

NOTES

- THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED, EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR NOTED HEREON.
- THE PURPOSE OF THIS PLAT IS TO MAP THE SECTION OF THE CHARLESTON-DORCHESTER COUNTY LINE RUNNING FROM THE 'ASHLEY RIVER' WESTWARD TO 'RANTOWLES CREEK'. IT IS NOT INTENDED NOR SHOULD BE CONSTRUED TO BE A BOUNDARY SURVEY OR BOUNDARY PLAT OF THE PROPERTY PARCELS ADJACENT TO OR NEAR THE AFOREMENTIONED COUNTY LINE. THE CHARLESTON-DORCHESTER COUNTY LINE AND BOUNDARY LINES OF THE ADJOINING PROPERTIES MAY BE CONGRUENT IF AND ONLY IF SO SPECIFIED BY THE SOUTH CAROLINA LEGISLATIVE ACT(S) THAT ESTABLISH AND DESCRIBE OR DEFINE THE COUNTY LINE AS IT IS BEING PLATTED HEREON. HOWEVER, IN NO WAY IS THIS SURVEY OR PLAT OF THIS PORTION OF THE CHARLESTON-DORCHESTER COUNTY LINE GIVING WARRANTY TO THE TITLE PROPERTY BOUNDARIES OF THE ADJACENT PARCELS BEING SHOWN OR REFERENCED HEREON.
- THE PARCEL INFORMATION REFERENCED ON THIS PLAT IS ONLY THAT USED TO SHOW THE PUBLIC RECORD OWNERSHIP OF THE PROPERTIES ADJOINING OR NEAR THE CHARLESTON-DORCHESTER COUNTY LINE BEING FOUND ON RECORD, RESPECTIVELY, IN THE DORCHESTER COUNTY REGISTER OF DEEDS (R.O.D.) AND THE CHARLESTON COUNTY REGISTER OF MESNE CONVEYANCE (R.M.C.) AND DOES NOT CONSTITUTE A TITLE SEARCH, TITLE ABSTRACT, OR TITLE OPINION FOR ANY OF THE PROPERTIES NOTED HEREON.
- THIS PLAT HAS BEEN DONE FOR THE STATE OF SOUTH CAROLINA IN ACCORDANCE WITH THEIR PLANNED USE AND PURPOSE OF THE INFORMATION SHOWN HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PROPERTIES.
- THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (i.e. POWER, TELEPHONE, SANITARY and/or STORM SEWER) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEED OR REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY OR PROVIDED BY THE CLIENTS TITLE COMMITMENT. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL and/or CONDITION. THIS PLAT DOES NOT ADDRESS ANY SUB-TERRANEAN CONDITIONS OF ANY NATURE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THIS PLAT.
- NO SURVEYS, EVALUATION OR DELINEATION OF ANY ENVIRONMENTAL ISSUES OR MATTERS SUCH AS HAZARDOUS WASTE CONTAMINATION, SUBSURFACE CHARACTERISTICS (i.e. FILL DIRT, etc.), WETLANDS, OR ENDANGERED SPECIES, etc. HAVE BEEN DONE FOR THE SUBJECT PROPERTIES, AND THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF SUCH CONDITIONS.
- FOR ADDITIONAL NOTES SPECIFIC TO THIS SURVEY AND THE INFORMATION FOR THIS PLAT AND THE COUNTY BOUNDARY LINE SHOWN HEREON, SEE SHEETS 2 thru 8 of 8.
- ALL 'NORTHING' (N.) and 'EASTING' (E.) COORDINATES SHOWN ON THIS PLAT ARE EXPRESSLY GIVEN AS SOUTH CAROLINA STATE PLANE COORDINATES (SCSPC), ZONE 3900, NAD 83, 2011 ADJUSTMENT (F1). SHEET 6 OF 8 OF THIS PLAT PROVIDES A 'COUNTY LINE MONUMENT SUMMARY' TABLE LISTING THE SOUTH CAROLINA STATE PLANE COORDINATES AND LATITUDE/LONGITUDE (LAT./LONG.) DATA FOR EACH MONUMENTED CORNER OF THE CHARLESTON-DORCHESTER COUNTY LINE RUNNING FROM THE 'ASHLEY RIVER' WESTWARD TO 'RANTOWLES CREEK'.
- THE ORIENTATION OF THIS PLAT IS SCSPC GRID NORTH, NAD 83, 2011 ADJUSTMENT, ZONE 3900. ALL LINES, DIMENSIONS, AND DISTANCES SHOWN HEREON ARE GROUND SCALED, AND THE SCSPC 'COMBINED SCALE FACTOR' FOR THIS PLAT AT THE 'STONE' FOUND ON THE COUNTY LINE, BEING DESIGNATED AS COUNTY LINE CORNER 'I' (SCSPC N: 391,484.39, E: 2,261,042.10, LATITUDE: 32°52'43.8840"N, LONGITUDE: 80°08'58.7757"W), IS 0.99989128. THE AVERAGE SCSPC 'COMBINED SCALE FACTOR' FOR THIS PLAT IS 0.999898971.

GRID NORTH NAD 83 (2011 ADJUSTMENT)

A PORTION of TRACT "A"
PROPERTY OF
MILLBROOK LLC
DEED BK./PG.: 2663/314 (DORCHESTER COUNTY R.M.C.)
PLAT BK./PG.: 2/72-73 (CHARLESTON COUNTY R.M.C.)
(SEE ALSO: P.B./PG.s: AC/144, CHARLESTON COUNTY R.M.C.,
and P.B./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
T.M.S. #197-00-00-002.000 (DORCHESTER COUNTY)
T.M.S. #197-00-00-001.000 (DORCHESTER COUNTY)

A PORTION of TRACT "B"
PROPERTY OF
J. ROSS HANAHAN, Jr.
DEED BK./PG.: 173/197
(SEE P.B./PG.: 2/72-73, CHARLESTON COUNTY R.M.C.,
and P.B./PG.: 23/230, DORCHESTER COUNTY R.M.C.)
T.M.S. #197-00-00-002.000 (DORCHESTER COUNTY)

TRACT B
FORMERLY A PART OF
CTN 91B PT2: Lowndes Tract
PROPERTY OF
COUNTY LINE INVESTORS, LLC
DEED BK./PG.: 4019/211 (DORCHESTER COUNTY R.O.D.)
(PLAT CAB./SL.: K/151; DORCHESTER COUNTY R.O.D.)
T.M.S. #200-00-00-038.000 (DORCHESTER COUNTY)

A PORTION of TRACT "A"
PROPERTY OF
MILLBROOK LLC
DEED BK./PG.: A366/298 (CHARLESTON COUNTY R.M.C.)
PLAT BK./PG.: 2/72-73 (CHARLESTON COUNTY R.M.C.)
(SEE ALSO: P.B./PG.s: W/106 & AC/144, CHARLESTON COUNTY R.M.C.,
and P.B./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
T.M.S. #301-00-00-002 (CHARLESTON COUNTY)

A PORTION of TRACT "B"
PROPERTY OF
J. ROSS HANAHAN III, et al.
DEED BK./PG.: Y93/291 (CHARLESTON COUNTY R.M.C.; SEE ALSO: BK. 80-720, BY WILL)
PLAT BK./PG.: 2/72-73 (CHARLESTON COUNTY R.M.C.)
(SEE ALSO P.B./PG.: 23/230, DORCHESTER COUNTY R.O.D.,
and P.B./PG.: AC/144, CHARLESTON COUNTY R.M.C.)
T.M.S. #301-00-00-003 (CHARLESTON COUNTY)

POPLAR GROVE PLANTATION
C.A. INTERSECTION OF RANTOWLES CREEK (CANAL)

TRACT B
T.M.S. #200-00-00-038.000 (DORCHESTER COUNTY)

LEGEND

- COUNTY LINE
- ADJOINER BOUNDARY LINE (by TITLE &/or MONUMENTATION)
- RIGHT-OF-WAY (R/W)
- EASEMENT BOUNDARY/LIMITS
- EDGE OF SOIL ROAD
- TOP OF BANK
- SHEET BORDER
- THE LINE
- MATCH LINE BETWEEN PLAT SHEETS
- IRON PIN or PIPE FOUND (I.P.F.; SIZE & TYPE NOTED)
- STONE FOUND (TYPICALLY AN IRREGULAR MASS; APPROXIMATE DIMENSIONS OF TOP PORTION/AREA OF STONE NOTED)
- CONCRETE MONUMENT FOUND (C.M.F.; SIZE/DIMENSIONS NOTED)
- COMPUTED POINT; NO MONUMENT FOUND &/or SET
- SALT MARSH
- COUNTY LINE CORNER
- IRON REINFORCING BAR (REBAR)
- OPEN TOP IRON PIPE or PIN
- CRIMP or "PINCH" TOP IRON PIPE or PIN
- ABOVE GROUND LEVEL
- REGISTER OF MESNE CONVEYANCE
- REGISTER OF DEEDS
- BOOK/PAGE
- DEED BOOK/PAGE
- PLAT BOOK/PAGE
- PLAT CABINET/SLIDE
- TAX MAP SYSTEM (COUNTY PARCEL IDENTIFICATION)
- CENTER LINE
- IRON PIN SET (I.P.S.) - #B R.B. w/3-1/4" S.C.G.S. ALUMINUM CAP SET (UNLESS NOTED OTHERWISE)

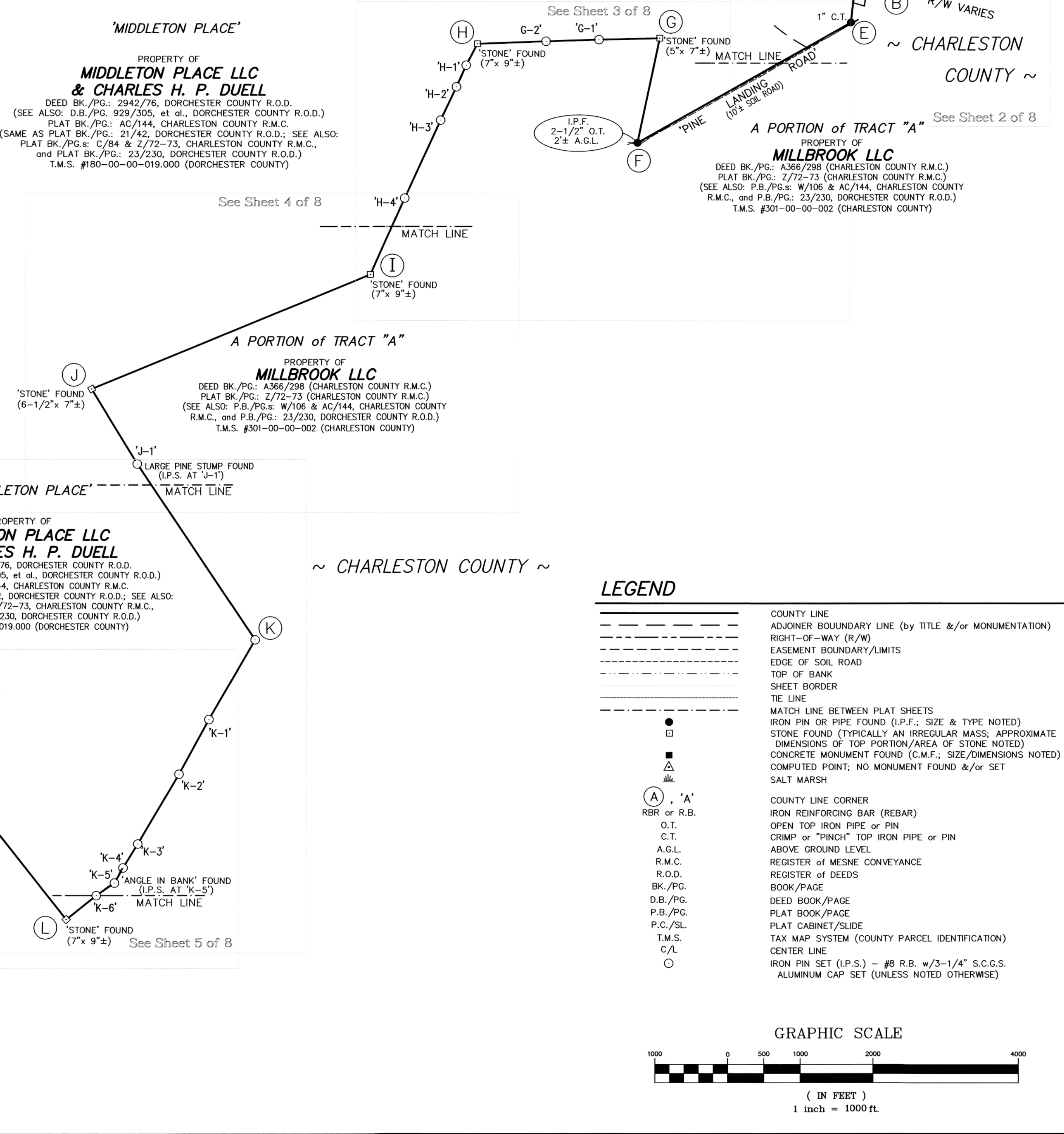
GRAPHIC SCALE
1000 0 500 1000 2000 4000
(IN FEET)
1 inch = 1000 ft.

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' (EFFECTIVE JUNE 28, 2009), AS PER ARTICLE 4, REGULATION 49-420 F., THAT THIS MAP OR PLAT IS INTENDED ONLY TO SHOW INFORMATION SURVEYED FOR A SPECIFIC STATED PURPOSE; THAT SURVEY LINES SHOWN HEREON ARE BASED ON ACTUAL FIELD SURVEY EVIDENCE AND/OR MEASUREMENTS WHICH MEET OR EXCEED THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN.

SOUTH CAROLINA
CORNERSTONE SURVEYING & ENGINEERING, INC.
C.O.A.

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 11053
DAVID BRANTON
STAMP

NOT VALID UNLESS SIGNED IN RED INK
9-27-16
EMBOSSSED SEAL



LEGEND

- COUNTY LINE
- ADJOINER BOUNDARY LINE (by TITLE &/or MONUMENTATION)
- RIGHT-OF-WAY (R/W)
- EASEMENT BOUNDARY/LIMITS
- EDGE OF SOIL ROAD
- TOP OF BANK
- SHEET BORDER
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- CENTER LINE
- IRON PIN SET (I.P.S.) - #B R.B. w/3-1/4" S.C.G.S. ALUMINUM CAP SET (UNLESS NOTED OTHERWISE)

GRAPHIC SCALE
1000 0 500 1000 2000 4000
(IN FEET)
1 inch = 1000 ft.

This is not a valid, true copy of this document unless it bears the original signature, signature date, and the raised, embossed seal of the registered professional land surveyor noted hereon.

