

# 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](http://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 (Accommodations Map)  
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: No accommodations overlay to: See attached Accommodations Plan  
Reason for requested rezoning: Redevelopment of Union Pier Terminal into mixed-use development.  
Note: Areas designated "A", "B", "C", and "D" on the attached Accommodations Plan,  
which total 3.89 acres, are requested to be added to the Accommodations Overlay.

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: rllowell@burr.com  
Applicant: Randy Lowell  
Address: 115 Fairchild St., St. 300, Charleston, SC 29492  
Phone: 843.972.6177 Fax: \_\_\_\_\_ E-Mail: rllowell@burr.com  
Relationship to Owner: ☐ Engineer/Surveyor/Architect ☒ Attorney ☐ Prospective Buyer  
☒ Representative/Other as to Dominion, Limited Agent (see attached)



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## Information Required:

- ☒ Tax map indicating the subject property
- ☒ Recorded plat of the subject property
- ☒ 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 C. Smith*  
(ORIGINAL SIGNATURE OF THE PROPERTY OWNER IS REQUIRED)

Date

*5/3/2023*

## 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 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 *\$230.00* Receipt ☒  
Staff *PAO* Application Complete? ☒ 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







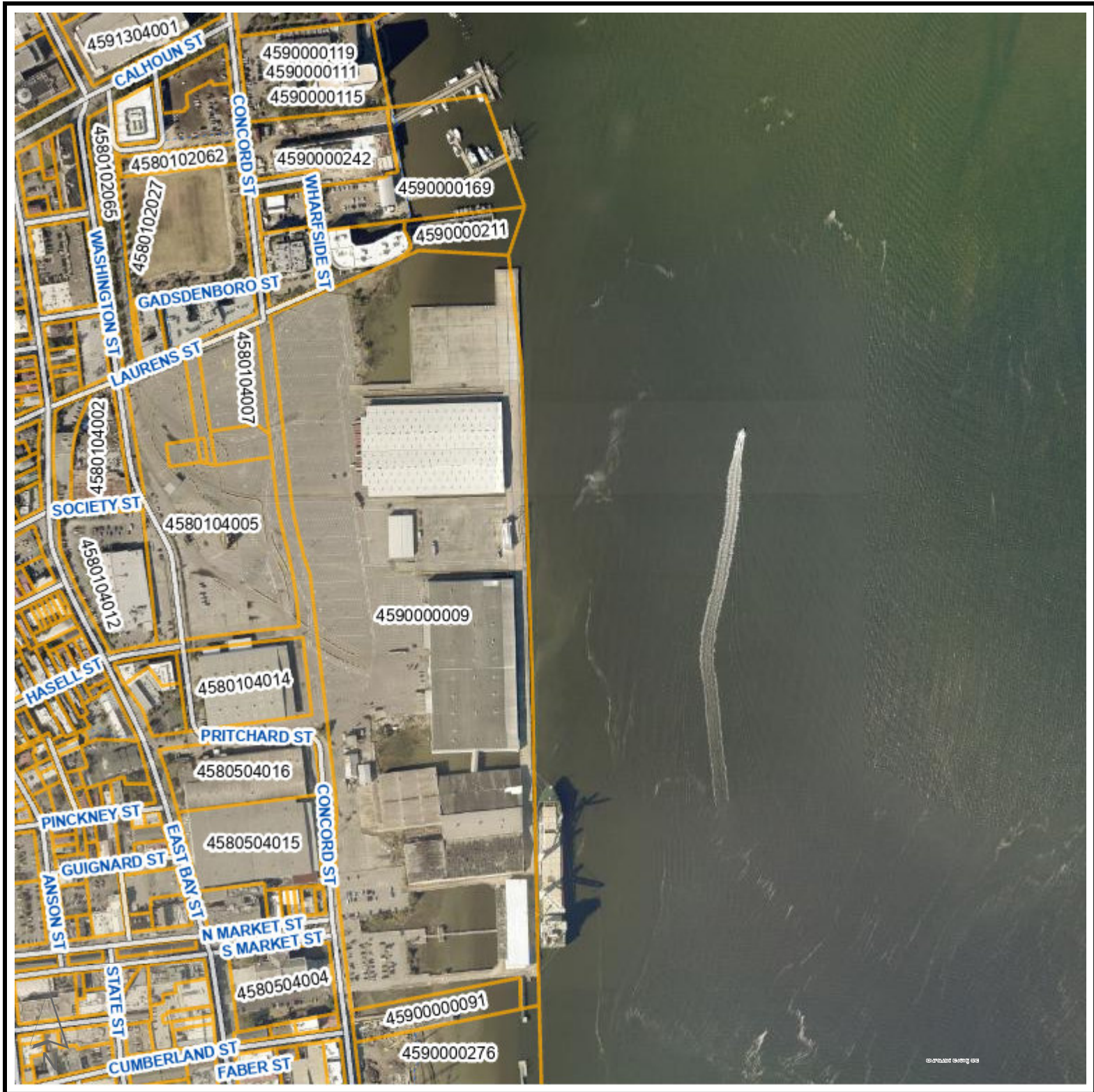
Union Pier Terminal Parcel TMS#

<b>Union Pier PUD Parcels</b>			
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



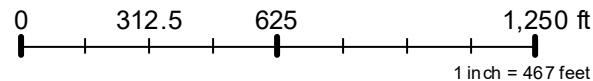
<b><u>HPN*</u></b>	<b><u>TMS</u></b>	<b><u>Deed</u></b>	<b><u>Plat</u></b>
Parcel 1A	459-00-00-009	T64/736+	A1/156
Parcel 1B	459-00-00-009	D66/489	C/086
Parcel 1C	459-00-00-009	Q70/181	A/069, A1/013
Parcel 1D	459-00-00-009	D48/473	EA/025, EA/026
Parcel 1E	459-00-00-009	Y86/101	H52/236
Parcel 1F	459-00-00-009	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

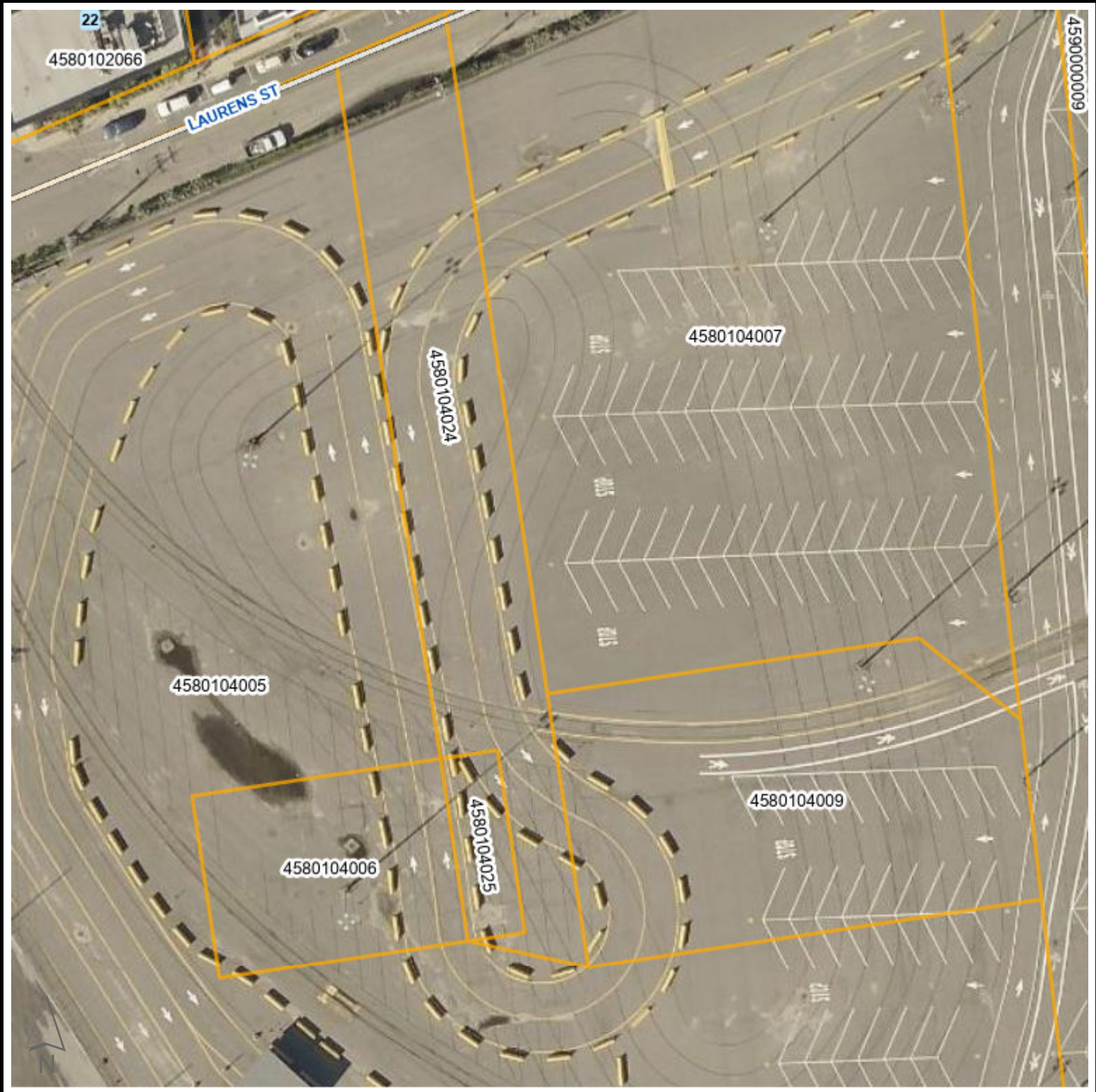
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**Note:** The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty 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.

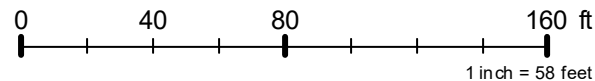
Author: Charleston County SC  
Date: 5/3/2023





## Union Pier Terminal

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



Al/156

156

IN CHANCERY  
CHARLESTON, S.C.

WHITE & CALDERN'S ROPE STALLS

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

Laid out under the direction of James Tupper

JAMES TUPPER

MASTER IN EQUITY

NOVEMBER 9<sup>th</sup>

1869

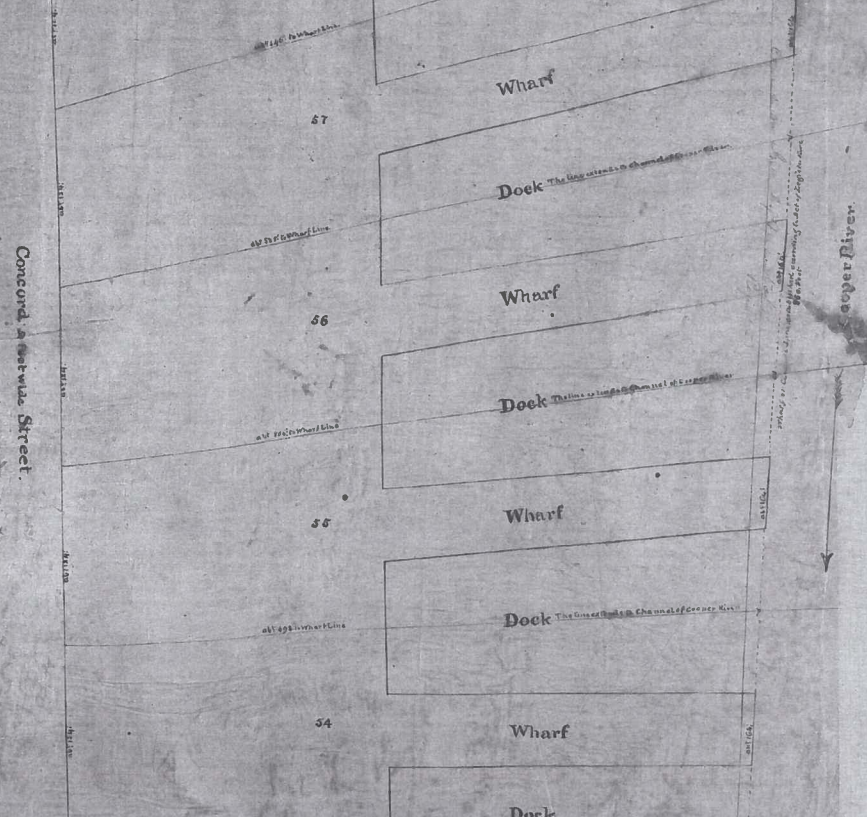
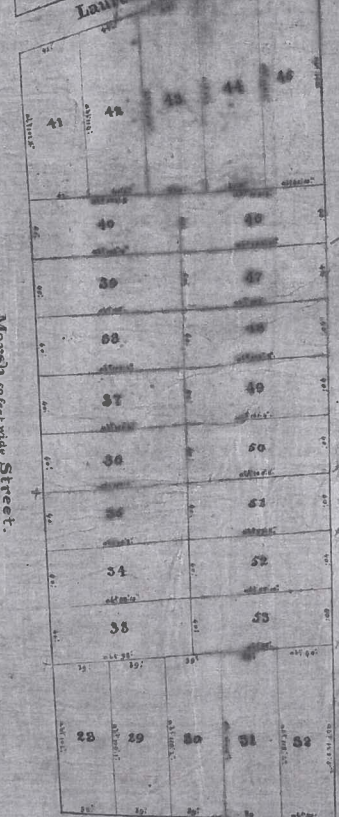
Drawn by E.H.W. McSwiney

*James Tupper*  
I certify that the above is a correct copy of a plat filed in the office of the Master in Equity on the 27<sup>th</sup> day of January 1869 and that the same is a true and correct copy of the original filed in the office of the Master in Equity on the 27<sup>th</sup> day of January 1869.

