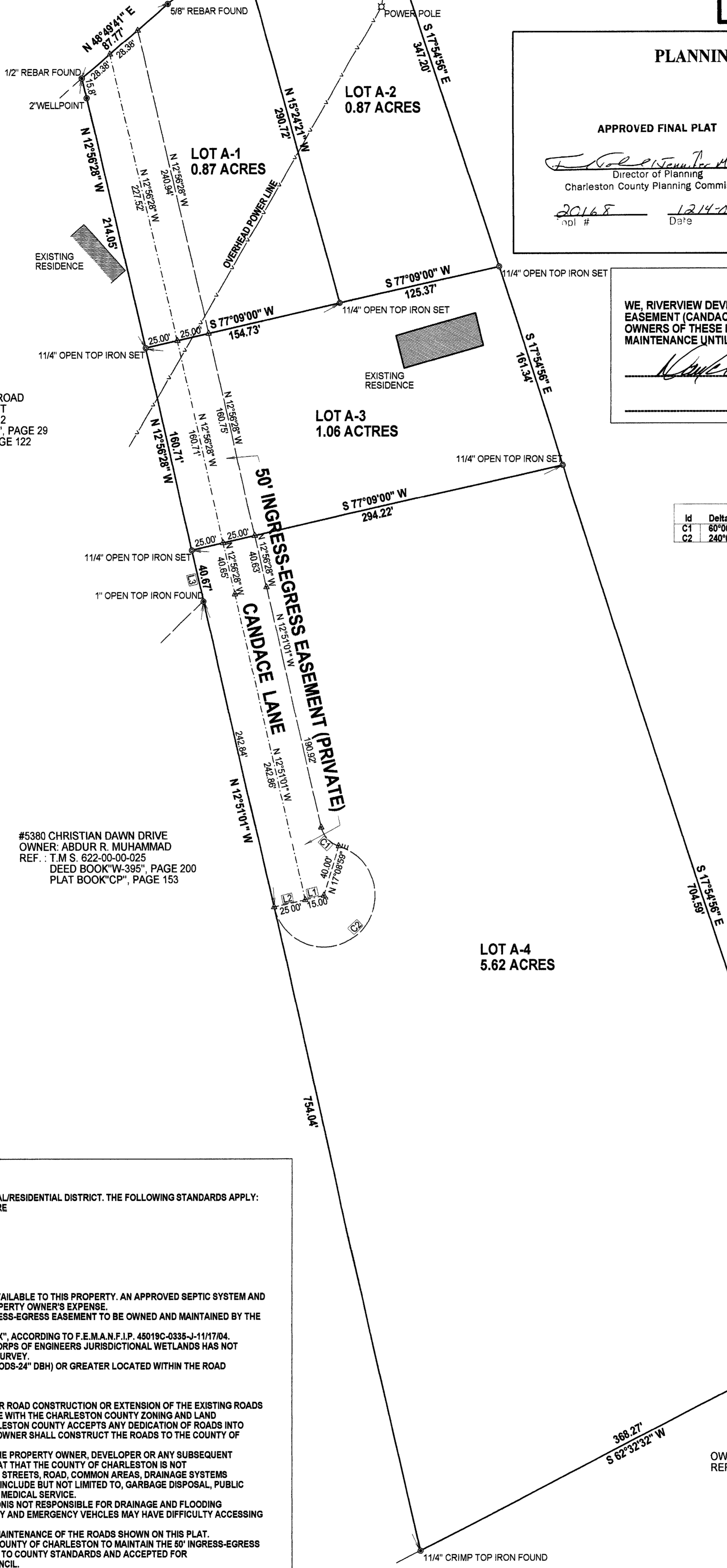


HALFWAY CREEK ROAD 66' R/W
(S-10-98)



#5387 HALFWAY CREEK ROAD
OWNER: ANTONY WRIGHT
REF.: T.M.S. 622-00-00-012
DEED BOOK'S-297, PAGE 29
PLAT BOOK'V', PAGE 122

#5380 CHRISTIAN DAWN DRIVE
OWNER: ABDUR R. MUHAMMAD
REF.: T.M.S. 622-00-00-025
DEED BOOK'W-395, PAGE 200
PLAT BOOK'CP', PAGE 153

PLANNING AND RMC USE ONLY

APPROVED FINAL PLAT

Robert Stearns Miller
Director of Planning
Charleston County Planning Commission

20168
Date: 12/14/06

Charles J. Good
Register Mesne Conveyance

Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 15th day of December, 2006 at
3:24 o'clock in Plat Book EK Page 342 and tracing cloth
copy filed in File # Drawer Folder 37, Drawing No. 23.
Original plat (a White Print) delivered to Char Co Planning Bd.

