	PLAT BY	DATE	BOOK	PAGE
1.	WILLIAM HUME	DECEMBER 27, 1870	B	87
2.	JOSEPH NEEDLE	JULY 2, 1840	H52	236
3.	HILLIARD B. GOOD	SEPTEMBER 8, 1953	O57	285
4.	WILLIAM H. MITCHELL	JANUARY, 1987	W	172

5. ALSO, UNRECORDED DRAWINGS FROM SOUTH CAROLINA STATE PORTS AUTHORITY PROPERTY RECORDS.

LEGEND:
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
SCCCCL - SOUTH CAROLINA COASTAL COUNCIL CRITICAL LINE

NOTE:
BUILDINGS AND PIERS ARE ON PILES, ELEVATED ABOVE MARSH AND WATER. THE AREA OF SUCH STRUCTURES ARE NOT INCLUDED IN THE "ABOVE SCCCCL" ACREAGES SHOWN.

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF COASTAL COUNCIL PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE COASTAL COUNCIL, THE COASTAL COUNCIL IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

Paul Magill 4-13-94
SIGNATURE DATE

The critical line shown on this plat is valid for three years from the date of this signature, subject to the cautionary language above.

THIS PLAT REPRESENTS A RESURVEY OF EXISTING PARCELS ONLY. NO NEW PARCELS ARE BEING CREATED BY THIS PLAT.

SOUTH CAROLINA REGISTERED LAND SURVEYOR No. 10778 THOMAS V. BESSENT, JR.

SOUTH CAROLINA ENGINEERING, SURVEYING & PLANNING, INC. No. C00185 CERTIFICATE OF AUTHORIZATION

I, THOMAS V. BESSENT, JR., a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of 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.

Thomas V Bessent Jr
THOMAS V. BESSENT, JR.
LAND SURVEYOR
S.C. Reg. No. 10778

ENGINEERING DIVISION
CITY OF CHARLESTON
PLAT APPROVED 5-13-94
CITY ENGINEER
P & Z _____ BOA _____
ZONING _____

PLAT SHOWING
FOUR PARCELS OWNED BY
THE S.C. STATE PORTS AUTHORITY
AT THE UNION PIER TERMINAL
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
SCALE: 1" = 50'
JUNE 8, 1989
REVISED MARCH 30, 1994

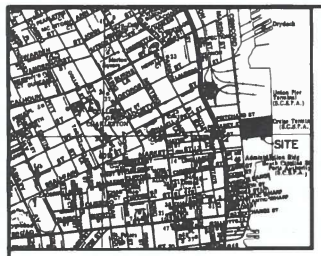
ENGINEERING, SURVEYING, & PLANNING, INC.
(803)577-4928 990 MORRISON DR., CHARLESTON, SOUTH CAROLINA 29403

CITYSPAU.CRD CITYSPAU.DWG

DWG. NO LL-1124

EA1026

BK X242PG166



LOCATION MAP
NOT TO SCALE

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5.	ALSO, UNRECORDED DRAWINGS FROM SOUTH CAROLINA STATE PORTS AUTHORITY PROPERTY RECORDS.			

APPROVED PLAT
DATE _____
ENGINEERING DIVISION
CITY OF CHARLESTON

LEGEND:
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
RR SPIKE - RAILROAD SPIKE
SCCCCL - SOUTH CAROLINA COASTAL COUNCIL CRITICAL LINE

NOTES:
1. BUILDINGS AND PIERS ARE ON PILES, ELEVATED ABOVE MARSH AND WATER. THE AREA OF SUCH STRUCTURES ARE NOT INCLUDED IN THE "ABOVE SCCCCL" ACREAGES SHOWN.
2. BUILDING LINES ON OR NEAR PROPERTY LINES WERE MEASURED IN THE FIELD IN CONJUCTION WITH THIS SURVEY. OTHER BUILDING LINES SHOWN HEREON WERE TAKEN FROM AN AERIAL TOPOGRAPHIC SURVEY BY LINDSEY AND ASSOCIATES DATED SEPT. 6, 1985.

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF COASTAL COUNCIL PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE COASTAL COUNCIL, THE COASTAL COUNCIL IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

Fred Mall 4-13-94
SIGNATURE DATE

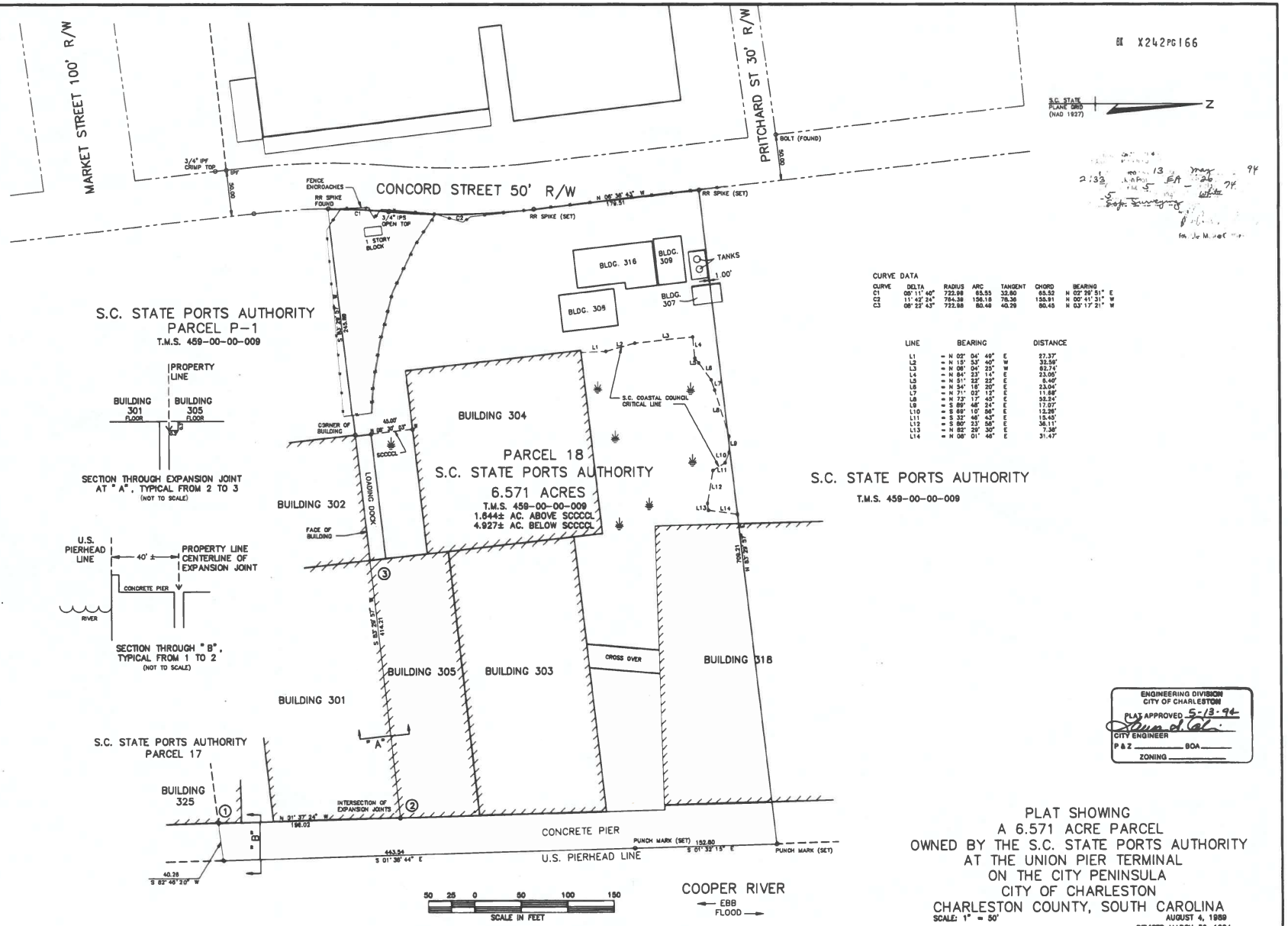
The critical line shown on this plat is valid for three years from the date of this signature, subject to the cautionary language above.

SOUTH CAROLINA REGISTERED LAND SURVEYOR No. 10778 THOMAS V. BESSENT, JR.

SOUTH CAROLINA ENGINEERING, SURVEYING & PLANNING, INC. No. C00185 CERTIFICATE OF AUTHORIZATION

I, THOMAS V. BESSENT, JR., a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of 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.

Thomas V. Bessent Jr.
THOMAS V. BESSENT, JR.
LAND SURVEYOR
S.C. Reg. No. 10778



CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	06° 11' 46"	722.98	85.55	32.60	85.52	N 02° 29' 51" E
C2	11° 42' 24"	764.38	156.18	78.36	155.91	N 00° 41' 31" W
C3	06° 23' 43"	722.98	80.48	40.29	80.45	N 03° 17' 21" W

LINE	BEARING	DISTANCE
L1	= N 02° 04' 49" E	27.37'
L2	= N 15° 53' 46" W	32.59'
L3	= N 06° 04' 23" W	82.74'
L4	= N 84° 23' 14" E	23.06'
L5	= N 51° 22' 22" E	8.46'
L6	= N 54° 18' 20" E	23.04'
L7	= N 71° 03' 13" E	11.88'
L8	= N 73° 17' 45" E	32.24'
L9	= S 89° 48' 24" E	17.07'
L10	= S 69° 10' 56" E	12.28'
L11	= S 32° 46' 43" E	15.45'
L12	= S 80° 23' 58" E	38.11'
L13	= N 82° 29' 30" E	7.38'
L14	= N 08° 01' 46" E	31.47'

ENGINEERING DIVISION
CITY OF CHARLESTON
PLAT APPROVED 5-13-94
CITY ENGINEER
P & Z _____ BOA _____
ZONING _____

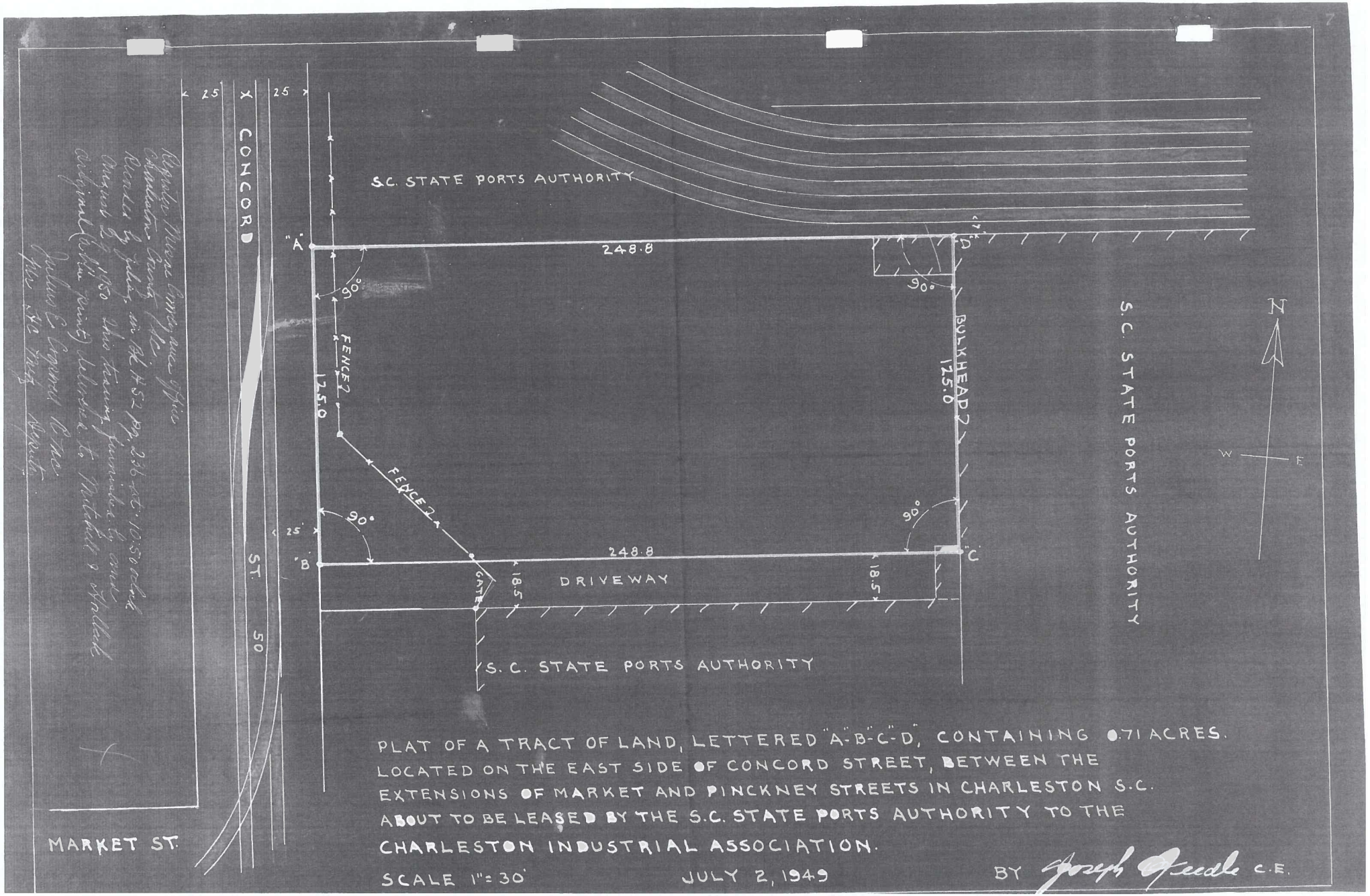
PLAT SHOWING
A 6.571 ACRE PARCEL
OWNED BY THE S.C. STATE PORTS AUTHORITY
AT THE UNION PIER TERMINAL
ON THE CITY PENINSULA
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
SCALE: 1" = 50'
AUGUST 4, 1989
REVISED MARCH 30, 1994

ENGINEERING, SURVEYING, & PLANNING, INC.
(803)577-4928 990 MORRISON DR., CHARLESTON, SOUTH CAROLINA 29403

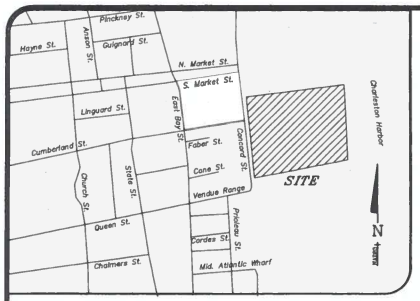
CITYSPAU.CRD CITYSPAC.DWG

DWG. NO LL-1124B

HS2/23C


S.C. STATE PORTS AUTHORITY
"A"
"B"
"C"
"D"
248.8
248.8
90°
90°
90°
90°
FENCE
FENCE
125.0
125.0
BULKHEAD
GATE
18.5
18.5
DRIVEWAY
S.C. STATE PORTS AUTHORITY
S.C. STATE PORTS AUTHORITY
N
W
E
25
25
25
CONCORD
ST.
50
MARKET ST.
PLAT OF A TRACT OF LAND, LETTERED "A"-"B"-"C"-"D", CONTAINING 0.71 ACRES.
LOCATED ON THE EAST SIDE OF CONCORD STREET, BETWEEN THE
EXTENSIONS OF MARKET AND PINCKNEY STREETS IN CHARLESTON S.C.
ABOUT TO BE LEASED BY THE S.C. STATE PORTS AUTHORITY TO THE
CHARLESTON INDUSTRIAL ASSOCIATION.
SCALE 1"=30'
JULY 2, 1949
BY Joseph Feede C.E.

L16/0582



LOCATION MAP
N.T.S.

LEGEND:

- I.O. IRON PIN OLD
- I.N. IRON PIN NEW (5/8 REBAR)
- CONCRETE MONUMENT FOUND
- C.P. CALCULATED POINT
- POWER POLE
- LIGHT POLE
- PROPERTY LINE
- ADJOINER LINE
- FENCE LINE
- OVERHEAD UTILITY LINE
- EASEMENT LINE

NOTES:

1.) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

2.) AREA DETERMINED BY COORDINATE METHOD.

3.) THE BEARINGS SHOWN HEREON ARE BASED ON SC STATE PLANE COORDINATE SYSTEM – NAD83.

4.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORP OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.