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Print No. _____
Date: ____/____/____

CORNERSTONE SURVEYING & ENGINEERING, INC.
1240 Bacoas Bridge Rd. • Summerville, South Carolina 29485 • Phone: 843.871.9700

A PLAT OF A PORTION OF THE CHARLESTON-DORCHESTER COUNTY LINE RUNNING WESTWARD FROM ASHLEY RIVER TO RANTOWLES CREEK ACROSS S.C. HWY. 61 AND ADJACENT TO SEVERAL PROPERTIES ALONG THE COMMON BOUNDARY LINE BETWEEN 'MILLBROOK PLANTATION' (CHARLESTON COUNTY) & 'MIDDLETON PLACE' (DORCHESTER COUNTY) LOCATED IN ST. ANDREWS PARISH, CHARLESTON COUNTY AND DORCHESTER COUNTY, SOUTH CAROLINA

Date of Map: 4/11/2016

Drawn: KAW
 Design: KAW
 Checked: KAW & RDB
 Approved: RDB

CAD File: 15001-1 Chas-Dor 1of8.dwg
F.B. & Pg. 236-57, et al.
P.B. & Pg. _____
Pl. Board Appl. # _____

Date	Revision No.

Proj. No.: 15001-001
Sheet 1 Of 8

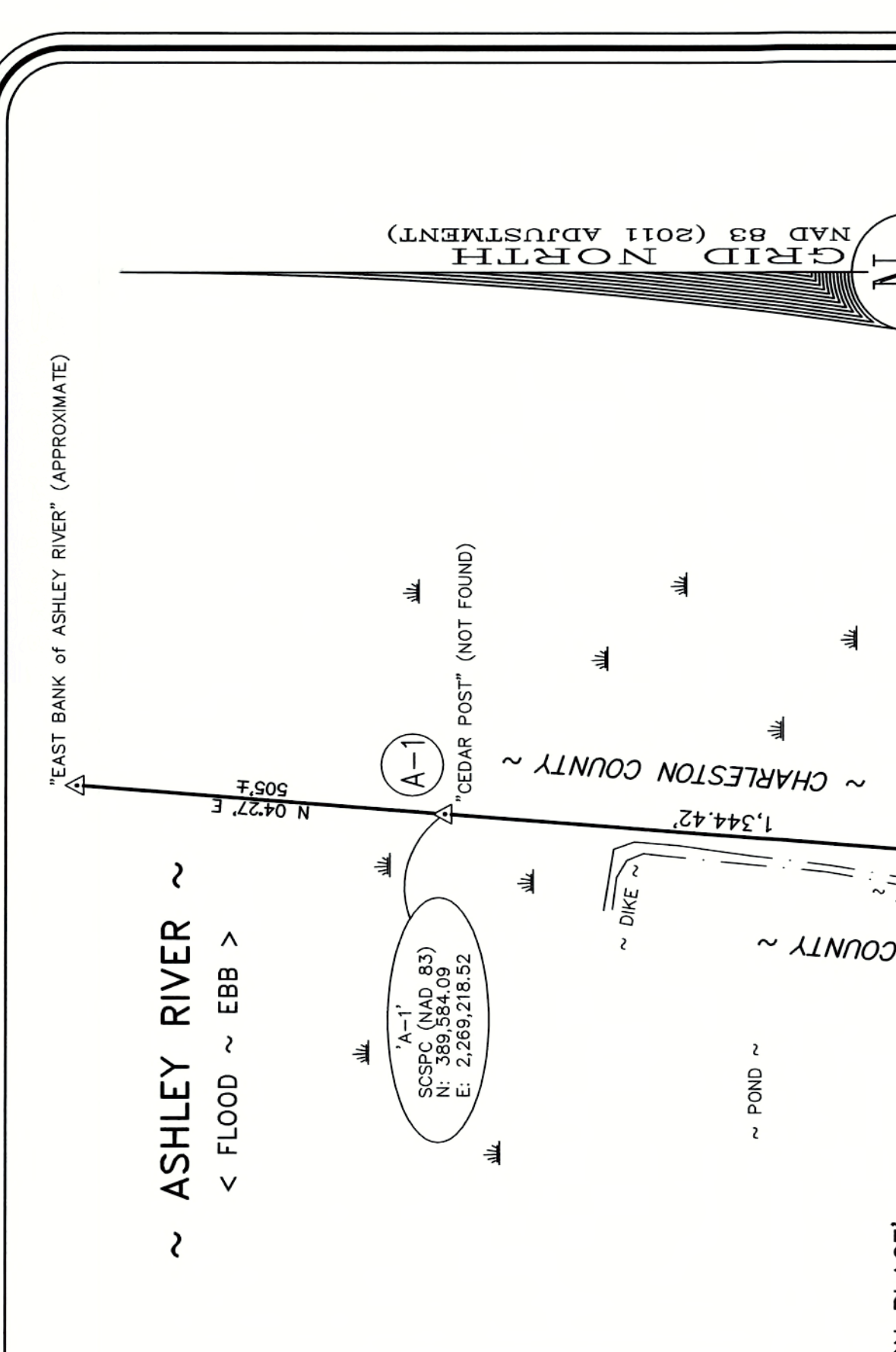
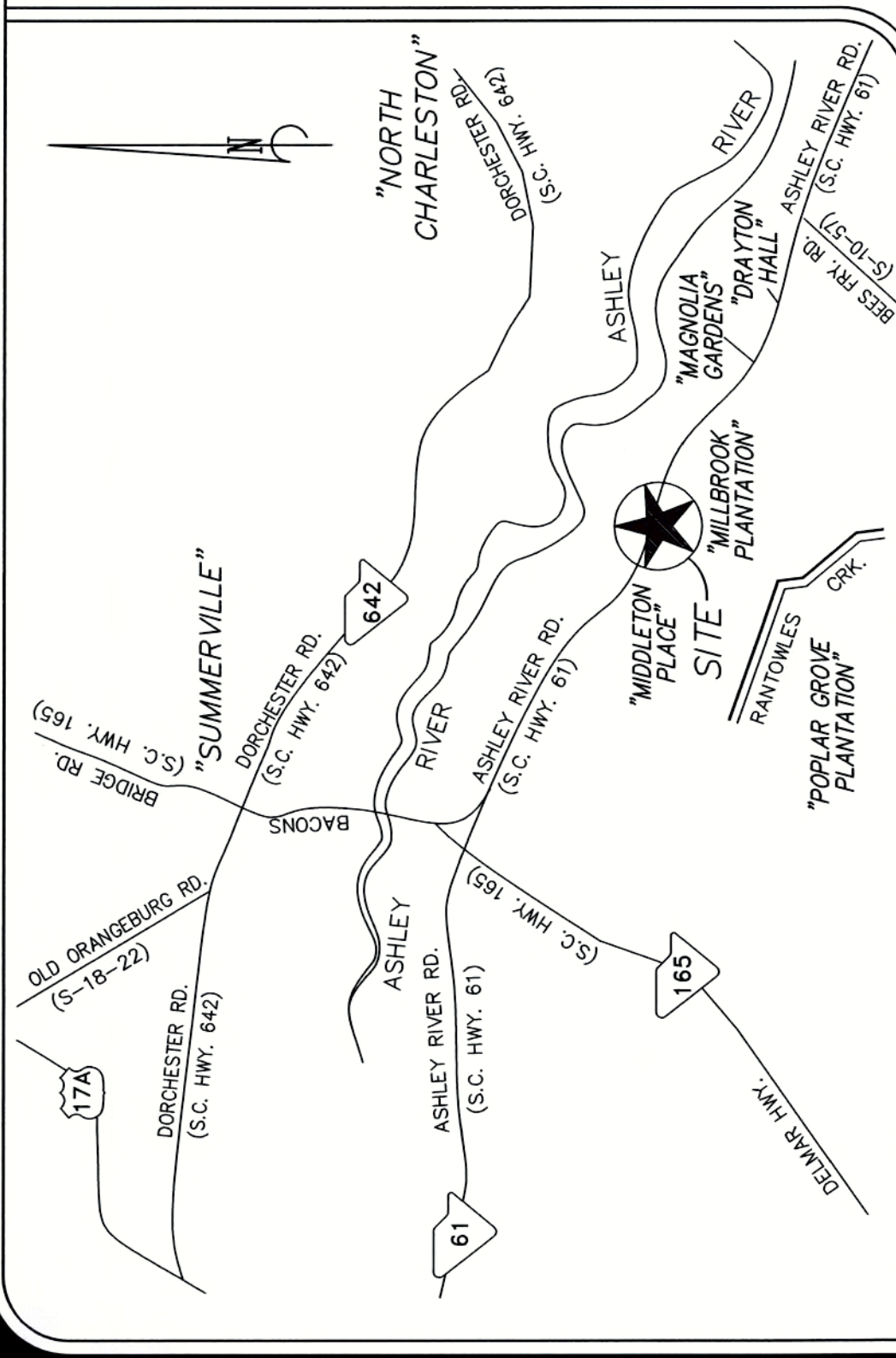
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 'STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA' (EFFECTIVE JUNE 26, 2009), AS PER ARTICLE 4, REGULATION 49-420-F, THAT THIS MAP OR PLAN IS INTENDED ONLY TO SHOW INFORMATION SURVEYED FOR A SPECIFIC STATED PURPOSE; THAT SURVEY LINES SHOWN HEREON ARE BASED ON ACTUAL FIELD SURVEY EVIDENCE AND/OR MEASUREMENTS WHICH MEET OR EXCEED THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN.

CORNERSTONE SURVEYING & ENGINEERING, INC.
 C.O.A. STAMP EMBOSSED SEAL

NOT VALID UNLESS SIGNED IN RED INK

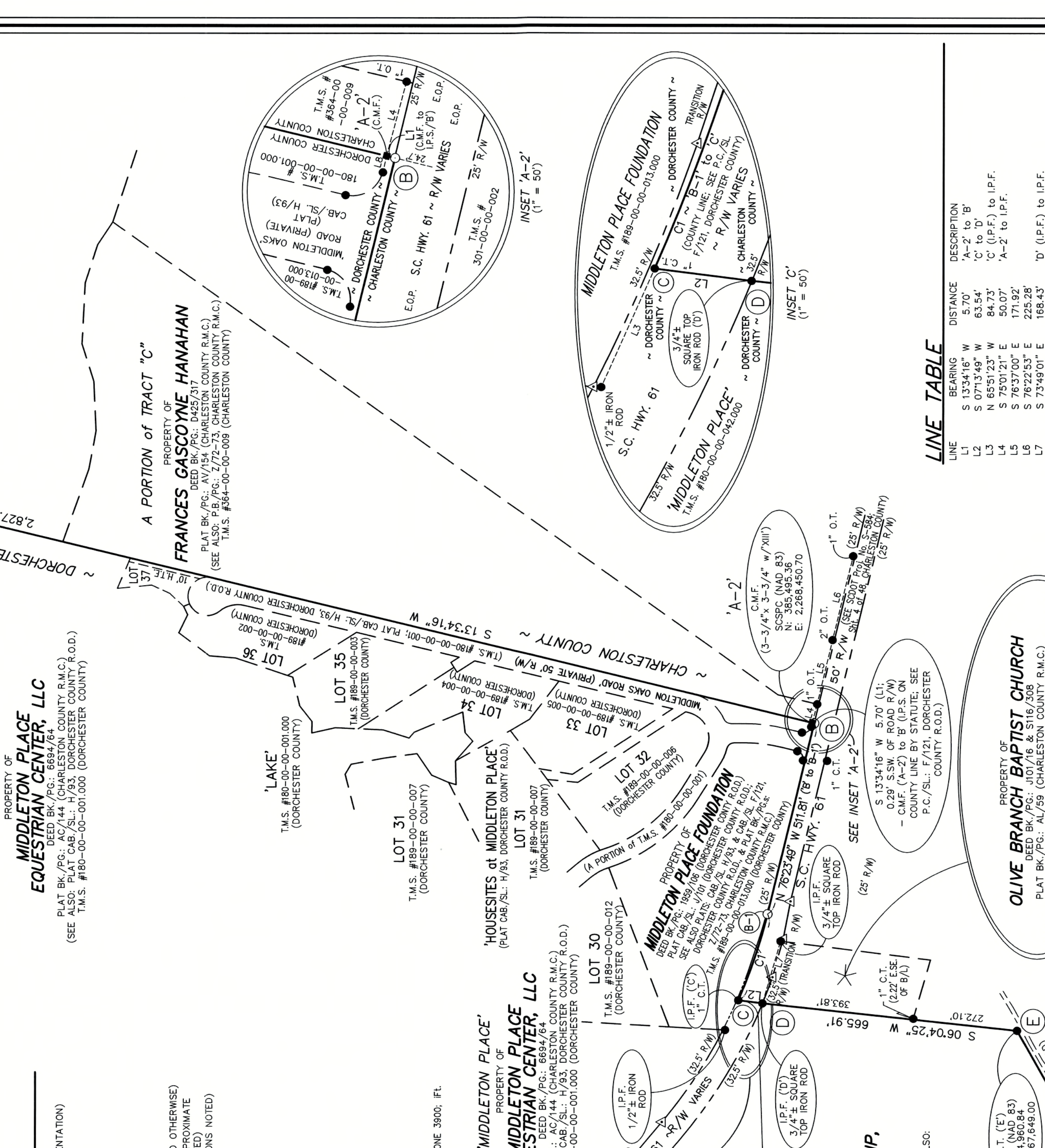
DAVID BRANTON
 No. 11053

4-27-16



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 - FOR ADDITIONAL NOTES SPECIFIC TO THIS SURVEY AND THE INFORMATION FOR THIS PLAN, AND THE COUNTY BOUNDARY LINE SHOWN HEREON, SEE SHEET 1 AND SHEETS 3 thru 8 of 8.

