



HERITAGE OAKS

Conway, South Carolina

Residential Homesites * Developer Closeout

HISTORY

Conway, one of the oldest towns in South Carolina, was founded in 1732. The county seat of Horry County, Conway is part of the Myrtle Beach metropolitan area and home to Coastal Carolina University.

Conway, SC has long served as a bedroom community to nearby Myrtle Beach, SC. Situated along the SC Highway 90 corridor, Heritage Oaks is convenient to US Highway 501 and SC Highway 22 with International Drive providing shorter drive times to coastal venues, shopping, schools, restaurant and professional services.

HOMESITES

As the original developer, Centex Homes has created a lifestyle community which offers a laid-back atmosphere full of southern charm. This offering includes 12 individually deeded homesites. These large private homesites offer a tranquil setting with an abundance of privacy and all-natural scenic views.

A natural gas community, neighborhood amenities include playground and a community pool with cabana.

Home Owner Association includes fees are \$80.00 per month with initial capital contribution of \$160.00 and administrative set up fee of \$100.00.

Architectural guidelines, building requirements, covenants, conditions & restrictions available upon request.

OFFERING: \$660,000 Bulk Sale

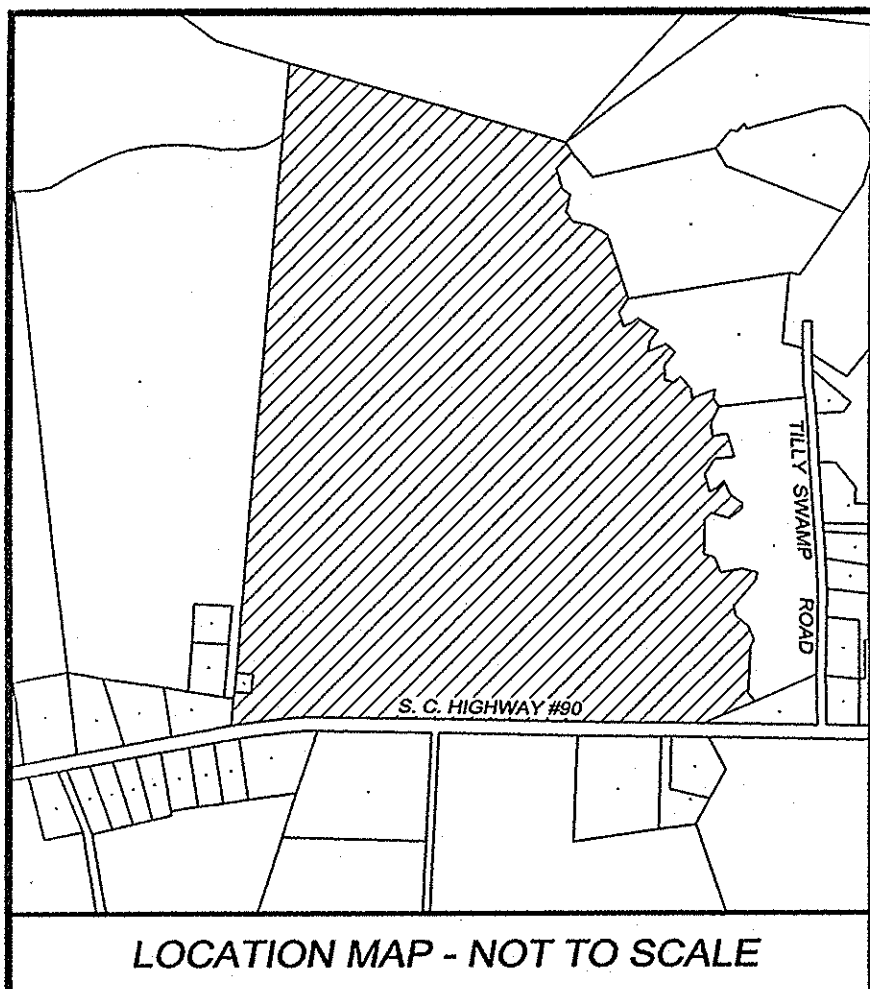
T. Van Davenport, Managing Partner
1.843.222.8153 Cell
tvandavenport@hbsprings.com

H. B. Springs Co. Commercial Real Estate
2511 Oak Street ~ PO Box 246 ~ Myrtle Beach ~ South Carolina ~ 29578 ~ (843) 448-7653
www.hbsprings.com

DEVELOPER CLOSEOUT BULK SALE

HERITAGE OAKS
Conway, SC

Lot	Phase	Land Area	Street	PIN #
29	2	4.5 acres	Trestle Way	34314030020
157	2	.50 acres	Trestle Way	34614030011
2	1	2.52 acres	McCown Dr.	36304010018
3	1	2.68 acres	McCown Dr.	36304010017
4	1	1.57 acres	McCown Dr.	36304010016
6	1	1.24 acres	McCown Dr.	36304010014
8	1	2.02 acres	McCown Dr.	36304010012
12	1	1.17 acres	McCown Dr.	34313040003
13	1	3.28 acres	McCown Dr.	34313040002
14	1	3.64 acres	McCown Dr.	34313040001
16	1	.61 acres	McCown Dr.	34314030031
76	1	.53 acres	Three Oak Ln. & Trestle Way	36303020031

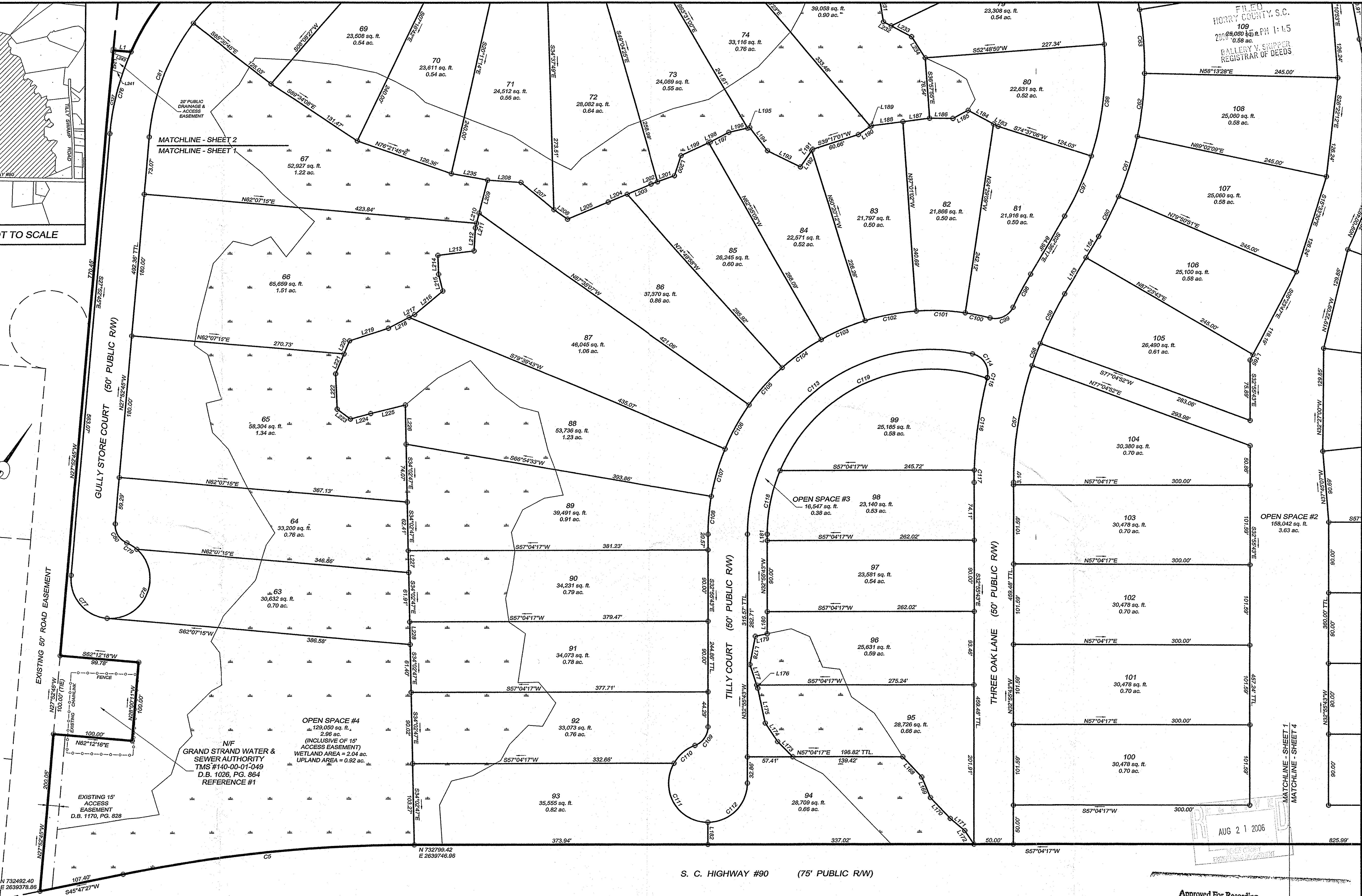


N/F
TERESSA FAYE CHESTNUT
TMS #140-00-01-020
D.B. 1268, PG. 609

N/F
TRACY L. NODOLF
DANIEL C. HENSLEY
TMS #140-00-01-070
D.B. 2699, PG. 918
D.B. 2043, PG. 561 (MAP)

N/F
OLGA C. &
A. JAMES CAISSY
TMS #140-00-01-063
D.B. 1639, PG. 497
P.B. 124, PG. 162

N/F
TERESSA FAYE CHESTNUT
TMS #140-00-01-021
D.B. 383, PG. 047 (MAP)



CERTIFICATE OF REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN THE ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATION ESTABLISHED IN THE HORRY COUNTY LAND DEVELOPMENT REGULATIONS.