5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH

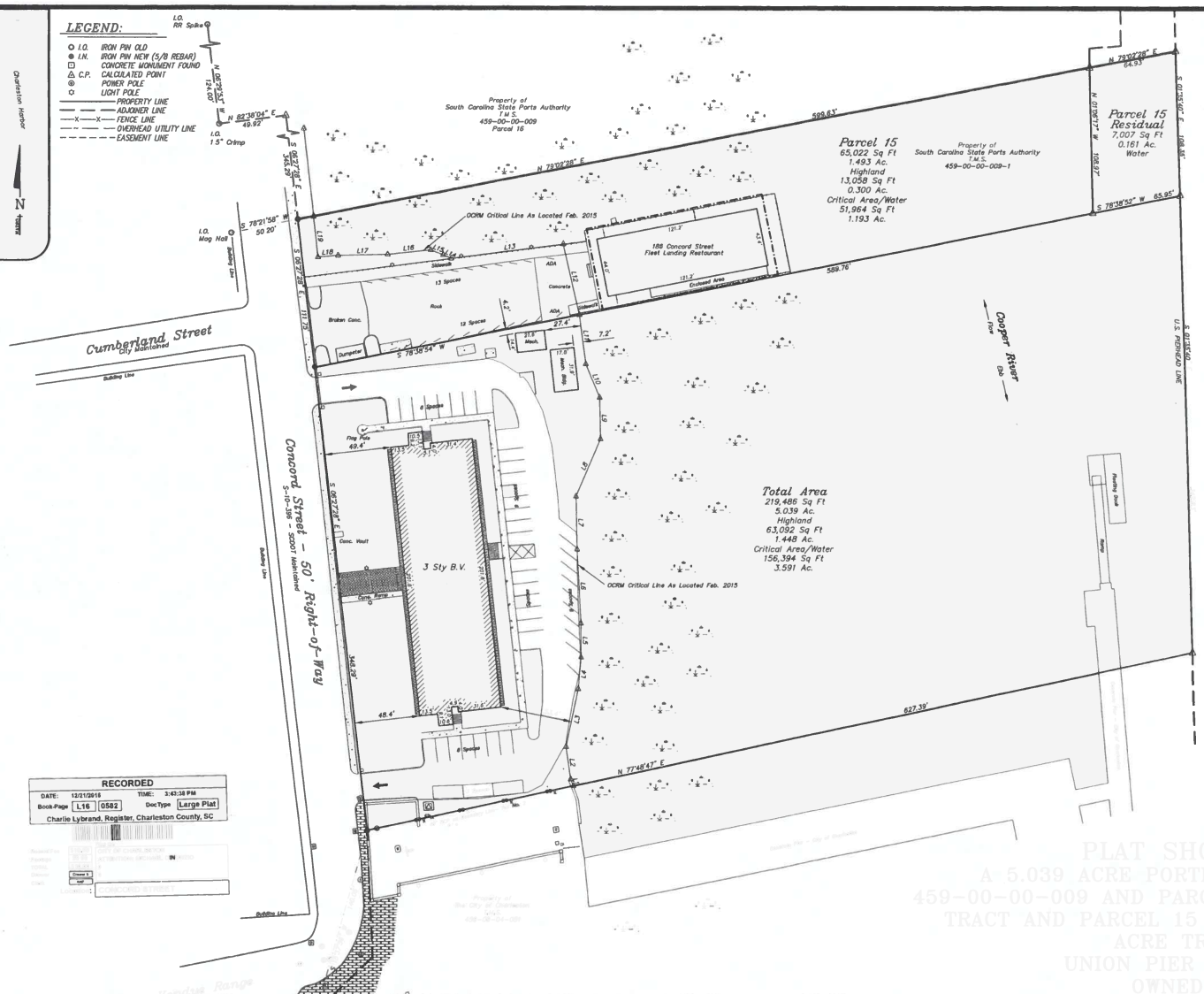
6.) THIS PROPERTY IS LOCATED IN FLOOD ZONE VE, ELEVATION 15 & 16, AS PER FEMA MAP COMMUNITY–PANEL No. 455412 0518 J, DATED 11/17/2004 IT IS THE OWNER'S/BUILDER'S RESPONSIBILITY TO VERIFY THIS FLOOD ZONE WITH LOCAL AUTHORITIES PRIOR TO BUILDING.

7.) DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED. IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF GEORGE A.Z. JOHNSON, JR., INC. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF F. STEVEN JOHNSON, JR., PE & PLS, SC REG No. 25478. COPYRIGHT © 2015, F. Steven Johnson, Jr.

8.) USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION, OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS UNAUTHORIZED USE AND IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.

9.) "SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE PROHIBITED.

10.) THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



LINE	LENGTH	BEARING
L1	5.41	N20°57'25"W
L2	24.42	S07°33'01"E
L3	43.98	S11°34'44"W
L4	23.77	S24°48'04"W
L5	25.44	S00°25'16"E
L6	54.84	S03°03'39"E
L7	39.84	S01°18'45"E
L8	46.88	S22°47'21"W
L9	31.21	S01°03'59"E
L10	27.16	S22°11'00"E
L11	37.15	S07°18'18"E
L12	54.73	S12°39'13"E
L13	83.68	N82°39'28"E
L14	6.54	S85°37'48"E
L15	9.99	S68°15'55"E
L16	32.25	N83°32'41"E
L17	36.72	N88°39'35"E
L18	14.98	N65°32'38"E
L19	30.48	N06°23'57"W

REFERENCES:

1.) T.M.S. PART OF 459-00-00-009

2.) PLAT BY JOHN MCCRADY JR
DATED SEPT. 7, 1979
PLAT BOOK AQ, PAGE 38
RMC CHARLESTON COUNTY

3.) PLAT BY E.M. SEABROOK JR.
DATED OCT. 15, 1964
PLAT BOOK S, PAGE 2
RMC CHARLESTON COUNTY

4.) PLAT BY THOMAS V. BESSENT, JR.
DATED REV. MARCH 30, 1994
PLAT BOOK EA, PAGE 25
RMC CHARLESTON COUNTY

5.) DEED BOOK X58, PAGE 237
RMC CHARLESTON COUNTY

6.) PLAT BY JOHN McCRADY JR.
DATED AUGUST 1954
PLAT BOOK L, PAGE 134,135
RMC CHARLESTON COUNTY

NAD83

THE AREA SHOWN ON THIS PLAT PERMIT AUTHORITY ON THE SUBJECT THEIR NATURE, ARE DYNAMIC AND DELINEATING THE PERMIT AUTHORITY DEPARTMENT IN NO WAY WAIVES JURISDICTION AT ANY TIME IN ANY PROPERTY, WHETHER SHOWN HEREIN

S NATURE DATE

RECORDED
DATE: 12/21/2015 TIME: 3:43:38 PM
Book-Page L16 0582 DocType Large Plat
Charlie Lybrand, Register, Charleston County, SC

APPROVED PLAT
DATE
ENGINEERING DIVISION
CITY OF CHARLESTON

GEORGE A.Z. JOHNSON, JR., INC.
ENGINEERS · PLANNERS · LAND SURVEYORS
6171 SAVANNAH HIGHWAY
RAVENEL, SOUTH CAROLINA 29470
(843) 889.1492 Charleston No. 722.3892 Edisto No. 869.1495
Fax No. (843) 889.1054

PLAT SHOWING
A 5.039 ACRE PORTION OF TMS No. 459-00-00-009 AND PARCEL 15, A 1.493 ACRE TRACT AND PARCEL 15 RESIDUAL, A 0.161 ACRE TRACT
UNION PIER TERMINAL
OWNED BY
THE SOUTH CAROLINA STATE PORTS AUTHORITY
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: MARCH 2, 2015 SCALE: 1" = 40'

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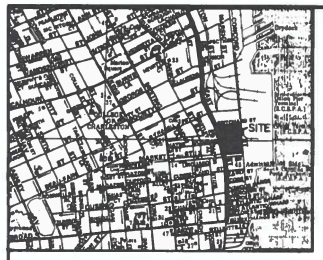
EA1027

BK X242PG167



LOCATION MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 06° 17' 04" W	27.40
L2	S 06° 28' 43" E	23.97
L3	N 19° 06' 27" W	18.93

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
C1	011° 42' 24"	714.39	145.96	73.24	145.71	S 00° 45' 31" E
C2	011° 34' 23"	772.98	156.13	78.33	155.87	S 00° 41' 31" E

S.C. STATE PLANE GRID (N.A.D. 1927) — N

REFERENCE PLATS RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE

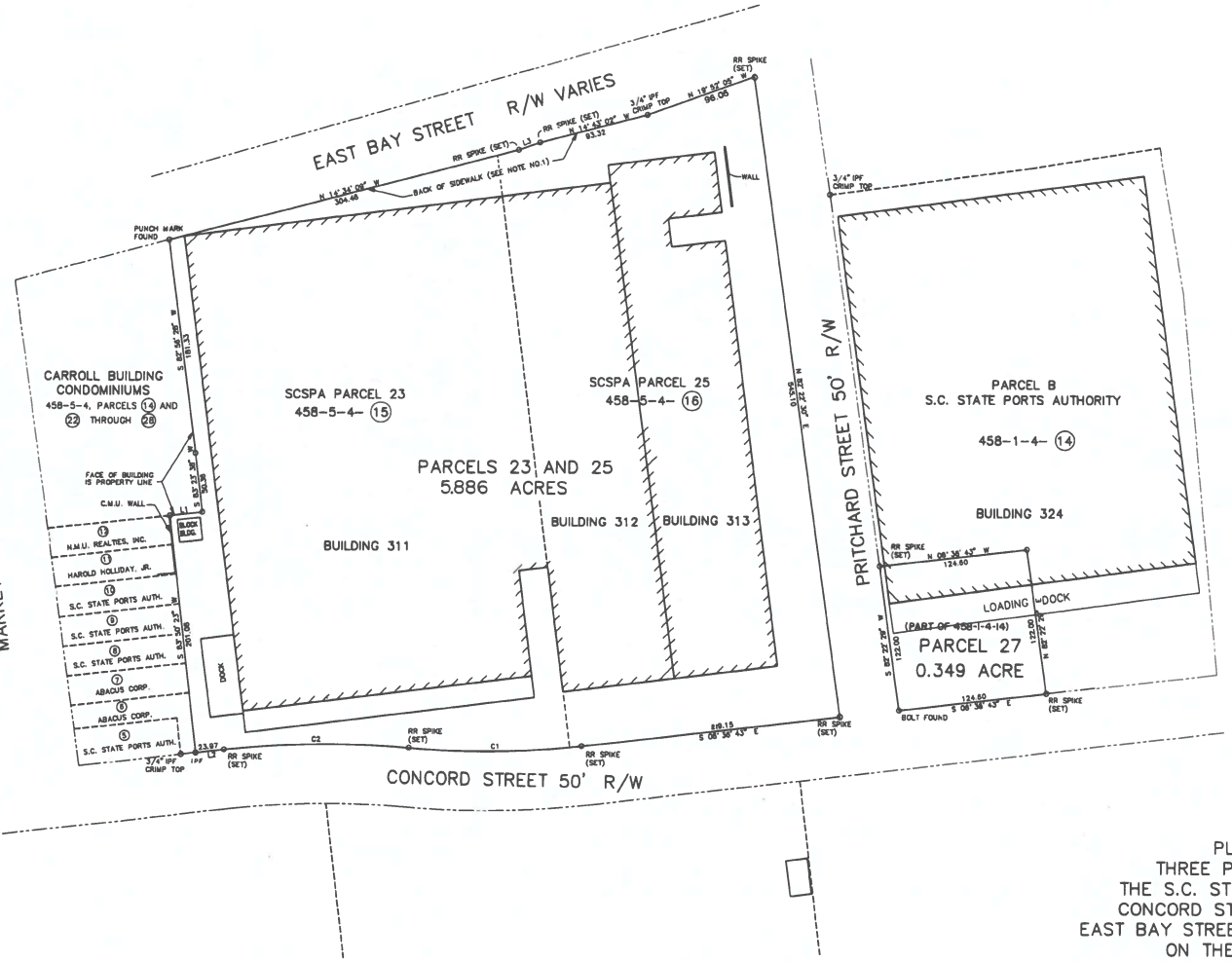
No.	PLAT BY	DATED	BOOK	PAGE
1.	WILLIAM HUME	DECEMBER 27, 1870	B	87
2.	HILLIARD B. GOOD	SEPTEMBER 8, 1953	O67	265
3.	JOSEPH NEEDLE	MAY 1, 1963	N	189
4.	WILLIAM H. MITCHELL	JANUARY 1967	W	172
5.	CUMMINGS & McCRADY	OCTOBER 1970	N	119
6.	JOEL P. PORCHER	APRIL 22, 1983	AX	78
7.	CURTIS W. LYBRAND, JR.	SEPTEMBER 7, 1984	BB	75
8.	ALSO, UNRECORDED DRAWINGS FROM SOUTH CAROLINA STATE PORTS AUTHORITY PROPERTY RECORDS.			

LEGEND:
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
RR SPIKE - RAILROAD SPIKE

NOTES:
1. NO RECORDED PLATS WERE FOUND SHOWING THE EASTERLY RIGHT-OF-WAY OF EAST BAY STREET IN THIS AREA, NOR WERE S.C. DEPT. OF HIGHWAYS AND PUBLIC TRANSPORTATION PLANS. THE RIGHT-OF-WAY LINE SHOWN HEREON WAS SET AT THE BACK OF EXISTING SIDEWALKS.

APPROVED PLAT
DATE _____
ENGINEERING DIVISION
CITY OF CHARLESTON

THIS PLAT REPRESENTS A RESURVEY OF EXISTING PARCELS ONLY. NO NEW PARCELS ARE BEING CREATED BY THIS PLAT.



ENGINEERING DIVISION
CITY OF CHARLESTON
PLAT APPROVED 5-13-94
CITY ENGINEER
PDZ _____ BOA _____
ZONING _____

SOUTH CAROLINA REGISTERED LAND SURVEYOR No. 10778 THOMAS V. BESSENT, JR.

SOUTH CAROLINA ENGINEERING, SURVEYING & PLANNING, INC. No. C00155 CERTIFICATE OF AUTHORIZATION

I, THOMAS V. BESSENT, JR., a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of 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.

Thomas V. Bessent Jr.

THOMAS V. BESSENT, JR.
LAND SURVEYOR
S.C. Reg. No. 10778

50 25 0 50 100 150
SCALE IN FEET

PLAT SHOWING
THREE PARCELS OWNED BY
THE S.C. STATE PORTS AUTHORITY
CONCORD STREET, MARKET STREET,
EAST BAY STREET AND PRITCHARD STREET
ON THE CITY PENINSULA
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

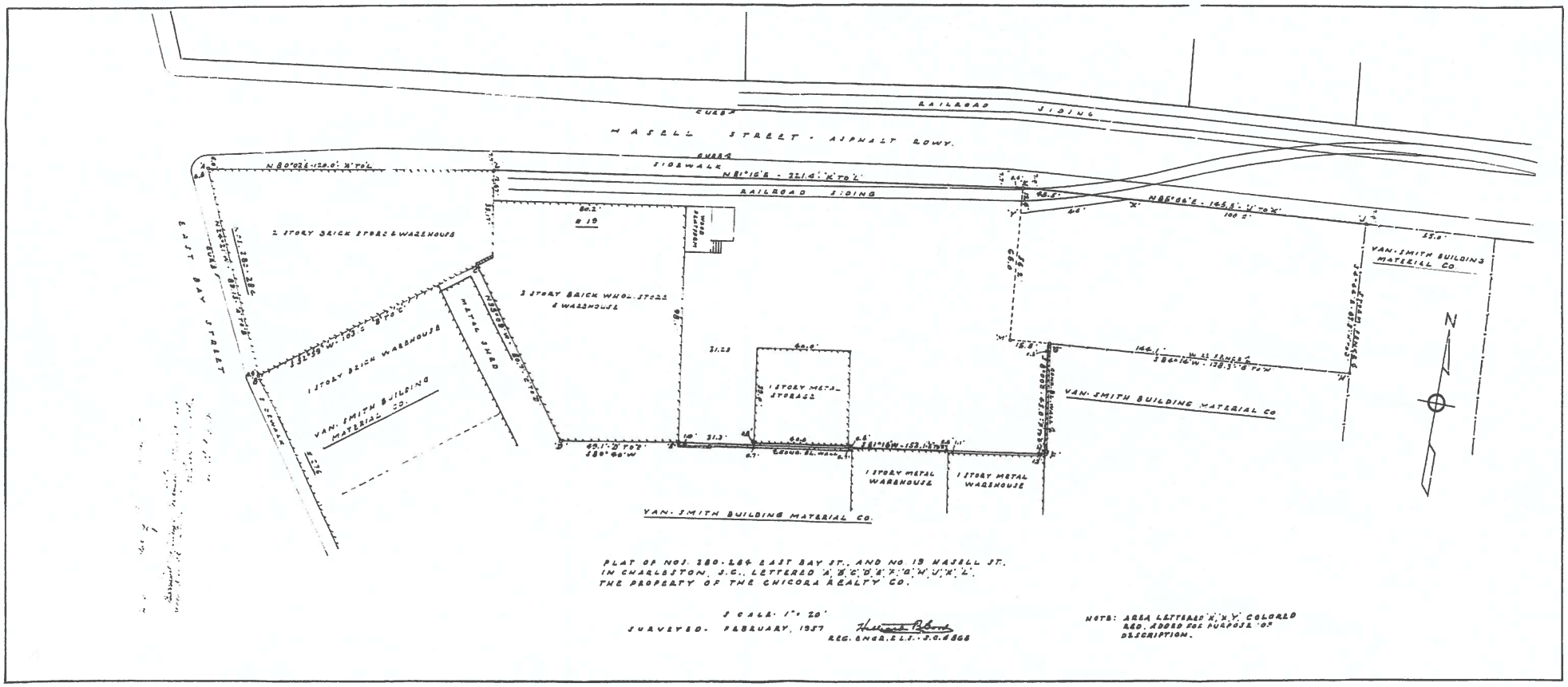
SCALE: 1" = 50'
AUGUST 4, 1989
REVISED SEPTEMBER 18, 1989
REVISED MARCH 30, 1994

ENGINEERING, SURVEYING, & PLANNING, INC.
(803)577-4926 990 MORRISON DR., CHARLESTON, SOUTH CAROLINA 29403

CITYSPAU.CRD CITYSPAB.DWG

DWG. NO LL-1124-A

L1037



PLAT OF NOS. 280-284 EAST BAY ST., AND NO. 13 MASELL ST.
IN CHARLESTON, S.C., LETTERED 'A' 'B' 'C' 'D' 'E' 'F' 'G' 'H' 'U' 'X' 'L'.
THE PROPERTY OF THE CHICORA REALTY CO.