- LEGEND**
- COUNTY LINE
 - ADJOINER BOUNDARY LINE (BY TITLE &/OR MONUMENTATION)
 - RAIL (R/W)
 - ESSENTIAL ROAD (R/W/LIMITS)
 - EDGE OF SOIL ROAD
 - TOP OF BANK
 - EDGE OF ASPHALT PAVEMENT (E.O.P.)
 - THE LINE
 - CENTER LINE (C/L or C)
 - MATCH LINE
 - IRON PIN OR PIPE FOUND (#8 REBAR UNLESS NOTED OTHERWISE)
 - STONE FOUND (TYPICALLY AN IRREGULAR MASS; APPROXIMATE DIMENSIONS OF TOP PORTION/AREA OF STONE NOTED)
 - CONCRETE MONUMENT FOUND (C.M.F.; SIZE/DIMENSIONS NOTED)
 - COMPLETED POINT; NO MONUMENT FOUND, #7 OR SET
 - IRON NAIL SET (I.N.S.)
 - ALUMINUM CAP SET (UNLESS NOTED OTHERWISE)
 - SALT MARSH
 - COUNTY LINE CORNER
 - IRON REINFORCING BAR (REBAR)
 - OPEN TOP IRON PIPE OR PIN
 - C.I.T.
 - A.I.
 - R.M.C.
 - R.O.D.
 - REGISTER OF MESNE CONVEYANCE
 - REGISTER OF DEEDS
 - BOOK/PAGE
 - DEED BOOK/PAGE
 - DEED BOOK/PAGE
 - TAX MAP SYSTEM (COUNTY PARCEL IDENTIFICATION)
 - PLAT CABINET/SLIDE
 - NORTH CAROLINA STATE PLANE COORDINATE (SYSTEM), ZONE 3800, FT.
 - NORTH AMERICA DATUM OF 1983 (2011 Adjustment)
 - NORTHING/EASTING SCSG COORDINATES
 - HORSE TRAIL EASEMENT



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	DESCRIPTION
C1	237.27'	1,407.39'	9.3934°	118.92'	236.99'	N 71°20'59" W	B-1' to 'C'

LINE TABLE

LINE	BEARING	DISTANCE	DESCRIPTION
L1	S 13°34'16" W	5.70'	A-2' to 'B'
L2	S 07°13'49" W	63.54'	'C' to 'D'
L3	N 65°15'23" W	84.73'	'C' (I.P.F.) to I.P.F.
L4	S 75°01'21" E	50.07'	'A-2' to I.P.F.
L5	S 76°37'00" E	171.92'	
L6	S 76°22'53" E	225.28'	
L7	S 73°49'01" E	166.43'	'D' (I.P.F.) to I.P.F.
L8	N 76°59'56" W	10.96'	A-2' to I.P.F.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 200 ft.

CORNERSTONE SURVEYING & ENGINEERING, INC.
 1240 Beckett Bridge Rd. ~ Summerville ~ South Carolina ~ 29485 ~ Phone 843-871-9700

DATE OF MAP: 4/11/2016
 Drawn: KAW
 Design: KAW
 Checked: KAW & RDB
 Approved: RDB
 CAD File: 15001-1 Ches-Bar 2of8.dwg
 F.B. & Pg. 236-57, et al.
 P.B. & Pg. _____
 Pl. Board Appl. # _____

Date: _____
 Revision No. _____

Proj. No.: 15001-001
 Sheet 2 Of 8

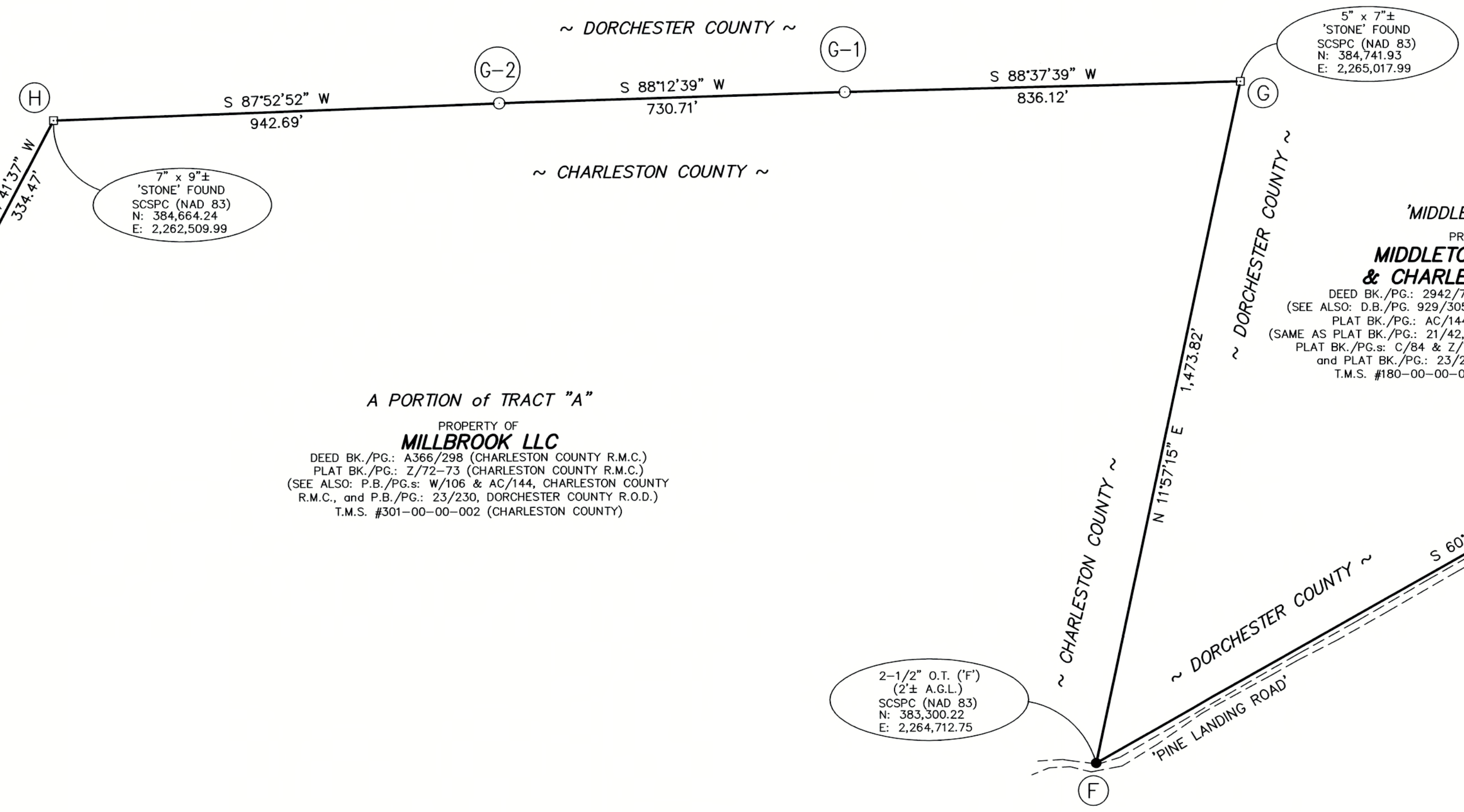
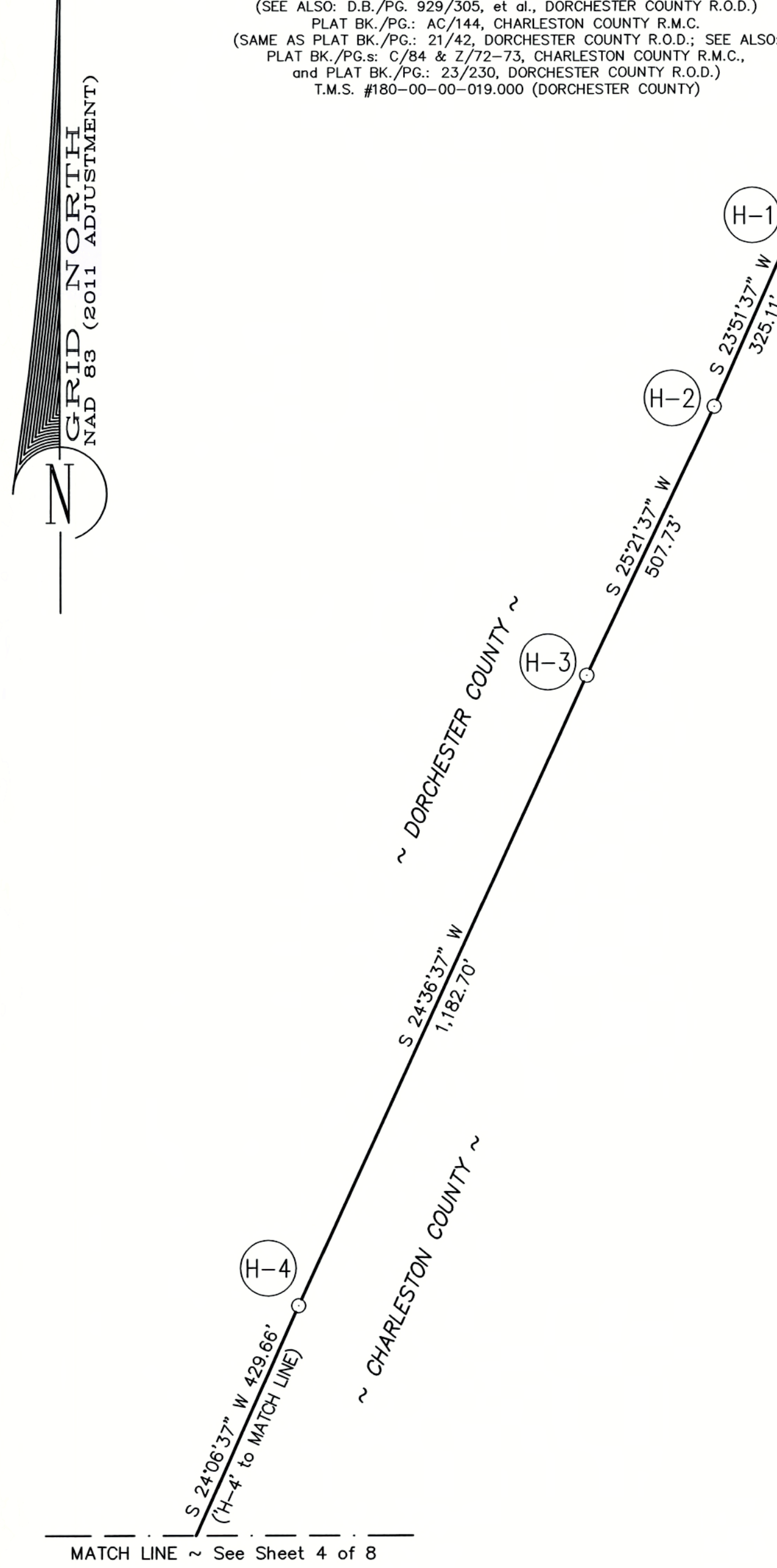
GRID NORTH
NAD 83 (2011 ADJUSTMENT)

'MIDDLETON PLACE'
PROPERTY OF
**MIDDLETON PLACE LLC
& CHARLES H. P. DUELL**
DEED BK./PG.: 2942/76, DORCHESTER COUNTY R.O.D.
(SEE ALSO: D.B./PG. 929/305, et al., DORCHESTER COUNTY R.O.D.)
PLAT BK./PG.: AC/144, CHARLESTON COUNTY R.M.C.
(SAME AS PLAT BK./PG.: 21/42, DORCHESTER COUNTY R.O.D.; SEE ALSO:
PLAT BK./PG.s: C/84 & Z/72-73, CHARLESTON COUNTY R.M.C.,
and PLAT BK./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
T.M.S. #180-00-00-019.000 (DORCHESTER COUNTY)

A PORTION of TRACT "A"
PROPERTY OF
MILLBROOK LLC
DEED BK./PG.: A366/298 (CHARLESTON COUNTY R.M.C.)
PLAT BK./PG.: Z/72-73 (CHARLESTON COUNTY R.M.C.)
(SEE ALSO: P.B./PG.s: W/106 & AC/144, CHARLESTON COUNTY
R.M.C., and P.B./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
T.M.S. #301-00-00-002 (CHARLESTON COUNTY)

'MIDDLETON PLACE'
PROPERTY OF
**MIDDLETON PLACE LLC
& CHARLES H. P. DUELL**
DEED BK./PG.: 2942/76, DORCHESTER COUNTY R.O.D.
(SEE ALSO: D.B./PG. 929/305, et al., DORCHESTER COUNTY R.O.D.)
PLAT BK./PG.: AC/144, CHARLESTON COUNTY R.M.C.
(SAME AS PLAT BK./PG.: 21/42, DORCHESTER COUNTY R.O.D.; SEE ALSO:
PLAT BK./PG.s: C/84 & Z/72-73, CHARLESTON COUNTY R.M.C.,
and PLAT BK./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
T.M.S. #180-00-00-019.000 (DORCHESTER COUNTY)

A PORTION of TRACT "A"
PROPERTY OF
MILLBROOK LLC
DEED BK./PG.: A366/298 (CHARLESTON COUNTY R.M.C.)
PLAT BK./PG.: Z/72-73 (CHARLESTON COUNTY R.M.C.)
(SEE ALSO: P.B./PG.s: W/106 & AC/144, CHARLESTON COUNTY
R.M.C., and P.B./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
T.M.S. #301-00-00-002 (CHARLESTON COUNTY)

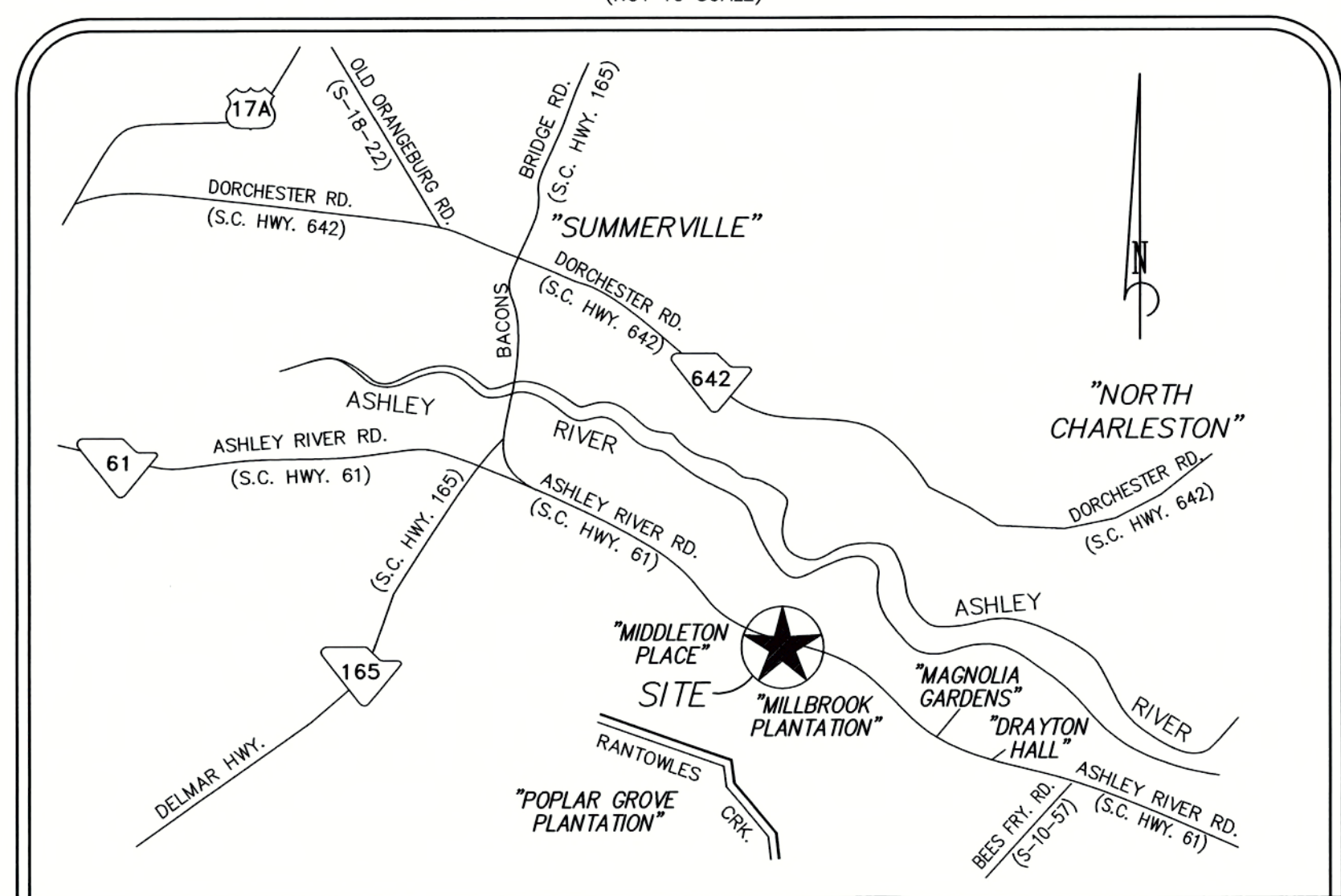


2-1/2" O.T. (F)
(2± A.G.L.)
SCSPC (NAD 83)
N: 383,300.22
E: 2,264,712.75

5" x 7"±
'STONE' FOUND
SCSPC (NAD 83)
N: 384,741.93
E: 2,265,017.99

7" x 9"±
'STONE' FOUND
SCSPC (NAD 83)
N: 384,664.24
E: 2,262,509.99

LOCATION MAP
(NOT TO SCALE)