CERTIFICATE OF AVAILABILITY TO PUBLIC WATER AND SEWER SYSTEMS

WE, GRAND STRAND WATER AND SEWER AUTHORITY HEREBY CERTIFY THAT PUBLIC WATER SUPPLY AND/OR SEWER DISPOSAL SYSTEMS ARE AVAILABLE TO THE REFERENCED PARCELS(S). SUCH SERVICES MAY BE EXTENDED TO THE PARCEL(S) AT THE OWNER(S)/DEVELOPER(S) EXPENSE AND IN ACCORDANCE WITH APPLICABLE GRAND STRAND WATER AND SEWER AUTHORITY DEVELOPER REGULATIONS.

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.

NAME: Ben Stevens SIGNATURE: [Signature] DATE: 8/16/06
NAME: _____ SIGNATURE: _____ DATE: _____
NAME: _____ SIGNATURE: _____ DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

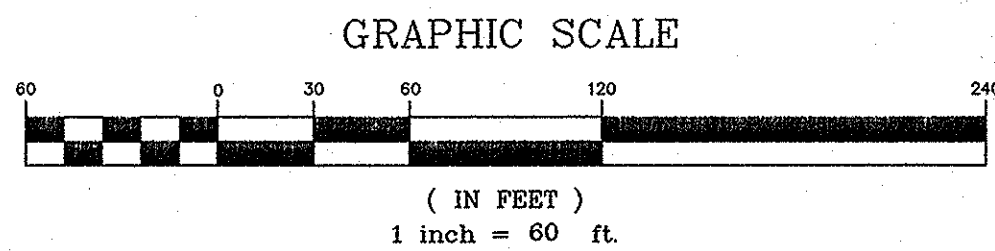
I HEREBY CERTIFY THAT THE (DEVELOPMENT PLAN/PLAT) SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE HORRY COUNTY LAND DEVELOPMENT REGULATIONS AND THAT IT HAS APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

NAME: _____ SIGNATURE: _____ DATE: _____
NAME: _____ SIGNATURE: _____ DATE: _____
NAME: _____ SIGNATURE: _____ DATE: _____

SURVEYOR'S CERTIFICATION

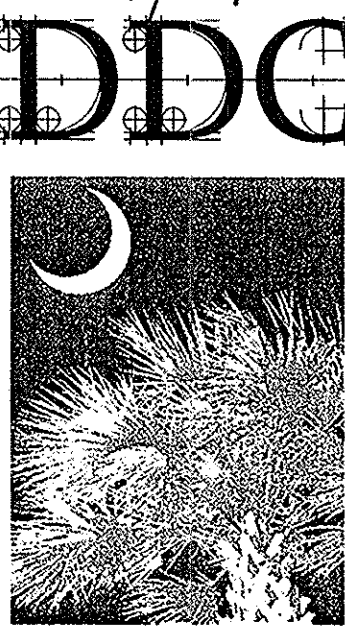
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA" AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

NAME: Kyle W. Johnson SIGNATURE: [Signature] DATE: 8-17-06
NAME: _____ SIGNATURE: _____ DATE: _____
NAME: _____ SIGNATURE: _____ DATE: _____

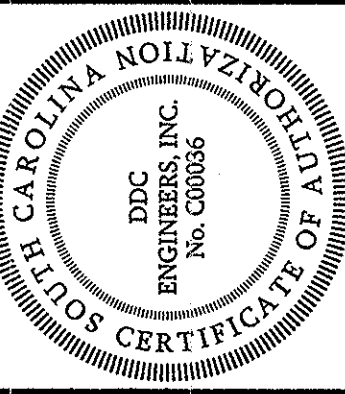


DATE: 20
ENGINEER'S SIGNATURE: _____

DATE: 8-16-06 NAME: Nancy Patel SIGNATURE: [Signature]



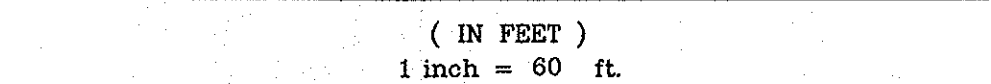
ENGINEERS
Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1208 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210



NO.	DATE	REVISION	DESCRIPTION	BY
1	8/15/06	SCALE: 1" = 60'		KWJ
2	8/15/06	DATE: 8/15/06		KWJ
3	8/15/06	DRAFT: MEC		KWJ
4	8/15/06	CHECK: KWC		KWJ
5	8/15/06	DATE: 8/15/06		KWJ
6	8/15/06	DATE: 8/15/06		KWJ
7	8/15/06	DATE: 8/15/06		KWJ
8	8/15/06	DATE: 8/15/06		KWJ
9	8/15/06	DATE: 8/15/06		KWJ
10	8/15/06	DATE: 8/15/06		KWJ

HERITAGE OAKS - PHASE 1
DOGWOOD NECK TOWNSHIP, HORRY COUNTY, SOUTH CAROLINA
FINAL PLAT
PREPARED FOR: CENTEX HOMES
2050 CORPORATE CENTRE DRIVE, SUITE 200
MYRTLE BEACH, SC 29577
RECEIVED AUG 17 2006

DRAWING NUMBER: 1
DATE: 05.05.2006



I HEREBY CERTIFY THAT THE (DEVELOPMENT PLAN/PLAT) SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE HORRY COUNTY LAND DEVELOPMENT REGULATIONS AND THAT IT HAS APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

DATE _____

(ENGINEERING SIGNATURE)

ALL LOTS SHALL HAVE A GENERAL UTILITY AND DRAINAGE
EASEMENT AS FOLLOWS UNLESS SHOWN OTHERWISE

SIDE YARD = 5'


SIDEWALKS MAY BE

WILL BE ACCOMPLISHED DURING CONSTRUCTION OF INDIVIDUAL STRUCTURES.

TOTAL AREA OF PHASE	103.67 ACRES
(INCLUSIVE OF TEMPORARY CUL-DE-SAC AREA)	
TOTAL AREA OF RIGHT-OF-WAY	9.09 ACRES
TOTAL OPEN SPACE AREA	7.77 ACRES
TOTAL LOT AREA	86.81 ACRES
TOTAL NUMBER OF LOTS	98
GROSS DENSITY OF PHASE	0.95 LOTS/ACRE
NET DENSITY OF PHASE	1.07 LOTS/ACRE
TEMPORARY CUL-DE-SAC AREA	0.54 ACRES
TOTAL WETLAND AREA	2.60 ACRES
(OUTSIDE OF LOTS)	

1. SURVEY OF PROPOSED WATER TANK AND WELL SITE FOR GRAND STRAND WATER AND SEWER AUTHORITY BY S. D. COX SURVEYORS INC. DATED JANUARY 9, 1986.
2. MAP OF 173.77 ACRES OF LAND OWNED BY W. FRED BROWN, JR. BY S. D. COX, JR., RLS DATED MAY 18, 1965.
3. DEED BOOK 3036, PAGE 316. (LAST PROPERTY TRANSFER)
4. PLAT BOOK 211, PAGE 46.

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. THIS DOCUMENT REPRESENTS A SUBDIVISION PLAN OF AN EXISTING PARCEL OF RECORD.
3. PARENT TRACT: PARCEL: 140-00-01-019
4. NO TITLE SEARCH REQUIRED BY THIS OFFICE.
5. TOTAL NUMBER OF LOTS IS 99 FOR A SINGLE FAMILY SUBDIVISION AND WILL CONSIST OF 99 LOTS.
6. ALL ROADS, DRAINAGE AND EASEMENTS LABELED PUBLIC IN THIS FLOOD INSURANCE RATE MAP ARE PUBLIC AND OTHERS ARE NOTED AND DEDICATED TO HOBBY COUNTY.
7. THIS PROPERTY IS LOCATED IN MULTIPLE FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP DATED 11/11/2015. FLOOD ZONE DATES AND FLOOD ZONE LINES SHOWN ON THE FACE OF THIS PLAN ARE SCALED APPROPRIATE TO THE FLOOD INSURANCE RATE MAP.
8. PROPERTY OWNER OF RECORD: CENTEX HOMES
2050 CORPORATE CENTER DRIVE, SUITE 200
IRVING, TEXAS 75039
9. DEVELOPER OF RECORD: CENTEX HOMES
2050 CORPORATE CENTER DRIVE, SUITE 200
IRVING, TEXAS 75039
10. PONDS, LAKES, BERMS, CANALS AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE DEVELOPER.
11. DENSITY OF PHASE 1 IS 0.95 LOTS/ACRE.
12. ALL ACTIVITIES, INCLUDING ACTIVITIES BY INDIVIDUAL LOT OWNERS, SHALL BE IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN FOR THE SUBDIVISION.
13. ALL DRAINAGE EASEMENTS ARE TO BE CLEARED AND REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AND STRUCTURES.
14. MINIMUM FINISH ELEVATION FOR DRIVEWAYS SHALL BE 18" ABOVE BACK OF CURB.
15. TOTAL LINEAL FOOTAGE OF ROADWAY CENTERLINE: 3,372.1' LF.
16. IRON PINS (1/2" BORE) SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
17. THIS SURVEY IS VALID ONLY IF THE PRINT OF THE SAME HAS THE ORIGINAL SIGNATURE AND EMPOWSED SEAL OF THE SURVEYOR.
18. ALL SIDE LOT EASEMENTS FOR DRIVEWAYS SHALL BE CLEARED AND FREE OF STRUCTURES AND OBSTRUCTIONS AND MAINTAINED BY THE LOT OWNERS.
19. ALL DOCUMENTS FOR RESTRICTIVE COVENANTS AND EASEMENTS FOR THE DEVELOPMENT SHOWN HEREIN WERE RECORDED IN DEED BOOK PAGE 100,000,000 IN THE OFFICE OF THE REGISTER OF DEEDS FOR HOBBY COUNTY.
20. MINIMUM LOT SIZE FOR PHASE 1: 21,842 SQ. FT., 0.50 AC, LOT #143
21. MINIMUM LOT SIZE FOR PHASE 2: 10,921 SQ. FT., 0.25 AC, LOT #144
22. ALL TEMPORARY CUL-DE-SACS SHOWN ON THE PLAT ARE NON-EXCLUSIVE EASEMENTS THAT SHALL BE OWNED AND MAINTAINED BY THE APPLICANT LOT. SUCH TRAILERS SHALL BE CLEARED AND DEDICATED AS PUBLIC OR PRIVATE.
23. ALL AREAS SHOWN AS PRIVATE ARE ON THE FACE OF THIS PLAT SHALL REMAIN AS SUCH IN PERPETUITY.
24. WETLAND DELINEATION APPROVED UNDER SCAS #14-5005-0884-03 AND WETLAND LIMITATION APPROVED UNDER SCAS #14-5005-0884-03 OF THIS #14-00-01-01-019 PREPARED FOR BY F. BROWN LLC BY ROBERT A. WARNER AND ASSOCIATES, INC. DATED MAY 10, 2005.
25. WETLANDS DELINEATED BY THE TEXAS DEPARTMENT OF WATERS.
26. BEARINGS BASED ON THE SOUTH CAROLINA NAD 83 STATE PLANE COORDINATE SYSTEM AND ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. ALL OPEN SPACES, OPEN SPACES AND AMENITY AREAS ARE INCLUSIVE OF ANY WETLANDS, WETLAND FILLS AND WETLAND BUFFERS.
27. IF A NON-RESIDENTIAL UTILITY EASEMENT SHALL BE ALONG THE FRONT OF ALL LOTS.