SCALE: 1" = 20'

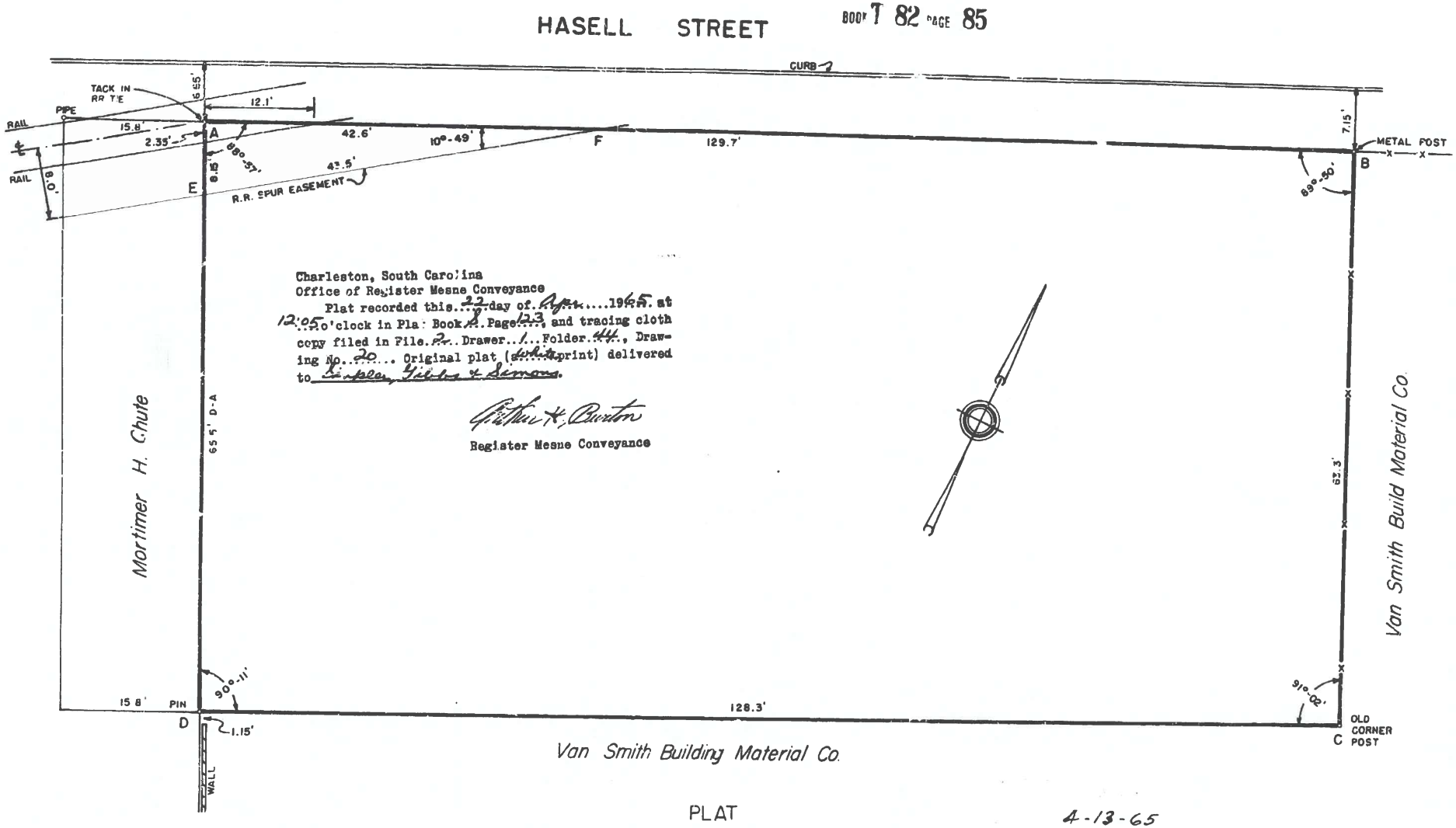
SURVEYED: FEBRUARY, 1957

REG. ENGR. & L.S. S.C. 6866

NOTE: AREA LETTERED 'H' 'X' 'Y' COLORED RED, ADDED FOR PURPOSE OF DESCRIPTION.

S/123

BOOK T 82 PAGE 85



Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 22 day of Apr. 1965 at 12:05 o'clock in Plat Book A Page 123, and tracing cloth copy filed in File 2 Drawer 1 Folder 44, Drawing No. 20 Original plat (white print) delivered to Lipsey, Fields & Simons.

Arthur H. Burton
Register Mesne Conveyance

4-13-65

PLAT
OF
NUMBER 7 HASELL STREET
CHARLESTON, SOUTH CAROLINA
OWNED BY MORTIMER H. CHUTE
SURVEYED B
CUMMINGS & McCRADY, INC.
ARCHITECTS – ENGINEERS

APRIL 1965

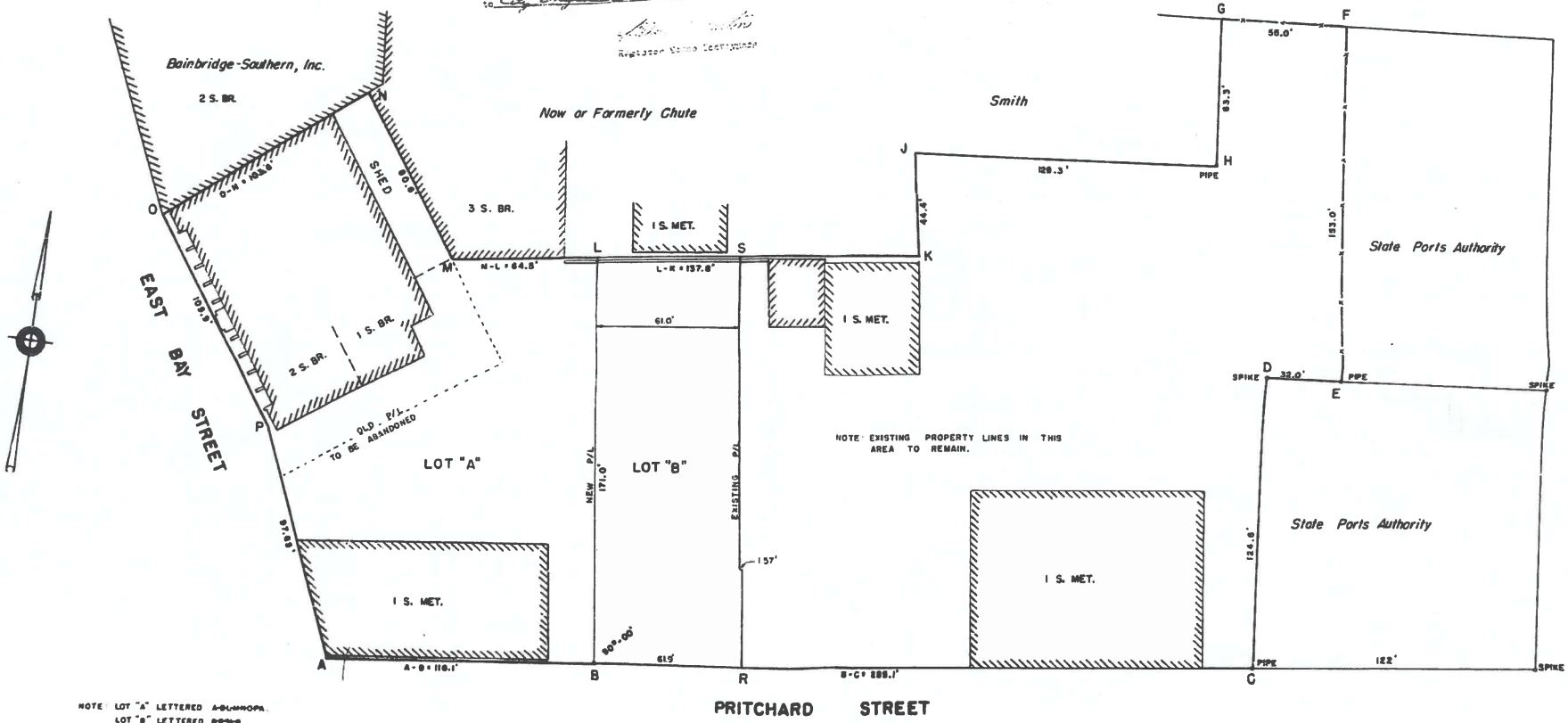
SCALE: 1" = 10'

N/119

Charleston, South Carolina
Office of Register Mesne Conveyance
This recorded this 23 day of Oct 1970 at 9:35 o'clock in Plat Book 71 Page 119 and tracing cloth being filed in File 2 Drawer 2 Folder 24, Drawing No. 22. Original plat (not copy) delivered to City Engineers

Register Mesne Conveyance

BOOK J 95 PAGE 144



NOTE: LOT "A" LETTERED A-B-L-M-O-P-A.
LOT "B" LETTERED B-R-S-K-B.

PLAT SHOWING A RESUBDIVISION OF A PORTION OF
PROPERTY AT THE NORTHEAST CORNER OF EAST BAY AND PRITCHARD STREETS
INTO LOTS "A" & "B"
OWNED BY VAN SMITH BUILDING MATERIAL COMPANY

SURVEYED BY
CUMMINGS & McCRADY, INC.
ARCHITECTS - ENGINEERS

OCTOBER 1970

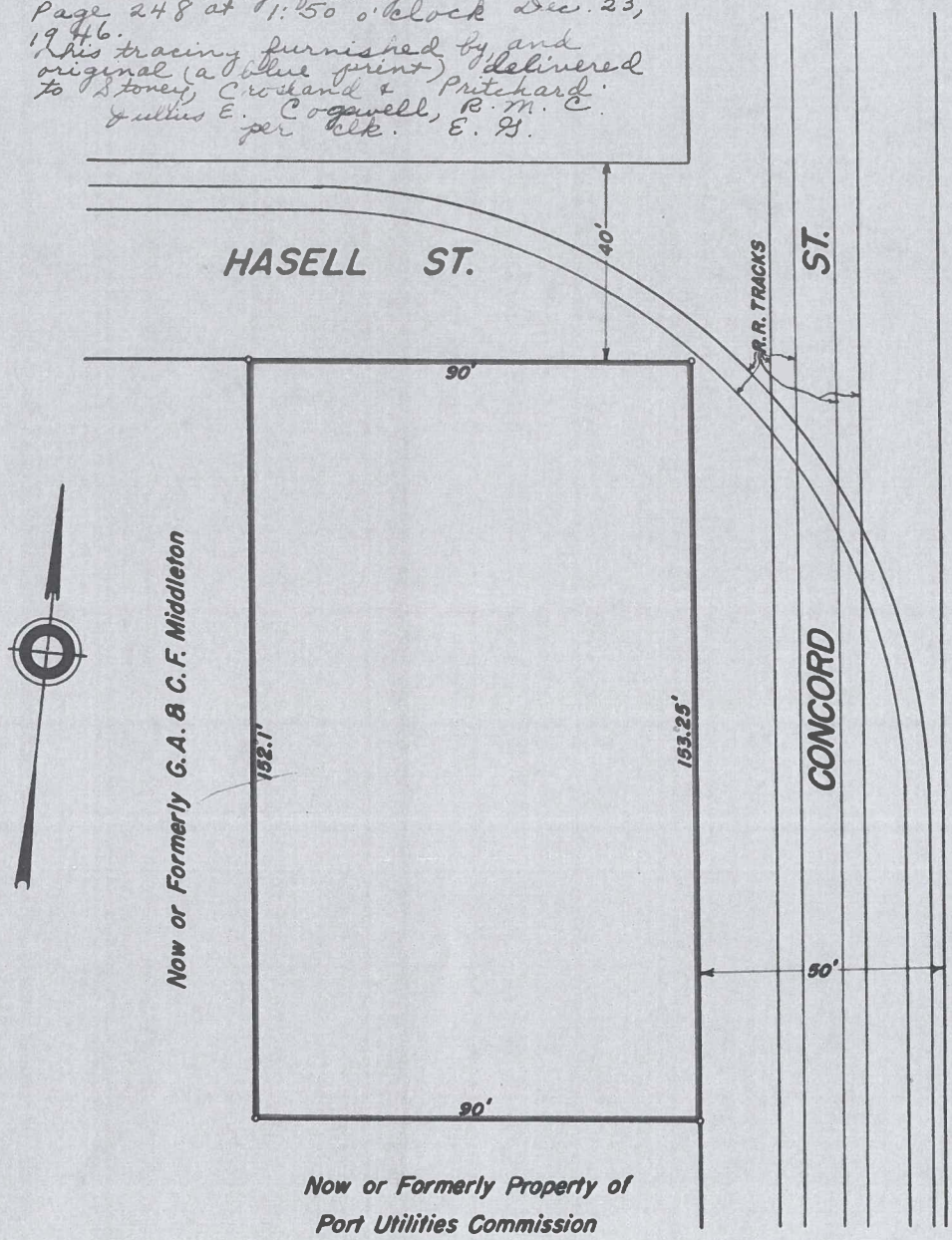
SCALE: 1" = 30'

APPROVED PLAT
DATE: 10-21-70
J. E. Fraser
CITY ENGINEER
CITY OF CHARLESTON

BY ORDER AND DIRECTION
OF THE BOARD OF ADJUSTMENT

Register Mesne Conveyance Office
Charleston County, S. C.
Recorded by filing in Book C-47
Page 248 at 1:50 o'clock Dec. 23,
1946.
This tracing furnished by and
original (a blue print) delivered
to Stoney, Croxland & Pritchard.
Julius E. Cogswell, R. M. C.
per Clk. E. G.

C47/248



PLAT SHOWING PROPERTY SITUATED ON THE S.W. CORNER OF HASELL AND CONCORD STREETS, IN THE CITY OF CHARLESTON, S.C. MADE FROM DESCRIPTION FURNISHED BY PRESENT OWNERS, G.A. & C.F. MIDDLETON, BY,

THE JOHN McCRADY CO.,
ENGINEERS

DECEMBER 1946 SCALE 1" = 30'

W/172

BOOK J 89 PAGE 171

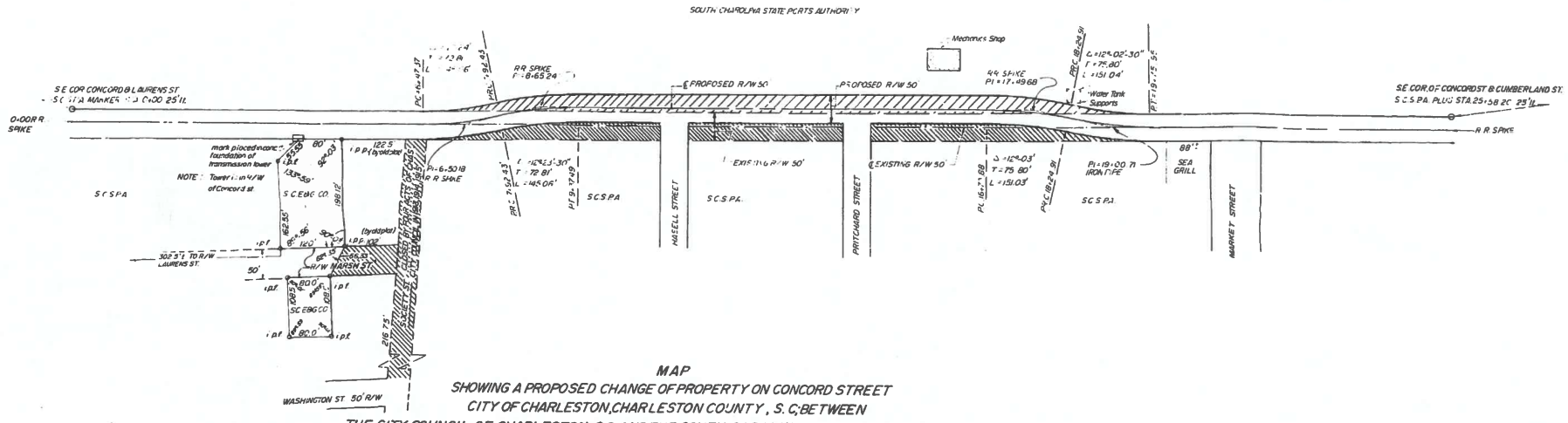
NOTE:

(1) FOR RAILROADTRACKS, ETC SEE TOPO MAP BY MITCHELL ENGINEERING CO

(2) AREA TO BE GRANTED TO THE CITY COUNCIL OF CHARLESTON SHOWN THUS

(3) AREA TO BE GRANTED TO THE SOUTH CAROLINA STATE PORTS AUTHORITY SHOWN THUS

(4) CURVE DATA IS FOR PROPOSED LOCATION



MAP
SHOWING A PROPOSED CHANGE OF PROPERTY ON CONCORD STREET
CITY OF CHARLESTON, CHARLESTON COUNTY, S.C. BETWEEN
THE CITY COUNCIL OF CHARLESTON, S.C. AND THE SOUTH CAROLINA STATE PORTS AUTHORITY.