*File*

These Lots were sold by the Undersigned, to sundry Purchasers on the 10<sup>th</sup> day of January A.D. 1869 and the description in the Commission to said Purchasers refer to the same. James Tupper

*James Tupper*  
Master in Equity



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

Property of

Mill.

T. Bennett Esq.

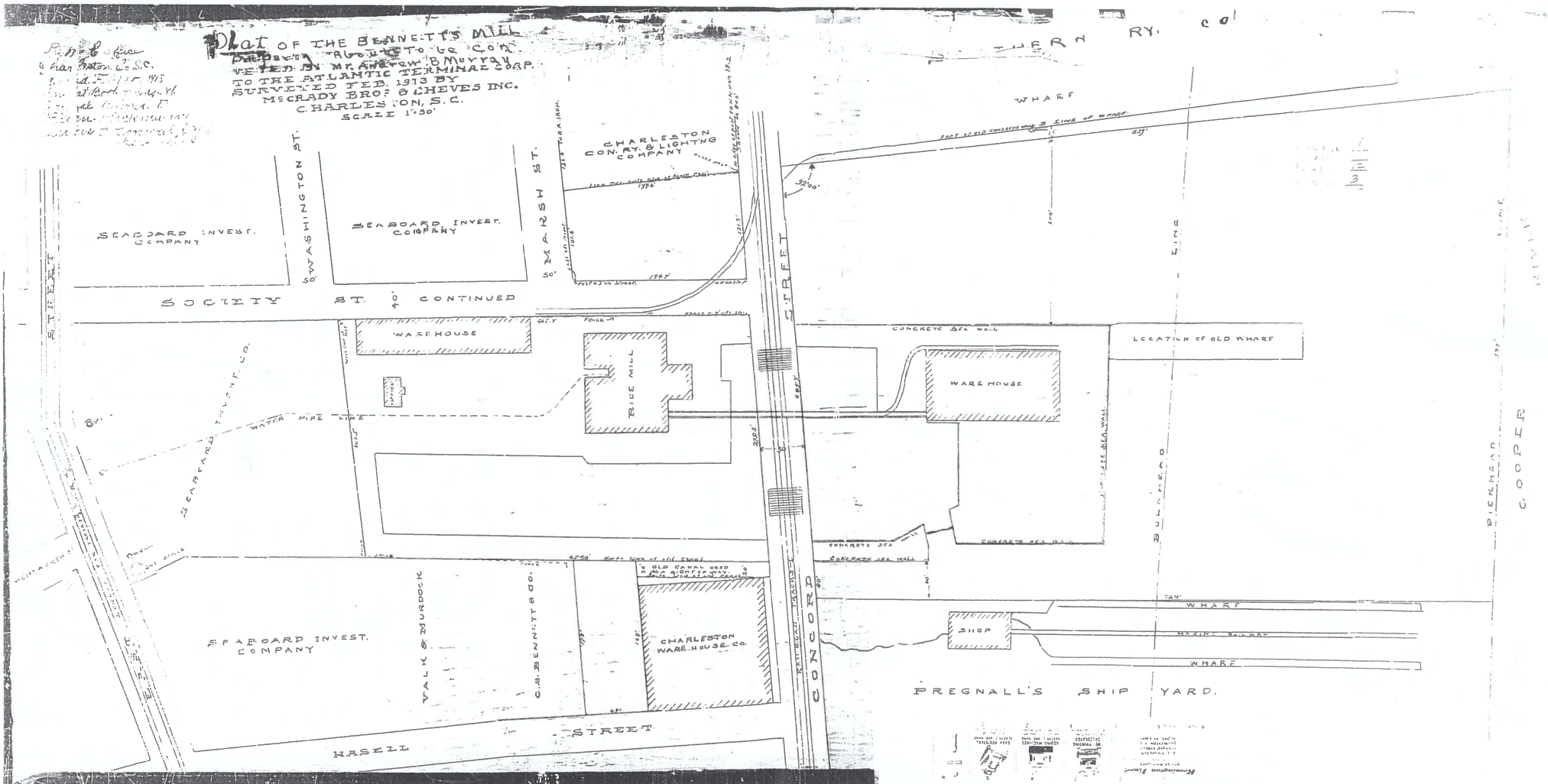
Rich. Maguire

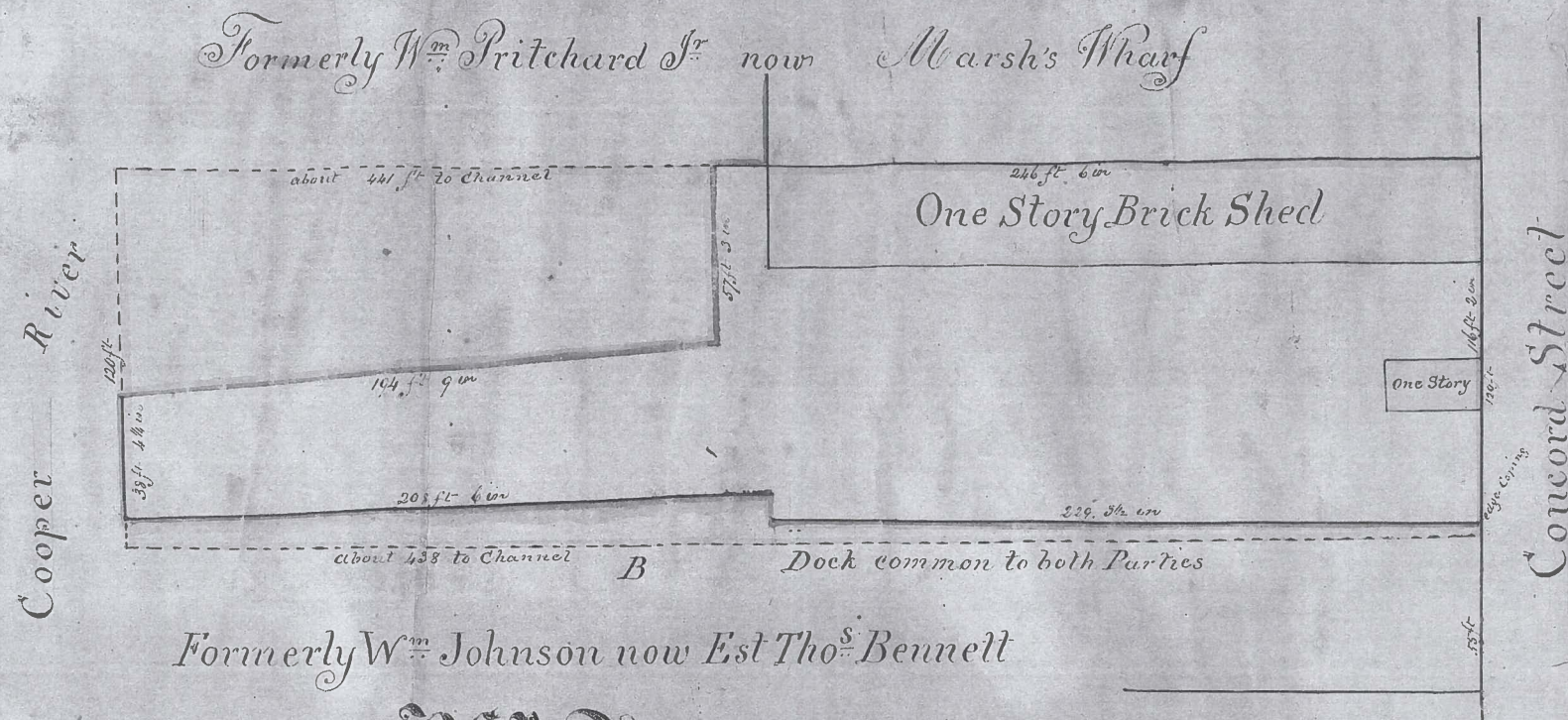
Wharf



C1086

Plat OF THE BENNETT'S MILL  
 DEPOSED BY ALBERT TO GO. CO. &  
 WED. BY M. A. TAYLOR & MURRAY  
 TO THE ATLANTIC TERMINAL CO. &  
 SURVEYED FEB. 1913 BY  
 MCGRADY BROS & CHEVES INC.  
 CHARLES TON, S. C.  
 SCALE 1"=50'