In compliance with: 

Stanley Jones 8-23-06
Building/Fire Date

Mark 8-29-06
Flood Control Date

James Walker 8-21-06
Engineering & Stormwater Date

Steve Bon 9/15/06
Planning & Zoning Date

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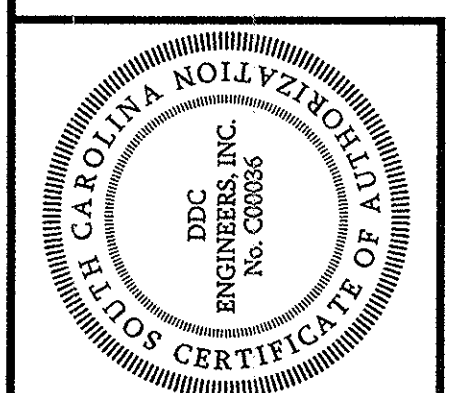
KYLER W. JOHNSON SCPLS NO. 16132 DATE 8-17-06

211/2915

DDG

ENGINEERS

Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1208 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210



NO.	DATE	REVISION	DESCRIPTION	BY
1	8/15/06	DATE: 8/15/06	SCALE: 1" = 60'	PROJ. NO. 05.05730E
2	8/21/06	DATE: 8/21/06	CHECK: KWL	DESIGN: MEC
3	9/15/06	DATE: 9/15/06	PAGE: 1	FIELD BOOK: SJC

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HERITAGE OAKS - PHASE 1

FINAL PLAN

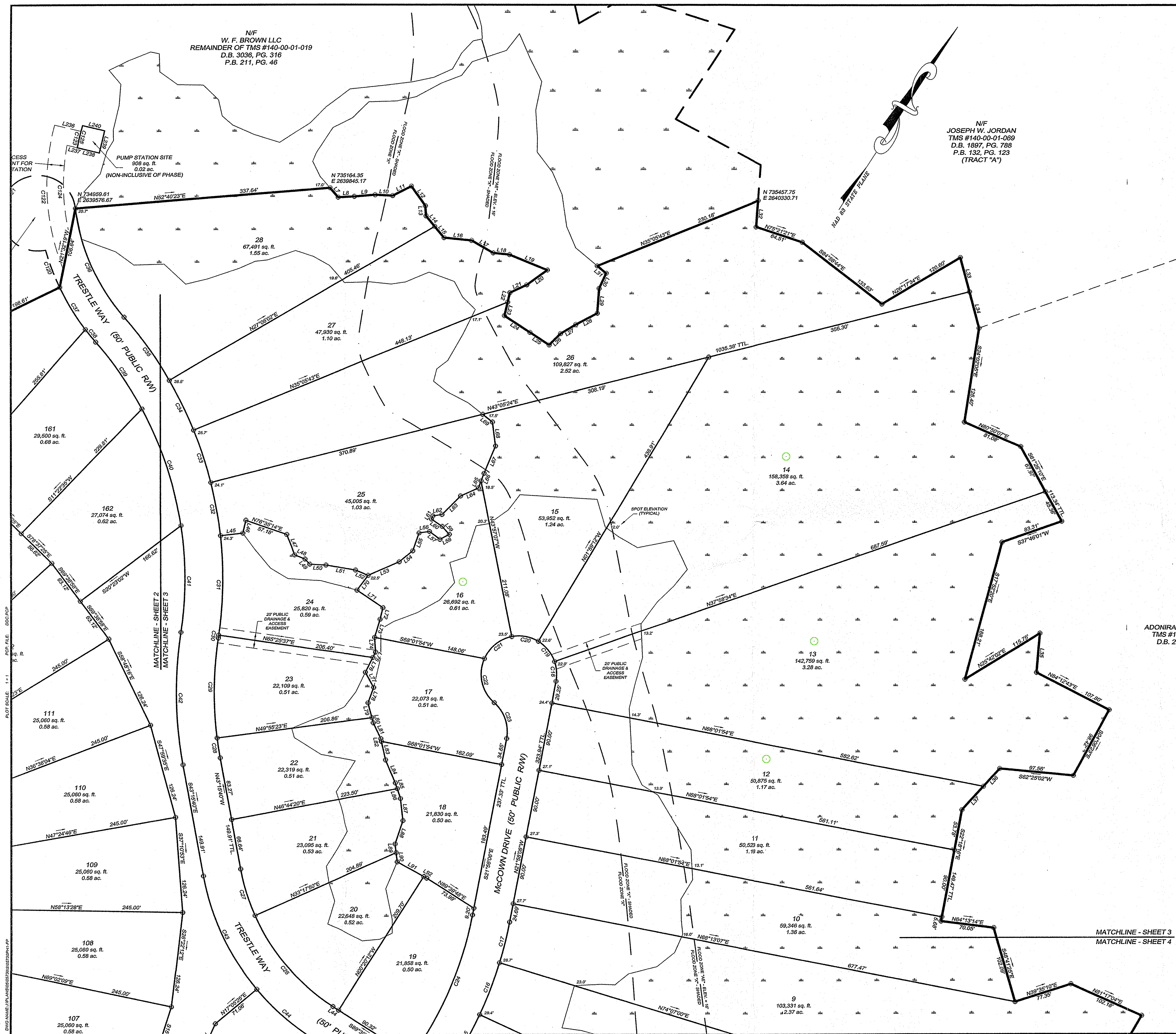
DOGWOOD NECK TOWNSHIP, Horry County, SOUTH CAROLINA

PREPARED FOR: CENTEX HOMES
2950 CORPORATE CENTRE DRIVE, SUITE 200
MYRTLE BEACH, SC 29577

RECEIVED AUG 17 2006

05.05730E

DRAWING NUMBER: 3



N/F
ADONIRAM J. TODD, JR.
TMS #140-00-01-014
D.B. 277, PG. 283

Approved For Recording

In compliance with Building Code 8-23-06
Flag Control 8-23-06
Engineering & Stormwater 8-21-06
Planning & Zoning 9/15/06