Scale: 1" = 100'

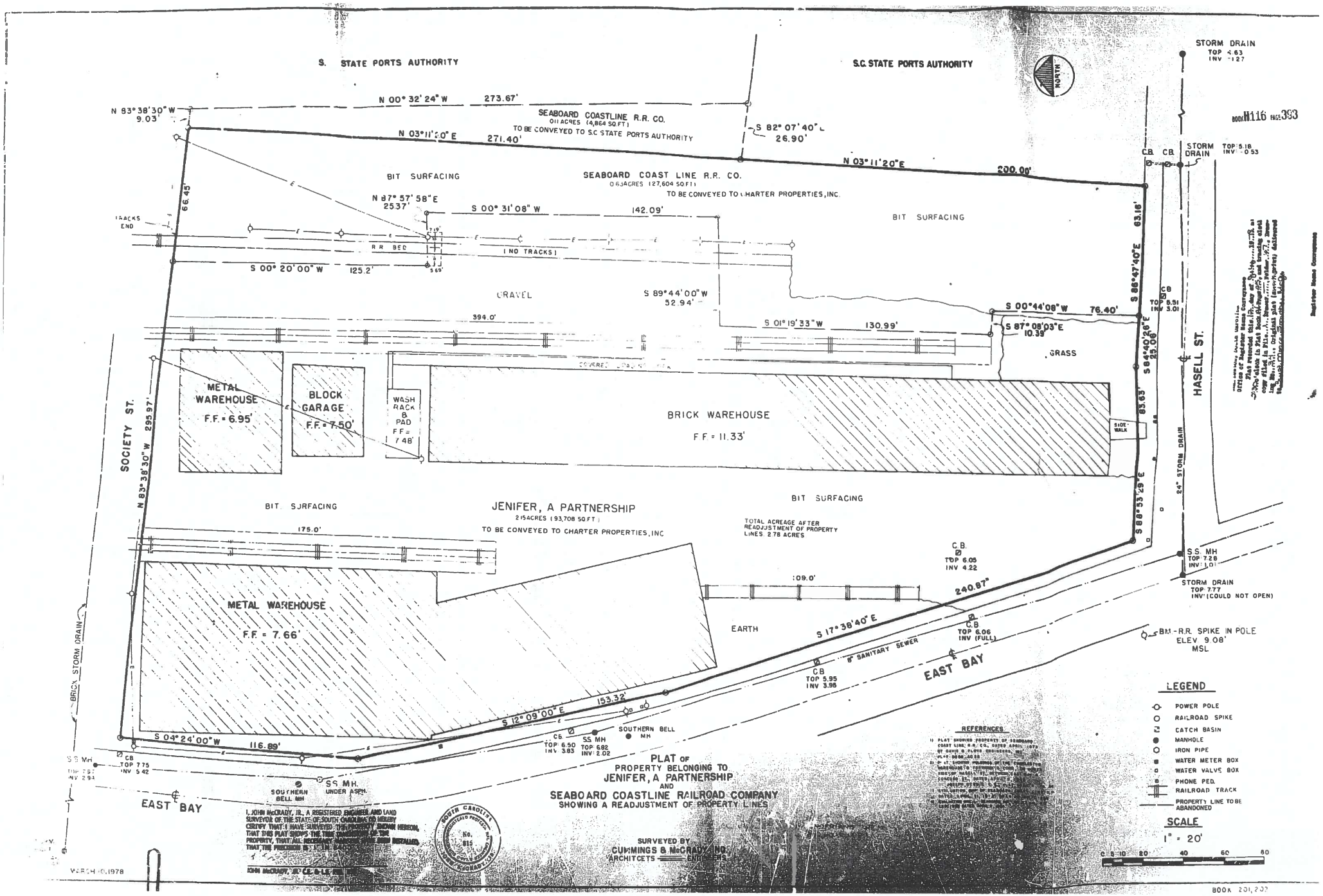
Surveyed: Jan. 1967

MITCHELL ENGINEERING CO.

William H. Mitchell
P.E. & L.S. NO. 2387

NO. 10372 "A"

AL 1025

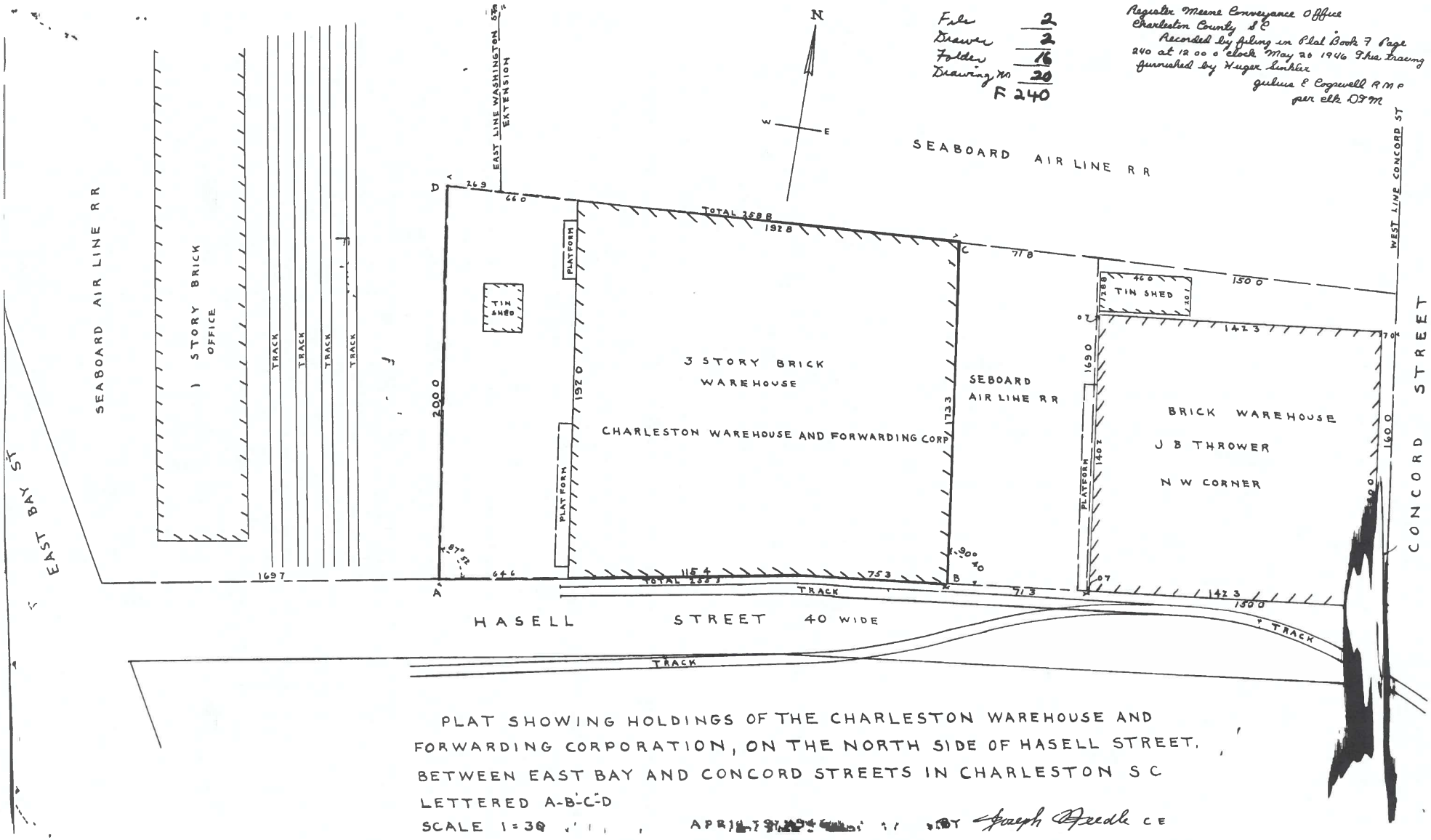


BOOK M116 PAGE 393

F 1240

File 2
Drawer 2
Folder 16
Drawing No 20
F 240

Register Mesne Conveyance Office
Charleston County S C
Recorded by filing in Plat Book 7 Page 240 at 12 00 o clock May 20 1946 This drawing furnished by Huger Sinkler
Julius E Cogswell R M C
per elk DFM



PLAT SHOWING HOLDINGS OF THE CHARLESTON WAREHOUSE AND FORWARDING CORPORATION, ON THE NORTH SIDE OF HASELL STREET, BETWEEN EAST BAY AND CONCORD STREETS IN CHARLESTON S C LETTERED A-B-C-D

SCALE 1=30 APRIL [illegible] Joseph Needle C E

BH/141

BK O 153 P003

MAGNETIC N

SOCIETY ST.

WASHINGTON STREET 50' R/W

N 07°58'48"W 407.92

CHAIN LINK FENCE

RAILROAD TRACK

EASEMENT LINE ALONG CHAIN LINK FENCE

PARCEL - C
EASEMENT FOR INGRESS - EGRESS
0.269 ACRE

S. C. STATE PORTS AUTHORITY

LAURENS STREET

S 67°24'28"W 228.46

MARSH ST. 50'R/W

N 07°51'00"W 303.20

MARSH STREET 50'R/W
(NOT OPEN)

N 07°51'00"W 302.14

25' R/W

S 67°24'28"W 223.36

PARCEL - B
0.199 AC.
(8,681 Sq. Ft.)

EASEMENT LINE IS 4.88' FROM CENTERLINE OF RAILROAD TRACK

S. C. STATE PORTS AUTHORITY

PARCEL - E
S.C.E.&G. TRANSMISSION LINE EASEMENT
AREA WITHIN TRANSMISSION LINE EASEMENT ON PARCEL - A IS 0.212 ACRE

PARCEL - D
S.C.E.&G. TRANSMISSION LINE EASEMENT
AREA WITHIN TRANSMISSION LINE EASEMENT ON MARSH STREET IS 0.064 ACRE

S. C. STATE PORTS AUTHORITY

PARCEL - A
0.534 AC.
(23,251 Sq. Ft.)

S.C.E.&G. TRANSMISSION EASEMENT LINE

N 05°43'37"W 339.49

CONCRETE CURB

CONCRETE SIDEWALK

CONCORD STREET 50' R/W

S 05°43'37"E 80.00

CURVE DATA

C1		C2	
Δ	23°05'23"	Δ	49°03'59"
R	592.37	R	365.19
L	238.72	L	312.74
CH	237.11	CH	303.27
CB	N 35°34'25"W	CB	S 54°03'36"E

LINE DATA

LINE	DISTANCE	BEARING
L1	46.78	N 07°58'48"W
L2	35.70	N 07°58'48"W
L3	20.00	S 82°10'00"W
L4	26.75	S 07°51'00"E
L5	30.06	S 85°37'54"W
L6	176.88	S 85°37'54"W
L7	40.15	N 05°43'37"W
L8	250.90	S 85°37'54"W
L9	23.04	N 05°43'37"W
L10	178.36	N 85°37'54"E
L11	30.06	N 85°37'54"E
L12	13.17	S 07°51'00"E
L13	20.00	N 82°10'00"E

Charleston, South Carolina
Office of Register Mesne Conveyance

Plat recorded this 29 day of April 19 86 at 1:10 o'clock in Plat Book BH Page 141, and tracing cloth copy filed in File 2 Drawer 3 Folder 40 Drawing No. 31
Original plat (with blue print) delivered to E.S.P. Inc.

Robert N. King
Register Mesne Conveyance

APPROVED PLAT
DATE 4-29-86
ENGINEERING DIVISION
CITY OF CHARLESTON

LEGEND:
I.P.O. - OLD IRON PIPE
I.P.N. - NEW IRON PIPE
C.M.O. - OLD CONCRETE MONUMENT
(7) - TAX MAP PARCEL NO.

TAX MAP NO. 458-01-04

NOTE: PARCEL - A IS OWNED BY SOUTH CAROLINA ELECTRIC & GAS CO. AND IS ABOUT TO BE CONVEYED TO S.C. STATE PORTS AUTHORITY. PARCEL - B IS OWNED BY SOUTH CAROLINA ELECTRIC & GAS CO.

SOUTH CAROLINA PROFESSIONAL ENGINEER & LAND SURVEYOR No. 5770 CURTIS W. LYBRAND, JR.

REFERENCE PLATS RECORDED IN CHARLESTON COUNTY C.M.C. OFFICE

PLAT BY	DATE	BOOK	PAGE
E.B. WHITE	NOVEMBER 1859	A	156
UNKNOWN	JANUARY 1896	D	85
SOUTHERN RAILWAY PLATS	1906	SC S.P.A.	FILES
R.E. BASB, JR.	NOVEMBER 1947	S.C.E.&G.	FILES
WILLIAM H. MITCHELL	JANUARY 1967	W	172

50 25 0 50 100 150
SCALE IN FEET

I, CURTIS W. LYBRAND, JR., a Professional Land Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, that all necessary markers have been installed and the precision is 1/20,000.

CURTIS W. LYBRAND, JR.
CIVIL ENGINEER & LAND SURVEYOR
S.C. Reg. No. 5770

PLAT PREPARED FOR
SOUTH CAROLINA ELECTRIC & GAS CO. INC.
CONCORD AND MARSH STREET SUBSTATION
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

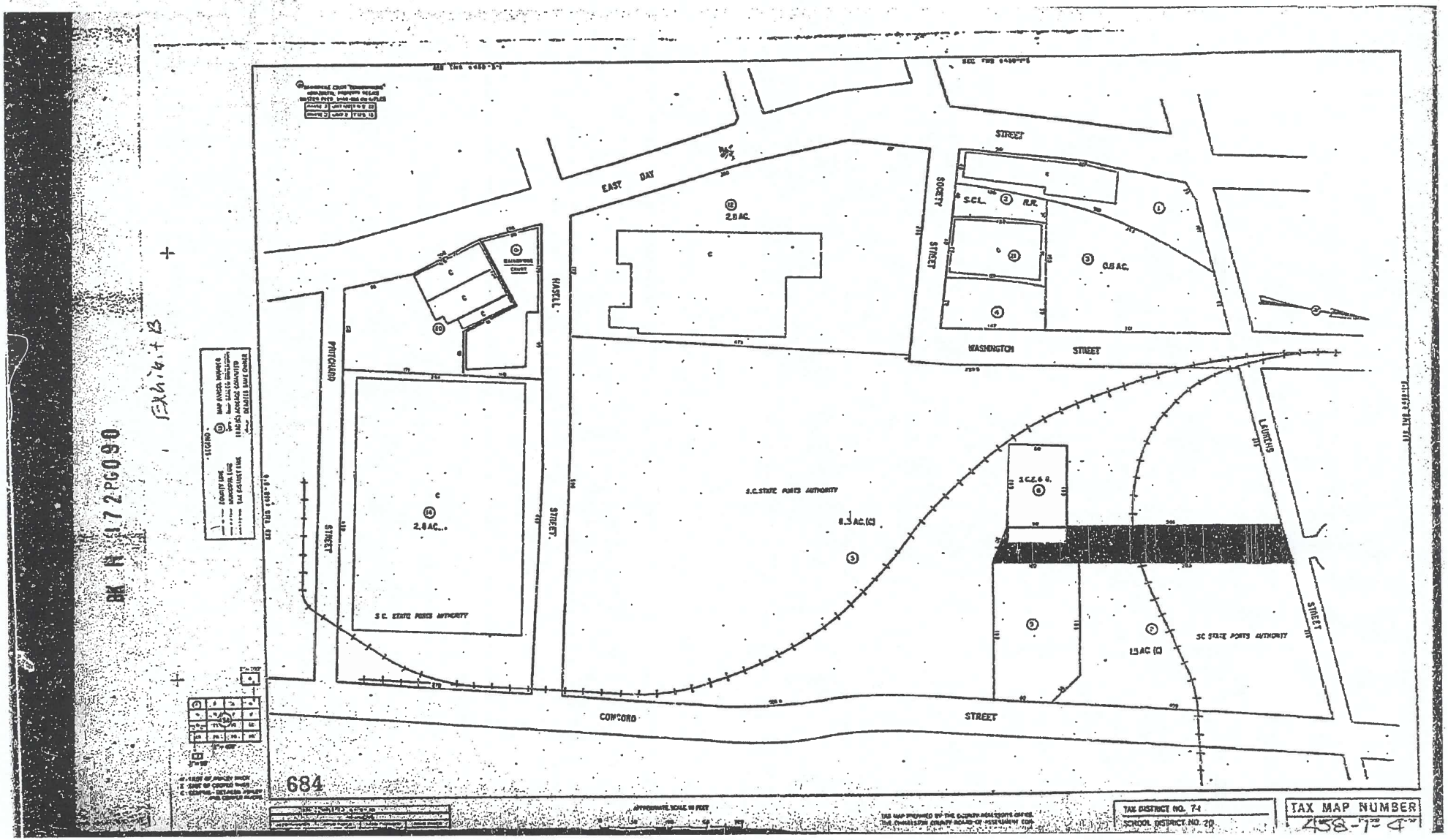
SCALE: 1"=50'