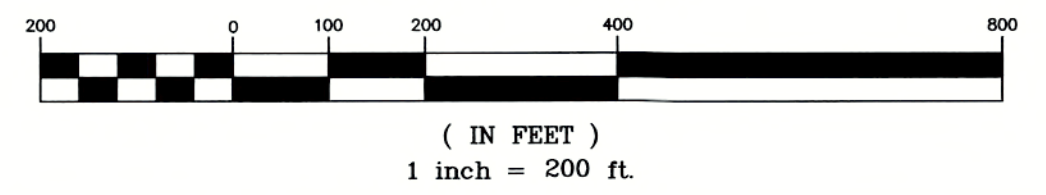
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- FOR ADDITIONAL NOTES SPECIFIC TO THIS SURVEY AND THE INFORMATION FOR THIS PLAT AND THE COUNTY BOUNDARY LINE SHOWN HEREON, SEE SHEETS 1 thru 2 AND 4 thru 8 of 8.

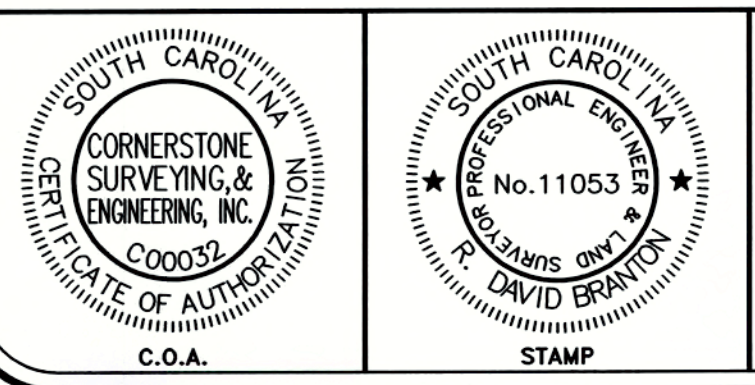
LEGEND

	COUNTY LINE
	ADJOINER BOUNDARY LINE (by TITLE &/or MONUMENTATION)
	RIGHT-OF-WAY (R/W)
	EASEMENT BOUNDARY/LIMITS
	EDGE OF SOIL ROAD
	TOP OF BANK
	EDGE OF ASPHALT PAVEMENT (E.O.P.)
	TIE LINE
	MATCH LINE
	IRON PIN OR PIPE FOUND (#5 REBAR UNLESS NOTED OTHERWISE)
	STONE FOUND (TYPICALLY AN IRREGULAR MASS; APPROXIMATE DIMENSIONS OF TOP PORTION/AREA OF STONE NOTED)
	CONCRETE MONUMENT FOUND (C.M.F.; SIZE/DIMENSIONS NOTED)
	COMPUTED POINT; NO MONUMENT FOUND &/or SET
	IRON PIN SET (I.P.S.) - #8 R.B. w/3-1/4" S.C.G.S.
	ALUMINUM CAP SET (UNLESS NOTED OTHERWISE)
	SALT MARSH
	COUNTY LINE CORNER
	IRON REINFORCING BAR (REBAR)
	OPEN TOP IRON PIPE or PIN
	CRIMP or "PINCH" TOP IRON PIPE or PIN
	ABOVE GROUND LEVEL
	REGISTER OF MESNE CONVEYANCE
	REGISTER OF DEEDS
	BOOK/PAGE
	DEED BOOK/PAGE
	PLAT BOOK/PAGE
	PLAT CABINET/SLIDE
	TAX MAP SYSTEM (COUNTY PARCEL IDENTIFICATION)
	SOUTH CAROLINA STATE PLANE COORDINATE (SYSTEM); ZONE 3900; FT.
	NORTH AMERICA DATUM OF 1983 (2011 Adjustment)
	NORTHING/EASTING SCSPC COORDINATES

GRAPHIC SCALE



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SIGNED IN RED INK

David Branton
9-27-16

EMBOSSED SEAL

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Date: 9/27/16

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A PLAT OF A PORTION OF THE
CHARLESTON-DORCHESTER COUNTY LINE
RUNNING WESTWARD FROM
ASHLEY RIVER TO RANTOWLES CREEK
ACROSS S.C. HWY. 61 & ADJACENT TO SEVERAL PROPERTIES
ALONG THE COMMON BOUNDARY LINE BETWEEN
'MILLBROOK PLANTATION' (CHARLESTON COUNTY)
& 'MIDDLETON PLACE' (DORCHESTER COUNTY)
LOCATED IN ST. ANDREWS PARISH,
CHARLESTON COUNTY AND DORCHESTER COUNTY, SOUTH CAROLINA

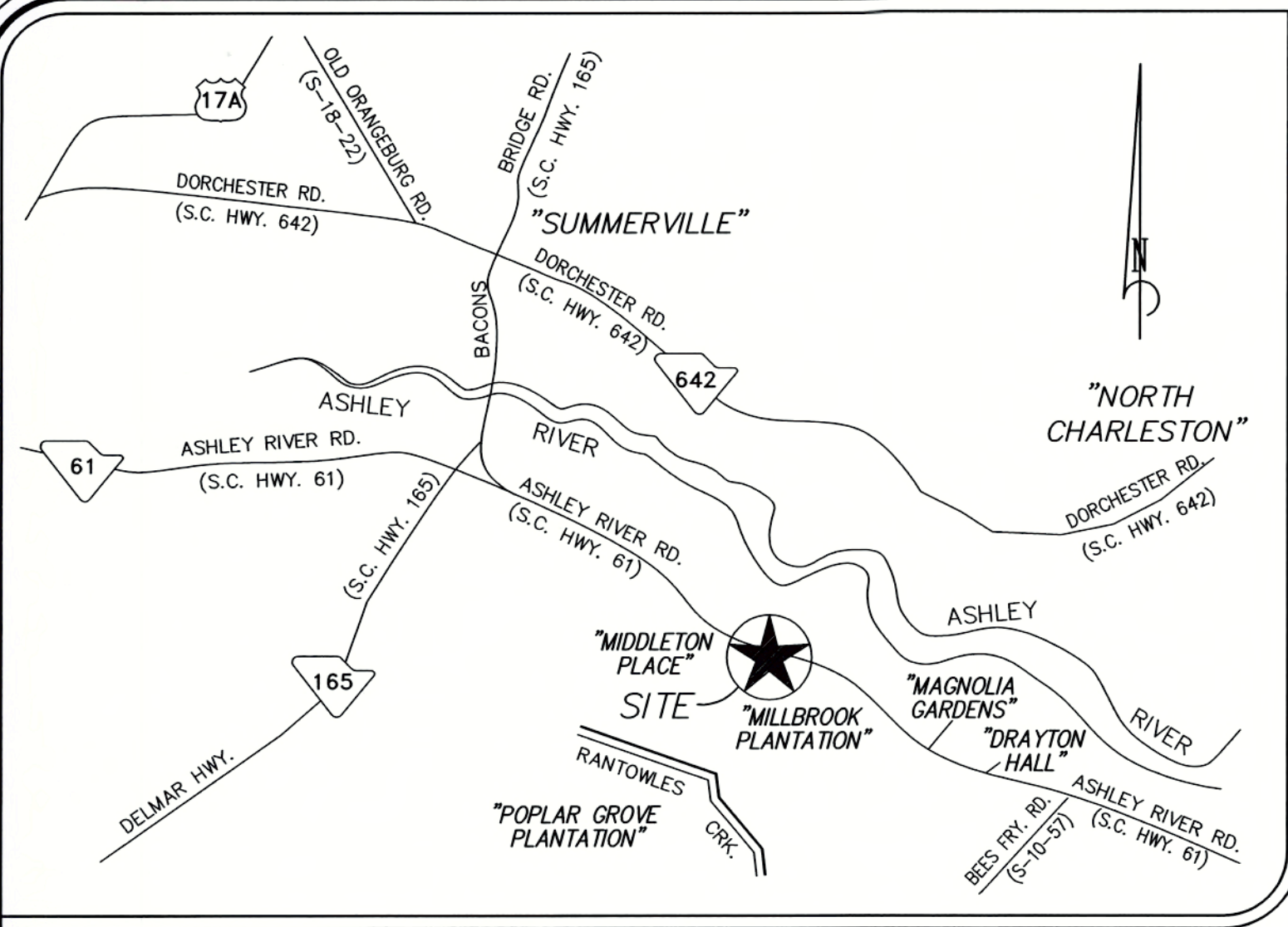
Date of Map: 4/11/2016

Drawn: KAW
Design: KAW
Checked: KAW
Approved: RDB

CAD File: 15001-1 Chas-Dor 3of8.dwg
F.B. & Pg. 236-57, et al.
P.B. & Pg. _____
Pl. Board Appl. # _____

Date	Revision No.

Proj. No.: 15001-001
Sheet 3 Of 8



LOCATION MAP
(NOT TO SCALE)

'MIDDLETON PLACE'
PROPERTY OF
**MIDDLETON PLACE LLC
& CHARLES H. P. DUELL**
DEED BK./PG.: 2942/76, DORCHESTER COUNTY R.O.D.
(SEE ALSO: D.B./PG. 929/305, et al., DORCHESTER COUNTY R.O.D.)
PLAT BK./PG.: AC/144, CHARLESTON COUNTY R.M.C.
(SAME AS PLAT BK./PG.: 21/42, DORCHESTER COUNTY R.O.D.; SEE ALSO:
PLAT BK./PG.s: C/84 & Z/72-73, CHARLESTON COUNTY R.M.C.,
and PLAT BK./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
T.M.S. #180-00-00-019.000 (DORCHESTER COUNTY)

7" x 9"±
'STONE' FOUND
SCSPC (NAD 83)
N: 381,484.39
E: 2,261,042.10

MATCH LINE ~ See Sheet 3 of 8
S 24°06'37" W 723.61'
(MATCH LINE TO T)
A PORTION of TRACT "A"
PROPERTY OF
MILLBROOK LLC
DEED BK./PG.: A368/298 (CHARLESTON COUNTY R.M.C.)
PLAT BK./PG.: Z/72-73 (CHARLESTON COUNTY R.M.C.)
(SEE ALSO: P.B./PG.s: W/106 & AC/144, CHARLESTON COUNTY
R.M.C., and P.B./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
T.M.S. #301-00-00-002 (CHARLESTON COUNTY)



6-1/2" x 7"±
'STONE' FOUND
SCSPC (NAD 83)
N: 379,909.54
E: 2,257,209.56

A PORTION of TRACT "A"
PROPERTY OF
MILLBROOK LLC
DEED BK./PG.: A368/298 (CHARLESTON COUNTY R.M.C.)
PLAT BK./PG.: Z/72-73 (CHARLESTON COUNTY R.M.C.)
(SEE ALSO: P.B./PG.s: W/106 & AC/144, CHARLESTON COUNTY
R.M.C., and P.B./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
T.M.S. #301-00-00-002 (CHARLESTON COUNTY)

'MIDDLETON PLACE'
PROPERTY OF
**MIDDLETON PLACE LLC
& CHARLES H. P. DUELL**
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(SEE ALSO: D.B./PG. 929/305, et al., DORCHESTER COUNTY R.O.D.)
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PLAT BK./PG.s: C/84 & Z/72-73, CHARLESTON COUNTY R.M.C.,
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T.M.S. #180-00-00-019.000 (DORCHESTER COUNTY)

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NOT VALID UNLESS SIGNED IN RED INK

DAVID BRANTLEY
No. 11053
DAVID BRANTLEY

EMBOSSSED SEAL

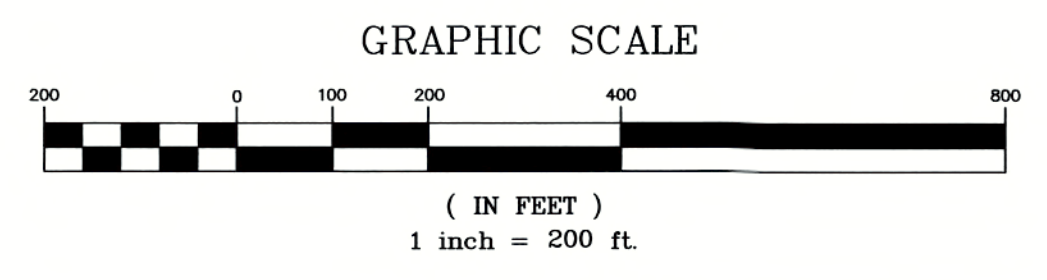
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NOTES