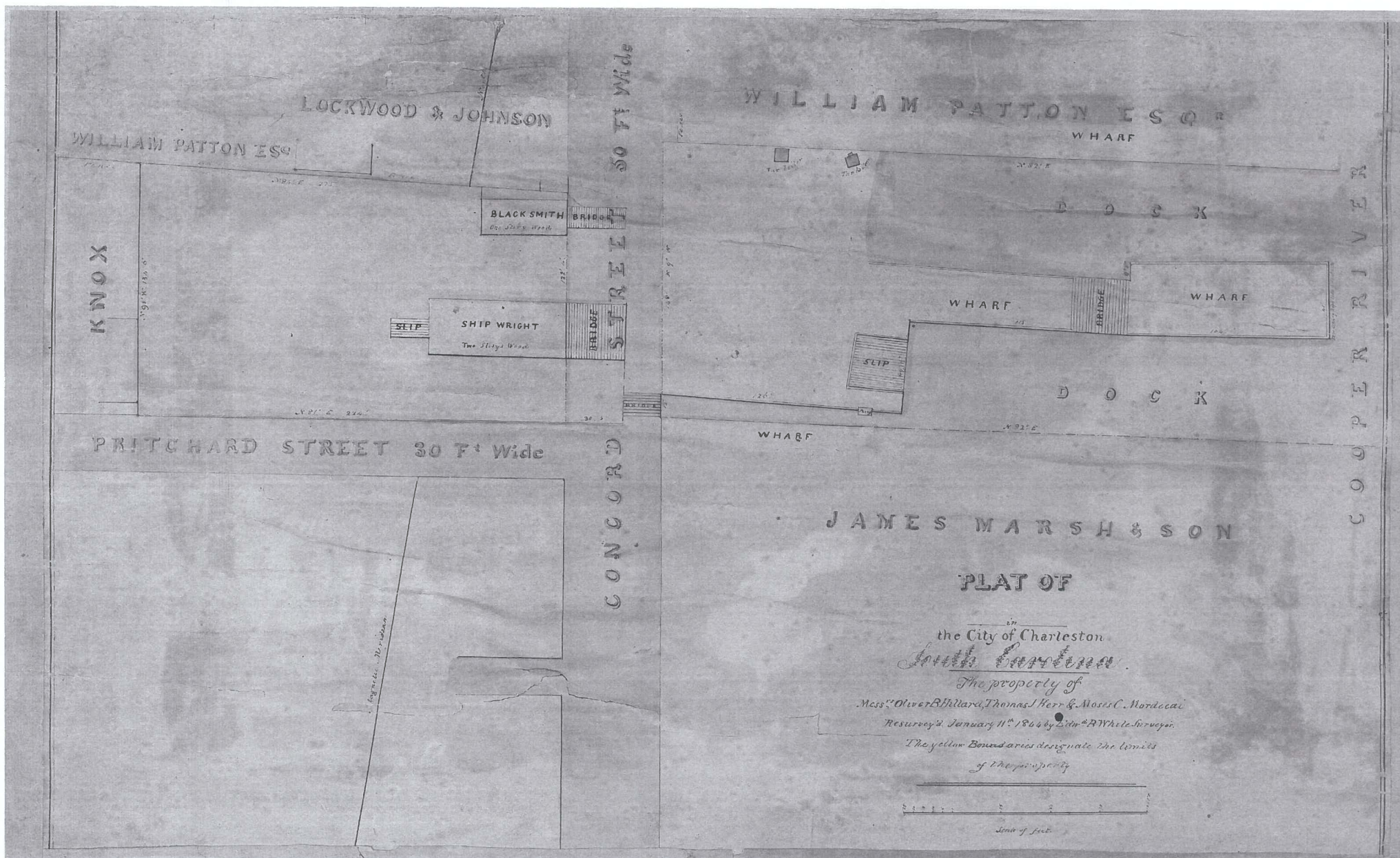


**PLAN** of Pattons Wharf Situated in Ward No 3 City of  
Charleston. Surveyed at the request of Messrs Pressley Lord and  
Inglesby.  
July 11<sup>th</sup> 1868. Scale 30 ft to Inch.

Hume & Tennent  
Surveyors.

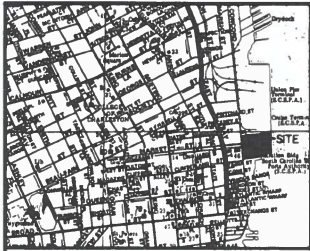


A1/013



EA1025

X242PG165



LOCATION MAP  
NOT TO SCALE

S.C. STATE PORTS AUTHORITY  
TMS 459-00-00-009

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

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

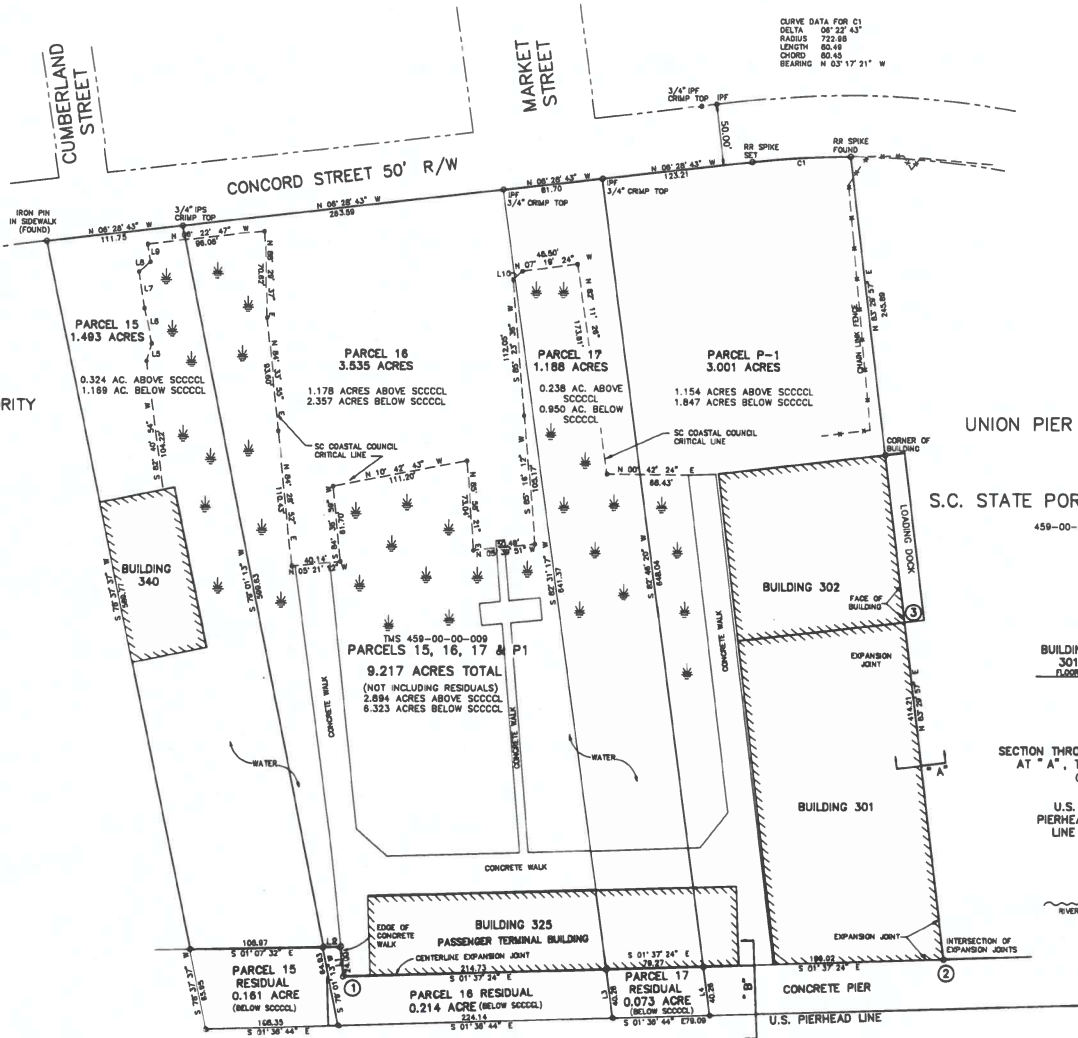
The critical line shown on this plat is valid for three years from the date of this signature, subject to the cautionary language above.

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



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



S.C. STATE  
PLANE GRID  
(NAD 1927)

LINE	BEARING	DISTANCE
L1	= S 01° 07' 33" E	14.21'
L2	= S 84° 24' 38" W	24.00'
L3	= S 82° 31' 17" E	40.38'
L4	= S 85° 44' 20" W	45.35'
L5	= N 73° 31' 10" W	14.88'
L6	= S 79° 44' 30" W	28.70'
L7	= S 81° 46' 52" E	33.31'
L8	= N 45° 10' 51" E	12.51'
L9	= S 88° 56' 38" W	14.43'
L10	= N 45° 27' 07" W	16.74'

UNION PIER TERMINAL

S.C. STATE PORTS AUTHORITY  
459-00-00-009

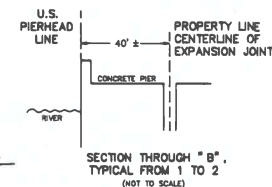
APPROVED PLAT  
DATE \_\_\_\_\_  
ENGINEERING DIVISION  
CITY OF CHARLESTON

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, 1848	H52	238
3.	WILLIAM B. GORD	SEPTEMBER 8, 1853	O37	283
4.	WILLIAM H. MITCHELL	JANUARY, 1867	W	172

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

SECTION THROUGH EXPANSION JOINT  
AT "A", TYPICAL FROM 2 TO 3  
(NOT TO SCALE)



COOPER RIVER

EBB FLOOD



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

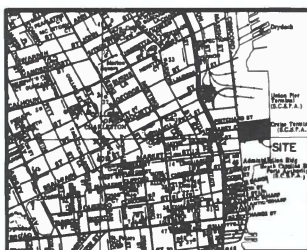
PLAT SHOWING  
FOUR PARCELS OWNED BY  
THE S.C. STATE PORTS AUTHORITY  
AT THE UNION PIER TERMINAL  
CITY OF CHARLESTON  
CHARLESTON COUNTY, SOUTH CAROLINA  
SCALE: 1" = 50'  
JUNE 8, 1989  
REVISED MARCH 30, 1994

DWG. NO. LL-1124



EA102C

X242PG166

S.C. STATE  
PLANE 500  
(H&D 1937)LOCATION MAP  
NOT TO SCALE

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

No.	PLAT BY	DATE	BOOK	PAGE
1.	WILLIAM HUME	DECEMBER 27, 1870	8	87
2.	JOSEPH HEDDLE	MAY 2, 1846	152	238
3.	HILLIARD B. GOOD	SEPTEMBER 8, 1853	027	285
4.	WILLIAM H. MITCHELL	JANUARY, 1907	W	172

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

APPROVED PLAT  
DATEENGINEERING DIVISION  
CITY OF CHARLESTON

LEGEND:

- IPF - IRON PIPE FOUND
- IPS - IRON PIPE SET
- RR SPIKE - RAILROAD SPIKE
- SCCOOL - SOUTH CAROLINA COASTAL COUNCIL, CRITICAL LINE

NOTES:

- BUILDINGS AND PIERS ARE ON PILES, ELEVATED ABOVE MARSH AND WATER. THE AREA OF SUCH STRUCTURES ARE NOT INCLUDED IN THE "LANDS SCOTCH" ADJACENT SHORE.
- BUILDING LINES ON OR NEAR PROPERTY LINES WERE MEASURED IN THE FIELD IN CONNECTION WITH THIS SURVEY. OTHER BUILDING LINES SHOWN HEREIN WERE TAKEN FROM AN AERIAL TOPOGRAPHIC SURVEY BY UNDEY AND ASSOCIATES DATED SEPT. 8, 1955.

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF COASTAL COUNCIL (P.N.T. AUTHORITY) ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME BY GENERALLY OBLITERATING THE POINT AUTHORITY OF THE COASTAL COUNCIL. THE COASTAL COUNCIL IN NO WAY WAIVES THE RIGHT TO ADJUST POINTS AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

THOMAS V. BESSENT, JR.  
DATE 4-13-94

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



1. THOMAS V. BESSENT, JR., a Professional Land Surveyor of the State of South Carolina, hereby states 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.  
LAND SURVEYOR  
S.C. Reg. No. 10778

MARKET STREET 100' R/W

CONCORD STREET 50' R/W

PRITCHARD ST 30' R/W

S.C. STATE PORTS AUTHORITY  
PARCEL P-1  
T.M.S. 459-00-00-009

SECTION THROUGH EXPANSION JOINT  
AT "A", TYPICAL FROM 2 TO 3  
(NOT TO SCALE)

U.S. PIERHEAD LINE  
40' ±  
PROPERTY LINE  
CENTERLINE OF EXPANSION JOINT  
CONCRETE PIER  
RIVER

SECTION THROUGH "B".  
TYPICAL FROM 1 TO 2  
(NOT TO SCALE)

S.C. STATE PORTS AUTHORITY  
PARCEL 17

BUILDING 325

BUILDING 301

BUILDING 304

PARCEL 18  
S.C. STATE PORTS AUTHORITY  
6.571 ACRES  
T.M.S. 459-00-00-009  
1.844± AC. ABOVE SCCOOL  
4.927± AC. BELOW SCCOOL

BUILDING 305

BUILDING 303

BUILDING 318

CONCRETE PIER  
U.S. PIERHEAD LINE

50 25 0 50 100 150  
SCALE IN FEET

COOPER RIVER

EBB  
FLOOD

CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	00° 11' 40"	722.89	63.53	22.50	65.52	N 02° 28' 51" E
C2	11° 42' 24"	754.38	156.18	76.36	155.81	N 00° 41' 31" W
C3	08° 22' 43"	752.88	85.48	42.79	80.45	N 03° 17' 31" W

LINE	BEARING	DISTANCE
L1	N 02° 24' 49" E	27.37
L2	N 15° 52' 45" E	32.59
L3	N 08° 04' 23" W	82.74
L4	N 84° 23' 11" E	23.05
L5	N 51° 33' 22" E	8.40
L6	N 34° 18' 25" E	23.04
L7	N 71° 03' 12" E	11.88
L8	N 72° 17' 45" E	22.24
L9	S 88° 46' 24" E	17.07
L10	S 88° 10' 08" E	12.28
L11	S 32° 46' 45" E	15.45
L12	S 80° 23' 08" E	36.11
L13	N 08° 29' 30" E	7.38
L14	N 08° 01' 46" E	31.47

S.C. STATE PORTS AUTHORITY  
T.M.S. 459-00-00-009

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

DWG. NO. LL-11248

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

OTYSPAL.ORD OTYSPAL.DWG



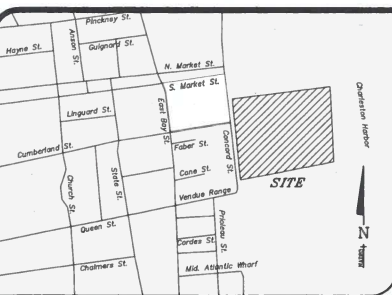


~~FILED~~

L1610582

**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
- X—X— 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 UNDERSTOOD 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 FIRM MAP COMMUNITY-PANEL No. 455412 0216 L, 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 WHOM 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 MANNER 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.