MARCH 3, 1986
REVISED: APRIL 21, 1986

ENGINEERING, SURVEYING, & PLANNING, INC.
16 CHARLOTTE ST., CHARLESTON, SOUTH CAROLINA

DWG. NO. LL-827

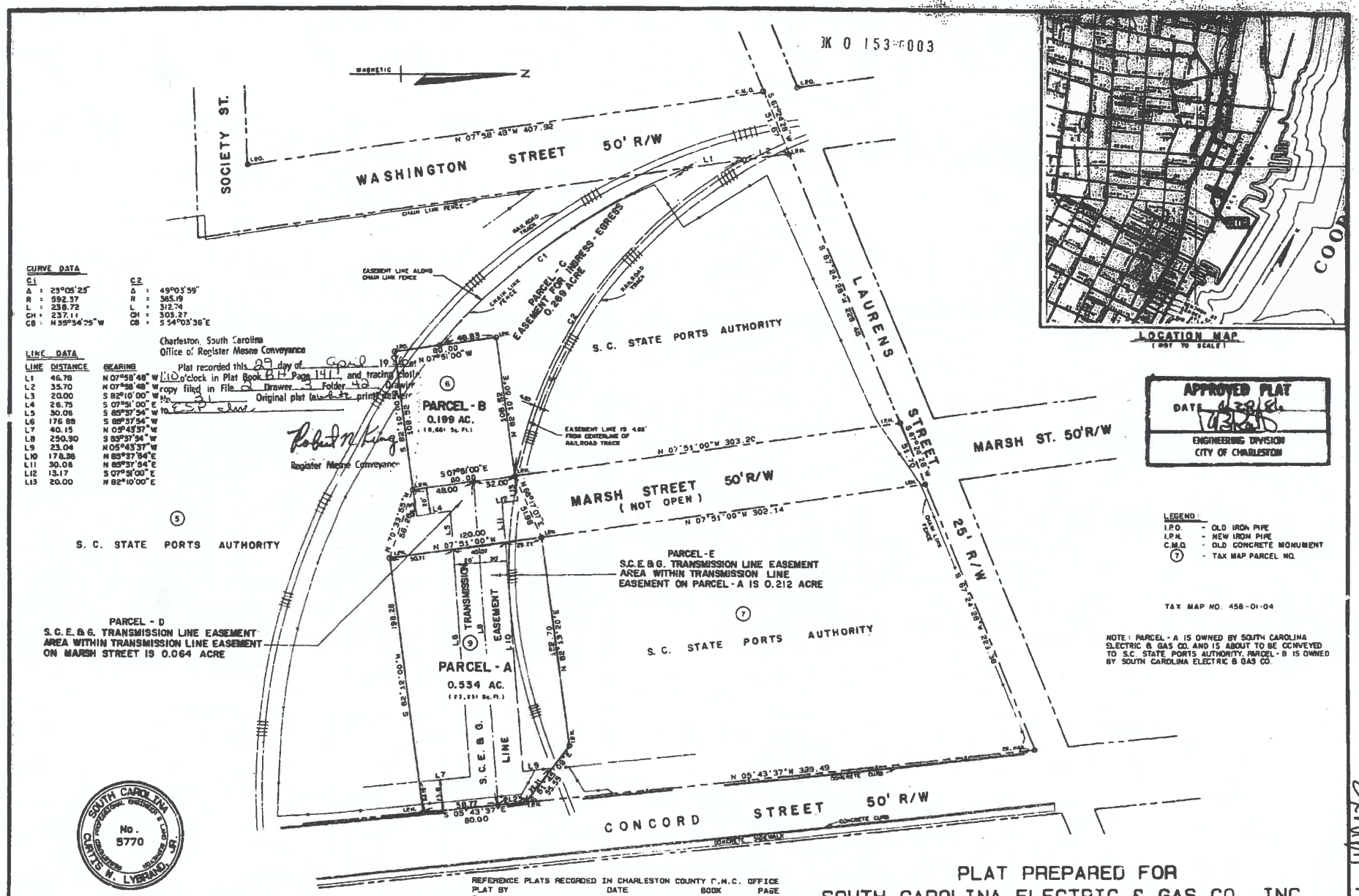
R172/090



BK R 172 PG 090

1172/928

BK 0 153-003



CURVE DATA

C1		C2	
Δ	23°05'25"	Δ	49°03'59"
R	592.37	R	365.19
L	238.72	L	312.74
CH	237.11	CH	303.27
CB	N 35°34'25"W	CB	S 54°03'36"E

LINE DATA

LINE	DISTANCE	BEARING
L1	46.78	N 07°58'48"W
L2	35.70	N 07°58'48"W
L3	20.00	S 82°10'00"W
L4	26.75	S 07°51'00"E
L5	30.06	S 85°37'54"W
L6	176.88	S 85°37'54"W
L7	40.15	N 05°43'37"W
L8	250.90	S 85°37'54"W
L9	23.04	N 05°43'37"W
L10	178.36	N 85°37'54"E
L11	30.06	N 85°37'54"E
L12	13.17	S 07°58'00"E
L13	20.00	N 82°10'00"E

REFERENCE PLATS RECORDED IN CHARLESTON COUNTY R.M.C. OFFICE

PLAT BY	DATE	BOOK	PAGE
E.B. WHITE	NOVEMBER 1859	A	156
UNKNOWN	JANUARY 1896	D	85
SOUTHERN RAILWAY PLATS	1905	SC S.P.A. FILES	
R.E. BASS, JR.	NOVEMBER 1947	S.C.E.&G. FILES	
WILLIAM H. MITCHELL	JANUARY 1967	W	172

50 25 0 50 100 150
SCALE IN FEET

I, CURTIS W. LYBRAND, JR., a Professional Land Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, that all necessary markers have been installed and the precision is 1/20,000.

Curtis W. Lybrand Jr.

CURTIS W. LYBRAND, JR.
CIVIL ENGINEER & LAND SURVEYOR
S.C. Reg. No. 5770

PLAT PREPARED FOR
SOUTH CAROLINA ELECTRIC & GAS CO. INC.
CONCORD AND MARSH STREET SUBSTATION
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

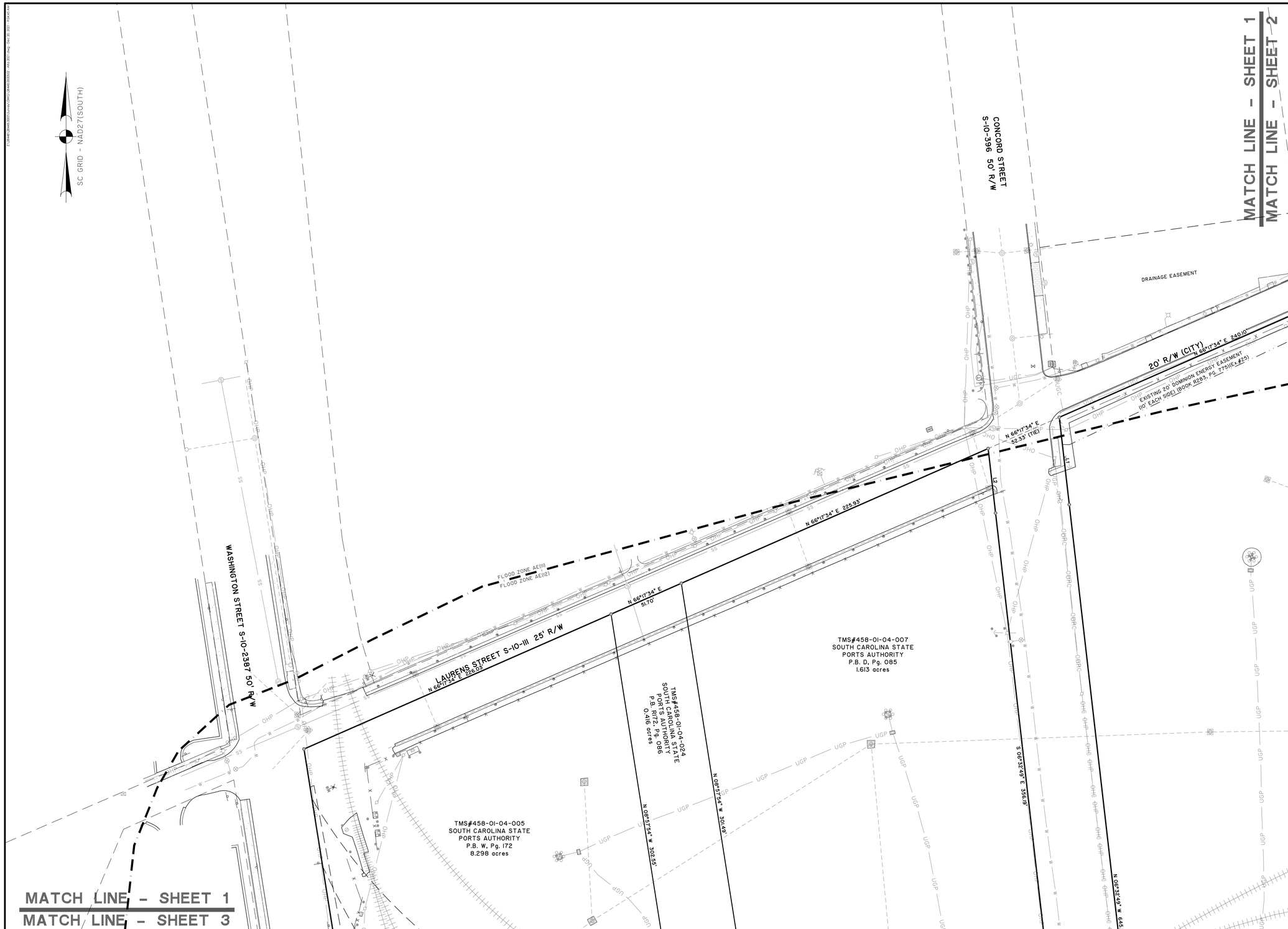
SCALE: 1"=50'

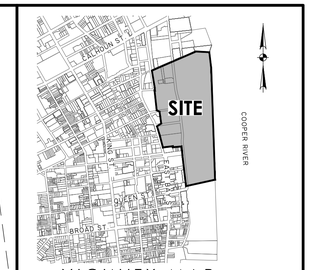
MARCH 3, 1986
REVISED: APRIL 21, 1986

ENGINEERING, SURVEYING, & PLANNING, INC.
18 CHARLOTTE ST., CHARLESTON, SOUTH CAROLINA

DWG. NO. LL-827

Exhibit A





VICINITY MAP not to scale

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ALTA/NSPS CERTIFICATION

TO:
1. LOWE ENTERPRISES.
2. 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS **1-4, 6(a)(b), 7(a)(c), 8, 9, 11(a)(b), 13, 14, 16, 17, 18, 20** OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MAY OF 2020.

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL SEAL
10292
LAND SURVEYOR
F. ELLIOTTE QUINN III
10/21/2023

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.

F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

ALTA/NSPS LAND TITLE SURVEY OF

VARIOUS PARCELS

OWNED BY

SOUTH CAROLINA STATE PORTS AUTHORITY

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

prepared for
LOWE ENTERPRISES

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plat	drawn	reviewed	field	crew
11/18/21	ppg/cww	feq	05/2020	mb/tb/jg

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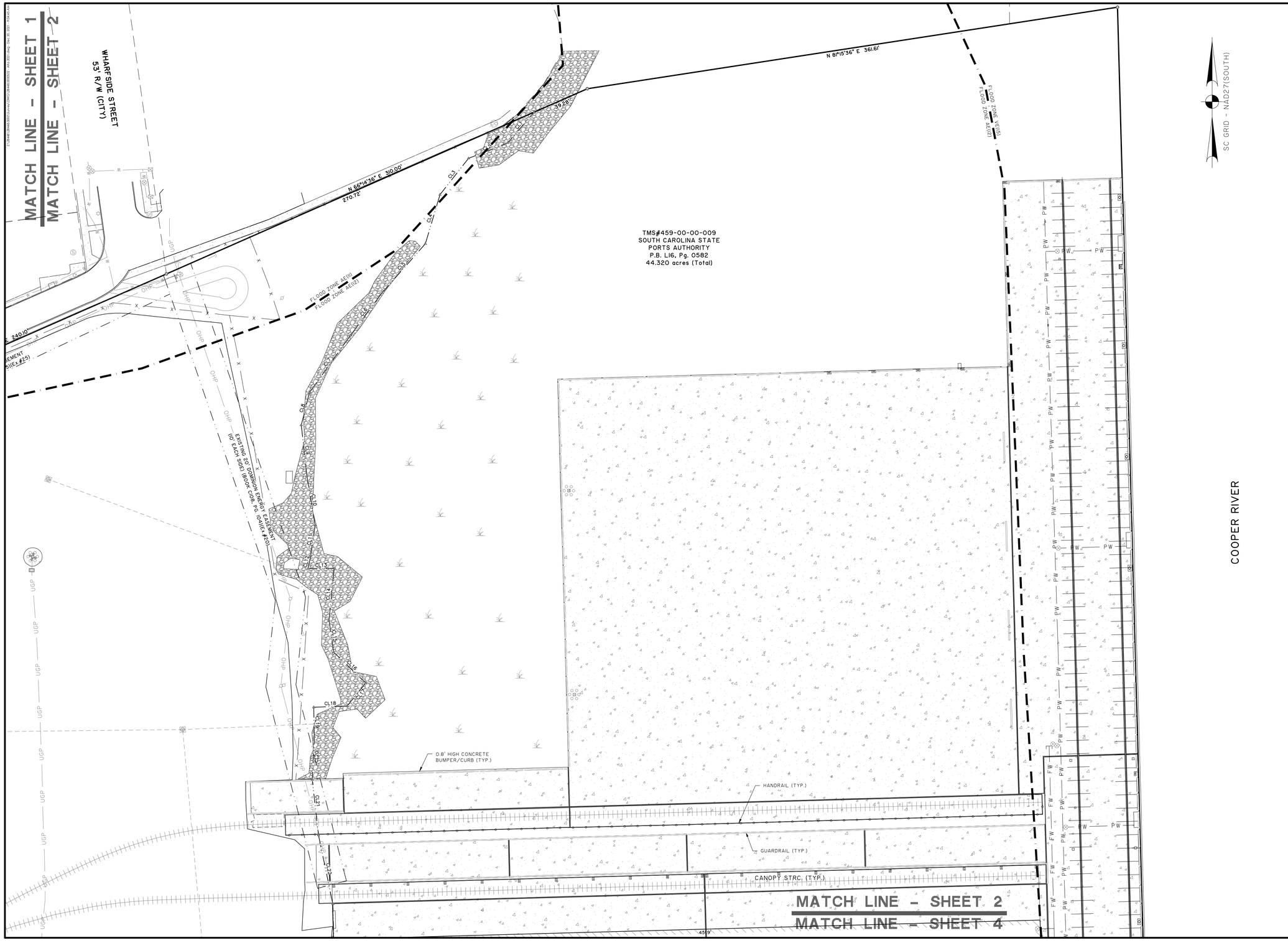

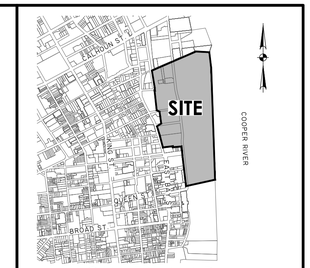

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F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