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- THE PARCEL INFORMATION REFERENCED ON THIS PLAT IS ONLY THAT USED TO SHOW THE PUBLIC RECORD OWNERSHIP OF THE PROPERTIES ADJOINING OR NEAR THE CHARLESTON-DORCHESTER COUNTY LINE BEING FOUND ON RECORD, RESPECTIVELY, IN THE DORCHESTER COUNTY REGISTER OF DEEDS (R.O.D.) AND THE CHARLESTON COUNTY REGISTER OF MESNE CONVEYANCE (R.M.C.) AND DOES NOT CONSTITUTE A TITLE SEARCH, TITLE ABSTRACT, OR TITLE OPINION FOR ANY OF THE PROPERTIES NOTED HEREON.
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LEGEND

— — — — —	COUNTY LINE
— — — — —	ADJOINER BOUNDARY LINE (by TITLE &/or MONUMENTATION)
— — — — —	RIGHT-OF-WAY (R/W)
— — — — —	EASEMENT BOUNDARY/LIMITS
— — — — —	EDGE OF SOIL ROAD
— — — — —	TOP OF BANK
— — — — —	EDGE OF ASPHALT PAVEMENT (E.O.P.)
— — — — —	TIE LINE
●	MATCH LINE
□	IRON PIN OR PIPE FOUND (#5 REBAR UNLESS NOTED OTHERWISE)
▲	STONE FOUND (TYPICALLY AN IRREGULAR MASS; APPROXIMATE DIMENSIONS OF TOP PORTION/AREA OF STONE NOTED)
△	CONCRETE MONUMENT FOUND (C.M.F.; SIZE/DIMENSIONS NOTED)
○	COMPUTED POINT; NO MONUMENT FOUND &/or SET
⊕	IRON PIN SET (I.P.S.) - #8 R.B. w/3-1/4" S.C.G.S.
⊕	ALUMINUM CAP SET (UNLESS NOTED OTHERWISE)
⊕	SALT MARSH
⊕	COUNTY LINE CORNER
⊕	IRON REINFORCING BAR (REBAR)
⊕	OPEN TOP IRON PIPE OR PIN
⊕	CRIMP or "PINCH" TOP IRON PIPE or PIN
⊕	ABOVE GROUND LEVEL
⊕	REGISTER OF MESNE CONVEYANCE
⊕	REGISTER OF DEEDS
⊕	BOOK/PAGE
⊕	DEED BOOK/PAGE
⊕	PLAT BOOK/PAGE
⊕	P.C./SL
⊕	T.M.S.
⊕	SCSPC
⊕	NAD 83
⊕	NORTHING/EASTING SCSPC COORDINATES



A PLAT OF A PORTION OF THE
CHARLESTON-DORCHESTER COUNTY LINE
RUNNING WESTWARD FROM
ASHLEY RIVER TO RANTOWLES CREEK
ACROSS S.C. HWY. 61 & ADJACENT TO SEVERAL PROPERTIES
ALONG THE COMMON BOUNDARY LINE BETWEEN
'MILLBROOK PLANTATION' (CHARLESTON COUNTY)
& 'MIDDLETON PLACE' (DORCHESTER COUNTY)
LOCATED IN ST. ANDREWS PARISH,
CHARLESTON COUNTY AND DORCHESTER COUNTY, SOUTH CAROLINA

Date of Map: 4/11/2016
 Drawn: KAW
 Design: KAW
 Checked: KAW & RDB
 Approved: RDB
 CAD File: 15001-1 Chas-Dor 4of8.dwg
 F.B. & Pg. 236-57, et al.
 P.B. & Pg. _____
 Pl. Board Appl. # _____

Date	Revision No.

Proj. No.: 15001-001
Sheet 4 Of 8

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SOUTH CAROLINA PROFESSIONAL ENGINEER
CORNERSTONE SURVEYING & ENGINEERING, INC.
 000037
 C.O.A.

SOUTH CAROLINA PROFESSIONAL ENGINEER
 No. 11053
DAVID BRANTON
 STAMP

NOT VALID UNLESS SIGNED IN RED INK

 9-27-10
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- FOR ADDITIONAL NOTES SPECIFIC TO THIS SURVEY AND THE INFORMATION FOR THIS PLAT AND THE COUNTY BOUNDARY LINE SHOWN HEREON, SEE SHEETS 1 thru 4 AND 6 thru 8 of 8.

LINE TABLE

LINE	BEARING	DISTANCE	DESCRIPTION
L1	S 29°31'45" W	239.67'	K-4 to K-5 (ANGLE IN BANK)
L2	S 55°20'57" W	305.25'	K-5 (ANGLE IN BANK) to K-6'

LEGEND

- COUNTY LINE
- ADJOINER BOUNDARY LINE (BY TITLE &/OR MONUMENTATION)
- RIGHT-OF-WAY (R/W)
- EASEMENT BOUNDARY/LIMITS
- EDGE OF SOIL ROAD
- TOP OF BANK
- EDGE OF ASPHALT PAVEMENT (E.O.P.)
- MATCH LINE
- IRON PIN OR PIPE FOUND (#8 REBAR UNLESS NOTED OTHERWISE)
- STONE FOUND (TYPICALLY AN IRREGULAR MASS; APPROXIMATE DIMENSIONS OF TOP PORTION/AREA OF STONE NOTED)
- CONCRETE MONUMENT FOUND (C.M.F.; SIZE/DIMENSIONS NOTED)
- △ COMPUTED POINT; NO MONUMENT FOUND &/OR SET
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- ALUMINUM CAP SET (UNLESS NOTED OTHERWISE)
- SALT MARSH
- ▲ COUNTY LINE CORNER
- ▲ IRON REINFORCING BAR (REBAR)
- OPEN TOP IRON PIPE OR PIN
- CRIMP OR "FINCH" TOP IRON PIPE OR PIN
- ABOVE GROUND LEVEL
- REGISTER OF MESNE CONVEYANCE
- REGISTER OF DEEDS
- BOOK/PAGE
- DEED BOOK/PAGE
- PLAT BOOK/PAGE
- PLAT CABINET/SLIDE
- TAX MAP SYSTEM (COUNTY PARCEL IDENTIFICATION)
- SOUTH CAROLINA STATE PLANE COORDINATE (SYSTEM), ZONE 3900; FL.
- NORTH AMERICA DATUM OF 1983 (2011 Adjustment)
- NORTHING/EASTING SCSPC COORDINATES
- N./E.

GRAPHIC SCALE



Date of Map: 4/11/2016
 Drawn: KAW
 Design: KAW
 Checked: KAW & RDB
 Approved: RDB
 CAD File: 15001-1 Ches-Bar 5of8.dwg
 F.B. & Pg. 236-57, et al.
 P.B. & Pg.
 Pl. Board Appl. #

Date: _____ Revision No.: _____

Proj. No.: 15001-001
 Sheet 5 Of 8

A PLAT OF A PORTION OF THE CHARLESTON-DORCHESTER COUNTY LINE RUNNING WESTWARD FROM ASHLEY RIVER TO RANTOWLES CREEK ACROSS S.C. HWY. 61 & ADJACENT TO SEVERAL PROPERTIES ALONG THE COMMON BOUNDARY LINE BETWEEN 'MILLBROOK PLANTATION' (CHARLESTON COUNTY) & 'MIDDLETON PLACE' (DORCHESTER COUNTY) LOCATED IN ST. ANDREWS PARISH, CHARLESTON COUNTY AND DORCHESTER COUNTY, SOUTH CAROLINA

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 Print No.: _____
 Date: _____

MATCH LINE ~ See Sheet 4 of 8

A PORTION of TRACT "A"
 PROPERTY OF
MILLBROOK LLC
 DEED BK./PG.: 3367/298 (CHARLESTON COUNTY R.M.C.)
 PLAT BK./PG.: 2/72-73 (CHARLESTON COUNTY R.M.C.)
 (SEE ALSO: P.B./PG.s: W/106 & AC/144, CHARLESTON COUNTY R.M.C., and P.B./PG.: 23/230, DORCHESTER COUNTY R.M.C., T.M.S. #301-00-00-002 (CHARLESTON COUNTY))

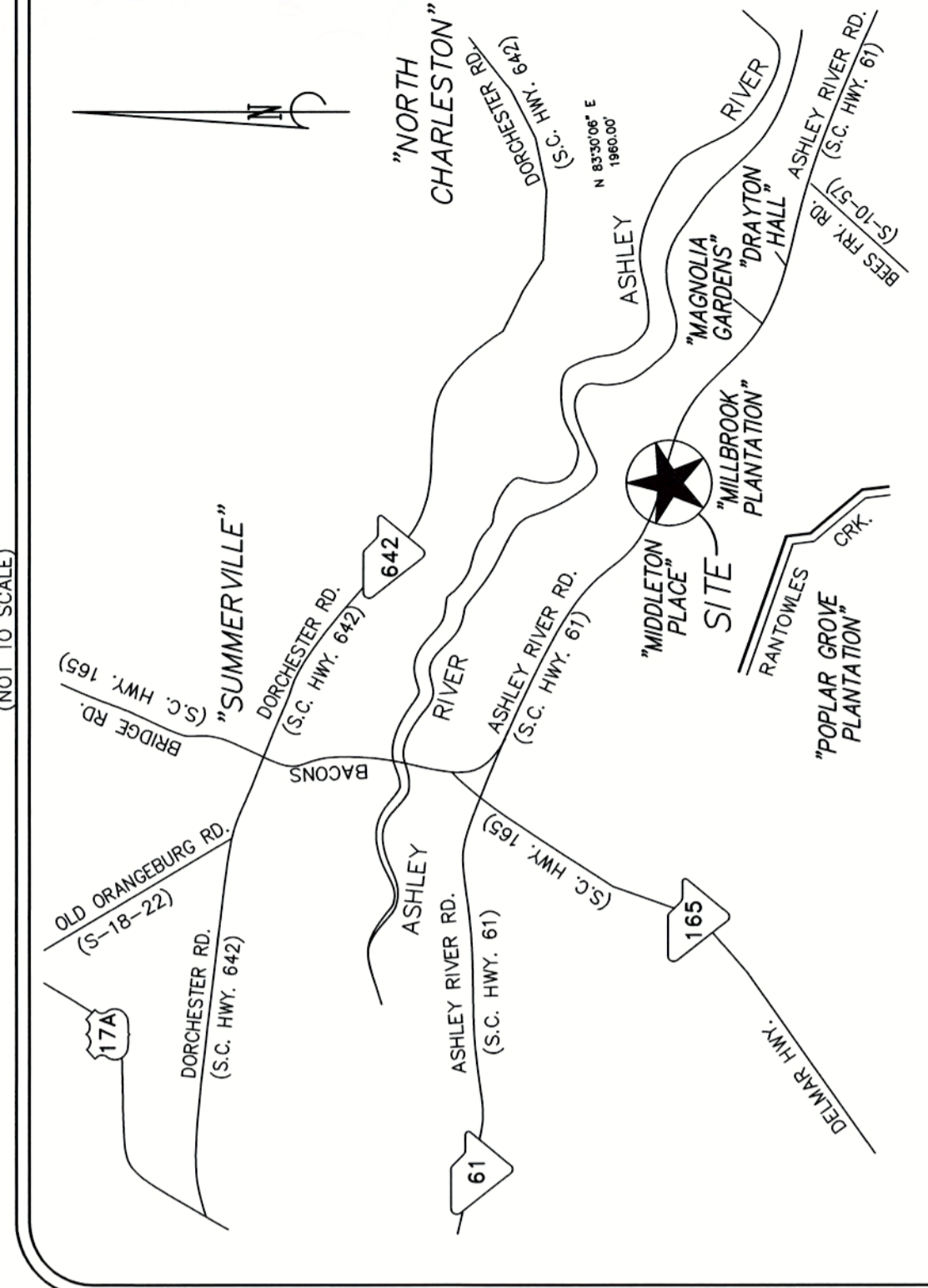
~ CHARLESTON COUNTY ~
 S 35°49'53" E
 2,568.23'

~ DORCHESTER COUNTY ~
 S 29°41'45" W
 858.23'

'MIDDLETON PLACE'
 PROPERTY OF
MIDDLETON PLACE LLC
 & **CHARLES H. P. DUELL**
 DEED BK./PG.: 894/276, DORCHESTER COUNTY R.M.C. (R.O.D.)
 (SEE ALSO: P.B./PG.s: 23/230, DORCHESTER COUNTY R.M.C., and P.B./PG.: AC/144, CHARLESTON COUNTY R.M.C.)
 PLAT BK./PG.: 21/42, DORCHESTER COUNTY R.M.C. (R.O.D.)
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 DEED BK./PG.: 3367/298 (CHARLESTON COUNTY R.M.C.)
 PLAT BK./PG.: 2/72-73 (CHARLESTON COUNTY R.M.C.)
 (SEE ALSO: P.B./PG.s: W/106 & AC/144, CHARLESTON COUNTY R.M.C., and P.B./PG.: 23/230, DORCHESTER COUNTY R.M.C., T.M.S. #301-00-00-002 (CHARLESTON COUNTY))

LOCATION MAP
 (NOT TO SCALE)



MATCH LINE ~ See Sheet 6 of 8

A PORTION of TRACT "A"
 T.M.S. #301-00-00-002
 (CHARLESTON COUNTY)

'ANGLE IN BANK' FOUND (I.P.S. AT K-5)

GRID NORTH
 NAD 83 (2011 ADJUSTMENT)

MATCH LINE ~ See Sheet 7 of 8

N 44°10'35" W 539.22'
 (L-1 to MATCH LINE)

(L-1)