THE AREA SHOWN ON THIS PLAT PERMIT AUTHORITY OF THE SUBJECT THESE HAZARDS ARE DYNAMIC AND DELINEATING THE PERMIT AUTHORITY DEPARTMENT OF NO HAZARD JURISDICTION AT ANY TIME IN ANY PROPERTY, WHETHER SHOWN HEREON

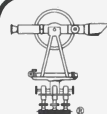
Steve Brooks  
DATE 3/10/16

This plat was shown as true and correct to the best of the surveyor's knowledge and belief at the time of its preparation, subject to the necessary language above.

Professional Engineer's Seal  
I, George A.Z. Johnson, Jr., Registered Professional Land Surveyor in the State of South Carolina, do hereby certify that I am the author of this plat and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of South Carolina.



**APPROVED PLAT**  
DATE 3/10/16  
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

LINE	LENGTH	BEARING
L1	24.41	N80°25'25"W
L2	24.42	S82°25'31"E
L3	43.98	S11°54'44"W
L4	23.77	S84°40'34"W
L5	25.44	S00°25'10"E
L6	34.84	S01°16'45"E
L7	35.84	S82°57'21"W
L8	46.98	S01°16'45"E
L9	31.71	S01°16'45"E
L10	27.18	S82°19'00"E
L11	27.13	S01°16'45"E
L12	27.13	S01°16'45"E
L13	83.88	N84°20'20"E
L14	6.54	S83°27'44"E
L15	8.89	S88°12'54"E
L16	32.52	N83°12'41"E
L17	38.72	N88°30'35"E
L18	14.88	N85°32'30"E
L19	35.48	N88°23'27"W

**REFERENCES:**

- 1.) T.M.S. PART OF 459-00-009
- 2.) PLAT BY JOHN MCCORDY JR. DATED SEP. 2, 1979 PLAT BOOK AG, 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 S, PAGE 25 RMC CHARLESTON COUNTY
- 5.) DEED BOOK X58, PAGE 237 RMC CHARLESTON COUNTY
- 6.) PLAT BY JOHN MCCORDY JR. DATED AUGUST 1954 PLAT BOOK 4, PAGE 134,135 RMC CHARLESTON COUNTY

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, 2016

SCALE: 1" = 40'





EA/027



LOCATION MAP  
NOT TO SCALE

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

PLAT BY	DATED	BOOK	PAGE
1. WILLIAM HUME	DECEMBER 27, 1870	B	87
2. WILLIAM B. COOD	SEPTEMBER 8, 1883	C87	285
3. JOSEPH NEEDLE	MAY 1, 1883	N	189
4. WILLIAM H. WYCHELL	JANUARY 1887	N	172
5. CUMMINGS & McGRADY	OCTOBER 1870	N	119
6. JOEL P. PONDOR	APRIL 22, 1883	A	76
7. CURTIS W. LYERLAND, JR.	SEPTEMBER 7, 1884	B8	75

8. ALSO, UNRECORDED GRANTORS FROM SOUTH CAROLINA STATE PORTS AUTHORITY PROPERTY RECORDS.

LEGEND:  
 - IRON PIPE FOUND  
 - IRON PIPE SET  
 - 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.



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

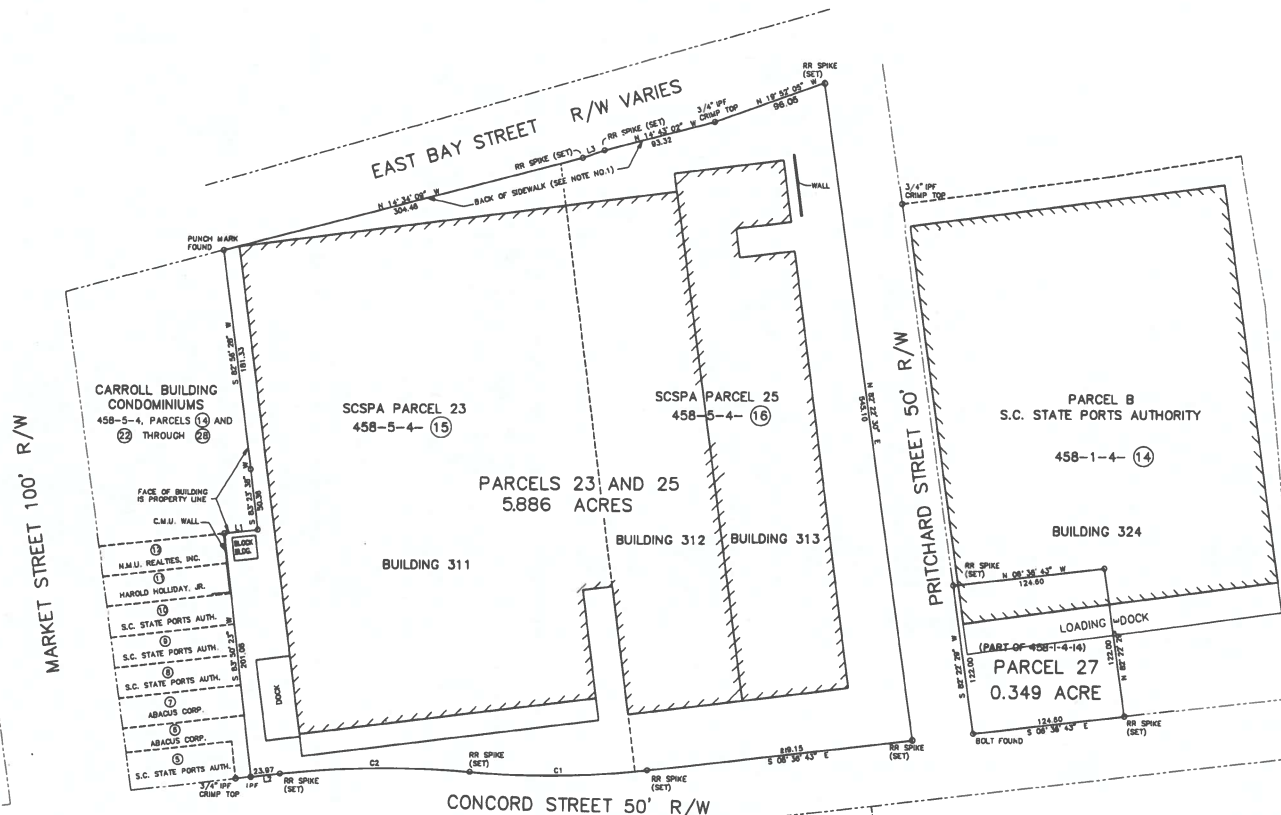
LINE	BEARING	DISTANCE
L1	N 08°17'04" W	27.40
L2	S 08°28'45" E	23.87
L3	N 18°08'27" W	18.83

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
C1	011°42'24"	714.38	148.86	72.24	143.71	S 00°45'31" E
C2	011°34'33"	772.88	156.13	78.33	153.87	S 00°41'31" E

81 X242PG167

S.C. STATE  
PLATE 080  
(N.A.D. 1927)



ENGINEERING DIVISION  
CITY OF CHARLESTON  
 PLAT APPROVED 5-13-94  
 CITY ENGINEER  
 P.O. 2 BOA  
 ZONING

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

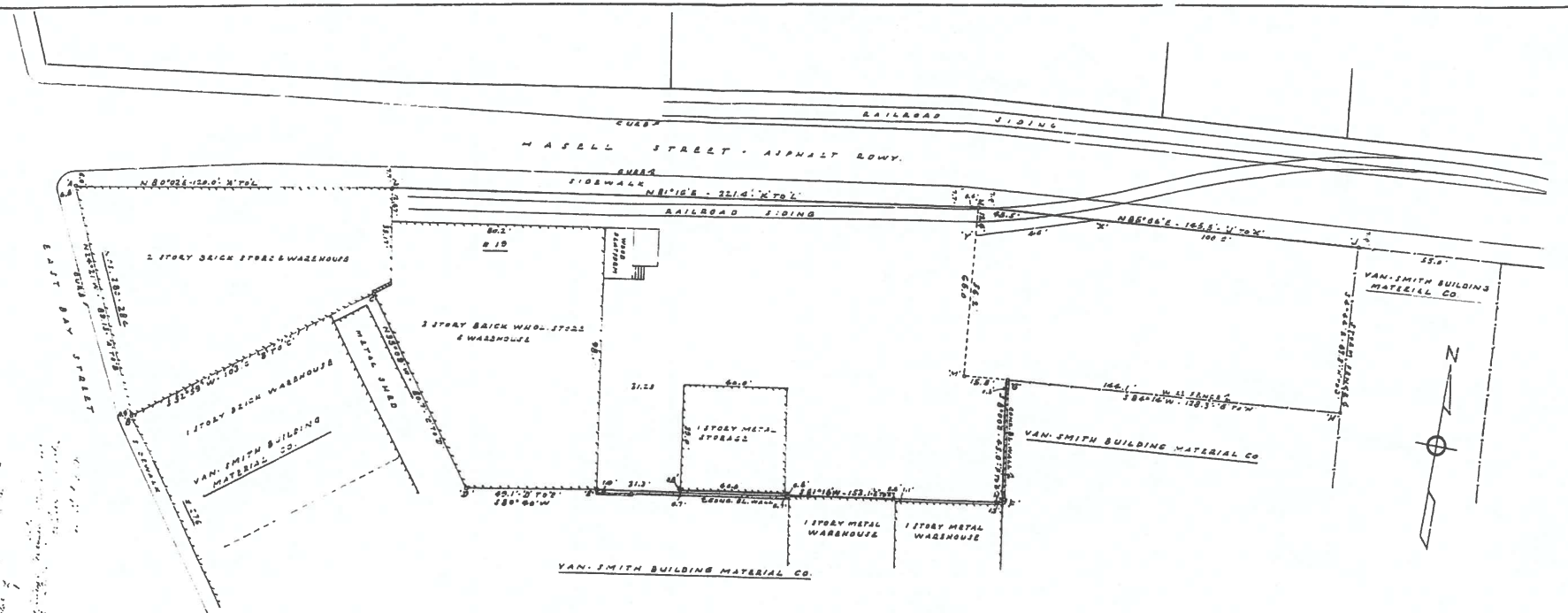


ENGINEERING, SURVEYING, & PLANNING, INC.  
 (803)577-4928 990 MORRISON DR., CHARLESTON, SOUTH CAROLINA 29403

CITYPAU.DWG CITYSPABLDWG

DWG. NO. LL-1124-A

L1037



PLAT OF NOS. 280-284 EAST BAY ST., AND NO. 19 MASSELL ST.  
IN CHARLESTON, S.C., LETTERED 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J',  
THE PROPERTY OF THE CHICORA REALTY CO.

SCALE: 1" = 20'  
SURVEYED: FEBRUARY, 1937  
REG. CHAS. E. L. F. C. 886

NOTE: AREA LETTERED 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J',  
REG. ADDED FOR PURPOSE OF  
DESCRIPTION.