ALTA/NSPS LAND TITLE SURVEY OF

VARIOUS PARCELS

OWNED BY

SOUTH CAROLINA STATE PORTS AUTHORITY

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

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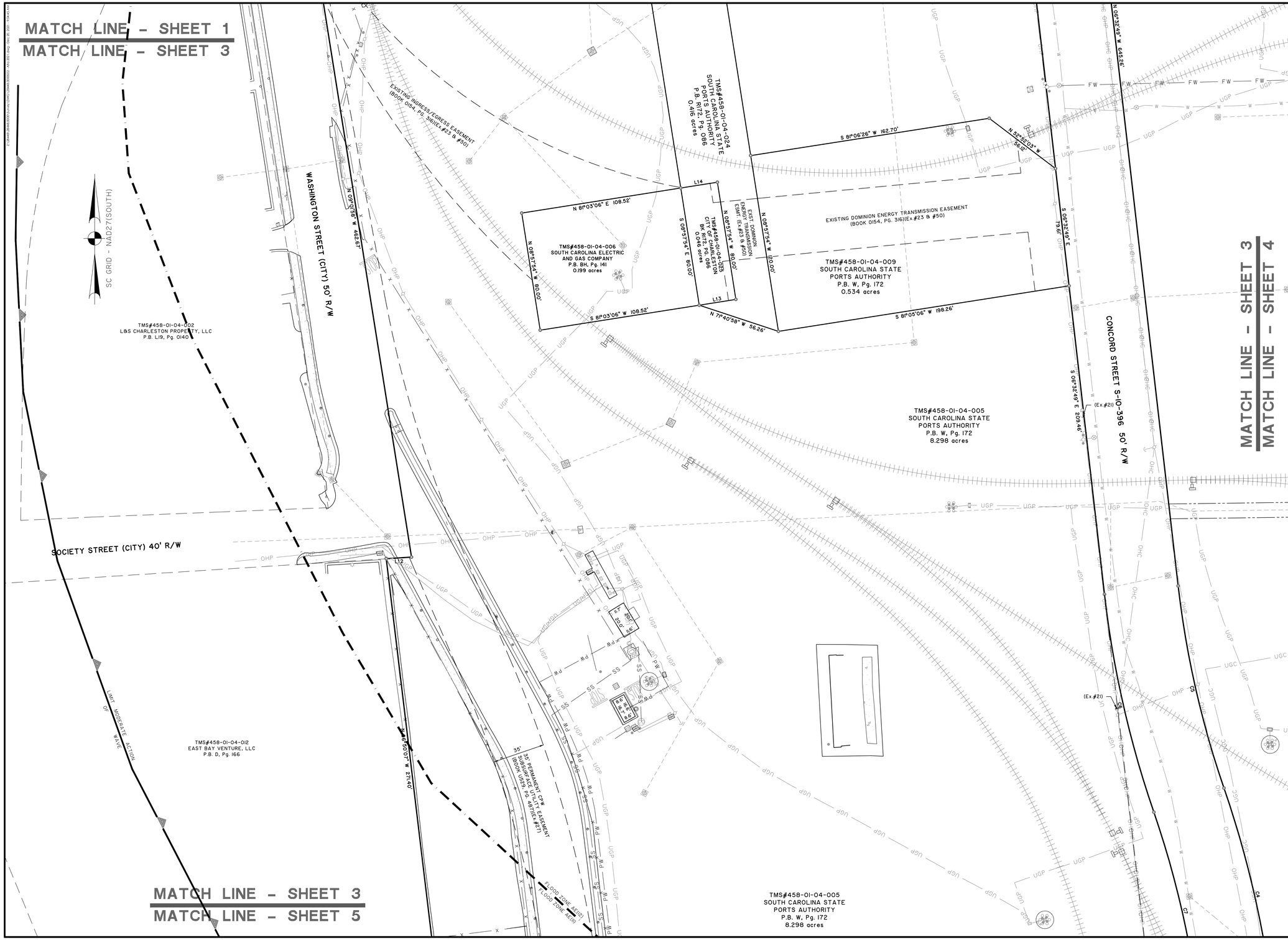

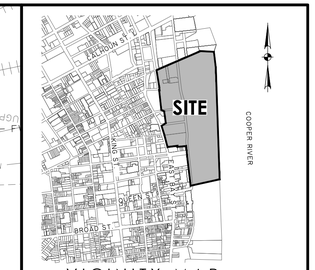

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11/30/2023

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F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

ALTA/NSPS LAND TITLE SURVEY OF

VARIOUS PARCELS
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SOUTH CAROLINA STATE PORTS AUTHORITY

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

prepared for
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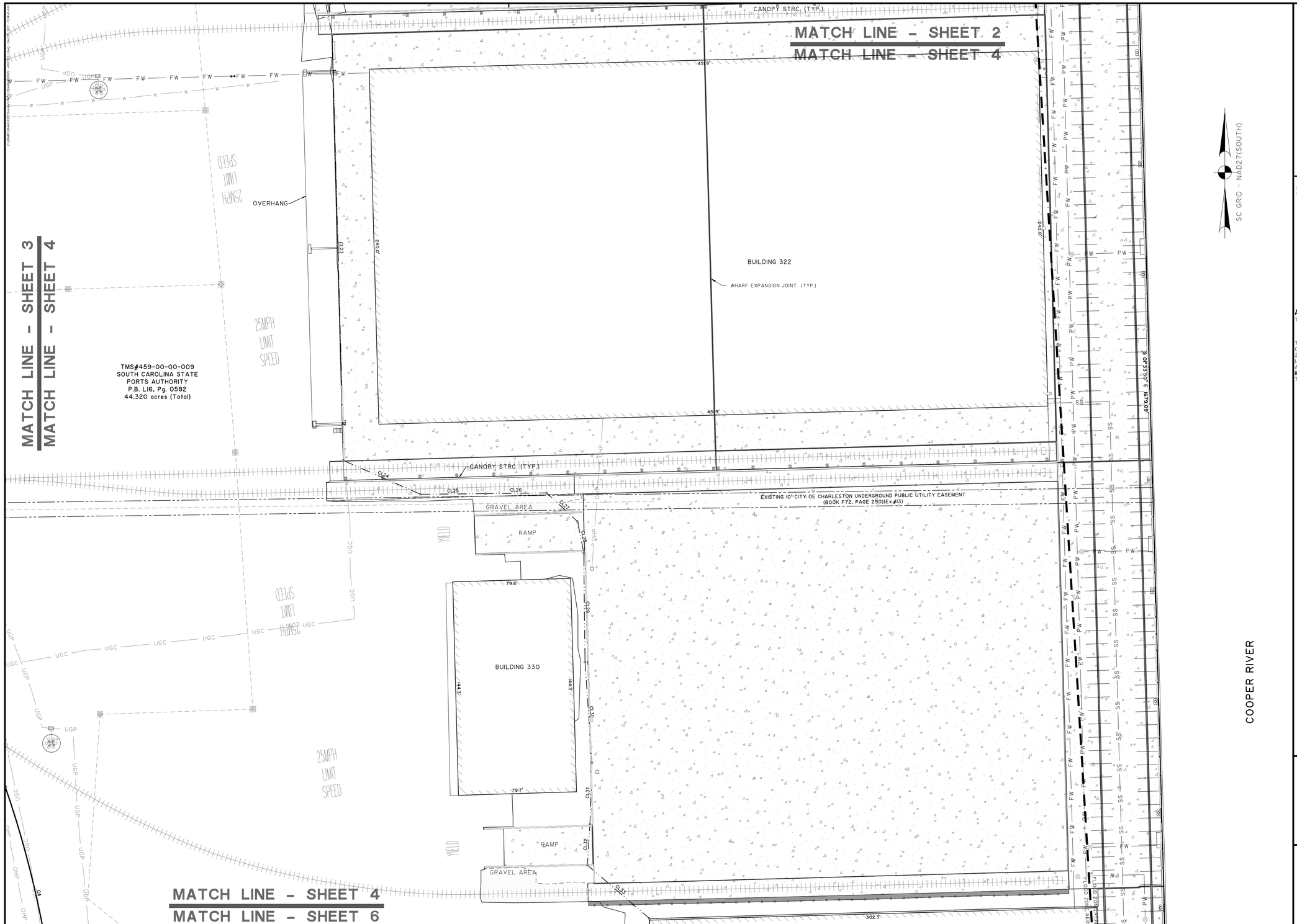
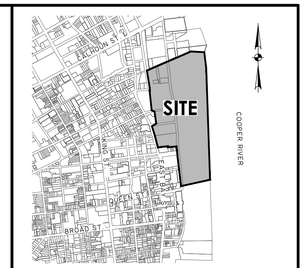
job 28448.0000 SHEET 3 OF 10





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SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
10292
F. ELLIOTTE QUINN III
10/01/2023

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F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

ALTA/NSPS LAND TITLE SURVEY OF

VARIOUS PARCELS

OWNED BY

SOUTH CAROLINA STATE PORTS AUTHORITY

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

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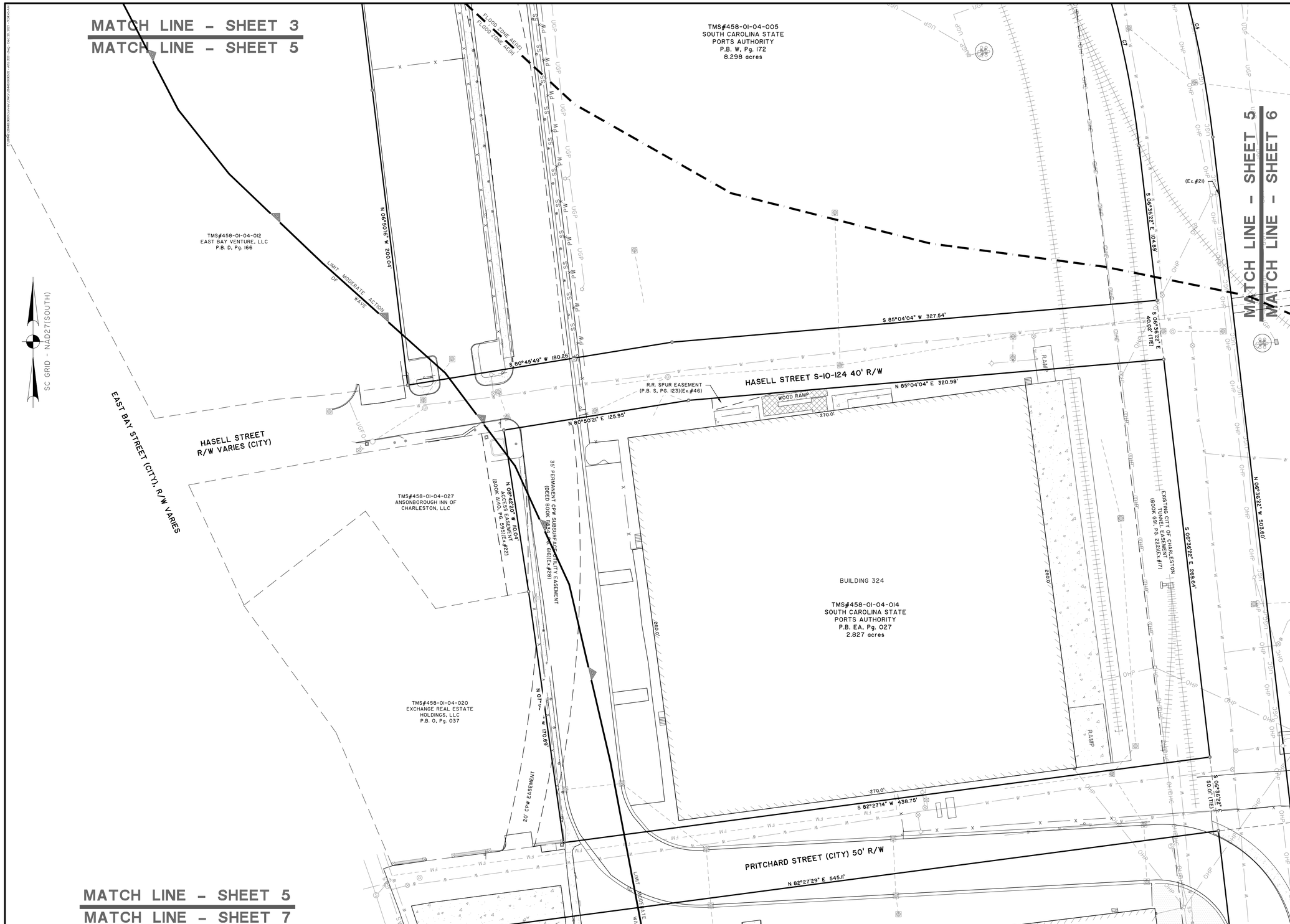

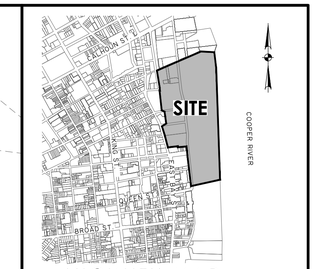

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11/09/2023

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F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

ALTA/NSPS LAND TITLE SURVEY OF

VARIOUS PARCELS
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SOUTH CAROLINA STATE PORTS AUTHORITY

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CHARLESTON COUNTY, SOUTH CAROLINA

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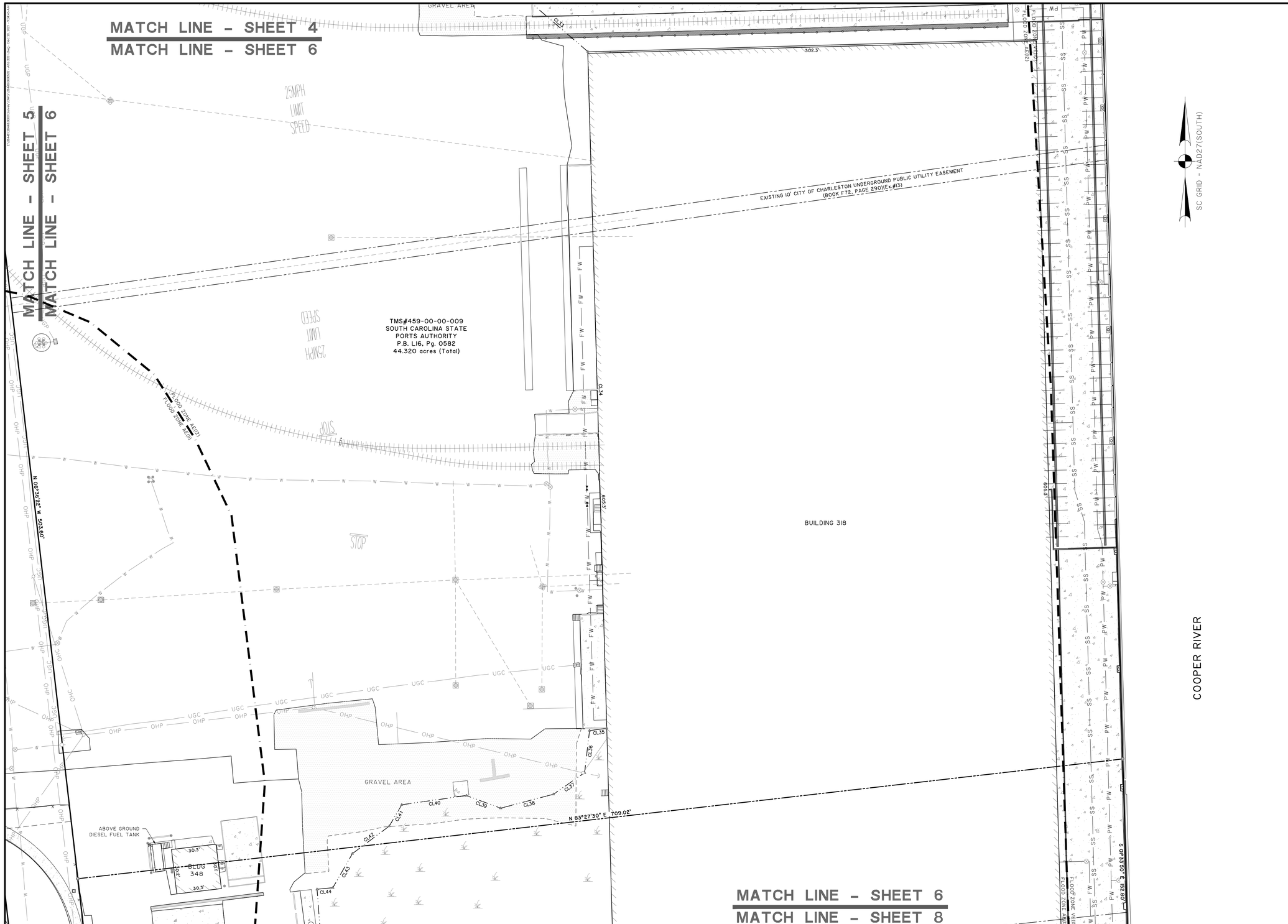

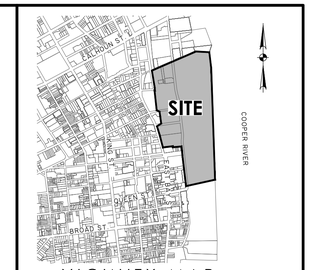

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SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

ALTA/NSPS LAND TITLE SURVEY OF
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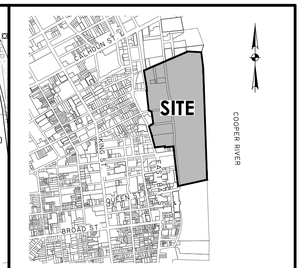
MATCH LINE - SHEET 5

MATCH LINE - SHEET 7



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LAND SURVEYOR
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LICENSE NO. 10292

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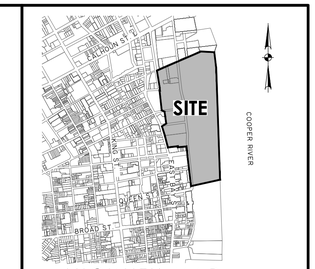