~ DORCHESTER COUNTY ~
 ~ CHARLESTON COUNTY ~

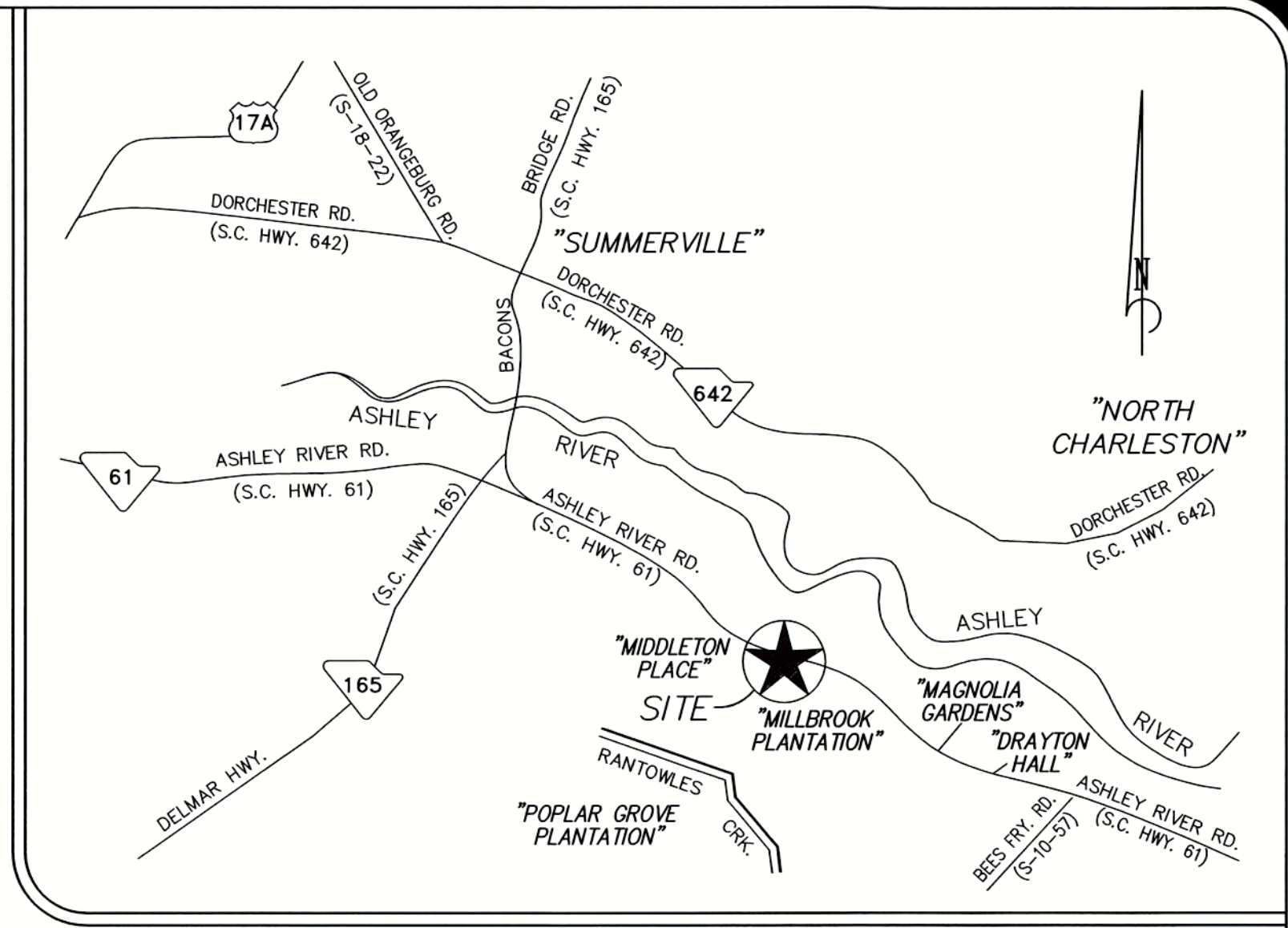
N 38°15'35" W 3,890.53'

COUNTY LINE MONUMENT SUMMARY TABLE - NAD 83 (2011 Adjustment)

Monument	Northing (Ft.)	Eastng (Ft.)	Description	Latitude (North)	Longitude (West)
A	388,243.88	2,269,114.18	7" x 8" Stone	32-53-50.1009	080-07-23.4470
A-1	389,584.09	2,269,218.52	'CEDAR Post'	32-54-03.3534	080-07-22.0897
A-2	385,495.36	2,268,450.70	C.M.F. 3.75" x 3.75"	32-53-22.9603	080-07-31.5015
B	385,489.82	2,268,449.37	I.P.S. w/SCGS Cap	32-53-22.9056	080-07-31.5178
B-1	385,610.18	2,267,951.97	I.P.S. w/SCGS Cap	32-53-24.1382	080-07-37.3393
C	385,685.96	2,267,727.45	I.P.F. 1" C.T.	32-53-24.9067	080-07-39.9649
D	385,622.94	2,267,719.45	I.P.F. 1" SQ.TOP	32-53-24.2838	080-07-40.0649
E	384,960.84	2,267,649.00	I.P.F. 1" C.T.	32-53-17.7383	080-07-40.9566
F	383,300.22	2,264,712.75	I.P.F. 2-1/2" O.T.	32-53-01.5505	080-08-15.5545
G	384,741.93	2,265,017.99	7" x 5" Stone	32-53-15.7907	080-08-11.8337
G-1	384,721.90	2,264,822.21	I.P.S. w/SCGS Cap	32-53-15.6616	080-08-21.6373
G-2	384,699.09	2,263,451.94	I.P.S. w/SCGS Cap	32-53-15.4960	080-08-30.2039
H	384,684.24	2,262,509.99	7" x 9" Stone	32-53-15.2284	080-08-41.2541
H-1	384,368.11	2,262,354.56	I.P.S. w/SCGS Cap	32-53-12.3110	080-08-43.1056
H-2	384,070.82	2,262,223.07	I.P.S. w/SCGS Cap	32-53-09.3801	080-08-44.6765
H-3	383,612.08	2,262,005.63	I.P.S. w/SCGS Cap	32-53-04.8586	080-08-47.2709
H-4	382,536.92	2,261,513.15	I.P.S. w/SCGS Cap	32-52-54.2603	080-08-53.1503
I	381,484.39	2,261,042.10	7" x 8" Stone	32-52-43.8840	080-08-58.7757
J	379,909.54	2,257,209.56	7" x 8" Stone	32-52-28.6108	080-09-43.8674
J-1	378,878.69	2,257,838.90	I.P.S. w/SCGS Cap	32-52-18.3601	080-09-36.5861
K	376,456.25	2,259,462.49	I.P.S. w/SCGS Cap	32-51-54.2593	080-09-17.7810
K-1	375,358.28	2,258,828.60	I.P.S. w/SCGS Cap	32-51-43.4463	080-09-25.3181
K-2	374,605.55	2,258,416.56	I.P.S. w/SCGS Cap	32-51-36.0313	080-09-30.2208
K-3	373,646.37	2,257,850.90	I.P.S. w/SCGS Cap	32-51-26.5859	080-09-36.9438
K-4	373,316.74	2,257,648.68	I.P.S. w/SCGS Cap	32-51-23.3405	080-09-39.3461
K-5	373,108.23	2,257,530.56	I.P.S. w/SCGS Cap	32-51-21.2868	080-09-40.7506
K-6	372,934.66	2,257,279.48	I.P.S. w/SCGS Cap	32-51-19.5895	080-09-43.7106
L	372,604.75	2,256,866.96	7" x 8" Stone	32-51-16.3582	080-09-48.5780
L-1	375,659.62	2,254,457.86	I.P.S. w/SCGS Cap	32-51-46.7778	080-10-16.5331
L-2	376,560.35	2,253,582.66	I.P.S. w/SCGS Cap	32-51-55.7597	080-10-26.7098
L-3	376,711.05	2,253,396.50	I.P.S. w/SCGS Cap	32-51-57.2656	080-10-28.8784
M	377,068.02	2,252,978.40	7" x 9" Stone	32-52-00.8308	080-10-33.7470
N	377,130.83	2,252,761.92	I.P.S. w/SCGS Cap	32-52-01.4694	080-10-36.2794
O	374,828.87	2,250,031.26	I.P.S. w/SCGS Cap	32-51-38.9058	080-11-08.5086
O-1	374,324.31	2,249,979.52	I.P.S. w/SCGS Cap	32-51-33.9173	080-11-09.1618
O-2	373,236.82	2,249,887.15	I.P.S. w/SCGS Cap	32-51-23.1638	080-11-10.3452
P	371,664.76	2,249,691.18	5-1/2" x 7" Stone	32-51-07.6238	080-11-12.7876
P-1	371,620.72	2,249,685.69	C/L Rantowles Creek	32-51-07.1884	080-11-12.8561

A PORTION of TRACT "A"

PROPERTY OF
MILLBROOK LLC
 DEED BK./PG.: A366/298 (CHARLESTON COUNTY R.M.C.)
 PLAT BK./PG.: Z/72-73 (CHARLESTON COUNTY R.M.C.)
 (SEE ALSO: P.B./PG.s: W/106 & AC/144, CHARLESTON COUNTY R.M.C., and P.B./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
 T.M.S. #301-00-00-002 (CHARLESTON COUNTY)



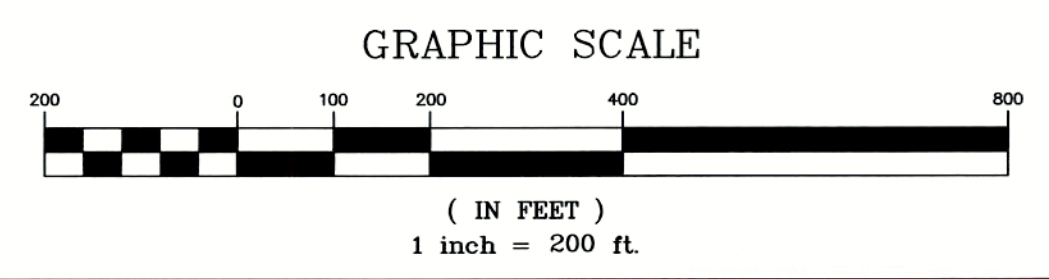
LOCATION MAP
(NOT TO SCALE)

NOTES

- THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED, EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR NOTED HEREON.
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- THE PARCEL INFORMATION REFERENCED ON THIS PLAT IS ONLY THAT USED TO SHOW THE PUBLIC RECORD OWNERSHIP OF THE PROPERTIES ADJOINING OR NEAR THE CHARLESTON-DORCHESTER COUNTY LINE BEING FOUND ON RECORD, RESPECTIVELY, IN THE DORCHESTER COUNTY REGISTER OF DEEDS (R.O.D.) AND THE CHARLESTON COUNTY REGISTER OF MESNE CONVEYANCE (R.M.C.) AND DOES NOT CONSTITUTE A TITLE SEARCH, TITLE ABSTRACT, OR TITLE OPINION FOR ANY OF THE PROPERTIES NOTED HEREON.
- THIS PLAT HAS BEEN DONE FOR THE STATE OF SOUTH CAROLINA IN ACCORDANCE WITH THEIR PLANNED USE AND PURPOSE OF THE INFORMATION SHOWN HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PROPERTIES.
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- NO SURVEYS, EVALUATION OR DELINEATION OF ANY ENVIRONMENTAL ISSUES OR MATTERS SUCH AS HAZARDOUS WASTE CONTAMINATION, SUBSURFACE CHARACTERISTICS (i.e. FILL DIRT, etc.), WETLANDS, OR ENDANGERED SPECIES, etc. HAVE BEEN DONE FOR THE SUBJECT PROPERTIES, AND THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF SUCH CONDITIONS.
- FOR ADDITIONAL NOTES SPECIFIC TO THIS SURVEY AND THE INFORMATION FOR THIS PLAT AND THE COUNTY BOUNDARY LINE SHOWN HEREON, SEE SHEETS 1 thru 5 AND SHEETS 7 thru 8 of 8.

LEGEND

- COUNTY LINE
- ADJOINER BOUNDARY LINE (by TITLE &/or MONUMENTATION)
- RIGHT-OF-WAY (R/W)
- EASEMENT BOUNDARY/LIMITS
- EDGE OF SOIL ROAD
- TOP OF BANK
- EDGE OF ASPHALT PAVEMENT (E.O.P.)
- TIE LINE
- MATCH LINE
- IRON PIN OR PIPE FOUND (#5 REBAR UNLESS NOTED OTHERWISE)
- STONE FOUND (TYPICALLY AN IRREGULAR MASS; APPROXIMATE DIMENSIONS OF TOP PORTION/AREA OF STONE NOTED)
- CONCRETE MONUMENT FOUND (C.M.F.; SIZE/DIMENSIONS NOTED)
- △ COMPUTED POINT; NO MONUMENT FOUND &/or SET
- IRON PIN SET (I.P.S.) - #8 R.B. w/3-1/4" S.C.G.S.
- ALUMINUM CAP SET (UNLESS NOTED OTHERWISE)
- SALT MARSH
- COUNTY LINE CORNER
- IRON REINFORCING BAR (REBAR)
- OPEN TOP IRON PIPE or PIN
- CRIMP or "PINCH" TOP IRON PIPE or PIN
- ABOVE GROUND LEVEL
- REGISTER of MESNE CONVEYANCE
- REGISTER of DEEDS
- BOOK/PAGE
- DEED BOOK/PAGE
- PLAT BOOK/PAGE
- PLAT CABINET/SLIDE
- TAX MAP SYSTEM (COUNTY PARCEL IDENTIFICATION)
- SOUTH CAROLINA STATE PLANE COORDINATE (SYSTEM), ZONE 3900; FT.
- NORTH AMERICA DATUM of 1983 (2011 Adjustment)
- NORTHING/EASTING SCSPC COORDINATES



MATCH LINE ~ See Sheet 5 of 8

~ DORCHESTER COUNTY ~
 S 51°20'57" W 528.28'
 ~ CHARLESTON COUNTY ~

A PORTION of TRACT "A"

PROPERTY OF
MILLBROOK LLC
 DEED BK./PG.: A366/298 (CHARLESTON COUNTY R.M.C.)
 PLAT BK./PG.: Z/72-73 (CHARLESTON COUNTY R.M.C.)
 (SEE ALSO: P.B./PG.s: W/106 & AC/144, CHARLESTON COUNTY R.M.C., and P.B./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
 T.M.S. #301-00-00-002 (CHARLESTON COUNTY)

7" x 9"±
 'STONE' FOUND
 SCSPC (NAD 83)
 N: 372,804.75
 E: 2,256,866.96

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' (EFFECTIVE JUNE 26, 2009), AS PER ARTICLE 4, REGULATION 49-420 F.A. THAT THIS MAP OR PLAT IS INTENDED ONLY TO SHOW INFORMATION SURVEYED FOR A SPECIFIC STATED PURPOSE; THAT SURVEY LINES SHOWN HEREON ARE BASED ON ACTUAL FIELD SURVEY EVIDENCE AND/OR MEASUREMENTS WHICH MEET OR EXCEED THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN.

STAMP

NOT VALID UNLESS
SIGNED IN RED INK

EMBOSSED SEAL

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 Print No. _____
 Date: ___/___/___

CORNERSTONE
SURVEYING & ENGINEERING, INC.
 1240 Bacoos Bridge Rd. • Summerville • South Carolina • 29485 • Phone: 843-871-9706

A PLAT OF A PORTION OF THE CHARLESTON-DORCHESTER COUNTY LINE RUNNING WESTWARD FROM ASHLEY RIVER TO RANTOWLES CREEK ACROSS S.C. HWY. 61 & ADJACENT TO SEVERAL PROPERTIES ALONG THE COMMON BOUNDARY LINE BETWEEN 'MILLBROOK PLANTATION' (CHARLESTON COUNTY) & 'MIDDLETON PLACE' (DORCHESTER COUNTY) LOCATED IN ST. ANDREWS PARISH, CHARLESTON COUNTY AND DORCHESTER COUNTY, SOUTH CAROLINA

Date of Map: 4/11/2016
 Drawn: KAW
 Design: KAW
 Checked: KAW
 Approved: RDB
 CAD File: 15001-1 Chas-Dor 608.dwg
 P.B. & Pg. 236-57, et al.
 Pl. Board Appl. # _____

Date	Revision No.

