

ENGINEERING, SURVEYING & PLANNING, INC.

88-24
Addition

PROPERTY DESCRIPTION

August 2, 1988

All that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situate, lying and being in Berkeley County near the Town of Ladson, South Carolina, containing 139.367 Acres, being shown on a plat thereof entitled "Plat Showing A 139.367 Acre Tract Owned By The Exchange Club Fair of Charleston, Located On U.S. Highway 78 Near The Town Of Ladson, Berkeley County, South Carolina" prepared by Joel P. Porcher, Civil Engineer & Land Surveyor, dated April 15, 1988.

SAID 139.367 ACRE TRACT BEING MORE FULLY DESCRIBED with reference to said plat as follows:

Commencing at an iron pipe on the Northeasterly right-of-way line of U.S. Route 78, said point being 295 feet more or less in a Northwesterly direction from the intersection of the Northeasterly right-of-way line of U.S. Route 78 and the Northwesterly right-of-way line of Craven Road, said point also being the Southwesterly property corner of Craven Subdivision and the POINT OF BEGINNING OF THIS DESCRIPTION;

Thence, along the Northeasterly right-of-way line of U.S. Route 78, North $45^{\circ} 27' 39''$ West, 91.03 feet to a point of transition of right-of-way width, being a concrete monument;

Thence, continuing along said right-of-way line, South $44^{\circ} 32' 21''$ West, 10.00 feet to a point of transition of right-of-way width, being an unmarked point 0.16 feet in a Southeasterly direction from a concrete monument;

Thence, continuing along said right-of-way line, North $45^{\circ} 27' 39''$ West, 312.94 feet to a point of curvature, being an iron pipe;

Thence, continuing along said right-of-way line, along the arc of a 11459.16 foot radius curve, curving to the left, having a chord length of 479.67 feet bearing North $46^{\circ} 39' 37''$ West, 479.70 feet to a point of tangency, being an iron pipe;

Thence, continuing along said right-of-way line, North $47^{\circ} 51' 34''$ West, 538.49 feet to a point of transition of right-of-way width, being an iron pipe;

Thence, continuing along said right-of-way line, North $42^{\circ} 08' 26''$ East, 10.00 feet to a point of transition of right-of-way width, being an iron pipe;

Thence, continuing along said right-of-way line, North $47^{\circ} 51' 34''$ West, 180.63 feet to a point of transition of right-of-way width, being an unmarked point 0.14 feet in a Northeasterly direction from a concrete monument;

Thence, continuing along said right-of-way line, South $42^{\circ} 08' 26''$ West, 10.00 feet to a point of transition of right-of-way width, being an iron pipe;

Thence, continuing along said right-of-way line, North $47^{\circ} 51' 34''$ West, 1665.96 feet to a point, being a bolt in pavement

Thence departing said right-of-way line, North $20^{\circ} 10' 15''$ East, along the Easterly property line of lands of Otis R. Droze, 99.96 feet to a point, being an iron pipe;

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Thence, continuing along said Easterly property line, North 20° 31' 24" East, 263.86 feet to a point, being an iron pipe;

Thence, continuing along the Easterly property line of Katony Subdivision North 18° 47' 06" East, 19.26 feet to an iron pipe; North 20° 46' 59" East, 256.45 feet to an iron pipe; North 20° 18' 11" East, 135.35 feet to an iron pipe; North 21° 11' 36" East, 157.10 feet to an iron pipe on the Southwesterly right-of-way of Camelia Street;

Thence departing said property line, North 68° 35' 47" East, along said Southwesterly right-of-way line 154.01 feet to a point, being an iron pipe;

Thence, departing said Southwesterly right-of-way line, South 20° 01' 04" West, along the Westerly property line of Herbert E. Craven, Jr. 167.86 feet to a point, being an iron pipe;

Thence, departing said Westerly property line South 37° 37' 25" East, along the Southerly property line of said Herbert E. Craven Jr. 48.81 feet to a point, being an iron pipe;

Thence, continuing along said Southerly property line, South 69° 27' 18" East, 41.22 feet to an iron pipe; South 88° 32' 29" East, 82.16 feet to an iron pipe; South 66° 37' 25" East, 138.17 feet to an iron pipe; North 82° 00' 31" East, 58.20 feet to an iron pipe.

Thence, departing said Southerly property line, North 34° 53' 20" East, along the Easterly property line of said Herbert E. Craven, Jr. 257.85 feet to a point, being an iron pipe;

Thence, departing said Easterly property line, South 59° 40' 57" East, along the Southerly property line of F.M. Craven 224.51 feet to a point, being an iron pipe;

Thence departing said Southerly property line, North 32° 11' 08" East, along the Easterly property line of said F.M. Craven 537.83 feet to a point, being an iron pipe.

Thence continuing along said Easterly property line North 00° 59' 51" East, 39.03 feet to a point, being an iron pipe;

Thence, departing said Easterly property line, North 57° 27' 05" West, along the Northerly property line of said F.M. Craven 387.68 feet to a point being an iron pipe;

Thence, departing said Northerly property line, South 70° 03' 33" East, along the Southerly property line of Betty M. Craven 375.38 feet to a point, being an iron pipe;

Thence, continuing along said Southerly property line, South 69° 10' 06" East, 347.30 feet to a point, being an iron pipe;

Thence, departing said Southerly property line, South 00° 59' 51" West, along a Westerly property line of lands of Charles T. Jr. and Annette W. Blocker, 612.74 feet to a point, being and iron pipe;

Thence departing said Westerly property line, North 76° 08' 19" East, along a Southerly property line of lands of Charles T. Jr. and Annette W. Blocker, 130.71 feet to a point, being an old axle;

Thence, North 76° 09' 03" East, along a Southerly property line of lands of Charles T. Jr. and Annette W. Blocker, Ronnie Smith, and Rachael Waring, ETAL., 1584.77 feet to a point, being

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Thence, departing said Southerly property line, South $10^{\circ} 18' 53''$ East, along a Westerly property line of lands of J. Roland Wright and Dilys M. Usry, 559.09 feet to a point, being a mark on a railroad rail;

Thence, departing said Westerly property line, South $34^{\circ} 05' 57''$ West, along a Northwesterly property line of lands of Coastal Carolina Flea Market, Inc., 1628.30 feet to a point, being an iron rod;

Thence, departing said Northwesterly property line, South $73^{\circ} 21' 16''$ East, along a Southwesterly property line of lands of Coastal Carolina Flea Market, Inc., 788.99 feet to a point, being an iron rod;

Thence, departing said Southwesterly property line, South $40^{\circ} 22' 33''$ West, along a Northwesterly property line of Craven Subdivision, 1322.59 feet to a point on the Northeasterly right-of-way line of U.S. Route 78, being an iron pipe and the POINT OF BEGINNING OF THIS DESCRIPTION.

Said tract of land being subject to all Legal Highways and Easements of Record.