4-13-65

Charleston, South Carolina  
Office of Commander Jerome Conaway  
This morning, this 23<sup>rd</sup> day of October 1979 at  
9:35 a.m. in Flat Seat 21 Page 119 and training cloth-  
ing along with 2 Bracer 2 folder 24, cloth-  
ing 22. Originals (24) and 24, delivered  
to Cit Engineers

President John F. Kennedy

### Now or Formerly Chute

Smith

HASELL STREET

*State Ports Authority*

State Ports Authority

**CONCORD STREET**

NOTE: EXISTING PROPERTY LINES IN THIS AREA TO REMAIN.

1 S. MET.

NOTE: LOT "A" LETTERED A-B-L-M-N-O-P-A  
LOT "B" LETTERED B-C-D-E.

PRITCHARD STREET

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 & McGRADY, INC.  
ACCOUNTANTS - ENGINEERS

SEPTEMBER 1979

SCALE: 1" = 20'

APPROVED PLAN

DATE: 10-21-70

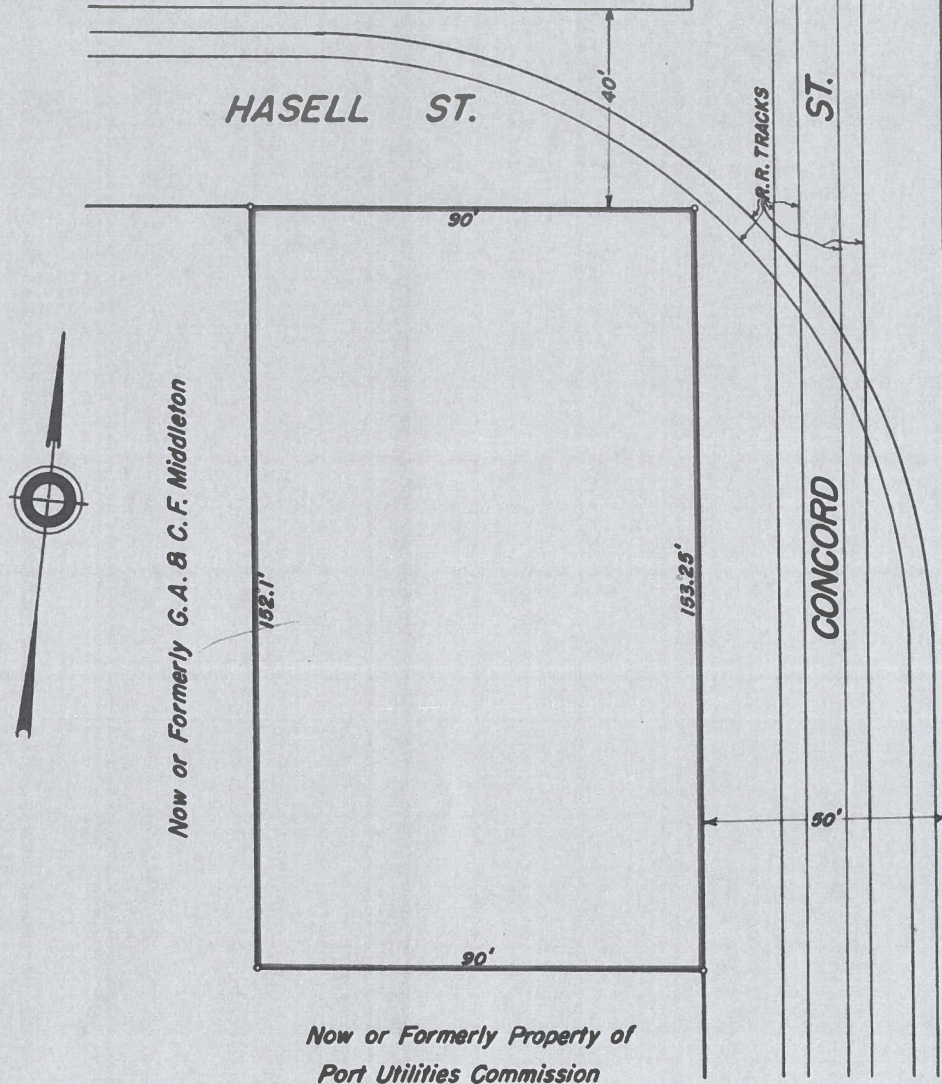
CITY ENGINEER  
CITY OF CHARLESTON

BY ORDER AND DIRECTION  
OF THE BOARD OF ADJUSTMENT



Register Meane, 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, Crookland & Pritchard  
 Julius E. Cogswell, R.M.C.  
 per clk. E. S.

C47/248



**PLAT** SHOWING PROPERTY SIT-  
 UATED 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 McCRAID CO.,  
 ENGINEERS

DECEMBER 1946

SCALE 1" = 30'

BOOK J 89 PAGE 171

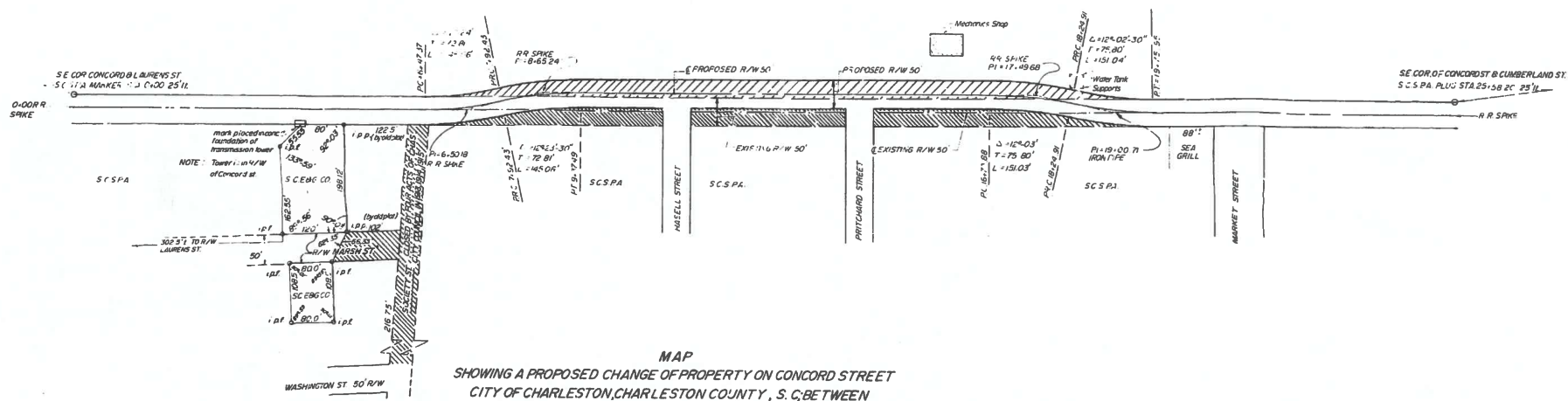
**NOTE:**

- (1) FOR RAILROAD TRACKS, ETC SEE TOPO MAP BY MITCHELL ENGINEERING CO
- (2) AREA TO BE GRANTED TO THE CITY COUNCIL OF CHARLESTON SHOWN THU
- (3) AREA TO BE GRANTED TO THE SOUTH CAROLINA STATE PORTS AUTHORITY SH
- (4) C. & O. A IS FOR PROPOSED LOCATION

Received 15 November 2000

12.58 Plat returned this day of 1967  
Office of Registrar Home Counties  
Marlborough, Wiltshire  
to the effect that the book and tracing cloth  
were found in the drawer of the original plat (in the  
case of the original plat (in the case of the original plat) delivered

SOUTH CAROLINA STATE PORTS AUTHORITY



Scale: 1"=100'

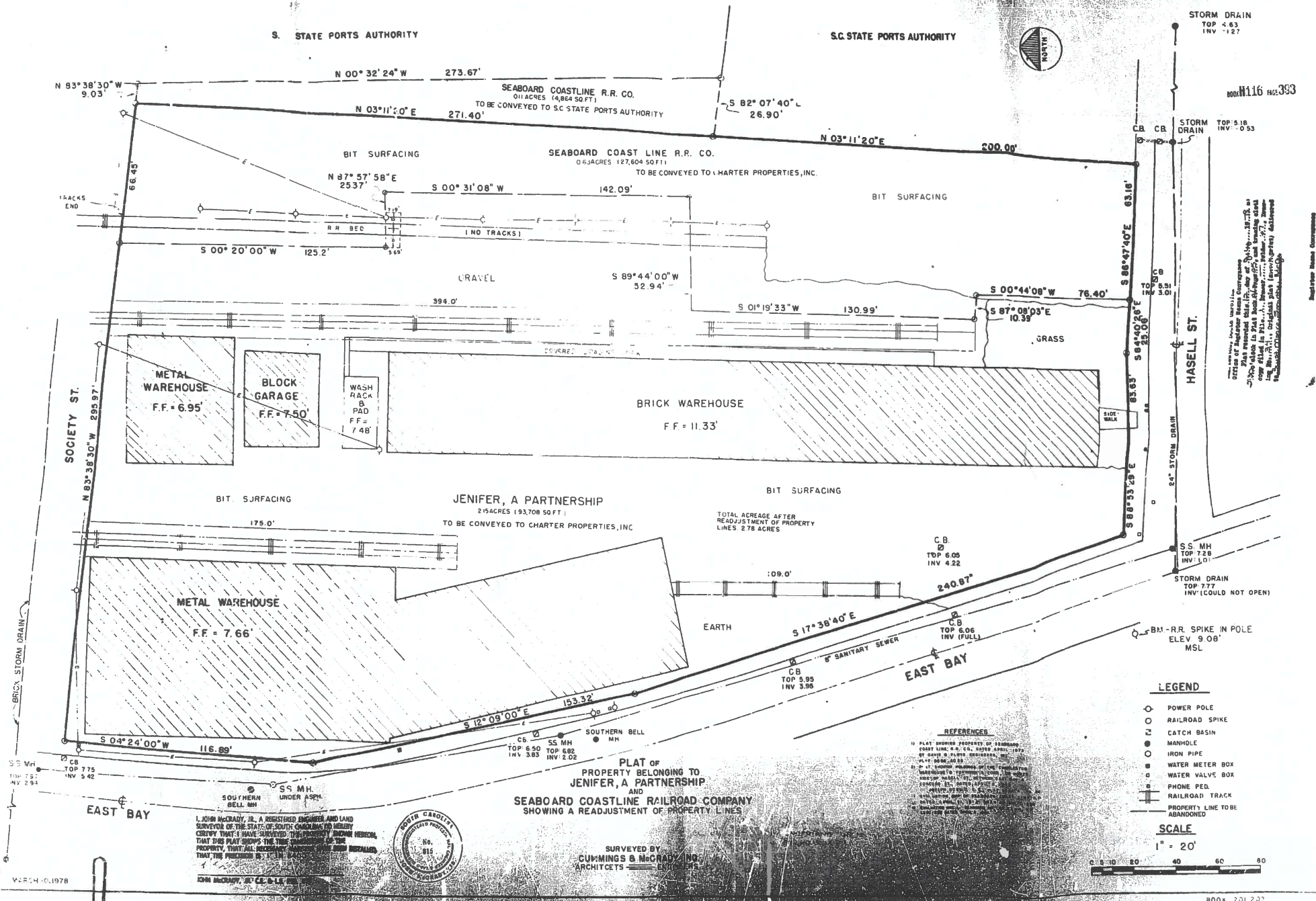
*Surveyed: Jan. 1967*

MITCHELL ENGINEERING CO.