Proj. No.: 15001-001
 Sheet 6 Of 8

LEGEND

- COUNTY LINE
- ADJOINER BOUNDARY LINE (by TITLE &/or MONUMENTATION)
- RIGHT-OF-WAY (R/W)
- EASEMENT BOUNDARY/LIMITS
- EDGE OF SOIL ROAD
- TOP OF BANK
- EDGE OF ASPHALT PAVEMENT (E.O.P.)
- TIE LINE
- MATCH LINE
- IRON PIN OR PIPE FOUND (#5 REBAR UNLESS NOTED OTHERWISE)
- STONE FOUND (TYPICALLY AN IRREGULAR MASS; APPROXIMATE DIMENSIONS OF TOP PORTION/AREA OF STONE NOTED)
- ▲ CONCRETE MONUMENT FOUND (C.M.F.; SIZE/DIMENSIONS NOTED)
- COMPUTED POINT; NO MONUMENT FOUND &/or SET
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- ALUMINUM CAP SET (UNLESS NOTED OTHERWISE)
- SALT MARSH
- COUNTY LINE CORNER
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- REGISTER of DEEDS
- BOOK/PAGE
- DEED BOOK/PAGE
- PLAT BOOK/PAGE
- PLAT CABINET/SLIDE
- TAX MAP SYSTEM (COUNTY PARCEL IDENTIFICATION)
- SOUTH CAROLINA STATE PLANE COORDINATE (SYSTEM); ZONE 3900; IFL
- NORTH AMERICA DATUM of 1983 (2011 Adjustment)
- NORTHING/EASTING SCSPC COORDINATES
- 'A' RBR or R.B.
- O.T.
- C.T.
- A.G.L.
- R.M.C.
- R.O.D.
- BK./PG.
- D.B./PG.
- P.B./PG.
- P.C./SL.
- T.M.S.
- SCSPC
- NAD 83
- N./E.

'MIDDLETON PLACE'
PROPERTY OF
MIDDLETON PLACE LLC & CHARLES H. P. DUELL
DEED BK./PG.: 2942/76, DORCHESTER COUNTY R.O.D.
(SEE ALSO: D.B./PG. 929/305, et al., DORCHESTER COUNTY R.O.D.)
PLAT BK./PG.: AC/144, CHARLESTON COUNTY R.M.C.
(SAME AS PLAT BK./PG.: 21/42, DORCHESTER COUNTY R.O.D.; SEE ALSO: PLAT BK./PG.s: C/84 & Z/72-73, CHARLESTON COUNTY R.M.C., and PLAT BK./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
T.M.S. #180-00-00-019.000 (DORCHESTER COUNTY)

A PORTION of TRACT "B"
PROPERTY OF
J. ROSS HANAHAN, Jr.
DEED BK./PG.: 173/197
(SEE P.B./PG.: Z/72-73, CHARLESTON COUNTY R.M.C., and P.B./PG. 23/230, DORCHESTER COUNTY R.M.C.)
T.M.S. #197-00-00-002.000 (DORCHESTER COUNTY)

A PORTION of TRACT "B"
PROPERTY OF
J. ROSS HANAHAN III, et al.
DEED BK./PG.: Y93/291 (CHARLESTON COUNTY R.M.C.; SEE ALSO: BK. 80-720, By Will)
PLAT BK./PG.: Z/72-73 (CHARLESTON COUNTY R.M.C.)
(SEE ALSO P.B./PG.: 23/230, DORCHESTER COUNTY R.O.D., and P.B./PG.: AC/144, CHARLESTON COUNTY R.M.C.)
T.M.S. #301-00-00-003 (CHARLESTON COUNTY)

A PORTION of TRACT "A"
PROPERTY OF
MILLBROOK LLC
DEED BK./PG.: 2663/314 (DORCHESTER COUNTY R.M.C.)
PLAT BK./PG.: Z/72-73 (CHARLESTON COUNTY R.M.C.)
(SEE ALSO: P.B./PG.s: AC/144, CHARLESTON COUNTY R.M.C., and P.B./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
T.M.S. #197-00-00-001.000 (DORCHESTER COUNTY)

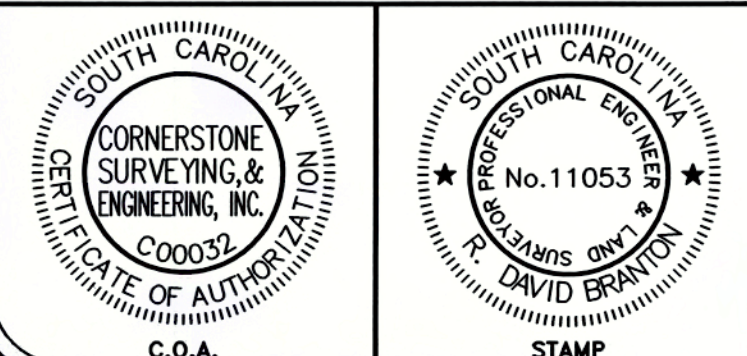
A PORTION of TRACT "A"
PROPERTY OF
MILLBROOK LLC
DEED BK./PG.: A366/298 (CHARLESTON COUNTY R.M.C.)
PLAT BK./PG.: Z/72-73 (CHARLESTON COUNTY R.M.C.)
(SEE ALSO: P.B./PG.s: W/106 & AC/144, CHARLESTON COUNTY R.M.C., and P.B./PG.: 23/230, DORCHESTER COUNTY R.O.D.)
T.M.S. #301-00-00-002 (CHARLESTON COUNTY)

'MIDDLETON PLACE'
PROPERTY OF
MIDDLETON PLACE LLC & CHARLES H. P. DUELL
DEED BK./PG.: 2942/76, DORCHESTER COUNTY R.O.D.
(SEE ALSO: D.B./PG. 929/305, et al., DORCHESTER COUNTY R.O.D.)
PLAT BK./PG.: AC/144, CHARLESTON COUNTY R.M.C.
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T.M.S. #180-00-00-019.000 (DORCHESTER COUNTY)

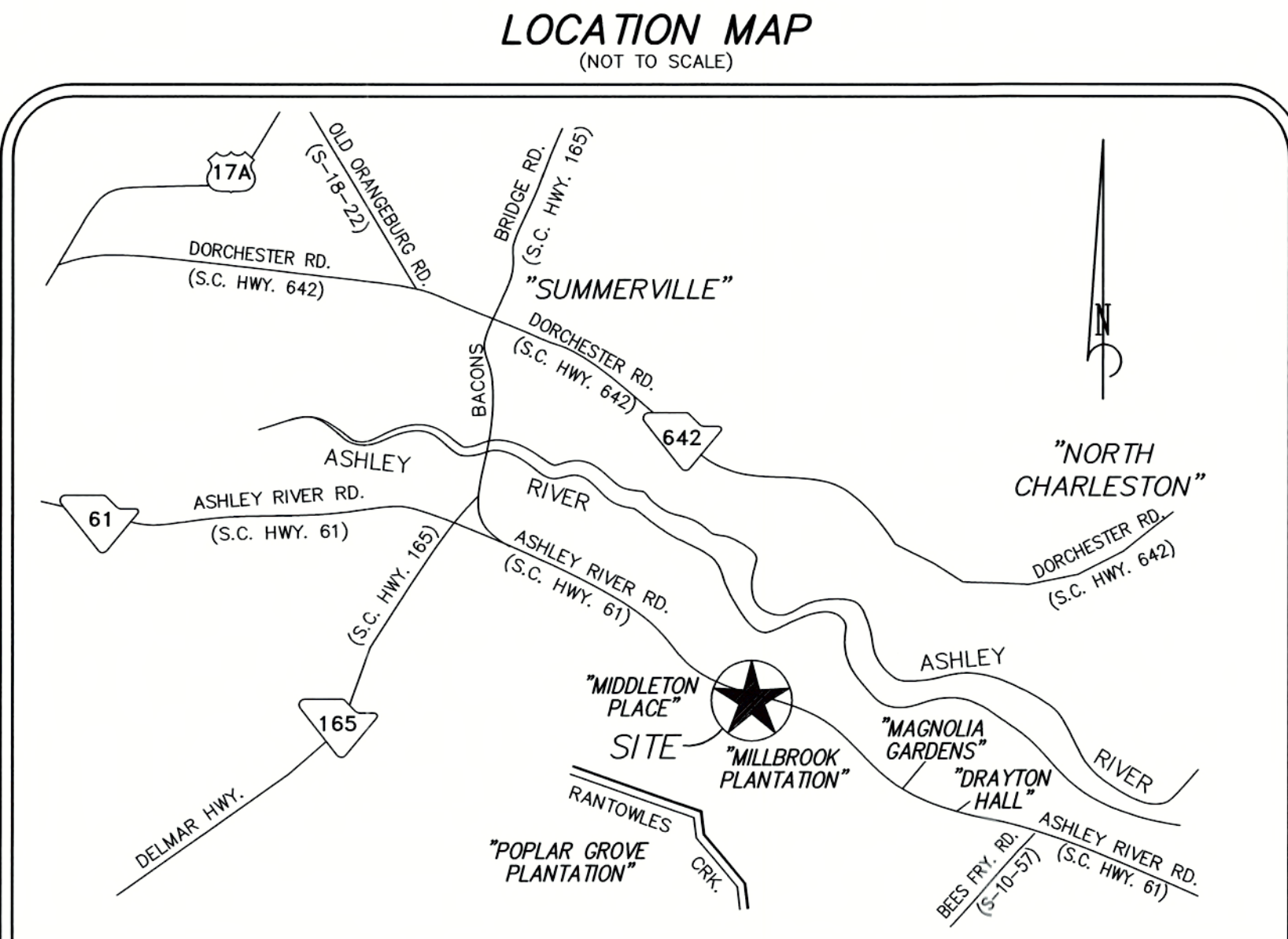
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 73°49'15" W	225.43'
L2	N 73°49'15" W	5448'
L3	S 05°51'18" W	148.71'

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" (EFFECTIVE JUNE 28, 2009), AS PER ARTICLE 4, REGULATION 49-420 F., THAT THIS MAP OR PLAT IS INTENDED ONLY TO SHOW INFORMATION SURVEYED FOR A SPECIFIC STATED PURPOSE; THAT SURVEY LINES SHOWN HEREON ARE BASED ON ACTUAL FIELD SURVEY EVIDENCE AND/OR MEASUREMENTS WHICH MEET OR EXCEED THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



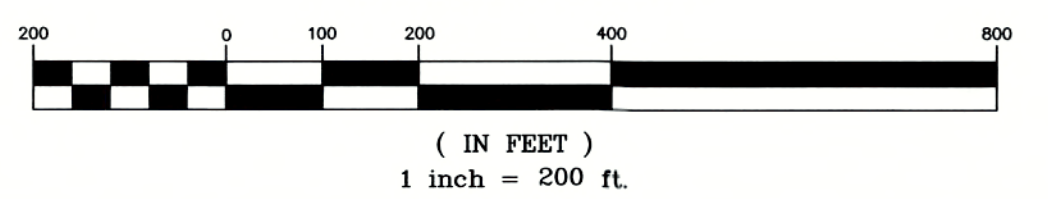
NOT VALID UNLESS SIGNED IN RED INK
David Branton
9-27-16
EMBOSSSED SEAL



NOTES

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7. FOR ADDITIONAL NOTES SPECIFIC TO THIS SURVEY AND THE INFORMATION FOR THIS PLAT AND THE COUNTY BOUNDARY LINE SHOWN HEREON, SEE SHEETS 1 thru 6 AND 8 of 8.

GRAPHIC SCALE



GRID NORTH
NAD 83 (2011 ADJUSTMENT)

A PLAT OF A PORTION OF THE
CHARLESTON-DORCHESTER COUNTY LINE
RUNNING WESTWARD FROM
ASHLEY RIVER TO RANTOWLES CREEK
ACROSS S.C. HWY. 61 & ADJACENT TO SEVERAL PROPERTIES
ALONG THE COMMON BOUNDARY LINE BETWEEN
'MILLBROOK PLANTATION' (CHARLESTON COUNTY)
& 'MIDDLETON PLACE' (DORCHESTER COUNTY)
LOCATED IN ST. ANDREWS PARISH,
CHARLESTON COUNTY AND DORCHESTER COUNTY, SOUTH CAROLINA

Date of Map:
4/11/2016
 Drawn: KAW
 Design: KAW
 Checked: KAW & RDB
 Approved: RDB
 CAD File: 15001-1 Chas-Dor 7of8.dwg
 F.B. & Pg. 236-57, et al.
 P.B. & Pg. _____
 Pl. Board Appl. # _____

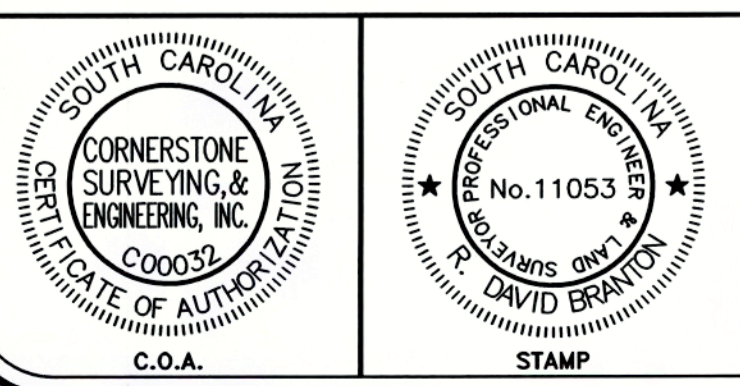
Date	Revision No.