EASEMENT DEDICATION

WE, RIVERVIEW DEVELOPERS, LLC, HEREBY DEDICATE THE 50' ROAD INGRESS-EGRESS EASEMENT (CANDACE LANE) TO THE USE OF THE PROPERTY OWNERS FOREVER. OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE UNTIL SUCH TIME AS IT IS ACCEPTED INTO A PUBLIC MAINTENANCE SYSTEM.

Charles P. DeLoach Sr.
Managing Member

LINE TABLE

Id	Bearing	Distance
L1	S 77°08'59" W	15.00'
L2	N 77°08'59" E	25.00'
L3	N 12°56'28" W	40.67'

CURVE TABLE

Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	60°00'00"	20.00'	20.54'	11.55'	20.00'	S 42°51'01" E
C2	240°00'01"	40.00'	167.55'	N/A	69.28'	S 47°09'00" W

#5419 HALFWAY CREEK ROAD
OWNER: ROBERT A. BONNETTE
REF.: T.M.S. 622-00-00-027
DEED BOOK'E-566, PAGE 764
PLAT BOOK'AS', PAGE 130

OWNER: CONGAREE CARTON LIMITED PARTNERSHIP
REF.: T.M.S. 622-00-00-010
DEED BOOK'R-132, PAGE 171

GENERAL NOTES:

- TOTAL COMBINED ACREAGE= 8.41 ACRES.
- THIS PROPERTY IS ZONED AGR- AGRICULTURAL/RESIDENTIAL DISTRICT. THE FOLLOWING STANDARDS APPLY:
MAXIMUM DENSITY: 1 DWELLING UNIT PER ACRE
MINIMUM LOT AREA: 30,000 SQ. FT.
MINIMUM LOT WIDTH: 100'
MINIMUM SETBACKS: FRONT/ STREET SIDE: 50'
INTERIOR SIDE: 15'
REAR: 30'
OCRM CRITICAL LINE: 50'
MAXIMUM BUILDING COVER: 30% OF LOT
MAXIMUM HEIGHT: 35'
- PUBLIC SEWER AND PUBLIC WATER IS NOT AVAILABLE TO THIS PROPERTY. AN APPROVED SEPTIC SYSTEM AND AND WELL SHALL SERVE THESE LOTS AT PROPERTY OWNER'S EXPENSE.
- ACCESS TO PROPERTY IS ON A PRIVATE INGRESS-EGRESS EASEMENT TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", ACCORDING TO F.E.M.A.N.F.I.P. 45019C-0335-J-11/17/04.
- THE ABSENCE OR PRESENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS HAS NOT BEEN DETERMINED AS OF THE DATE OF THIS SURVEY.
- THERE ARE NO SIGNIFICANT TREES (HARDWOODS-24" DBH) OR GREATER LOCATED WITHIN THE ROAD RIGHTS-OF-WAY OR LOTS A-1 AND A-2.

SPECIAL NOTES:

- ANY FUTURE SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS. BEFORE CHARLESTON COUNTY ACCEPTS ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON STANDARDS.
- IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROAD, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
- BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
- NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THIS PLAT.
- THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THE 50' INGRESS-EGRESS EASEMENT UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.

PLAT SHOWING

THE SUBDIVISION OF TRACT "A",
CONSISTING OF 8.41 TOTAL ACRES,
INTO LOTS A-1, A-2, A-3, AND A-4
ON HALFWAY CREEK ROAD
CHRIST CHURCH PARISH, CHARLESTON COUNTY, SOUTH CAROLINA.
PRESENTLY OWNED BY RIVERVIEW DEVELOPERS, LLC



SURVEYOR'S CERTIFICATION

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 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.

Charles F. Dawley, Jr.
CHARLES F. DAWLEY, JR., R.L.S.
S.C. REGISTRATION NO. 9314
691 MOORE BOULEVARD
MOUNT PLEASANT, S.C. 29564
943-684-4951

REFERENCES:
T.M.S. 622-00-00-013
DEED BOOK"L-457", PAGE 16
PLAT BOOK"AS", PAGE 130

DATE: JULY 11, 2006
REVISED: NOVEMBER 20, 2006
SCALE: 1" = 50'