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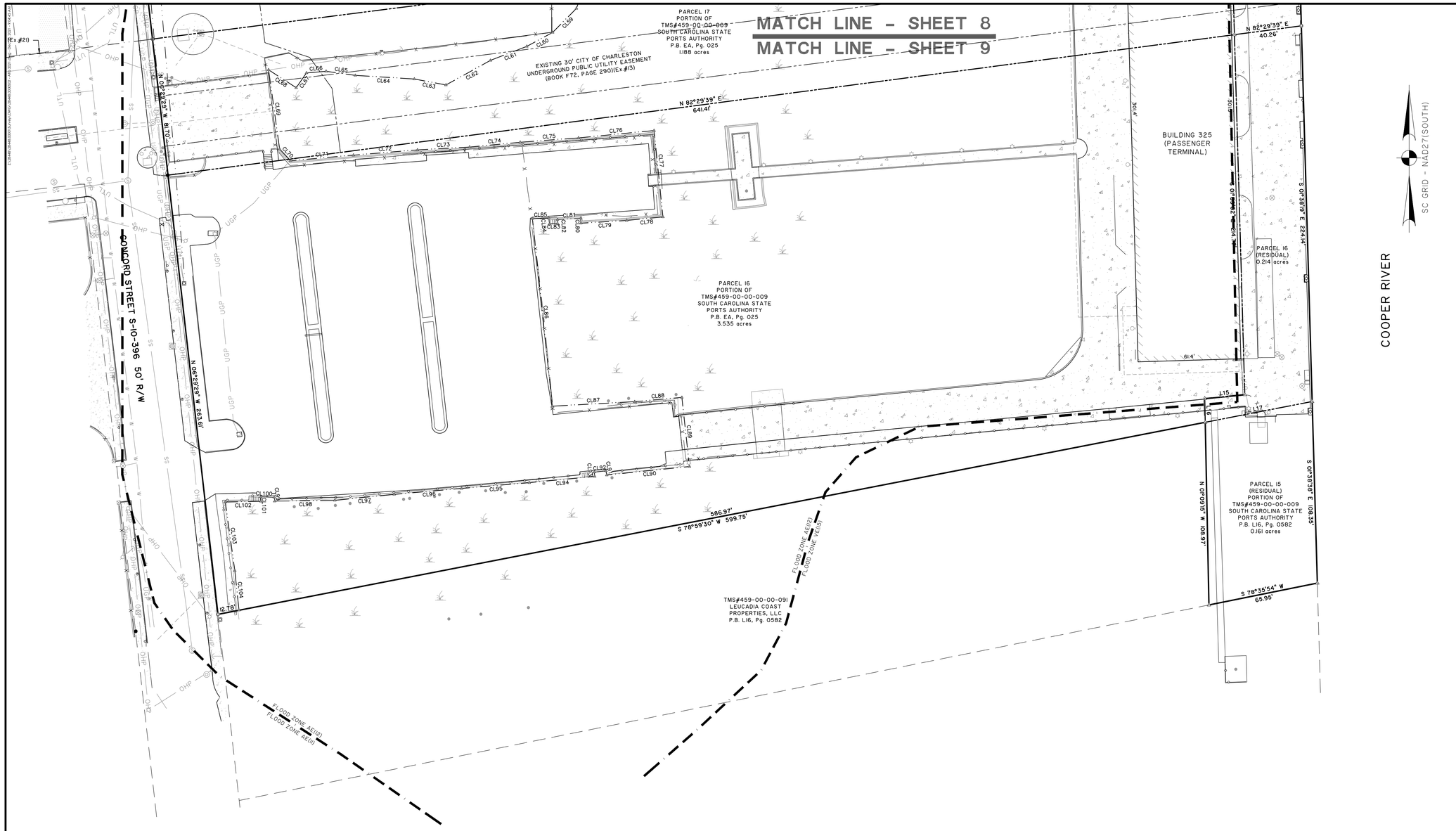

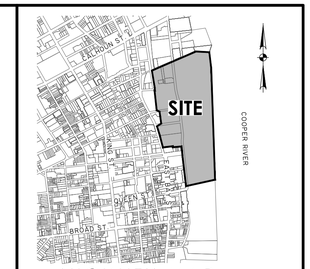

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NOTE:
SEE SHEET 10 OF 10 FOR NOTES AND REFERENCES AND LINE & CURVE TABLES AND COMMITMENT EXCEPTIONS.

ALTA/NSPS CERTIFICATION

TO:
1. LOWE ENTERPRISES.
2. 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS **1-4, 6(a)(b), 7(a)(c), 8, 9, 11(a)(b), 13, 14, 16, 17, 18, 20** OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MAY OF 2020.

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL
10292
LAND SURVEYOR
F. ELLIOTTE QUINN III
11/30/2023

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.

F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

ALTA/NSPS LAND TITLE SURVEY OF

VARIOUS PARCELS

OWNED BY

SOUTH CAROLINA STATE PORTS AUTHORITY

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

prepared for
LOWE ENTERPRISES

No.	Revision	By	Date

THOMAS & HUTTON
682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

30 0 30 60
1 INCH = 30 FEET

plat	drawn	reviewed	field	crew
11/18/21	ppg/cww	feq	05/2020	mb/tb/jg

job 28448.0000

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT # 054599.09002
COMMITMENT DATE: APRIL 17, 2020 AT 7:00 A.M.
SCHEDULE B-SECTION II EXCEPTIONS

11. USE RESTRICTION CONTAINED IN THAT CERTAIN DEED FROM SOUTHERN RAILWAY CAROLINA DIVISION AND SOUTHERN RAILWAY COMPANY TO THE STATE OF SOUTH CAROLINA DATED DECEMBER 26, 1957 AND RECORDED JANUARY 14, 1958 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK T64, PAGE 736. (AS TO PARCELS 1A, 5B AND 10E ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

12. RIGHT-OF-WAY EASEMENT RESERVED IN THAT CERTAIN DEED FROM SEABOARD AIR LINE RAILROAD COMPANY TO THE SOUTH CAROLINA STATE PORTS AUTHORITY DATED MAY 28, 1958 AND RECORDED JULY 14, 1958 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK D66, PAGE 489. (AS TO PARCELS 1B, 5C2, 5C3, 5C4, 5C5 AND 5C6 ONLY) **(MAY APPLY, REFERENCED "VALUATION MAP" AND "PRINT" ARE NOT ATTACHED AND/OR WERE NOT PROVIDED)**

13. EASEMENTS FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO THE CITY COUNCIL OF CHARLESTON DATED AUGUST 15, 1960 AND RECORDED NOVEMBER 4, 1960 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK F72, PAGE 290. (AS TO PARCELS 1A, 1B, 1C, 1D, 1E, 1F, 1G AND 1H ONLY) **(APPLIES TO PARCELS 1B, 1C, 1D & 1F AS SHOWN)**

14. COVENANTS AND RESTRICTIONS CONTAINED IN THAT CERTAIN DEED FROM THE CITY OF COUNSEL OF CHARLESTON TO THE SOUTH CAROLINA STATE PORTS AUTHORITY DATED SEPTEMBER 9, 1960 AND RECORDED SEPTEMBER 10, 1960 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK Z70, PAGE 400. (AS TO PARCEL 1F ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

15. EASEMENT FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO THE SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED NOVEMBER 1, 1965 AND RECORDED FEBRUARY 2, 1966 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK V84, PAGE 216. (AS TO PARCEL 2B ONLY) **(APPLIES, AS SHOWN)**

16. REVERSIONARY RIGHTS CONTAINED IN THAT CERTAIN DEED FROM CHARLESTON COUNTY TO THE SOUTH CAROLINA STATE PORTS AUTHORITY DATED APRIL 19, 1966 AND RECORDED MAY 18, 1966 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK D85, PAGE 174. (AS TO PARCEL 1H ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

17. EASEMENTS RESERVED IN THAT CERTAIN DEED FROM THE CITY COUNCIL OF CHARLESTON TO THE SOUTH CAROLINA STATE PORTS AUTHORITY DATED MARCH 29, 1968 AND RECORDED OCTOBER 23, 1968 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK G91, PAGE 222. (AS TO PARCELS 2C, 3C, 4F AND 5D ONLY) **(APPLIES TO PARCELS 2C, 3C, 4E & 5D(HASELL), AS SHOWN)**

18. EASEMENT FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED NOVEMBER 3, 1972 AND RECORDED NOVEMBER 28, 1972 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK O100, PAGE 313. (AS TO PARCELS 1A, 1B, 1C, 1D, 1E, 1F, 1G AND 1H ONLY) **(APPLIES TO PARCELS 1D & 1E, AS SHOWN)**

19. REVERSIONARY RIGHTS CONTAINED IN THAT CERTAIN DEED FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO THE SOUTH CAROLINA PUBLIC RAILWAYS COMMISSION DATED JULY 31, 1973 AND RECORDED AUGUST 1, 1973 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK N102, PAGE 87. (AS TO PARCELS 1A, 1B, 1D, 2B, 3A, 3B, 4E, 5B, 5C1, 5C2, 5C3, 5C4, 5C5, 5C6 AND 10E ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

20. EASEMENT FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED SEPTEMBER 30, 1975 AND RECORDED NOVEMBER 14, 1975 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK C108, PAGE 104. (AS TO PARCEL 1A ONLY) **(APPLIES, AS SHOWN)**

21. EASEMENT FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED JANUARY 27, 1984 AND RECORDED MAY 14, 1984 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK D137, PAGE 888. (AS TO PARCELS 1A, 1B, 1C, 1D, 1E, 1F, 1G AND 1H ONLY) **(APPLIES TO PARCELS 5C & 5C5, AS SHOWN)**

22. ACCESS EASEMENT CONTAINED IN THAT CERTAIN DEED FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO REA-CN DATED SEPTEMBER 11, 1984 AND RECORDED SEPTEMBER 13, 1984 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK A140, PAGE 595. (AS TO PARCEL 4A ONLY) **(APPLIES, AS SHOWN)**

23. EASEMENT RESERVED IN THAT CERTAIN DEED FROM SOUTH CAROLINA ELECTRIC & GAS COMPANY TO THE SOUTH CAROLINA STATE PORTS AUTHORITY DATED MAY 8, 1986 AND RECORDED JUNE 5, 1986 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK D154, PAGE 316. (AS TO PARCEL 9 ONLY) **(APPLIES TO PARCELS 5B, 6, & 9, AS SHOWN)**

24. VARIANCE AGREEMENT BY AND BETWEEN K.H. KUSTER AND THE SOUTH CAROLINA STATE PORTS AUTHORITY DATED DECEMBER 30, 1996 AND RECORDED JANUARY 14, 1997 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK W278, PAGE 423. (AS TO PARCELS 2A, 2B AND 2C ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

25. EASEMENT FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED APRIL 28, 1997 AND RECORDED MAY 6, 1997 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK R283, PAGE 775. (AS TO PARCEL 1A ONLY) **(APPLIES, AS SHOWN)**

26. RIGHT-OF-WAY AND UTILITY EASEMENT FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF CHARLESTON DATED MARCH 14, 2005 AND RECORDED MARCH 21, 2005 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK U529, PAGE 452. (AS TO PARCEL 3A ONLY) **(APPLIES, AS SHOWN)**

27. RIGHT-OF-WAY AND UTILITY EASEMENT FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF CHARLESTON DATED MARCH 14, 2005 AND RECORDED MARCH 21, 2005 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK U529, PAGE 487. (AS TO PARCELS 5B, 5C1, 5C2, 5C6, 5D AND 5F ONLY) **(APPLIES TO PARCELS 5B, 5C, 5C1, 5D & 5F, AS SHOWN) (PARCEL 5C6 NOT FOUND ON "EXHIBIT A" MAP)**

28. RIGHT-OF-WAY AND UTILITY EASEMENT FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF CHARLESTON DATED MARCH 14, 2005 AND RECORDED APRIL 25, 2005 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK F534, PAGE 616. (AS TO PARCELS 4A AND 4C1 ONLY) **(APPLIES TO PARCELS 4A & 4C, AS SHOWN) (PARCEL 4C1 NOT FOUND ON "EXHIBIT A" MAP)**

29. EASEMENT FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED FEBRUARY 9, 2007 AND RECORDED MARCH 9, 2007 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK A618, PAGE 787. (AS TO PARCEL 9 ONLY) **(APPLIES BY TMS#, LOCATION OF 10' E/S EASEMENT UNKNOWN, SCE&G DRAWING NOT PROVIDED)**

30. EASEMENT FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED SEPTEMBER 26, 2007 AND RECORDED OCTOBER 10, 2007 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK B641, PAGE 538. (AS TO PARCELS 1A, 1B, 1C, 1D, 1E, 1F, 1G AND 1H ONLY) **(APPLIES BY TMS#, LOCATION OF 15' E/S EASEMENT UNKNOWN, SCE&G DRAWING NOT PROVIDED)**

31. EASEMENT FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED JULY 22, 2009 AND RECORDED AUGUST 12, 2009 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK O074, PAGE 636. (AS TO PARCELS 1A, 1B, 1C, 1D, 1E, 1F, 1G AND 1H ONLY) **(APPLIES BY TMS#, LOCATION OF 5' & 12' E/S EASEMENTS UNKNOWN, SCE&G DRAWING NOT PROVIDED)**

32. EASEMENT AGREEMENT BY AND BETWEEN THE CITY OF CHARLESTON AND THE SOUTH CAROLINA STATE PORTS AUTHORITY DATED JUNE 21, 2011 AND RECORDED AUGUST 18, 2011 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK O203, PAGE 063. (AS TO PARCELS 1D, 1E AND 1F ONLY) **(APPLIES, AS SHOWN)**

33. EASEMENT FROM THE SOUTH CAROLINA STATE PORTS AUTHORITY TO SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED JANUARY 31, 2013 AND RECORDED MARCH 14, 2013 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK O316, PAGE 719. (AS TO PARCELS 1D, 1E, 1F AND 1G ONLY) **(APPLIES, AS SHOWN)**

34. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT PLAT BY E. B. WHITE, SURVEYOR DATED NOVEMBER 9, 1859 AND RECORDED JANUARY 28, 1860 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY IN PLAT BOOK A-1, PAGE 156. (AS TO PARCELS 1A, 5B, 6, 9, 10A, 10B, 10C, 10D AND 10E ONLY) **(APPLIES TO PARCELS 1A, 5B, 6, 9, 10A, 10B, 10C, 10D, 10E, 1B, 8, 5A, 5C1, 5C2, 5C3, 5C4, 5C5 & 5D(SOCIETY), NO PLOTTABLE REFERENCES THEREIN)**

35. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT PLAT ENTITLED, "PLAT OF THE BENNETTS MILL PROPERTY ABOUT TO BE CONVEYED BY MR. ANDREW B. MURRAY TO THE ATLANTIC TERMINAL CORP." BY MCCRADY BROS. & CHEVES, INC. DATED FEBRUARY 1913 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN PLAT BOOK C, PAGE 86. (AS TO PARCELS 1B AND 5G ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

36. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT PLAT ENTITLED, "PLAT OF PROPERTY SITUATED ON THE SOUTH SIDE OF LAURENS STREET WEST OF MARSH STREET, CHARLESTON, S.C., OWNED BY MARY R. CARTER" BY THE JOHN MCCRADY CO. DATED NOVEMBER 2, 1934 AND RECORDED NOVEMBER 26, 1934 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK L34, PAGE 697. (AS TO PARCEL 5A ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT # 054599.09002
CONTINUED.

37. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT UNRECORDED PLAT MADE BY G.M. HOWE, REGISTERED ENGINEER AND SURVEYOR DATED OCTOBER 1, 1941 AS REFERENCED IN THAT CERTAIN DEED FROM CHARLESTON COUNTY TO THE SOUTH CAROLINA STATE PORTS AUTHORITY DATED APRIL 19, 1966 AND RECORDED MAY 13, 1966 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY IN BOOK D85, PAGE 174 **(DOES NOT APPLY) (REFERENCED UNRECORDED PLAT NOT PROVIDED) (SOUTHERN ADJACENT, TMS#459-00-00-091, PER DEED DESCRIPTION BY REFERENCING OWNERSHIP LISTED ON "PORT UTILITIES COMMISSION OF CHARLESTON S.C. - RAILROAD PROPERTY MAP NO. 1")**

38. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT PLAT ENTITLED, "PLAT SHOWING HOLDINGS OF THE CHARLESTON WAREHOUSE AND FORWARDING CORPORATION, ON THE NORTH SIDE OF HASELL STREET BETWEEN EAST BAY AND CONCORD STREETS IN CHARLESTON SC LETTERED A-B-C-D" BY JOSEPH NEEDLE RECORDED MAY 20, 1946 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN PLAT BOOK F, PAGE 240. (AS TO PARCEL 5F ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

39. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT PLAT ENTITLED, "PLAT SHOWING PROPERTY SITUATED ON THE S.W. CORNER OF HASELL AND CONCORD STREETS, IN THE CITY OF CHARLESTON, S.C. MADE FROM DESCRIPTION FURNISHED BY PRESENT OWNERS, G.A. & C.F. MIDDLETON" BY THE JOHN MCCRADY CO. DATED DECEMBER 1946 AND RECORDED DECEMBER 23, 1946 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY IN BOOK C-47, PAGE 248. (AS TO PARCEL 4D ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

40. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT UNRECORDED MAP ENTITLED, "PORT UTILITIES COMMISSION OF CHARLESTON, S.C. PROPERTY MAP NO. 1" BY J.H. GARETY, ENGINEER DATED SEPTEMBER 23, 1947. (AS TO PARCELS 1D, 2B, 3B AND 4F ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

41. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT UNRECORDED MAP ENTITLED, "PORT UTILITIES COMMISSION OF CHARLESTON, S.C. PROPERTY MAP NO. 2" BY J.H. GARETY, ENGINEER DATED SEPTEMBER 23, 1947. (AS TO PARCEL 3A ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

42. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT PLAT ENTITLED, "PLAT OF A TRACT OF LAND LETTERED 'A' - 'B' - 'C' - 'D', CONTAINING 0.71 ACRES LOCATED ON THE EAST SIDE OF CONCORD STREET, BETWEEN THE EXTENSIONS OF MARKET AND PINCKNEY STREETS IN CHARLESTON, S.C. ABOUT TO BE LEASED BY THE S.C. STATE PORTS AUTHORITY TO THE CHARLESTON INDUSTRIAL ASSOCIATION" BY JOSEPH NEEDLE, C.E. DATED JULY 2, 1949 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK H52, PAGE 236. (AS TO PARCEL 1E ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

43. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT UNRECORDED MAP ENTITLED, "VALUATION MAP L-5, 5C, 538" DATED APRIL 4, 1956 AS REFERENCED IN THAT CERTAIN DEED FROM SEABOARD AIR LINE RAILROAD COMPANY AND THE SOUTH CAROLINA STATE PORTS AUTHORITY DATED JUNE 3, 1956 AND RECORDED JULY 14, 1958 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK D66, PAGE 489 **(MAY APPLY, REFERENCED "VALUATION MAP" AND "PRINT" ARE NOT ATTACHED AND/OR WERE NOT PROVIDED)**

44. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT MAP BEARING IDENTIFYING NUMBER 34/392 DATED AUGUST 21, 1957, LAST REVISED DECEMBER 19, 1957 PREPARED IN THE OFFICE OF THE CHIEF ENGINEER OF SOUTHERN RAILWAY SYSTEM AT WASHINGTON, D.C. NOTED IN THAT CERTAIN DEED FROM THE SOUTHERN RAILWAY CAROLINA DIVISION TO SOUTHERN RAILWAY-CAROLINA DIVISION AND SOUTHERN RAILWAY COMPANY DATED DECEMBER 26, 1957 AND RECORDED JANUARY 1, 1958 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN BOOK T64, PAGE 736. (AS TO PARCEL 1A ONLY)**(APPLIES, REFERENCED "MAP" NOT PROVIEDE)**

45. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT UNRECORDED DRAWING ENTITLED, "CHARLESTON HARBOR, S.C. CUSTOM HOUSE ENGINEERS WHARF" BY CORP OF ENGINEERS CHARLESTON, S.C. FILE NO. 5541 DATED JANUARY 15, 1958. (AS TO PARCEL 1G ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

46. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT PLAT ENTITLED, "PLAT OF NUMBER 7 HASELL STREET CHARLESTON, SOUTH CAROLINA OWNED BY MORTIMER H. CHUTE" BY CUMMINGS & MCCRADY, INC. DATED APRIL 1965 AND RECORDED APRIL 22, 1965 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN PLAT BOOK S, PAGE 123. (AS TO PARCEL 4B ONLY) **(APPLIES, AS SHOWN)**

47. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT PLAT ENTITLED, "MAP SHOWING A PROPOSED CHANGE OF PROPERTY ON CONCORD STREET CITY OF CHARLESTON, CHARLESTON COUNTY, S.C.; BETWEEN THE CITY COUNCIL OF CHARLESTON, S.C. AND THE SOUTH CAROLINA STATE PORTS AUTHORITY" BY MITCHELL ENGINEERING CO. DATED JANUARY 1967 AND RECORDED DECEMBER 20, 1967 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN PLAT BOOK W, PAGE 172. (AS TO PARCELS 2C, 3C, 4E AND 5D ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

48. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT PLAT ENTITLED, "PLAT SHOWING A RESUBDIVISION OF A PORTION OF PROPERTY AT THE NORTHEAST CORNER OF EAST BAY AND PRITCHARD STREETS INTO LOTS 'A' & 'B' OWNED BY VAN SMITH BUILDING MATERIAL COMPANY" BY CUMMINGS & MCCRADY, INC. DATED OCTOBER 1970 AND RECORDED OCTOBER 23, 1970 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN PLAT BOOK N, PAGE 118. (AS TO PARCELS 4C1, 4C2 AND 4C3 ONLY) **(APPLIES TO PARCEL 4C, NO PLOTTABLE REFERENCES THEREIN) (PARCELS 4C1, 4C2 & 4C3 NOT FOUND ON "EXHIBIT A" MAP)**

49. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT PLAT ENTITLED, "PLAT OF PROPERTY BELONGING TO JENIFER, A PARTNERSHIP AND SEABOARD COASTLINE RAILROAD COMPANY SHOWING A READJUSTMENT OF PROPERTY LINES" BY CUMMINGS & MCCRADY, INC. DATED MARCH 10, 1978 AND RECORDED JULY 12, 1978 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY, SOUTH CAROLINA IN PLAT BOOK AL, PAGE 25. (AS TO PARCEL 5E ONLY) **(APPLIES, NO PLOTTABLE REFERENCES THEREIN)**

50. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT PLAT ENTITLED, "PLAT PREPARED FOR SOUTH CAROLINA ELECTRIC & GAS CO., INC. CONCORD AND MARSH STREET SUBSTATION CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA" BY CURTIS L. LYBRAND, JR. OF ENGINEERING, SURVEYING & PLANNING, INC. DATED MARCH 3, 1986, REVISED APRIL 21, 1986 AND RECORDED APRIL 29, 1986 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY IN PLAT BOOK BH, PAGE 141. (AS TO PARCELS 6 AND 9 ONLY) **(APPLIES, AS SHOWN)**

51. ANY AND ALL RESTRICTIONS, CONDITIONS RESERVATIONS, EASEMENTS, GENERAL NOTES AND OTHER MATTERS SHOWN ON THAT PLAT ENTITLED, "PLAT OF A BOUNDARY SURVEY OF VARIOUS PARCELS OWNED BY SOUTH CAROLINA STATE PORTS AUTHORITY CITY OF CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA" BY F. ELLIOTTE QUINN, III, SCPLS NO. 10292 OF THOMAS & HUTTON ENGINEERING CO. DATED JUNE 18, 2020, AND LAST REVISED__ **(APPLIES, AS SHOWN)**

NOTES

1. ACCORDING TO F.I.R.M. MAP NO. 45019C, PANELS 0516K & 0518K, DATED 1/29/21, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE VE(15), AE(12) & AE(11).
2. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
3. TABLE A, ITEM #2 - SUBJECT PROPERTY ADDRESS -
   a. 458-01-04-005 - 19 CONCORD ST. (PARCEL(S) 5A, 5B, 5C, 5C1, 5C2, 5C3, 5C4, 5C5, 5D(SOCIETY), 5D(HASELL), 5E, 5F, 5G & 5H)
   b. 458-01-04-006 - MARSH ST. (PARCEL 6)
   c. 458-01-04-007 - CONCORD ST. (PARCEL(S) 10A, 10B, 10C, 10D & 10E)
   d. 458-01-04-009 - 176 CONCORD ST. (PARCEL 9)
   e. 458-01-04-014 - CONCORD ST. (PARCEL(S) 4A, 4B, 4C, 4D, 4E & 4F)
   f. 458-01-04-024 - LAURENS ST. (PARCEL 8)
   g. 458-01-04-025 - LAURENS ST.
   h. 458-05-04-015 - 238 EAST BAY ST. (PARCEL(S) 2B & 2C)
   i. 458-05-04-016 - 246 EAST BAY ST. (PARCEL(S) 2A, 2B, 2C, 3A, 3B & 3C)
   j. 459-00-00-009 - 186 CONCORD ST. (PARCEL(S) 1A, 1B, 1C, 1D, 1E, 1F, 1G & 1H)
4. TABLE A, ITEM #(a)(b) - ZONING REPORT OR LETTER NOT PROVIDED,
5. TABLE A, ITEM #16 - WITHIN THE SUBJECT PROPERTY, NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS WHICH ARE NOT SHOWN HERON, WAS OBSERVED.
6. TABLE A, ITEM #17 - WITHIN THE SUBJECT PROPERTY, NO EVIDENCE OF STREET ALTERATION, SIDEWALK ALTERATIONS OR PROPOSED R/W CHANGES, WHICH ARE NOT SHOWN HERON, WAS OBSERVED.
7. TABLE A, ITEM #20 - CLIENT STIPULATED CERTIFICATION - WITHIN THE SUBJECT PROPERTY, NO DELINEATION MARKERS FOR WETLANDS WERE NOTED.

REFERENCES

1. TAX MAP NO.'S: 459-00-00-009, 458-05-04-(015, 016), 458-01-04-(005, 006, 007, 009, 014, 024, 025)
2. PLAT BOOK D, PAGE 085
3. PLAT BOOK M, PAGE 102
4. PLAT BOOK O, PAGE 037
5. PLAT BOOK T, PAGE 009
6. PLAT BOOK T, PAGE 096
7. PLAT BOOK W, PAGE 172
8. PLAT BOOK AL, PAGE 025
9. PLAT BOOK BB, PAGE 075
10. PLAT BOOK BH, PAGE 141
11. PLAT BOOK DC, PAGE 464
12. PLAT BOOK DE, PAGE 464
13. PLAT BOOK EA, PAGE 025
14. PLAT BOOK EA, PAGE 026
15. PLAT BOOK EA, PAGE 027
16. PLAT BOOK ED, PAGE 855
17. PLAT BOOK EH, PAGE 806
18. PLAT BOOK EH, PAGE 807
19. PLAT BOOK EH, PAGE 870
20. PLAT BOOK L08, PAGE 0198
21. PLAT BOOK L16, PAGE 0582
22. PLAT BOOK L19, PAGE 0140

LEGEND

- BOLLARD
- STORM DRAIN MANHOLE
- GAS VALVE
- IRRIGATION CONTROL VALVE
- ELECTRIC BOX
- SWITCH BOX
- GUY WIRE
- ELECTRIC METER
- SIGN (SEE SIGN SCHEDULE)
- CURB MANHOLE
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- COMMUNICATIONS MANHOLE
- WATER METER
- BACKFLOW PREVENTER
- MOORING POST
- CATCH BASIN or CURB INLET
- SEWER MANHOLE
- CLEANOUT
- TELECOMMUNICATION BOX
- HIGH-MAST LIGHT POLE
- STANDARD LIGHT POLE
- CLEAT
- PARKING METER
- GUY POLE
- RAILROAD CROSSING ARM

STANDARD LINETYPES

- PROPERTY LINE
- X — X — FENCE
- RAILROAD TRACK
- SS — SS — SANITARY SEWER LINE
- STORM DRAIN LINE (SURVEYED)
- SD — SD — STORM DRAIN LINE (PER PLANS)
- FW — FW — FIRE WATER LINE
- W — W — POTABLE WATER LINE
- OHP — OVERHEAD ELECTRICAL
- UGP — UNDERGROUND ELECTRICAL
- OHC — OVERHEAD COMMUNICATIONS
- UGC — UNDERGROUND COMMUNICATIONS

CURVE TABLE

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	722.98'	80.29'	N 03°19'01" W	80.25'	6°21'48"
C2	722.98'	65.65'	N 02°27'57" E	65.63'	5°12'09"
C3	764.39'	156.18'	N 00°45'10" W	155.9'	11°42'24"
C4	695.80'	150.38'	N 12°47'51" W	150.09'	12°22'59"
C5	645.15'	140.10'	N 12°46'05" W	139.82'	12°26'32"
C6	695.15'	150.96'	S 12°46'05" E	150.66'	12°26'32"
C7	645.80'	139.57'	S 12°47'51" E	139.30'	12°22'59"
C8	714.53'	9.78'	S 06°12'46" E	9.78'	0°47'02"
C9	714.53'	136.22'	S 00°21'34" E	136.01'	10°55'22"
C10	772.95'	156.03'	S 00°42'56" E	155.76'	11°33'57"

"CRITICAL LINE" LINE TABLE

LINE	BEARING	LENGTH
L1	N 06°32'49" W	59.23'
L2	S 06°32'49" E	43.79'
L3	S 06°29'29" E	24.01'
L4	S 83°59'15" W	77.20'
L5	S 83°54'22" W	72.81'
L6	S 83°47'09" W	51.12'
L7	N 06°19'21" W	27.33'
L8	S 83°23'25" W	50.36'
L9	N 14°33'14" W	18.81'
L10	N 19°01'53" W	18.95'
L11	N 14°42'52" W	25.63'
L12	N 86°20'03" E	17.09'
L13	N 81°03'06" E	25.00'
L14	S 81°03'06" W	25.00'
L15	S 84°31'00" W	24.00'
L16	S 01°10'48" E	14.21'
L17	N 78°59'30" E	64.93'

"CRITICAL LINE" LINE TABLE

LINE	BEARING	LENGTH
CL1	S 40°18'57" W	27.09'
CL2	S 68°31'48" W	28.56'
CL3	S 38°10'52" W	31.12'
CL4	S 16°36'50" W	34.58'
CL5	S 41°26'57" W	44.00'
CL6	S 36°32'45" W	35.62'
CL7	S 35°41'45" W	47.71'
CL8	S 14°00'46" W	22.57'
CL9	S 06°17'37" E	34.48'
CL10	S 09°25'53" E	33.74'
CL11	S 06°21'41" W	20.60'
CL12	S 10°55'27" W	9.00'
CL13	N 89°18'05" E	17.55'
CL14	S 05°38'18" W	35.15'
CL15	S 08°20'12" E	21.81'
CL16	S 46°09'37" E	29.99'
CL17	S 39°10'12" W	20.02'
CL18	S 87°55'50" W	22.50'
CL19	S 01°15'12" E	19.96'
CL20	S 02°46'32" W	28.87'
CL21	S 06°23'59" E	37.67'
CL22	S 11°46'09" E	47.33'
CL23	S 01°33'24" E	287.84'
CL24	S 66°20'26" E	56.58'
CL25	N 89°27'12" E	43.76'
CL26	N 89°16'39" E	41.36'
CL27	S 47°06'09" E	28.58'
CL28	S 11°08'20" E	21.27'
CL29	S 00°39'52" E	73.76'

CITY OF CHARLESTON	)	UNION PIER PLANNED UNIT DEVELOPMENT (PUD) APPLICATION
	)	
	)	LIMITED AGENT AUTHORIZATION FORM
	)	

I/we, Dominion Energy South Carolina, Inc., f/k/a South Carolina Electric & Gas Company, Inc., as the property owner(s) of the real property described as follows, Charleston County TMS Nos. 458-01-04-006 and 458-01-04-025, located within the City of Charleston, South Carolina, does hereby authorize THE SOUTH CAROLINA STATE PORTS AUTHORITY ("PORT AUTHORITY"), to act as its limited agent, to execute any petitions or other documents necessary to affect the application approval requested and more specifically described as follows, THE UNION PIER PLANNED UNIT DEVELOPMENT APPLICATION AND REZONING PROCESS ("APPLICATION'), submitted in accordance with the Zoning Ordinance of the City of Charleston, Article 2, Part 7 Sections 54-250, et seq., and to appear on itsbehalf before any administrative or legislative body in the City considering this Application, and to act in all respects as its agent in matters pertaining to the Application.

This LIMITED AGENCY is revocable at any time, and is further being provided based on the representation from the PORT AUTHORITY that the Application, and ultimate approval of THE UNION PIER PLANNED UNIT DEVELOPMENT shall not impact the use of the real property by Dominion Energy South Carolina, Inc.

[SIGNATURE BLOCK FOLLOWS]

PROPERTY OWNER:

DOMINION ENERGY SOUTH CAROLINA, INC., F/K/A SOUTH CAROLINA ELECTRIC & GAS COMPANY, INC

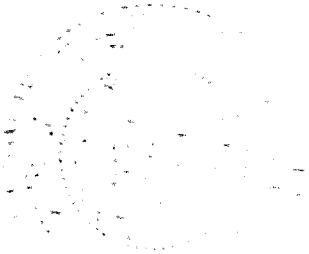
By: s/ _____

Name: M. Shaun Randall

Title: Authorized Representative

SWORN TO AND SUBSCRIBED BEFORE ME,
THIS 9th DAY OF FEBRUARY, 2023.

_____
Notary Public for South Carolina

My Commission Expires: May 5, 2031

KELLY S. ELKINS
MY COMM. EXPIRES
NOTARY
PUBLIC
05/05/2031
STATE OF SOUTH CAROLINA