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

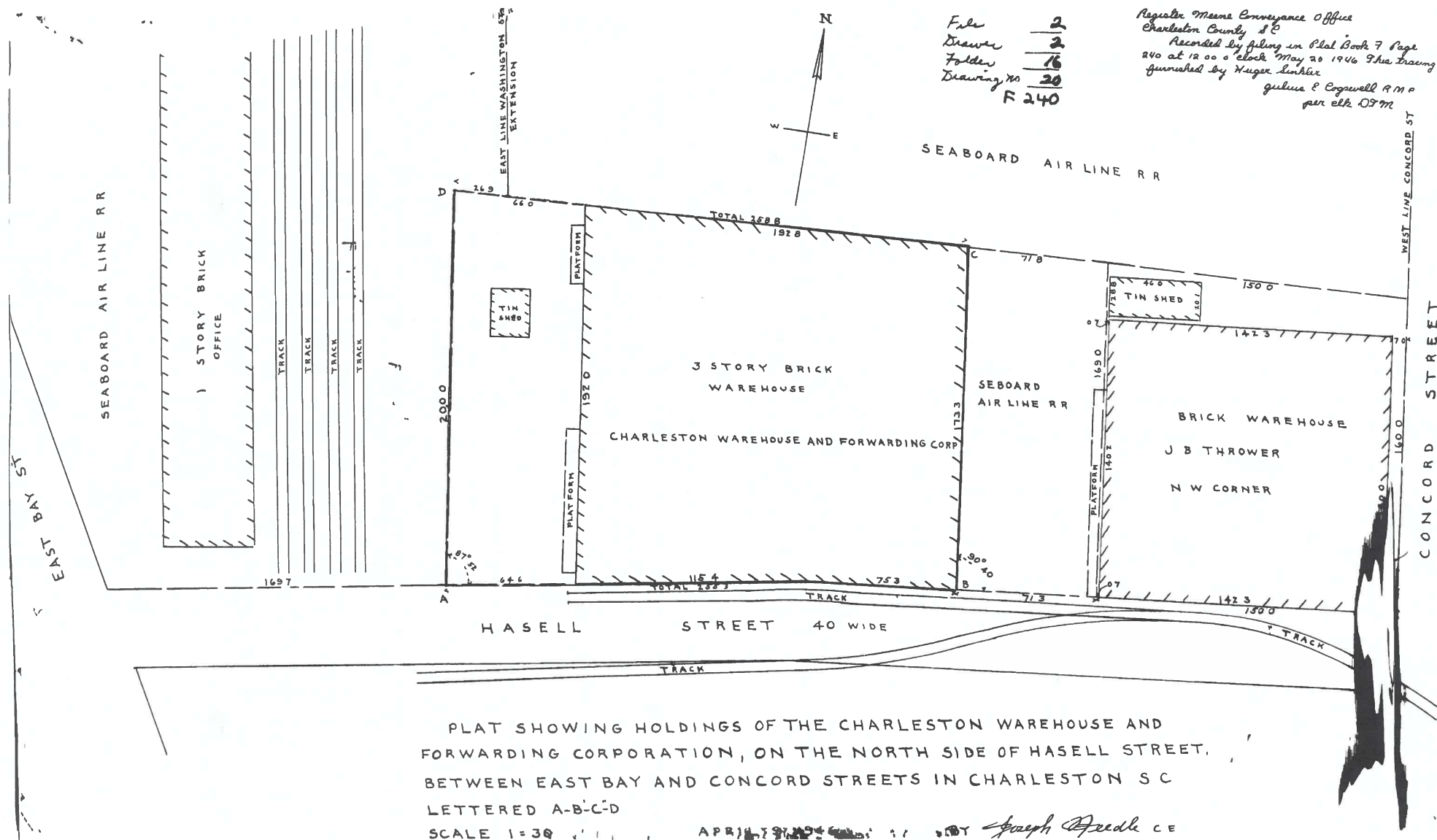
NO. 10372 "A"





Register Meane Conveyance Office  
Charleston County S C  
Recorded by filing in Plat Book 7 Page  
240 at 12 00 o'clock May 20 1946 This tracing  
furnished by Huger Lumber  
Julius E Cogswell R M O  
per clk D M

File	<u>2</u>
Drawer	<u>2</u>
Folder	<u>16</u>
Drawing no	<u>20</u>
F 240	





BH/141

3K 0 153-0003

MAGNETIC Z

SOCIETY ST.

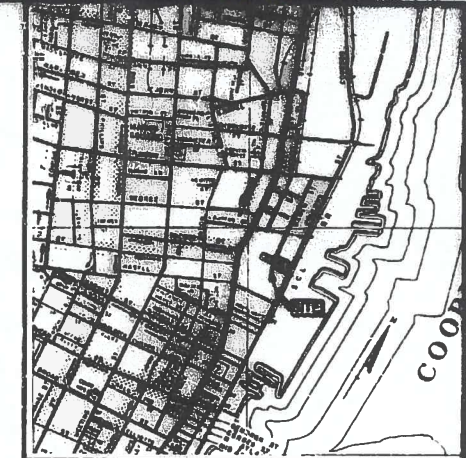
WASHINGTON STREET 50' R/W

LAURENS STREET

MARSH ST. 50'R/W

MARSH STREET 50'R/W (NOT OPEN)

CONCORD STREET 50' R/W



LOCATION MAP (NOT TO SCALE)

**APPROVED PLAT**  
DATE 4/28/86  
ENGINEERING DIVISION  
CITY OF CHARLESTON

**LEGEND**  
I.P.O. - OLD IRON PIPE  
I.R.N. - NEW IRON PIPE  
C.M.Q. - 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.

**CURVE DATA**

C1  
A : 23°05'25"  
R : 592.37  
L : 238.72  
CH : 237.11  
CB : N 35°34'05"W

C2  
A : 49°03'59"  
R : 365.19  
L : 312.74  
CH : 303.27  
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"E
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 09°43'57"W
L8	250.90	S 85°37'54"W
L9	23.04	N 05°43'37"W
L10	176.36	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 Messrs Conveyance

Plat recorded this 29 day of April 1986 at 10 o'clock in Plat Book B.E. Page 141, and tracing (dot) copy filed in File 2 Drawer 3 Folder 42. Original plat (as 8-25 print) delivered to S.C.P. [unclear]

Robert N. King  
Register Messrs Conveyance

S. C. STATE PORTS AUTHORITY

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

PARCEL - B  
0.199 AC.  
(0.801 Sq. Ft.)

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

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

S. C. STATE PORTS AUTHORITY



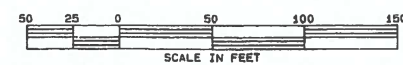
I, CURTIS W. LYBRAND, JR., a Professional Land Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, that all necessary markers have been installed and the precision is 1/20,000.

*Curtis W. Lybrand, Jr.*

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

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

PLAT BY	DATE	BOOK	PAGE
E.B. WHITE	NOVEMBER 1889	A	166
UNKNOWN	JANUARY 1898	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



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

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

DWG. NO. LL-827

R1721090

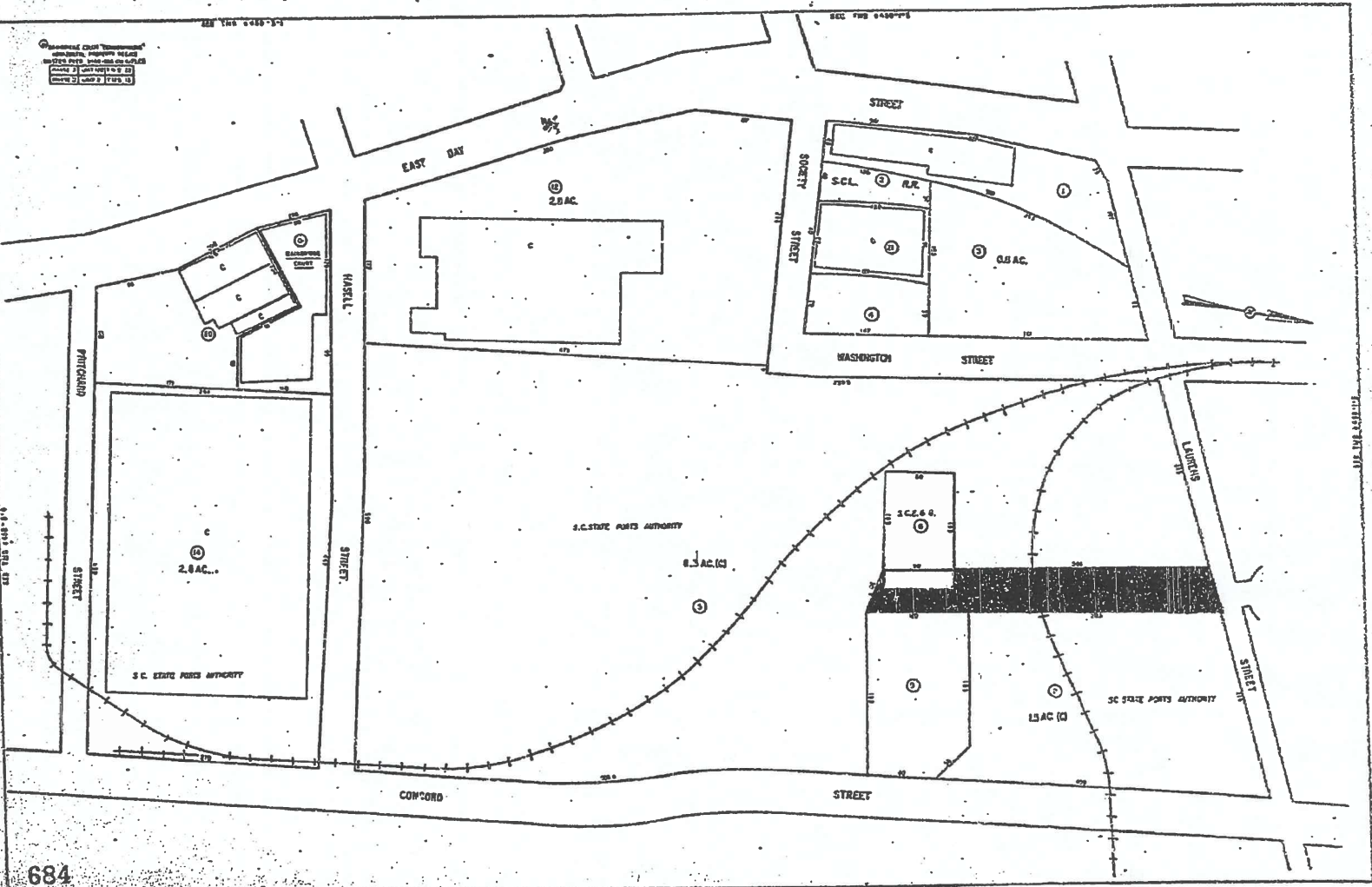
BN N 9726090

SE 1/4 + 13

1-12-2011  
 1. IDENTIFY LAND  
 2. MAP ANNOTATIONS  
 3. S.C. STATE PORTS AUTHORITY  
 4. 100% IN ANCHORAGE CHARTERED  
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684



APPROXIMATE SCALE IN FEET

THIS MAP PREPARED BY THE COUNTY RECORDER'S OFFICE  
 THE COMMISSIONER OF THE BOARD OF COUNTY COMMISSIONERS

TAX DISTRICT NO. 7-4  
 SCHOOL DISTRICT NO. 20

TAX MAP NUMBER  
 458-7-4



1172/928

JK 0 153-0003



LOCATION MAP  
(NOT TO SCALE)

**APPROVED PLAT**  
DATE 4/28/88  
ENGINEERING DIVISION  
CITY OF CHARLESTON

**LEGEND:**  
I.P.O. - OLD IRON PIPE  
I.P.N. - NEW IRON PIPE  
C.M.Q. - 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.

**CURVE DATA**

LINE	DISTANCE	BEARING
L1	46.75	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°58'00" E
L5	30.05	S 82°37'54" W
L6	176.88	S 89°37'54" W
L7	40.15	N 09°43'37" W
L8	250.30	S 89°37'54" W
L9	23.04	N 05°43'37" W
L10	178.38	N 88°37'54" E
L11	30.08	N 88°37'54" E
L12	13.17	S 07°58'00" E
L13	20.00	N 82°10'00" E

**C2**

Δ	49°03'59"
R	365.19
L	312.74
CH	303.27
CB	554°03'36"E

Charleston, South Carolina  
Office of Register Mesne Conveyance

Plat recorded this 29 day of April 1988 at 10 o'clock in Plat Book 817 Page 1411 and tracing duly copy filed in File 21 Drawer 3 Folder 40 Original plat (as 8-27 print) submitted.