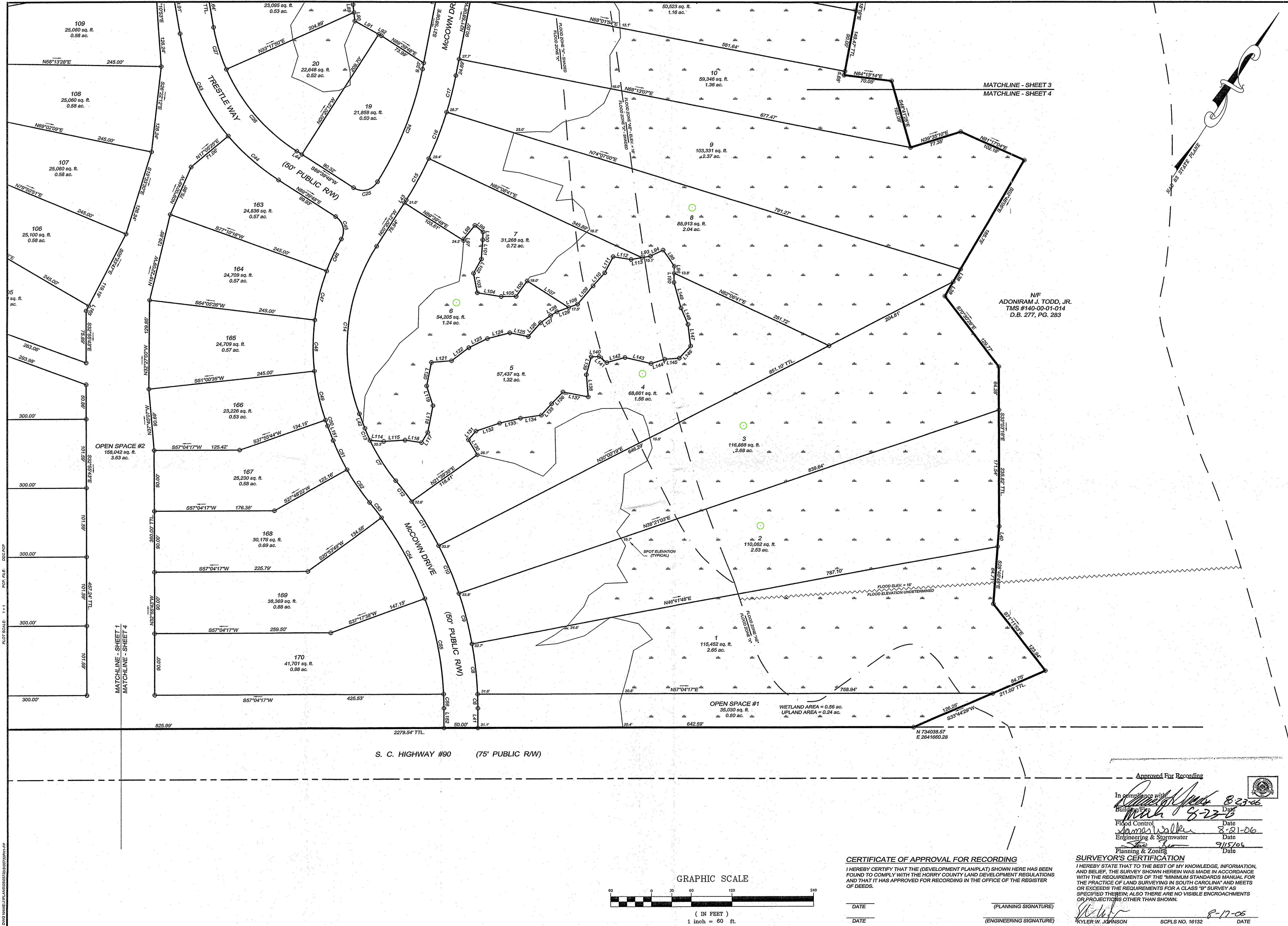
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE (DEVELOPMENT PLAN/PLAT) SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE Horry COUNTY LAND DEVELOPMENT REGULATIONS AND THAT IT HAS APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.


DATE (PLANNING SIGNATURE)
DATE (ENGINEERING SIGNATURE)

SURVEYOR'S CERTIFICATION
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KYLER W. JOHNSON
SCPLS NO. 16132
DATE: 8-17-06



21721C



ENGINEERS
Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1298 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

HERITAGE OAKS - PHASE 1
DOGWOOD NECK TOWNSHIP, Horry County, SOUTH CAROLINA

FINAL PLAT

DRAWING NUMBER

4

05.06750E

PREPARED FOR:

CENTEX HOMES
2050 CORPORATE CENTRE DRIVE, SUITE 200
MYRTLE BEACH, SC 29577

RECEIVED AUG 17 2005

NO.

DATE

REVISION

DESCRIPTION

BY

1	8/15/05	DATE	8/15/05	SCALE	1" = 60'
2	8/21/06	DRAFT	MEC	CHECK	KWJ
3	9/15/06	PAGE			

PROJ. NO.

05.06750E

DESIGN

SJC

FIELD BOOK

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Approved For Recording

In compliance with

Building Code

8-23-05

Date

8-23-05

8-23-05

Date

8-21-06

Date

9/15/06

Date

Surveyor's Certification

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA" AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

KYLER W. JOHNSON

SCPLS NO. 16132

DATE

8-17-06

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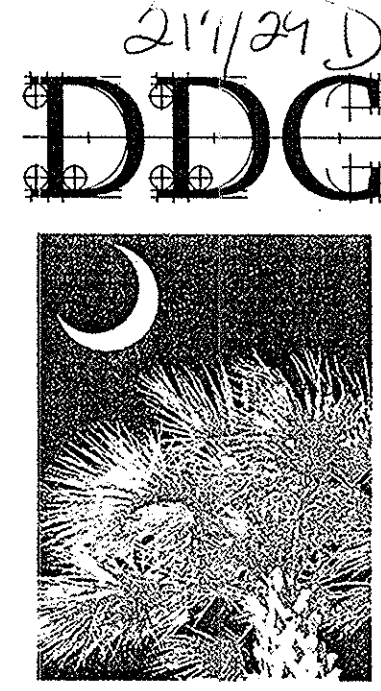
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DATE

DATE

(PLANNING SIGNATURE)

(ENGINEERING SIGNATURE)



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1	05/07/2006	1	SCALE: 1" = 60'	
2	05/07/2006	2	DATE: 8/15/06	
3	05/07/2006	3	DRAFT: MEC	
4	05/07/2006	4	CHECK: KNU	
5	05/07/2006	5	PAGE:	

HERITAGE OAKS - PHASE 1
DOGWOOD NECK TOWNSHIP, Horry County, SOUTH CAROLINA
FINAL PLAN
PREPARED FOR: CENTEX HOMES
2650 CORPORATE CENTRE DRIVE, SUITE 200
MYRTLE BEACH, SC 29577
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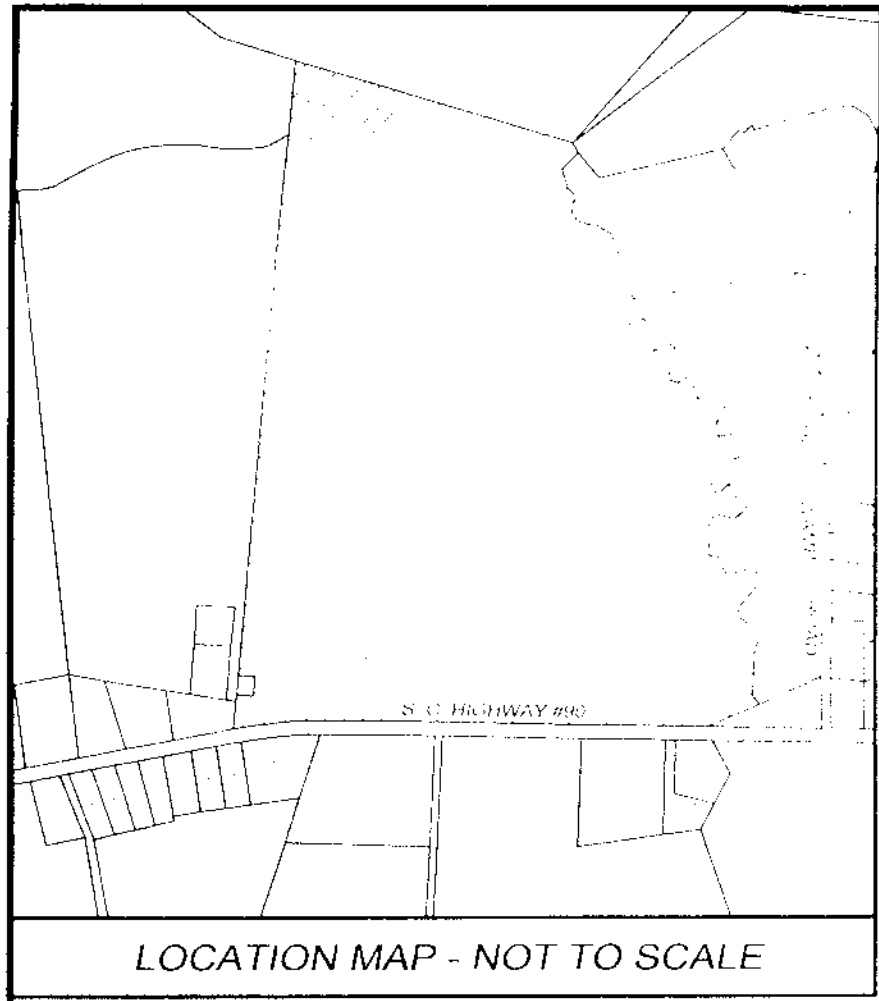
DRAWING NUMBER	5	05.06730E
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LINE	LENGTH	BEARING
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L2	7.72	N61°51'44"E
L3	17.25	S49°01'54"E
L4	12.71	N45°45'06"W
L5	41.30	N04°57'04"E
L6	35.18	N38°22'26"W
L7	15.39	N72°21'47"W
L8	21.66	S52°29'07"W
L9	27.60	S62°42'12"W
L10	23.13	S69°56'18"W
L11	27.76	S30°40'03"W
L12	31.67	N68°38'16"W
L13	13.29	N36°43'46"W
L14	17.59	N72°21'47"W
L15	19.29	N72°21'47"W
L16	36.71	S62°52'33"W
L17	33.07	S87°12'47"W
L18	21.61	S63°06'41"W
L19	54.12	S79°30'33"W
L20	33.61	N20°50'16"E
L21	24.60	N72°21'47"W
L22	12.62	N10°29'45"W
L23	16.21	N19°29'45"W
L24	40.26	N89°29'21"W
L25	30.44	N89°35'09"W
L26	21.27	S12°15'35"W
L27	23.38	S26°27'08"W
L28	32.11	S29°24'51"W
L29	32.62	S26°25'09"E
L30	22.27	S08°20'56"E
L31	15.35	S82°50'33"E
L32	34.72	N28°46'12"W
L33	47.32	N47°42'22"W
L34	24.46	N74°42'22"W
L35	51.49	N28°03'30"E
L36	32.01	N09°06'16"E
L37	42.28	N09°06'16"E
L38	21.53	N02°46'05"W
L39	24.34	N02°46'05"W
L40	30.23	N28°48'48"W
L41	29.07	N28°48'48"W
L42	22.57	S53°42'16"E
L43	4.58	S00°20'12"E
L44	9.01	S89°39'48"W
L45	29.61	S60°57'12"W
L46	17.61	N18°15'48"W
L47	28.59	S54°11'44"E
L48	14.66	N79°33'45"E
L49	9.14	S75°48'09"E
L50	21.66	N60°30'52"E
L51	40.13	N66°45'09"E
L52	18.15	N80°01'37"E
L53	44.94	N33°29'33"E
L54	22.89	N18°28'43"E
L55	25.21	N13°20'38"E
L56	13.55	N49°03'13"E
L57	17.30	S85°03'31"E
L58	14.16	N26°57'57"E
L59	14.46	N73°18'04"W
L60	17.29	N88°26'20"W
L61	4.57	N08°33'00"W
L62	12.13	N48°22'33"E
L63	34.67	N11°45'47"E
L64	25.91	N33°28'00"E
L65	8.82	N11°49'41"W
L66	10.80	N11°49'41"W
L67	39.53	N10°15'35"W
L68	32.12	N40°02'10"W
L69	16.44	N54°40'33"W
L70	24.55	N04°12'20"E
L71	41.64	N88°19'56"W
L72	15.63	N18°51'46"W
L73	25.39	N16°32'49"W
L74	19.26	N36°41'31"W
L75	7.57	N06°01'48"W
L76	21.70	N06°01'48"W
L77	22.91	S61°13'44"E
L78	21.51	S12°48'25"E
L79	20.17	S47°20'53"E
L80	6.96	S47°20'53"E
L81	23.03	S58°39'22"E
L82	3.70	S45°38'46"E
L83	24.86	S45°38'46"E
L84	33.17	S55°59'43"E
L85	8.21	S51°09'37"E
L86	12.88	S51°09'37"E
L87	30.29	S39°27'36"E
L88	32.38	S14°10'57"E
L89	11.67	S39°45'01"E
L90	12.39	S39°45'01"E
L91	40.07	S85°52'42"W
L92	4.50	S85°52'42"W
L93	13.00	S46°56'57"W
L94	20.72	S31°13'10"W
L95	29.14	N67°59'17"W
L96	9.95	N22°44'08"W
L97	2.28	N28°44'19"W
L98	25.94	N06°01'02"E
L99	15.54	S83°49'25"E
L100	11.66	S30°38'31"E

