



VICINITY MAP  
(NOT TO SCALE)

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BEAR PAW, LLC REPRESENTATIVE

PRINT NAME: \_\_\_\_\_

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 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.

KENNETH R. CRAWFORD  
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 21227



**CERTIFICATE OF NON-EVALUATION FOR WATER AND/OR SEWER AVAILABILITY**  
 THE PROPERTY OWNER(S) OF RECORD HEREBY ACKNOWLEDGES THAT THE SURVEYED PARCEL(S) AND/OR TRACT REMAINDER HAS NOT BEEN REVIEWED TO DETERMINE THAT AVAILABILITY OF ON-SITE WASTE DISPOSAL SYSTEMS OR PROVISION OF PUBLIC WATER/SEWER SERVICES. RECORDED OF THIS PLAT SHALL NOT BE AN IMPLIED OR EXPRESSED CONSENT BY HORRY COUNTY THAT THE LOTS OR OTHER LAND DIMENSIONS SHOWN HEREON ARE CAPABLE OF BEING SERVICED BY ON-SITE WASTE DISPOSAL OR PUBLIC WATER/SEWER SYSTEMS. UNLESS OTHERWISE STATED HEREON, ALL SURVEYED PARCELS AND/OR TRACT REMAINDERS HAVE NOT BEEN REVIEWED FOR ON-SITE WASTE DISPOSAL SYSTEMS OR PUBLIC WATER/SEWER SYSTEMS.

DATE: \_\_\_\_\_, 20\_\_\_\_

NAME (PRINT): \_\_\_\_\_

SIGNATURE: \_\_\_\_\_  
 BEAR PAW, LLC REPRESENTATIVE



**CLOSED**

Parcel A - Phase 1

PARCEL 1  
 42.82 AC.  
 1,865,305 S.F.

Parcel B - Phase 2

REMAINDER  
~~36.88 AC.~~ 37.62 AC.  
 2,473,130 S.F.

WILLIAMS S. LIVINGSTON III  
 361-00-00-0001  
 D.B. 1712 PG. 855

LINE	BEARING	DISTANCE
L1	N 44°23'11" W	371.11'
L2	N 44°23'00" W	377.95'
L3	N 41°07'53" W	274.69'
L4	N 39°19'07" E	213.92'
L5	N 48°39'59" E	65.99'
L6	N 36°45'52" W	57.68'
L7	S 55°06'09" W	198.75'
L8	N 47°08'43" E	110.98'
L9	N 01°36'09" W	79.65'
L10	N 29°00'09" E	108.66'

WENDY C. ADAMS  
 345-16-04-0001  
 D.B. 3899 PG. 2178

WILLIAMS S. LIVINGSTON III  
 345-16-04-0002  
 D.B. 4348 PG. 3263

WILLIAMS S. LIVINGSTON III  
 361-00-00-0002  
 D.B. 1729 PG. 500

- LEGEND**
- IRON PIPE FOUND
  - IRON REBAR FOUND
  - ⊕ POWER POLE
  - ⊕ WATER VALVE
  - ⊕ FIRE HYDRANT

Parcel C - Phase 3  
 Remainder 19.16 AC.

**REFERENCES:**

- 1) "SURVEY OF THE MCNEIL TRACT FOR BEAR PAW" DATED MAY 22, 1998; SURVEYED BY SURVEY TECHNOLOGY, INC. AND RECORDED AT HORRY COUNTY R.O.D. OFFICE IN P.B. 141, PG. 109.
- 2) "PLAT OF 128.13 ACRES SURVEYED FOR WILLIAM S. LIVINGSTON, III" DATED FEBRUARY 25, 1994, BY TERRY M. WATSON, RLS LAND SURVEYING, INC. AND RECORDED AT HORRY COUNTY R.O.D. OFFICE IN P.B. 128, PG. 206.
- 3) "PLAT OF A PARCEL SPLIT OF 6 TRACTS CONTAINING 381.17 ACRES SURVEYED FOR WILLIAM S. LIVINGSTON, III" DATED JUNE 18, 2007; LAST REVISED 7/20/07, BY TERRY M. WATSON, RLS LAND SURVEYING, INC. AND RECORDED AT HORRY COUNTY R.O.D. OFFICE IN P.B. 230, PG. 08.
- 4) "MINOR SUBDIVISION AND RE-COMBINATION PLAT OF TMS 127-00-01-005 & TMS 141-00-01-00 PREPARED FOR BEAR PAW ASSOCIATES" DATED JUNE 22, 2016 BY ROBERT A. WARNER AND ASSOCIATES, INC. AND RECORDED AT HORRY COUNTY R.O.D. OFFICE IN P.B. 275, PG. 51.
- 5) "RECOMBINATION SURVEY OF PIN 345-16-01-0001 & 0002 CONTAINING 6.85 ACRES FOR MARIE T. ADAMS" DATED AUGUST 2, 2019 BY CRESCENT MOON LAND SURVEYING AND RECORDED AT HORRY COUNTY R.O.D. OFFICE IN P.B. 288, PG. 228.

**NOTES:**

- 1) PIN NO. (PARENT TRACT): 345-00-00-0027
- 2) ACCORDING TO F.I.R.M. MAP NO. 45051C, PANEL 0555H, REVISED AUGUST 23, 1999, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
- 3) ACCORDING TO F.I.R.M. MAP NO. 45051C, PANEL 00580K AS SHOWN ON THE HORRY COUNTY GIS, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
- 4) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
- 5) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
- 6) A TITLE SEARCH WAS NOT PERFORMED BY G3 ENGINEERING & SURVEYING, LLC AT THE TIME OF THIS SURVEY.
- 7) THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 8) DEED REFERENCE: D.B. 1869, PG. 233.
- 9) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY; NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PROPERTY.
- 10) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES FOR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
- 11) CURRENT OWNER: BEAR PAW, LLC  
 ADDRESS: 4705 OLEANDER DR STE A  
 MYRTLE BEACH, SC 29577
- 12) TO OBTAIN CURRENT ZONING & BUILDING SETBACK INFORMATION CONTACT HORRY COUNTY PLANNING & ZONING DEPARTMENT.
- 13) REZONING ORDINANCE: 2021-02-003

SUBDIVISION PLAT  
 OF  
**PARCEL B**  
**BEAR PAW MCNEIL TRACT**  
 PREPARED FOR  
**BLACK BEAR GROUP, LLC**  
 DOGWOOD TOWNSHIP  
 HORRY COUNTY SOUTH CAROLINA

200' 100' 0 200' 400'  
 SURVEYED AND MAPPED BY



ENGINEERING & SURVEYING  
 P.O. BOX 2666  
 PAWLEYS ISLAND, SC 29585  
 PHONE: 843.237.1001

SCALE 1" = 200'  
 FILE S-1902201 DRAWN BY JDW  
 FILE DATE 10/04/21 REVIEWED BY KRC  
 PLAT DATE 10/28/21 APPROVED BY KRC  
 PRTY CHIEF TA

THIS PLAT AND ALL REPRODUCIBLE COPIES OF THIS PLAT ARE THE PROPERTY OF G3 ENGINEERING & SURVEYING, LLC. REPRODUCTION OF THIS PLAT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF G3 ENGINEERING & SURVEYING, LLC UNLESS THIS PLAT IS A WATER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

NO.	REVISION	BY	DATE
3	PER CLIENT COMMENTS	BNG	11-22-21
2	PER CLIENT COMMENTS	HJH	11-16-21
1	PER HORRY COUNTY COMMENTS	HJH	11-16-21