*Robert M. Lybrand*  
Register Mesne Conveyance

S. C. STATE PORTS AUTHORITY

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

PARCEL - B  
0.189 AC.  
(1.68' 54' PL.)

MARSH STREET 50' R/W  
(NOT OPEN)

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

S. C. STATE PORTS AUTHORITY

PARCEL - A  
0.534 AC.  
(7.23' 84' PL.)

CONCORD STREET 50' R/W

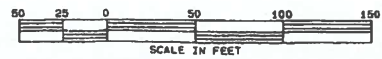


I, CURTIS M. LYBRAND, JR., a Professional Land Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, that all necessary markers have been installed and the precision is 1/20,000.

*Curtis M. Lybrand Jr.*  
CURTIS M. LYBRAND, JR.  
CIVIL ENGINEER & LAND SURVEYOR  
S.C. Reg. No. 5770

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

PLAT BY	DATE	BOOK	PAGE
E.B. WHITE	NOVEMBER 1899	A	188
UNKNOWN	JANUARY 1896	O	85
SOUTHERN RAILWAY PLATS	1908	SC S.P.A. FILES	
R.E. BASB, JR.	NOVEMBER 1947	S.C.E.&G. FILES	
WILLIAM H. MITCHELL	JANUARY 1967	W	172



SCALE IN FEET

SCALE: 1"=50'

ENGINEERING, SURVEYING, & PLANNING, INC.

18 CHARLOTTE ST., CHARLESTON, SOUTH CAROLINA

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

MARCH 3, 1988  
REVISED: APRIL 21, 1988

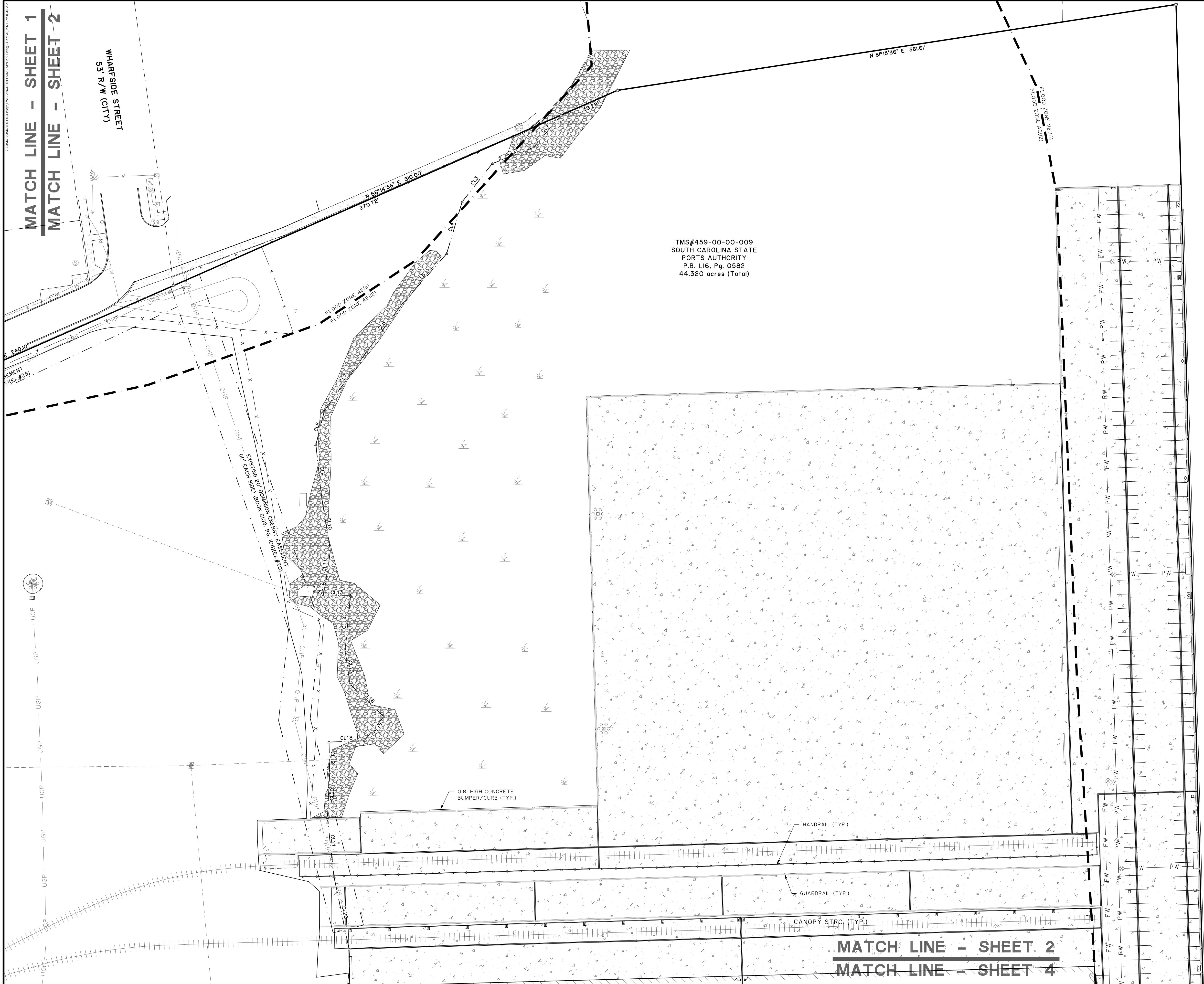
DWG. NO. LL-827

Exhibit A

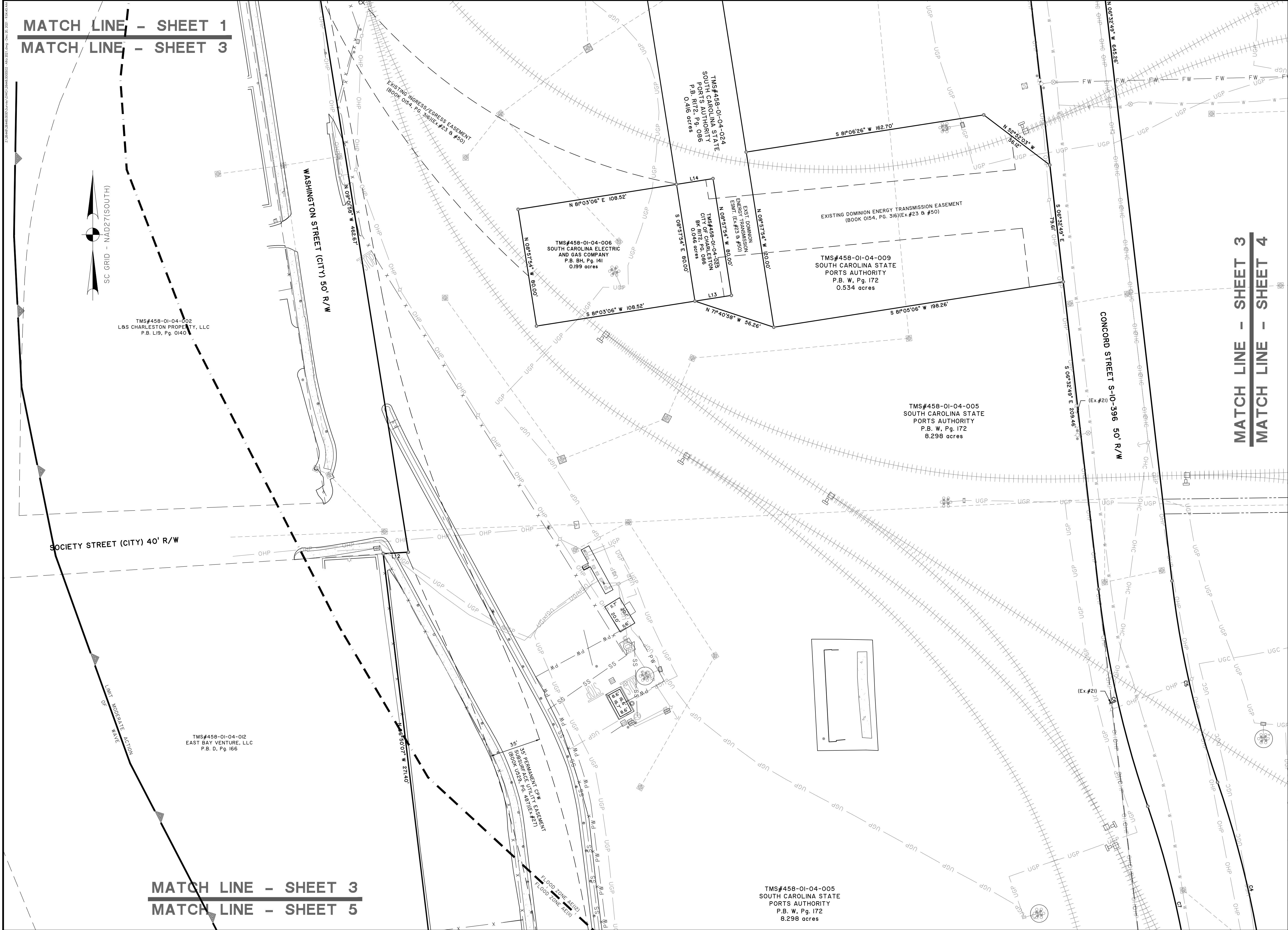






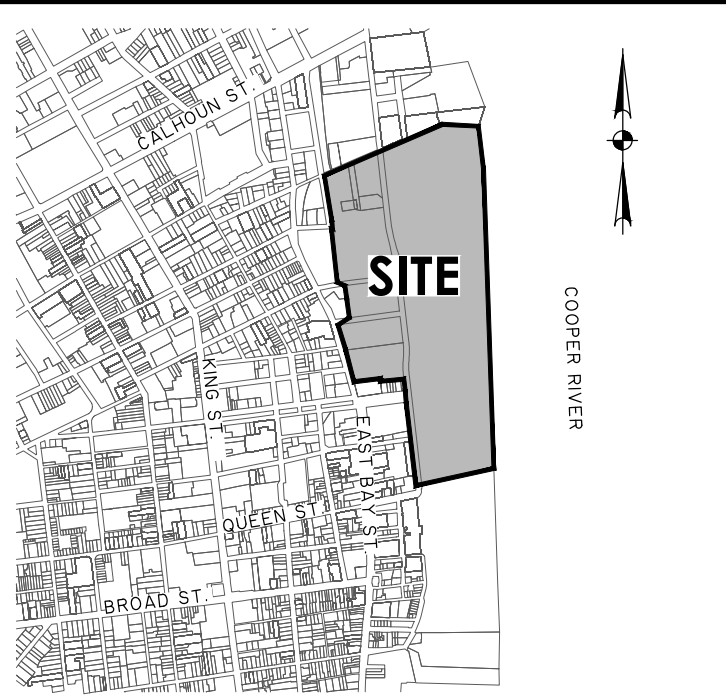






MATCH LINE - SHEET 1  
MATCH LINE - SHEET 3

MATCH LINE - SHEET 3  
MATCH LINE - SHEET 5



VICINITY MAP not to scale

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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, 10(a)(b), 13, 14, 16, 17, 19, 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY OF 2020.