LINE	LENGTH	BEARING
L101	28.67	S29°53'12"E
L102	23.57	S03°46'52"E
L103	29.29	S43°45'57"E
L104	35.63	N66°13'03"E
L105	21.92	N58°29'23"E
L106	27.85	N02°32'11"E
L107	22.54	S83°09'48"W
L108	14.01	S37°13'40"W
L109	35.13	S07°17'53"W
L110	25.83	S09°00'35"W
L111	26.60	S05°08'01"E
L112	26.75	S86°09'48"W
L113	16.00	S46°56'57"W
L114	20.14	S67°53'31"W
L115	31.43	S63°54'55"W
L116	24.61	S65°19'08"W
L117	17.32	S01°22'21"E
L118	40.42	S21°57'15"E
L119	54.12	S79°30'33"W
L120	35.14	S21°15'26"E
L121	24.60	S67°53'31"W
L122	31.66	S20°31'30"W
L123	30.25	S31°32'58"W
L124	34.23	S42°53'58"W
L125	27.71	S66°20'12"W
L126	26.88	S09°23'28"W
L127	18.21	S21°14'37"W
L128	10.80	S26°54'48"W
L129	18.29	S37°13'40"W
L130	25.81	N62°53'42"W
L131	16.74	N08°07'01"E
L132	38.85	N36°15'00"E
L133	31.53	N40°08'33"W
L134	30.84	N49°03'45"W
L135	22.71	N09°05'24"E
L136	24.21	N10°48'59"E
L137	37.97	N68°23'51"E
L138	33.14	N37°24'03"W
L139	26.98	N17°42'29"W
L140	11.63	N55°41'18"E
L141	14.34	S85°17'28"E
L142	27.78	N41°47'46"E
L143	39.42	N69°57'58"E
L144	21.02	N39°35'52"E
L145	22.22	N53°09'53"E
L146	24.34	N10°28'04"E
L147	31.35	N40°08'33"W
L148	28.36	N65°05'57"W
L149	39.93	N48°16'30"W
L150	13.66	N32°44'08"W
L151	22.97	N53°42'16"W
L152	29.07	N32°55'43"W
L153	33.04	N02°36'17"W
L154	31.04	N02°36'17"W
L155	21.19	N44°49'08"W
L156	26.76	N55°53'34"W
L157	45.90	S14°17'09"W
L158	17.32	S42°13'02"W
L159	28.31	N06°02'25"W
L160	32.61	N22°17'30"W
L161	30.86	N18°33'00"W
L162	28.28	N08°51'35"E
L163	30.86	N08°48'31"E
L164	41.64	N47°59'05"W
L165	8.01	S05°23'47"E
L166	12.69	N77°53'08"E
L167	12.69	N77°53'08"E
L168	34.94	N77°53'08"E
L169	28.34	N65°58'43"W
L170	36.76	N76°08'37"W
L171	24.18	N82°33'50"W
L172	20.67	S66°43'30"E
L173	27.04	S78°14'42"E
L174	28.22	S66°24'11"E
L175	45.11	S45°02'13"E
L176	4.36	S51°17'05"E
L177	27.38	S51°17'05"E
L178	36.74	S22°12'53"E
L179	15.33	S45°19'54"W
L180	28.25	S32°58'43"E
L181	8.45	S32°58'43"E
L182	28.25	S32°58'43"E
L183	6.45	N85°04'28"E
L184	36.46	N85°04'28"E
L185	21.75	S81°13'03"E
L186	29.54	N57°38'12"E
L187	34.05	N49°48'16"E
L188	40.01	N49°48'16"E
L189	1.64	N23°21'22"E
L190	18.36	N23°21'22"E
L191	2.18	N01°52'48"E
L192	25.22	N01°52'48"E
L193	46.56	N83°31'44"E
L194	36.97	S70°21'04"E
L195	2.79	N44°18'10"E
L196	24.47	N44°18'10"E
L197	26.60	N28°28'46"E
L198	1.96	N32°09'34"E
L199	38.89	N32°09'34"E
L200	26.98	N14°51'15"W

LINE	LENGTH	BEARING
L201	22.85	N37°38'19"E
L202	8.74	N37°38'19"E
L203	33.53	N34°12'45"E
L204	26.10	N34°12'45"E
L205	55.86	N34°37'17"E
L206	21.05	S89°13'51"E
L207	54.25	S83°09'48"W
L208	42.54	N61°04'51"E
L209	43.36	N18°35'30"W
L210	13.03	N18°35'30"W
L211	5.96	N18°35'30"W
L212	28.81	N29°29'04"W
L213	46.18	N50°13'50"E
L214	24.14	N35°05'44"W
L215	22.06	N46°52'57"W
L216	46.65	N17°17'25"E
L217	7.83	N29°11'19"E
L218	20.67	N29°11'19"E
L219	51.98	N39°06'13"E
L220	16.27	N10°06'16"W
L221	27.43	N10°06'16"W
L222	44.43	N35°23'28"W
L223	20.92	N86°38'07"W
L224	26.65	S42°09'43"W
L225	45.15	S43°33'15"W
L226	49.10	N34°02'47"W
L227	28.11	N34°02'47"W
L228	26.62	N34°02'47"W
L229	39.99	S65°00'47"E
L230	10.62	S41°59'39"E
L231	43.58	S41°59'39"E
L232	11.15	N84°55'45"E
L233	29.05	N84°55'45"E
L234	31.53	S66°03'24"E
L235	45.58	S67°22'58"W
L236	36.01	S70°48'03"W
L237	14.02	S70°48'03"W
L238	30.00	N70°48'03"E
L239	30.00	N19°11'57"W
L240	30.00	N70°48'03"E
L241	14.71	N77°32'16"E
L242	20.76	N27°52'45"W
L243	20.23	N77°32'16"E
L244	30.59	N61°54'02"E
L245	20.00	N28°08'16"W
L246	41.32	N56°56'15"W
L247	30.00	N34°03'45"E
L248	28.12	N56°56'15"W
L249	80.64	N22°54'27"E
L250	48.34	S12°40'59"E
L251	22.46	S63°33'45"W
L252	26.58	N22°54'27"E

CURVE	LENGTH	RADIUS
C1	208.77	325.00
C2	34.70	25.00
C3	89.28	250.00
C4	41.74	500.00
C5	372.94	1894.27
C6	20.94	525.00
C7	71.02	275.00
C8	77.45	525.00
C9	76.47	525.00
C10	76.47	525.00
C11	76.47	525.00
C12	38.45	525.00
C13	19.34	275.00
C14	258.15	275.00
C15	69.20	525.00
C16	73.26	525.00
C17	55.76	525.00
C18	26.23	50.00
C19	34.87	50.00
C20	36.62	50.00
C21	48.02	50.00
C22	63.71	50.00
C23	52.36	50.00
C24	179.33	475.00
C25	39.27	25.00
C26	161.43	275.00
C27	64.52	275.00
C28	28.40	475.00
C29	131.83	475.00
C30	3.64	525.00
C31	132.62	525.00
C32	72.05	525.00
C33	73.26	525.00
C34	73.26	525.00
C35	102.99	625.00
C36	180.09	267.00
C37	65.36	317.00
C38	21.64	317.00
C39	107.75	317.00
C40	154.16	475.00
C41	142.31	475.00
C42	174.88	525.00
C43	168.18	325.00
C44	98.85	325.00
C45	37.81	25.00
C46	51.88	325.00
C47	74.20	25.00
C48	74.20	325.00
C49	74.20	325.00
C50	9.27	325.00
C51	48.16	325.00
C52	58.66	325.00
C53	28.46	475.00
C54	135.94	475.00
C55	143.02	475.00
C56	20.94	475.00
C57	150.88	475.00
C58	30.00	475.00
C59	70.51	475.00
C60	55.99	425.00
C61	80.20	425.00
C62	80.20	425.00
C63	80.20	425.00
C64	80.20	425.00
C65	80.20	425.00
C66	80.20	425.00
C67	35.47	425.00
C68	35.69	425.00
C69	155.35	500.00
C70	71.59	550.00
C71	50.46	550.00
C72	36.00	25.00
C73	65.36	225.00
C74	174.62	225.00
C75	110.14	275.00
C76	105.98	325.00
C77	78.54	50.00
C78	124.90	50.00
C79	15.18	50.00
C80	30.77	275.00
C81	155.35	275.00
C82	110.14	475.00
C83	34.70	25.00
C84	37.47	250.00
C85	67.28	250.00
C86	21.10	250.00
C87	38.75	275.00
C88	69.32	275.00
C89	96.32	275.00
C90	69.32	275.00
C91	48.59	275.00
C92	38.18	25.00
C93	39.25	650.00
C94	136.48	375.00
C95	142.45	375.00
C96	142.71	375.00
C97	83.62	375.00
C98	74.79	625.00
C99	34.82	25.00
C100	32.09	284.36