Proj. No.: 15001-001
Sheet 7 of 8

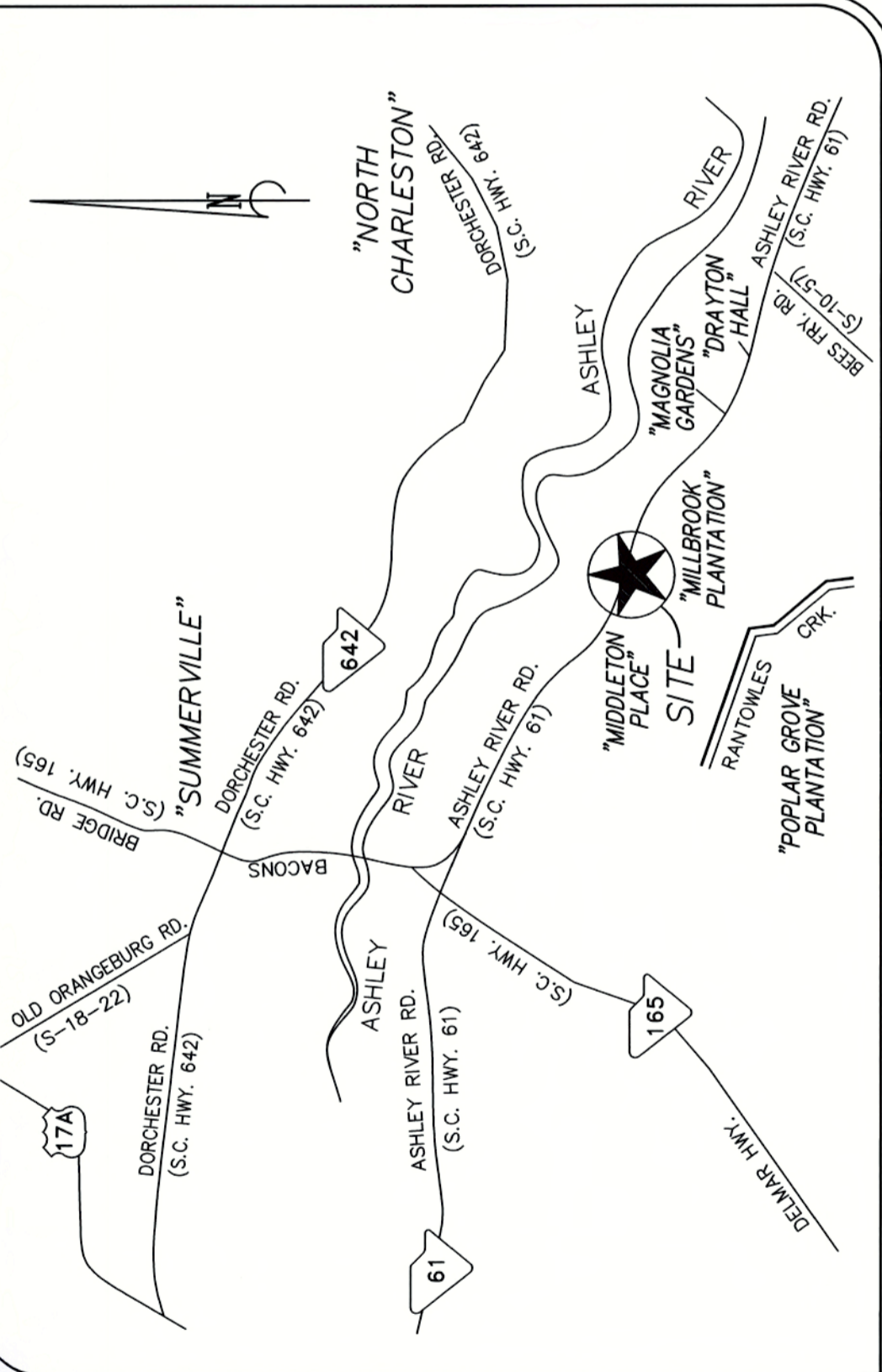
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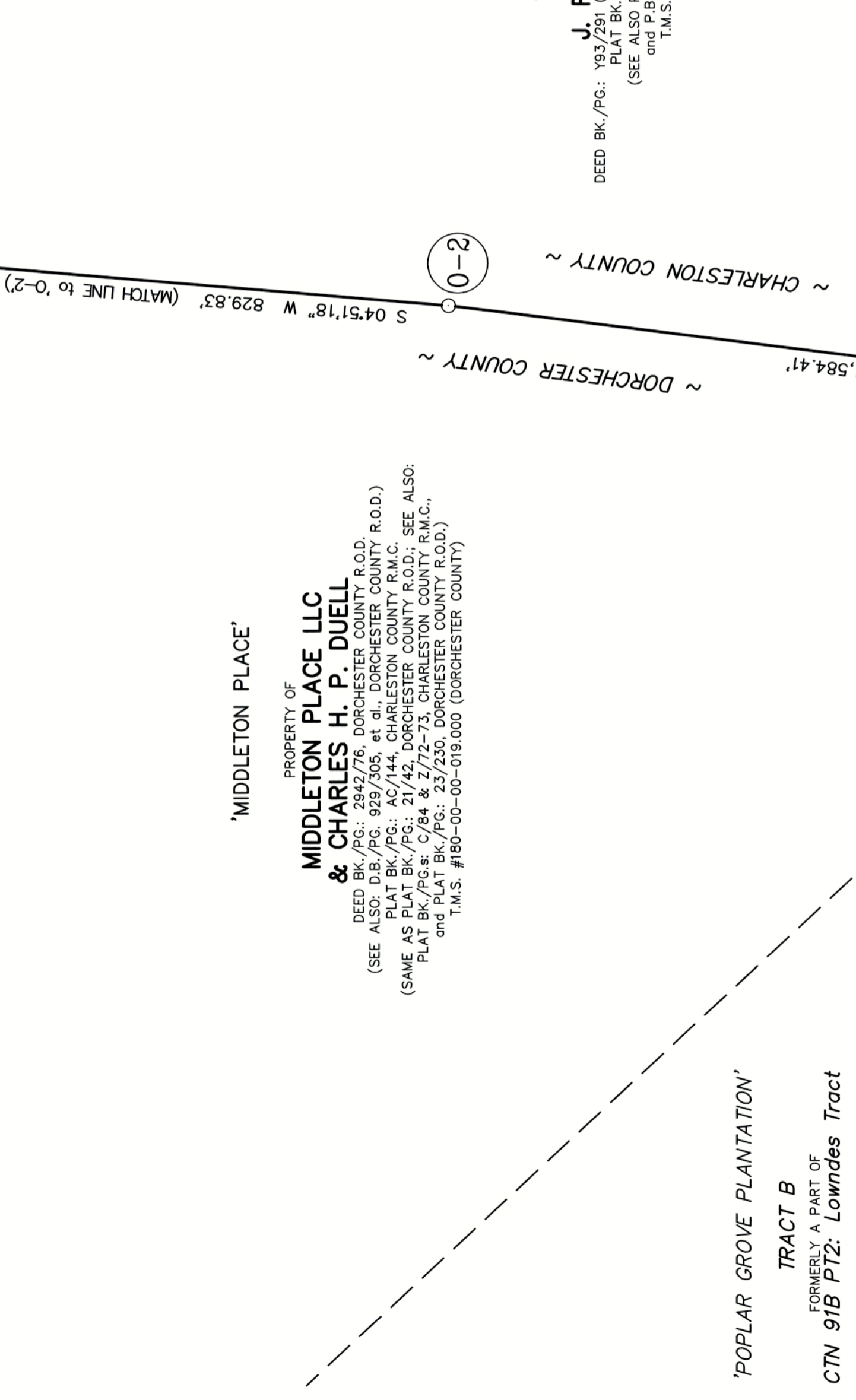


NOT VALID UNLESS SIGNED IN RED INK
D. Brantley
 9-27-16
 EMBOSSED SEAL



LOCATION MAP
(NOT TO SCALE)

MATCH LINE ~ See Sheet 7 of 8



PROPERTY OF
**MIDDLETON PLACE LLC
 & CHARLES H. P. DUELL**
 (SEE DEED BK./PG.: 2942/76, DORCHESTER COUNTY R.O.D.)
 (SEE DEED BK./PG.: 897/145, DORCHESTER COUNTY R.O.D.)
 (SAME AS PLAT BK./PG.: 21/42, DORCHESTER COUNTY R.O.D.; SEE ALSO:
 PLAT BK./PG.s: C/84 & Z/72-73, CHARLESTON COUNTY R.M.C.,
 and PLAT BK./PG.s: 23/230, DORCHESTER COUNTY R.O.D.)
 T.M.S. #180-00-00-019,000 (DORCHESTER COUNTY)

A PORTION OF TRACT "B"
 PROPERTY OF
J. ROSS HANAHAN III, et al.
 DEED BK./PG.: 193/291 (CHARLESTON COUNTY R.M.C.); SEE ALSO: BK. 80-720, BY WILL
 PLAT BK./PG.: Z/72-73 (CHARLESTON COUNTY R.M.C.)
 (SEE DEED BK./PG.: 193/291, CHARLESTON COUNTY R.M.C.)
 and P.B./PG.: AC/144, CHARLESTON COUNTY R.M.C.)
 T.M.S. #301-00-00-003 (CHARLESTON COUNTY)

'POPLAR GROVE PLANTATION'
 TRACT B
 FORMERLY A PART OF
CTN 91B P72: Lowndes Tract
 PROPERTY OF
COUNTY LINE INVESTORS, LLC
 DEED BK./PG.: 4019/211 (DORCHESTER COUNTY R.O.D.)
 (PLAT CAB./SL.: K/151; DORCHESTER COUNTY R.O.D.)
 T.M.S. #200-00-00-038,000 (DORCHESTER COUNTY)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 07°06'21" W	44.39

- LEGEND**
- COUNTY LINE
 - ADJOINER BOUNDARY LINE (BY TITLE &/OR MONUMENTATION)
 - RIGHT-OF-WAY (R/W)
 - EASEMENT BOUNDARY/LIMITS
 - EDGE OF SOIL ROAD
 - TOP OF BANK
 - EDGE OF ASPHALT PAVEMENT (E.O.P.)
 - THE LINE
 - MATCH LINE
 - IRON PIN OR PIPE FOUND (#5 REBAR UNLESS NOTED OTHERWISE)
 - STONE FOUND (TYPICALLY AN IRREGULAR MASS; APPROXIMATE DIMENSIONS OF TOP PORTION/AREA OF STONE NOTED)
 - CONCRETE MONUMENT FOUND (C.M.F.; SIZE/DIMENSIONS NOTED)
 - COMPUTED POINT; NO MONUMENT FOUND &/OR SET
 - IRON PIN SET (I.P.S.) - #8 R.B. w/3-1/4" S.C.G.S.
 - ALUMINUM CAP SET (UNLESS NOTED OTHERWISE)
 - SALT MARSH
 - COUNTY LINE CORNER
 - IRON REINFORCING BAR (REBAR)
 - OPEN TOP IRON PIPE OR PIN
 - CRIMP or "PINCH" TOP IRON PIPE or PIN
 - ABOVE GROUND LEVEL
 - REGISTER OF MESNE CONVEYANCE
 - BOOK/PAGE
 - DEED BOOK/PAGE
 - PLAT BOOK/PAGE
 - PLAT CABINET/SIDE
 - TAX MAP SYSTEM (COUNTY PARCEL IDENTIFICATION)
 - CENTER LINE
 - SOUTH CAROLINA STATE PLANE COORDINATE (SYSTEM); ZONE 3900; F.L.
 - NORTH-AMERICA DATUM of 1983 (2011 Adjustment)
 - NORTHING/EASTING SCSPC COORDINATES



Date of Map: 4/11/2016
 Drawn: KAW
 Design: KAW
 Checked: KAW & RDB
 Approved: RDB
 CAD File: 15001-1 Ches-Dw 8x18.dwg
 F.B. & Pg. 236-57, et al.
 P.B. & Pg. _____
 Pl. Board Appl. # _____

Date	Revision No.

Proj. No.: 15001-001
 Sheet 8 Of 8

NOTES

- THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED, EMBOSSED SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR NOTED HEREON.
- THE PURPOSE OF THIS PLAT IS TO MAP THE SECTION OF THE CHARLESTON-DORCHESTER COUNTY LINE RUNNING FROM THE 'ASHLEY RIVER WESTWARD' TO RANTOWLES CREEK (CANAL) AND NEAR THE ADJOINING PARCELS ADJACENT TO OR NEAR THE AFOREMENTIONED COUNTY LINE. THE CHARLESTON-DORCHESTER COUNTY LINE AND BOUNDARY LINES OF THE ADJOINING PROPERTIES MAY BE CONGRUENT IF AND ONLY IF SO SPECIFIED BY THE SOUTH CAROLINA STATUTE AS APPLICABLE TO THIS PLAT. HOWEVER, NO WARRANTY IS MADE BY THIS SURVEY OR PLAT OF THIS PORTION OF THE CHARLESTON-DORCHESTER COUNTY LINE GIVING WARRANTY TO THE TITLE PROPERTY BOUNDARIES OF THE ADJACENT PARCELS BEING SHOWN OR REFERENCED HEREON.
- THE PARCEL INFORMATION REFERENCED ON THIS PLAT IS ONLY THAT USED TO SHOW THE PUBLIC RECORD OWNERSHIP OF THE PROPERTIES ADJOINING OR INTERFERING WITH THE PLANNED USE AND PURPOSE OF THE INFORMATION SHOWN HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PROPERTIES.
- THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (i.e. POWER, TELEPHONE, CABLE, ETC.) WHICH ARE NOT SHOWN ON THIS PLAT. ANY SUCH UTILITY EASEMENTS NOTED EITHER IN THE REFERENCE DEED OR REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY OR PROVIDED BY THE CLIENTS TITLE COMMITMENT, THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS. THIS PLAT DOES NOT ADDRESS SIZE, SUB-TERRANEAN, AND/OR CONDITION, NATURE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THIS PLAT.
- NO SURVEYS, EVALUATION OR DELINEATION OF ANY ENVIRONMENTAL ISSUES OR MATTERS SUCH AS HAZARDOUS WASTE CONTAMINATION, SUBSURFACE CHARACTERISTICS (i.e. FILL DIRT, ETC.), WETLANDS, OR ENDANGERED SPECIES, ETC. HAVE BEEN DONE FOR THE SUBJECT PROPERTIES, AND THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF SUCH CONDITIONS.
- FOR ADDITIONAL NOTES SPECIFIC TO THIS SURVEY, AND THE INFORMATION FOR THIS PLAT, SEE SHEETS 6 AND 7 OF THIS SURVEY AND THE INFORMATION FOR SHEETS 6 AND 7 OF B.

'POPLAR GROVE PLANTATION'
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 T.M.S. #301-00-00-003 (CHARLESTON COUNTY)

A PLAT OF A PORTION OF THE
CHARLESTON-DORCHESTER COUNTY LINE
 RUNNING WESTWARD FROM
ASHLEY RIVER TO RANTOWLES CREEK
 ACROSS S.C. HWY. 61 & ADJACENT TO SEVERAL PROPERTIES
 ALONG THE COMMON BOUNDARY LINE BETWEEN
 'MILLBROOK PLANTATION', (CHARLESTON COUNTY)
 & 'MIDDLETON PLACE', (DORCHESTER COUNTY)
 LOCATED IN ST. ANDREWS PARISH,
 CHARLESTON COUNTY AND DORCHESTER COUNTY, SOUTH CAROLINA



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