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

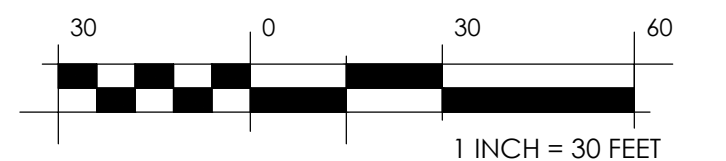
ALTA/NSPS LAND TITLE SURVEY OF  
**VARIOUS PARCELS**  
OWNED BY  
**SOUTH CAROLINA  
STATE PORTS  
AUTHORITY**

CITY OF CHARLESTON  
CHARLESTON COUNTY, SOUTH CAROLINA  
prepared for  
LOWE ENTERPRISES

No.	Revision	By	Date



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plat	drawn	reviewed	field	crew
11/18/21	ppg/cww	feq	05/2020	mb/tb/jg
job 28448.0000	SHEET 3 OF 10			







**MATCH LINE - SHEET 5**  
**MATCH LINE - SHEET 7**

TMS#458-01-04-014  
SOUTH CAROLINA STATE  
PORTS AUTHORITY  
P.B. EA, Pg. 027  
2.827 acres

**MATCH LINE - SHEET 5**

---

**MATCH LINE - SHEET 6**



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

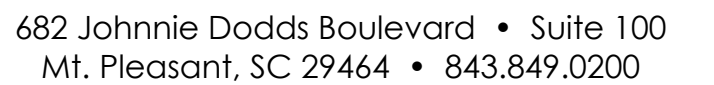
TO:

1. LOWE ENTERPRISES.
2. CHICAGO TITLE INSURANCE COMPANY

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

CITY OF CHARLESTON  
CHARLESTON COUNTY, SOUTH CAROLINA

**prepared for**  
**LOWE ENTERPRISES**



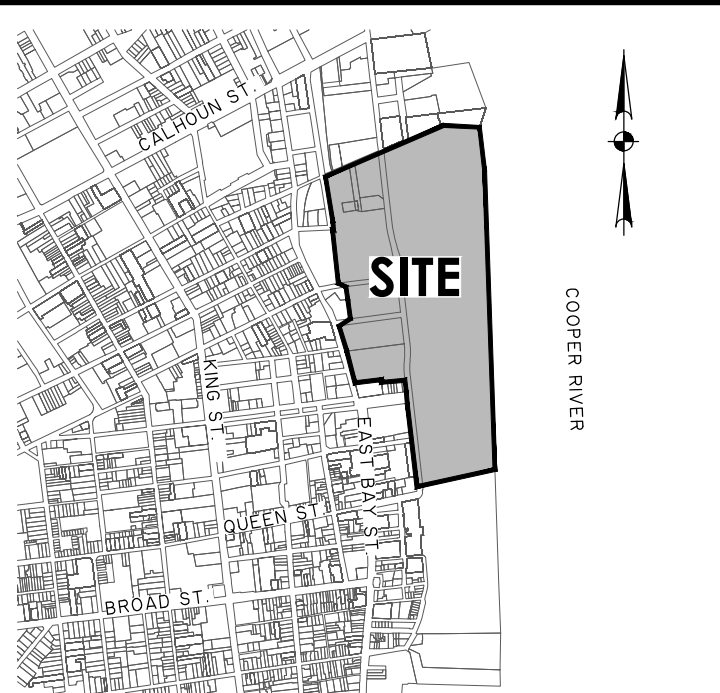
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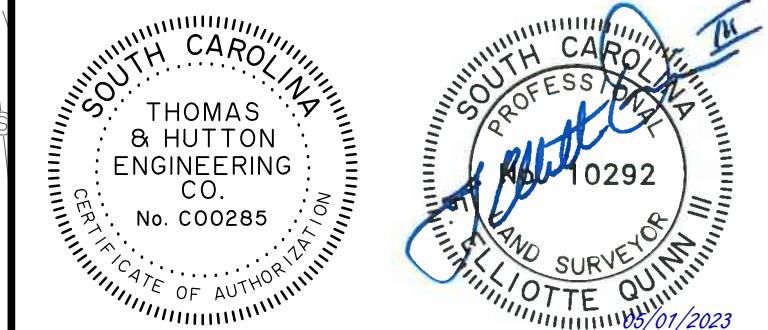


VICINITY MAP not to scale

**NOTE:**  
SEE SHEET 10 OF 10 FOR NOTES AND REFERENCES AND LINE &  
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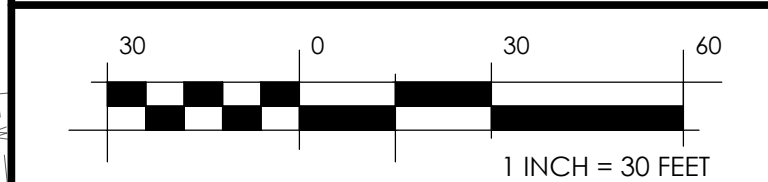
F. ELLIOTTE QUINN III  
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 10292

# ALTA/NSPS LAND TITLE SURVEY OF VARIOUS PARCELS OWNED BY SOUTH CAROLINA STATE PORTS AUTHORITY

prepared for  
LOWE ENTERPRISES

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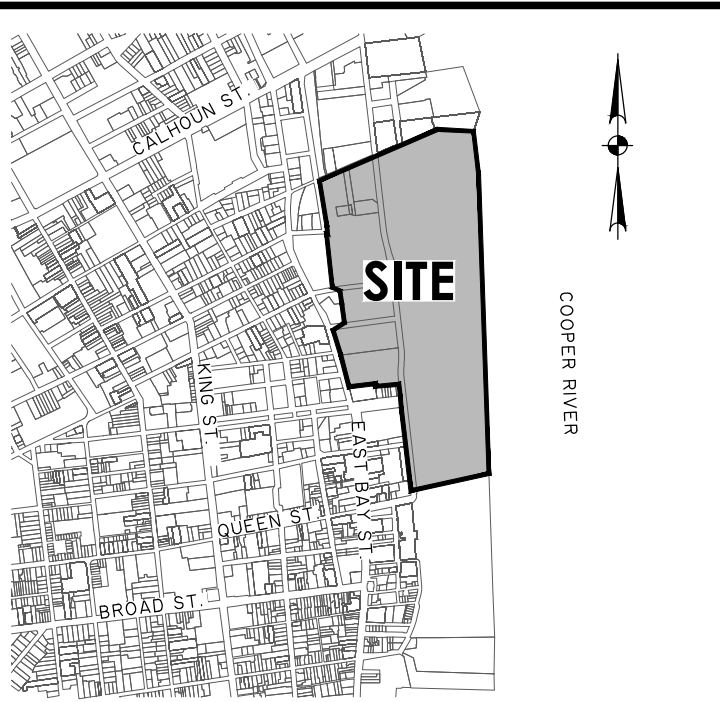
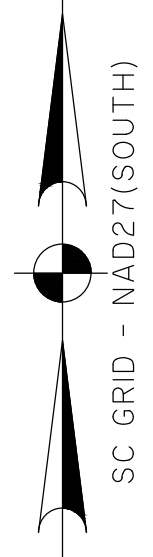
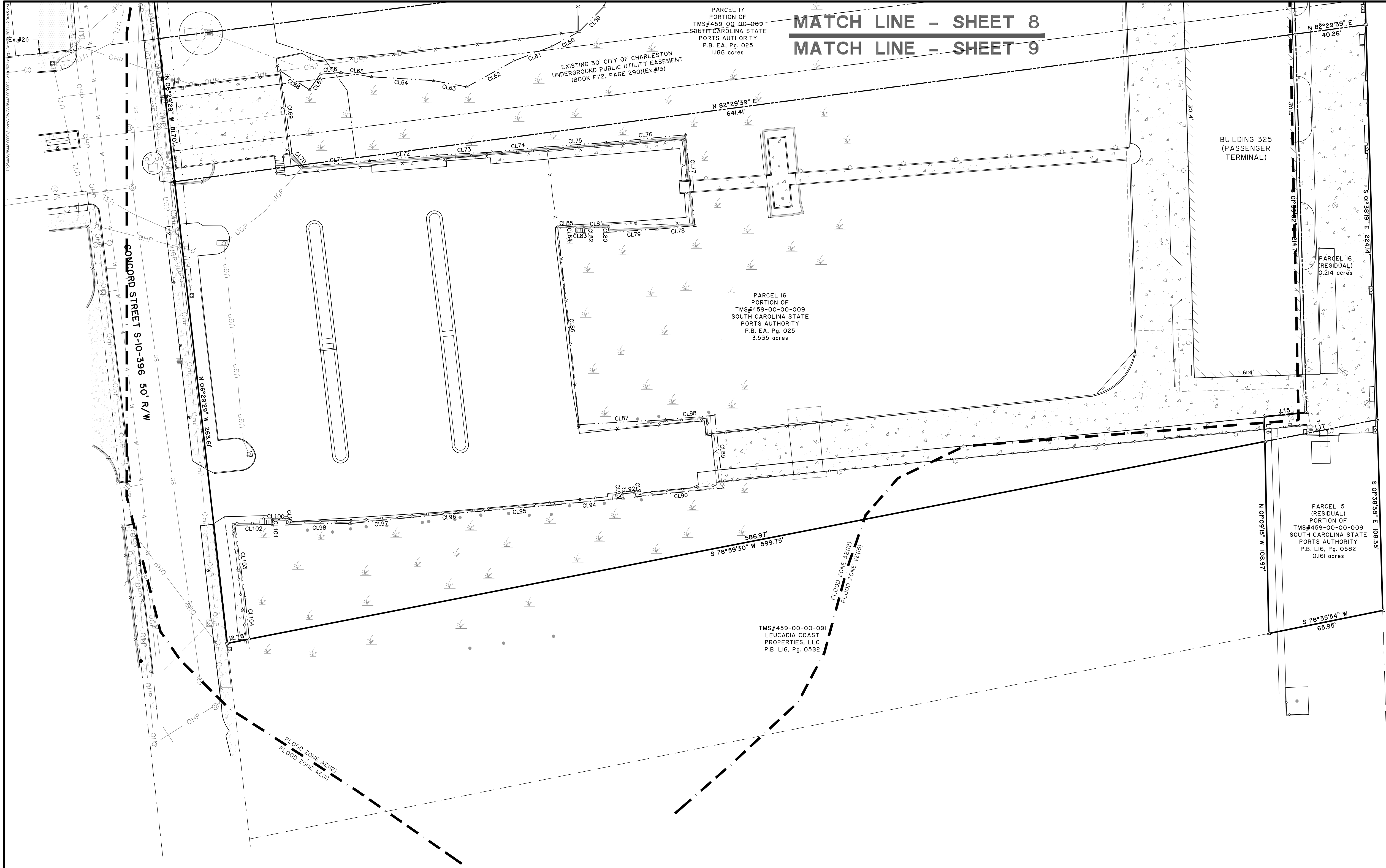


plat	drawn	reviewed	field	crew
11/18/21	ppg/cww	feq	05/2020	mb/tb/jg









VICINITY MAP not to scale

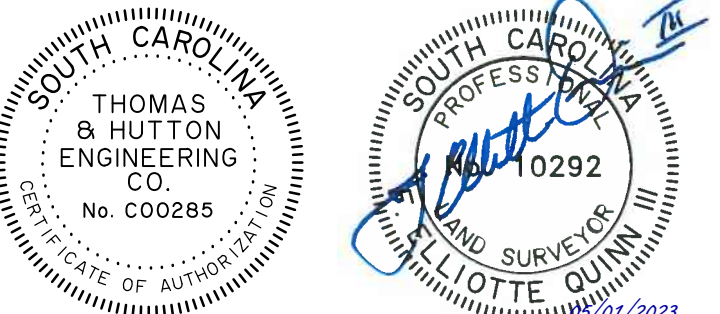
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NOTE:  
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SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
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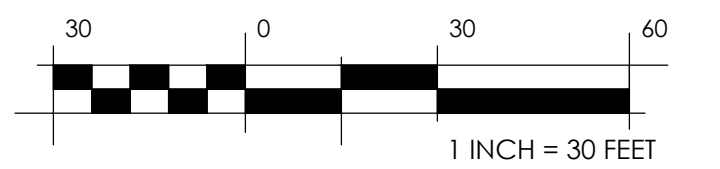
ALTA/NSPS LAND TITLE SURVEY OF  
**VARIOUS PARCELS**  
OWNED BY  
**SOUTH CAROLINA**  
**STATE PORTS**  
**AUTHORITY**

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







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/ *M. Shaun Randall*

Name: M. Shaun Randall

Title: Authorized Representative

SWORN TO AND SUBSCRIBED BEFORE ME,  
THIS 9<sup>th</sup> DAY OF FEBRUARY, 2023.

*Kelly S. Elkins*  
Notary Public for South Carolina

My Commission Expires: *May 5, 2031*