CERTIFICATE OF AVAILABILITY TO PUBLIC WATER AND SEWER SYSTEMS
WE, GRAND STRAND WATER AND SEWER AUTHORITY HEREBY CERTIFY THAT PUBLIC WATER SUPPLY AND/OR SEWER DISPOSAL SYSTEMS ARE AVAILABLE TO THE REFERENCED PARCELS. SUCH SERVICES MAY BE EXTENDED TO THE PARCELS AT THE OWNERS RISK AND IN ACCORDANCE WITH APPLICABLE GRAND STRAND WATER AND SEWER AUTHORITY DEVELOPER REGULATIONS.

DATE: 6-9-08 NAME: Nancy Reed SIGNATURE: [Signature]



INFORMED BY: 2006060300050, PL 41 BK: 140-17-01-040, P.B. 217, PG. 29
BULLY HILL, Horry County, SC REGISTRAR OF DEEDS

N/E
TERESSA FAYE CHESTNUT
TMS #140-00-01-020
D.B. 1268 PG. 609

CERTIFICATE OF REQUIRED IMPROVEMENTS

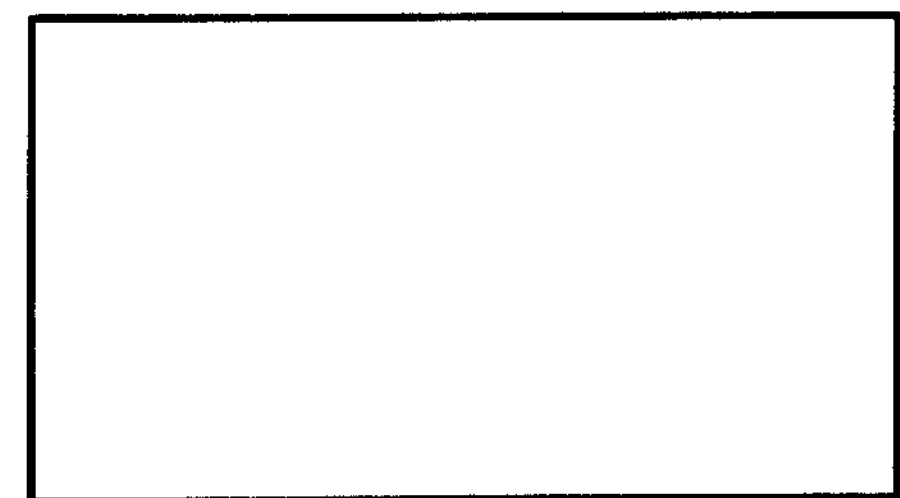
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN THE ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATION ESTABLISHED IN THE Horry County Land Development Regulations.

DATE: 6-9-08 ENGINEER'S SIGNATURE: [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION

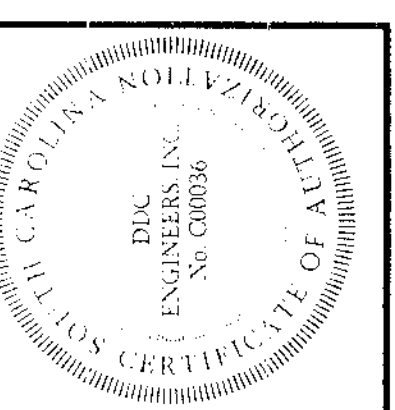
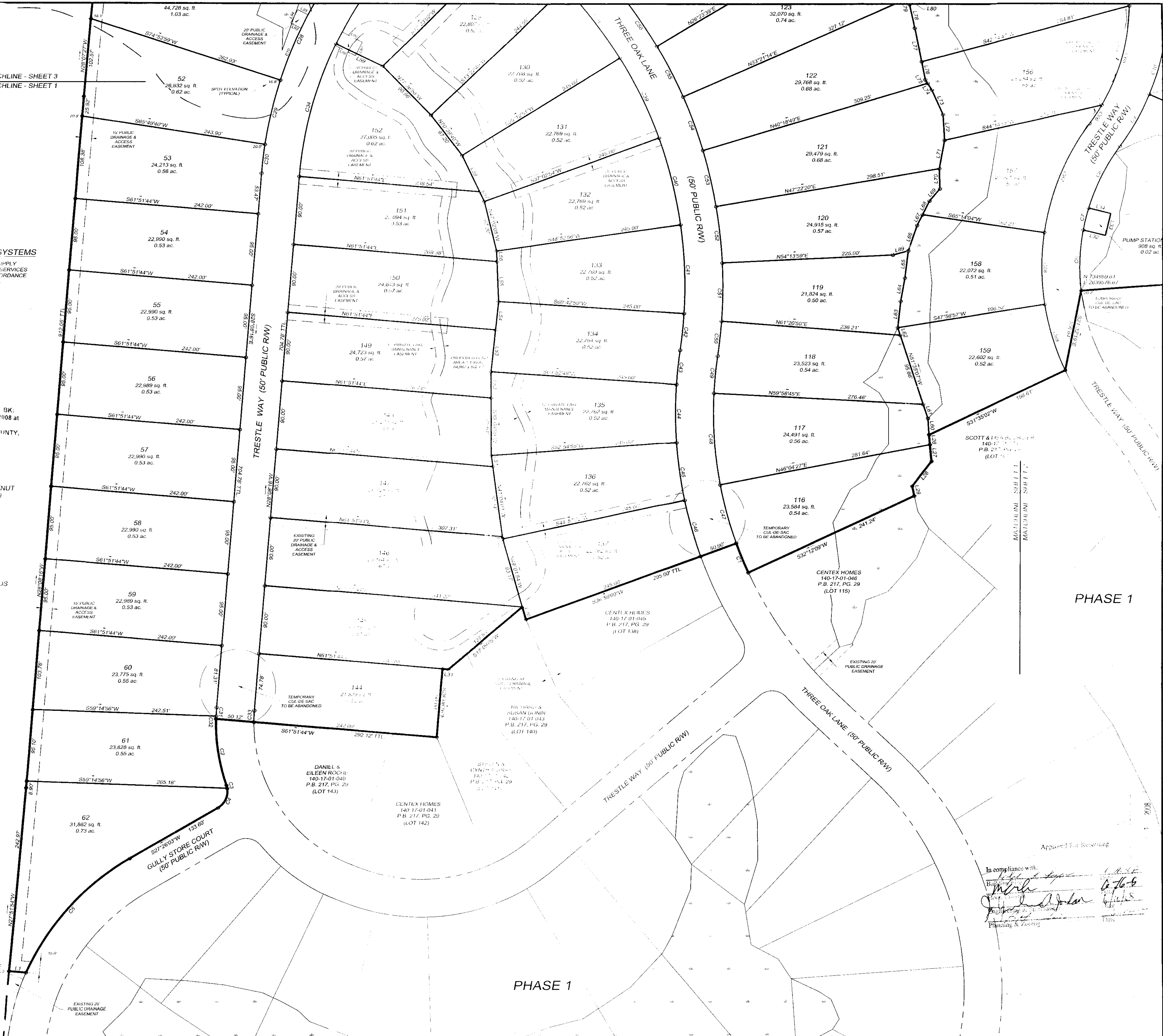
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF DEVELOPMENT (PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

NAME: Matt James SIGNATURE: [Signature] DATE: 6/9/08
NAME: SIGNATURE: DATE:
NAME: SIGNATURE: DATE:



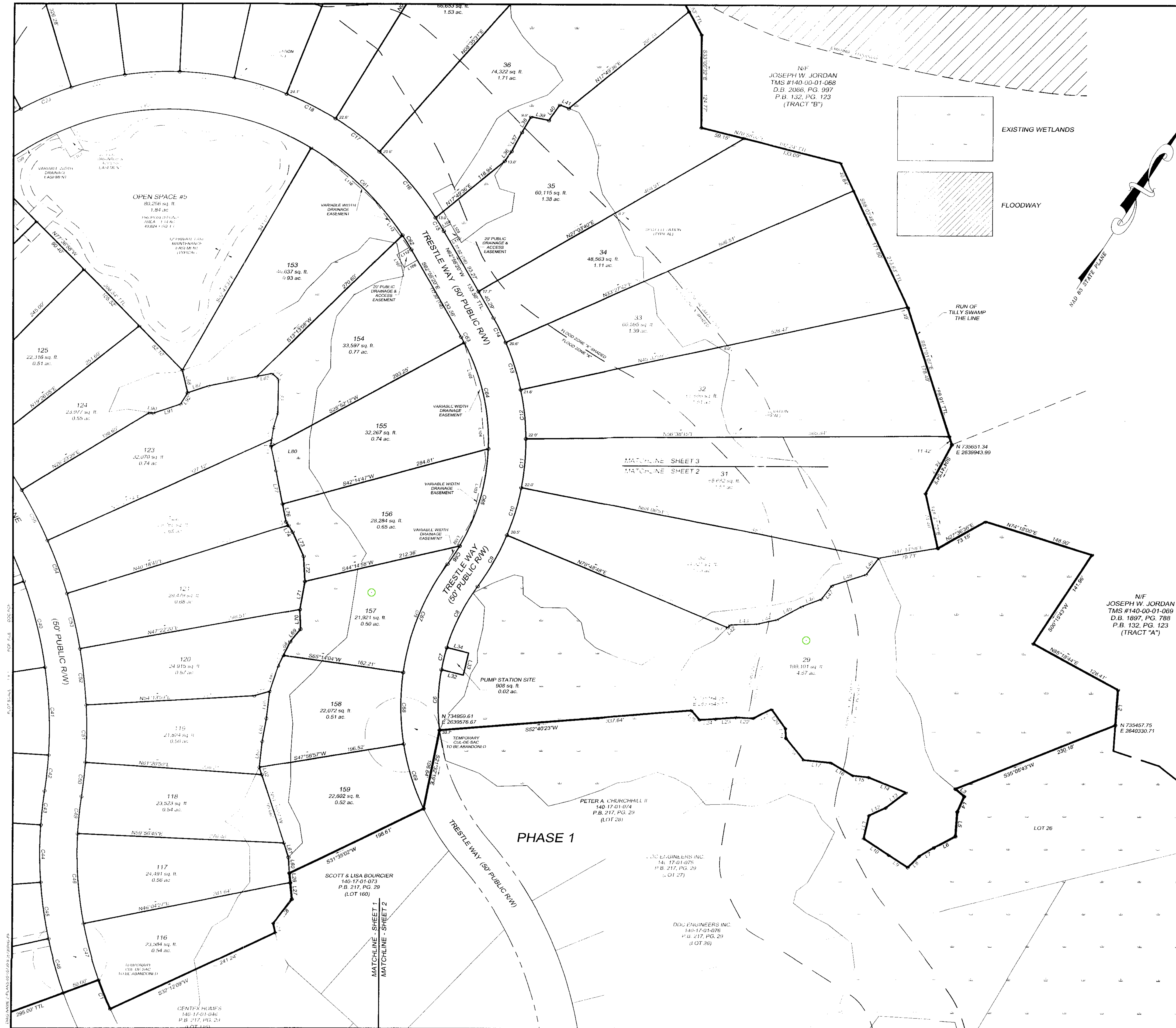
SURVEYOR'S CERTIFICATION
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA" AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DATE: 6-9-08
KY FR W. JOHNSON SCPLS NO. 16132



NO.	DATE	REVISION	DESCRIPTION	MEC	BY
1	5-2-08		REVISE PER Horry COUNTY COMMENTS		
2	6-9-08		REVISE PER Horry COUNTY COMMENTS		
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200	6-9-08		REVISE PER Horry COUNTY COMMENTS		

HERITAGE OAKS - PHASE II	DOGWOOD NECK TOWNSHIP, Horry COUNTY, SOUTH CAROLINA	FINAL PLAT	PREPARED FOR: CENTEX HOMES 2050 CORPORATE CENTRE DRIVE, SUITE 200 MYRTLE BEACH, SC 29577	RECEIVED JUL 9 9 2008	DRAWING NUMBER 1	06-05730E
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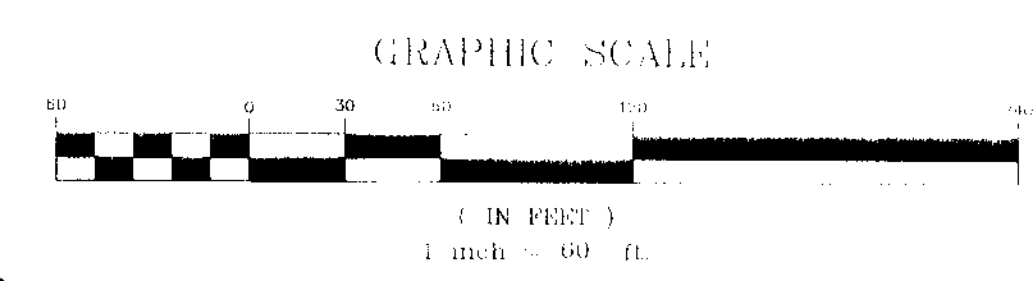
AREA SUMMARY - PHASE 2

TOTAL AREA OF PHASE	1.71 ACRES
TOTAL AREA OF RIGHT-OF-WAY	4.13 ACRES
TOTAL OPEN SPACE AREA	1.84 ACRES
PUMP STATION AREA	0.02 ACRES
TOTAL LOT AREA	62.81 ACRES
TOTAL NUMBER OF LOTS	172
GROSS DENSITY OF PHASE	1.04 LOTS/ACRE
NET DENSITY OF PHASE	1.13 LOTS/ACRE
TOTAL WETLAND AREA	21.65 ACRES
TOTAL UPLAND AREA	47.55 ACRES

EASEMENTS
ALL LOTS SHALL HAVE A GENERAL UTILITY AND DRAINAGE EASEMENT AS FOLLOWS UNLESS SHOWN OTHERWISE:
FRONT YARD = 10'
SIDE YARD = 5'
REAR YARD = 15'
SIDEWALKS MAY BE INSTALLED BY DEVELOPER. INSTALLATION WILL BE ACCOMPLISHED DURING CONSTRUCTION OF INDIVIDUAL STRUCTURES.

- REFERENCES**
- BOUNDARY SURVEY OF TMS #140-00-01-019 ENHILLO "ALTA SURVEY" PREPARED FOR CENTEX HOMES BY ROBERT A. WARNER & ASSOCIATES, INC. DATED NOVEMBER 1, 2005, RECORDED IN PLAT BOOK 211, PAGE 46.
 - MAP OF 103.77 ACRES OF LAND OWNED BY W. FRED BROWN, JR. BY S. D. COX, JR., RLS DATED MAY 18, 1965.
 - DEED BOOK 3036, PAGE 316 (LAST PROPERTY TRANSFER).
 - PLAT BOOK 71, PAGE 243.

- NOTES**
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - THIS DOCUMENT REPRESENTS A SUBDIVISION PLAN OF AN EXISTING PARCEL OF RECORD.
 - PARENT TAX PARCEL: 140-00-01-019.
 - NO TITLE SEARCH PERFORMED BY THIS OFFICE.
 - TOTAL NUMBER OF LOTS IS 172 ON A SINGLE FAMILY SUBDIVISION. WILL CONSIST OF SITE BUILT HOMES.
 - ALL ROADS, DRAINAGE CANALS AND UTILITIES IN THIS DEVELOPMENT ARE PUBLIC ARE INTENDED TO BE PUBLIC UTILITIES OTHERWISE NOTED AND DEDICATED TO HIGHWAY.
 - THIS PROPERTY IS LOCATED IN MULTIPLE FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAPS AND FLOOD ZONE LINES DATED 1/28/99 AND FLOOD ZONE LINES SHOWN ON THE FACE OF THIS PLAT ARE SCALED AND APPROXIMATE ONLY.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - DEVELOPER OF RE...
 - PONDS, BERMS, LAKES, CREEKS, AND OTHER OPEN SPACES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - GROSS DENSITY OF PHASE IS 1.04 LOTS/ACRE.
 - ALL ACTIVITIES, INCLUDING ACTIVITIES BY INDIVIDUAL LOT OWNERS, WILL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN FOR THE SUBDIVISION.
 - ALL DRAINAGE EASEMENTS ARE TO BE CLEAR AND MAINTAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AND STRUCTURES.
 - MINIMUM FINISHED BUILDING PAD ELEVATION IS TO BE 1' ABOVE THE BACK OF CURB OR CENTERLINE OF THE ROAD.
 - TOTAL LINEAR FOOTAGE OF ROADWAY SETBACKS SHALL BE NOTED.
 - IRON PINS (1/2" REBAR) SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THIS SURVEY IS VALID ONLY IF THE PLAT HAS THE ORIGINAL SIGNATURE OF THE SURVEYOR AND THE SEAL OF THE SURVEYOR.
 - ALL SIDE LOT SWALES ARE TO REMAIN FREE AND CLEAR OF OBSTRUCTIONS AND MAINTAINED BY THE LOT OWNERS.
 - HOA DOCUMENTS SHALL BE FILED WITH THE CLERK OF THE FILE OF THE REGISTER OF DEEDS IN Horry County.
 - MINIMUM LOT SIZE: 1 Acre and 11,330 AC. LOT #119.
 - ALL AREAS SHOWN AS OPEN SPACE ON THE FACE OF THIS PLAT SHALL REMAIN AS OPEN SPACE.
 - WETLAND DELINEATION AND WETLAND DETERMINATION AND WETLAND LINES TAKEN FROM A WETLAND DETERMINATION SURVEY OF TMS #140-00-01-019 PREPARED FOR W. FRED BROWN, JR. BY ROBERT A. WARNER AND ASSOCIATES, INC. DATED MAY 18, 2005.
 - WETLANDS DELINEATED BY S.M. INC.
 - BEARINGS BASED ON THE SOUTH CAROLINA NAD 83 STATE PLANE COORDINATE SYSTEM AND ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, NOT GRID DISTANCES.
 - ALL AREAS CALCULATED FOR LOTS AND OPEN SPACES ARE INCLUSIVE OF ANY PONDS, WETLANDS, LAND UTILITIES AND WETLAND BUFFER.
 - A 10' NON-EXCLUSIVE PERMANENT UTILITY EASEMENT SHALL EXTEND ALONG THE FRONT OF ALL LOTS WITHIN THE DEVELOPMENT, PARALLEL TO THE ROAD RIGHT-OF-WAY.
 - ALL EXISTING LIVE OAKS (24" DBH OR GREATER) WITHIN THE DEVELOPMENT AREA ARE SHOWN. INFORMATION PROVIDED BY CENTEX HOMES AND VERIFIED BY HOME PROFESSIONAL SERVICES COMPANY, INC. DATED 1/2/08.



Approved For Recording

In compliance with Building Code, Code of Ordinances, Engineering & Stormwater Planning & Zoning

[Signature] 6-9-08
[Signature] 6-9-08
[Signature] 6-9-08
Date

SURVEYOR'S CERTIFICATION
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA" AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

[Signature]
KYLE W. JOHNSON
SCPLS NO. 16102
DATE 6-9-08

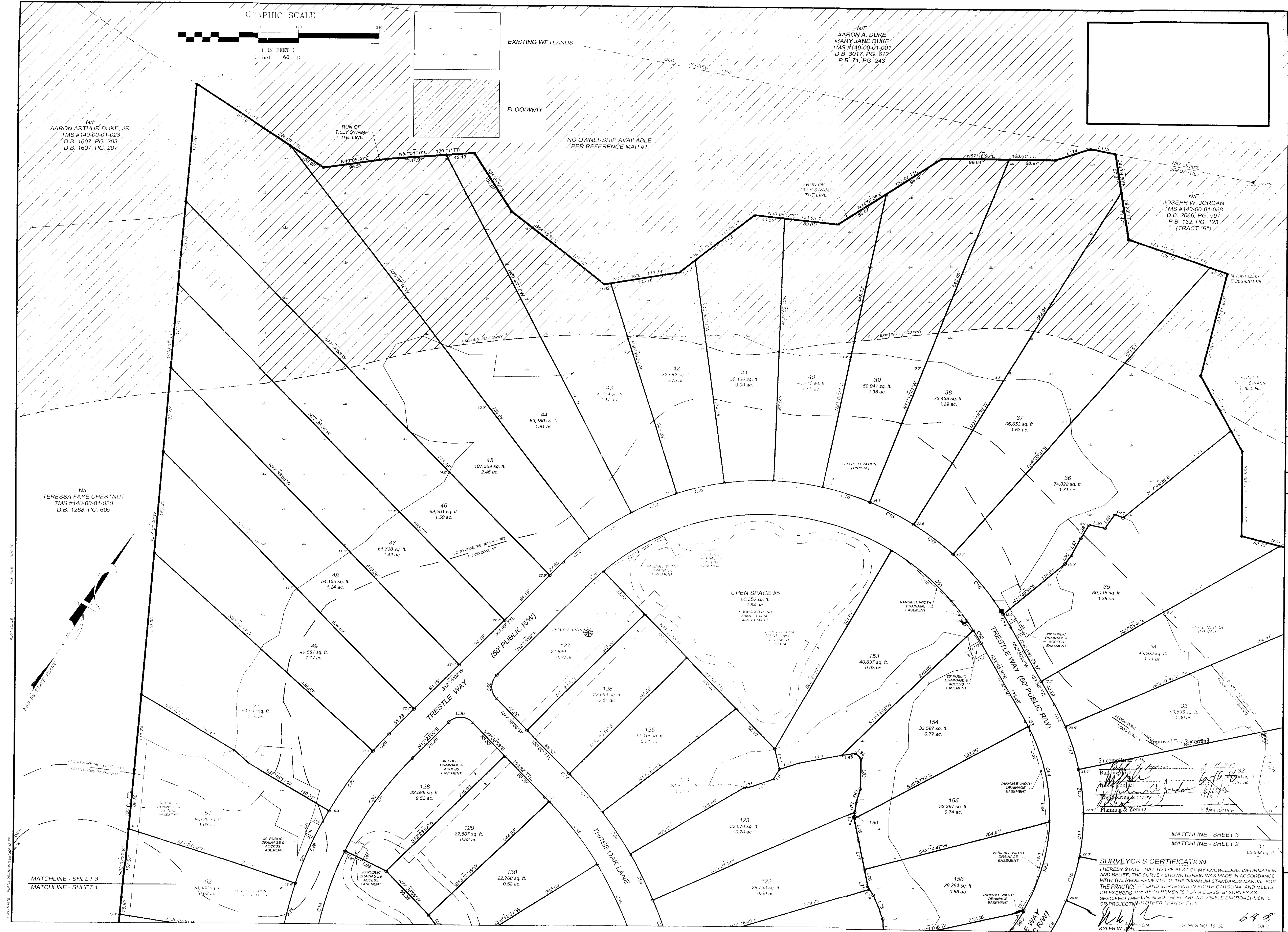
DDC ENGINEERS
Consulting Engineers, Surveyors, Planners,
Landmarks, Architects & Environmentalists
1248 Folsom Road, Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (813) 692-3210

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JUL 09 2008
Horry County

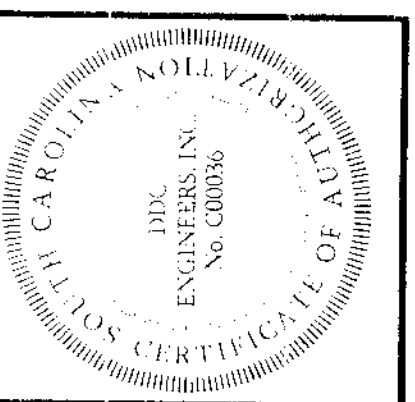
HERITAGE OAKS - PHASE II
DOGWOOD NECK TOWNSHIP, HORRY COUNTY, SOUTH CAROLINA
FINAL PLAT

DRAWING NUMBER	2	06/05/2008
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MEC	BY	DATE	REVISION	DESCRIPTION	SCALE	1" = 60'	
1	5/2/08	DATE	NO. 05/05/2008	PROJ. NO. 05/05/2008	DESIGN: SJC	CHECK: KWW	
REVISE PER HORRY COUNTY COMMENTS				DATE	3/31/08	SCALE	1" = 60'
FIELD BOOK				DATE	3/31/08	SCALE	1" = 60'



ENGINEERS
Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1208 Palmetto and Dr., Myrtle Beach, SC 29577
Phone: (843) 662-5200 Fax: (843) 662-5210



NO.	DATE	REVISION	DESCRIPTION	MEC	BY
1	5/2/08		REVISE PER Horry COUNTY COMMENTS		
DESIGN:	SJC	DATE:	3/11/08	SCALE:	1" = 60'
DRAWN:	MEC	CHECK:	KWJ		
FIELD BOOK:					
NOT A PROFESSIONAL ENGINEER, THE PROPERTY OF DDC ENGINEERS, INC. NO PART OF THIS DOCUMENT, IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM DDC ENGINEERS, INC.					

HERITAGE OAKS - PHASE II		FINAL PLAT	
DOGWOOD NECK TOWNSHIP, HORRY COUNTY, SOUTH CAROLINA		PREPARED FOR: CENTEX HOMES	
		2650 CORPORATE CENTRE DRIVE, SUITE 200	
		MYRTLE BEACH, SC 29577	
DRAWING NUMBER		3	
		05.05.2008	

Line Table		
Line	Length	Bearing
L60	21.46	N36 40'15" W
L81	19.66	N51 35'07" W
L62	10.33	N51 35'07" W
L63	34.79	N66 32'24" W
L64	31.22	N22 42'25" W
L65	36.50	N25 53'05" W
L66	35.71	N13 55'55" W
L67	15.96	N06 07'36" W
L68	20.46	N07 03'36" W
L69	21.17	N07 27'44" E
L70	26.23	N35 00'02" W
L71	38.02	N22 30'41" W
L72	33.71	N36 16'14" W
L73	35.93	N67 22'52" W
L74	10.10	N65 45'01" W
L75	5.57	N65 45'01" W
L76	24.34	N44 24'21" W
L77	44.72	N44 24'21" W
L78	31.95	N44 56'14" W
L79	2.26	N44 56'14" W
L80	7.98	N23 39'17" W
L81	16.18	S23 39'17" E
L82	20.15	N16 36'01" E
L83	44.99	S31 49'41" E
L84	11.52	S81 27'23" E
L85	21.16	N46 27'49" E
L86	65.24	N46 27'49" E
L87	29.03	N39 14'33" E
L88	30.85	N46 29'13" W
L89	21.17	N41 57'31" E
L90	5.13	N66 10'14" E
L91	38.23	N63 51'39" E
L92	17.98	N00 28'18" E
L93	15.23	N63 37'10" E
L94	20.00	S06 22'50" E
L95	15.23	N63 37'10" E
L96	16.26	N63 37'10" E
L97	20.03	N66 22'42" W
L98	16.26	N63 37'10" E
L99	109.40	S25 67'06" W
L100	20.00	S25 56'00" W
L101	34.17	N64 04'00" W
L102	88.20	S20 38'40" E
L103	78.36	S39 36'40" E
L104	79.46	S37 47'44" E
L105	82.08	S48 49'08" E
L106	20.17	N27 03'40" E
L107	20.00	S67 56'20" E
L108	12.59	N27 03'40" E
L109	20.00	N67 56'20" W
L110	12.58	N27 03'40" E
L111	35.51	N64 04'00" W
L112	25.57	N27 03'40" E
L113	77.28	S68 56'39" E
L114	54.33	S38 54'39" E
L115	54.33	S38 54'39" E
L116	55.41	S51 51'39" E

Approved For Recording

In compliance with
Building Code
Record Control
Planning & Zoning
Planning & Zoning

6-16-98
6-16-98
6-16-98

Date