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 PLAT CABINET P PAGE 322-A
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 12/05/2002 09:09:13AM
 Cynthia B. Forbe
 Register of Deeds Berkeley Co. SC

LOCATION MAP
 NOT TO SCALE

LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ROAD RIGHT-OF-WAY
- - - EASEMENT LINE
- - - FRESHWATER WETLAND LINE
- #5 RB
- IRON PIN FOUND
- △ IRON PIN SET (#5 REBAR)
- CALCULATED POINT, NO MONUMENT SET
- SF SQUARE FEET
- AC ACRE (43,560 SF/ACRE)
- EX EXISTING
- P.O.B. POINT OF BEGINNING

BERKELEY COUNTY

BUILDING 8			BUILDING 18		
LOT	S.F.	ACRE	LOT	S.F.	ACRE
20	2186.17	0.050	98	2191.33	0.050
21	1202.67	0.027	99	1506.67	0.034
22	1203.67	0.027	100	1205.33	0.027
23	1503.33	0.034	101	1205.33	0.027
24	2486.83	0.057	102	1205.33	0.027
			103	1506.66	0.034
			104	2191.33	0.050

BUILDING 9			BUILDING 19		
LOT	S.F.	ACRE	LOT	S.F.	ACRE
68	2186.17	0.050	10	2187.81	0.050
69	1202.67	0.027	11	1501.69	0.034
70	1202.67	0.027	12	1203.36	0.027
71	1503.33	0.034	13	1508.80	0.034
72	2486.83	0.057	14	2180.02	0.050

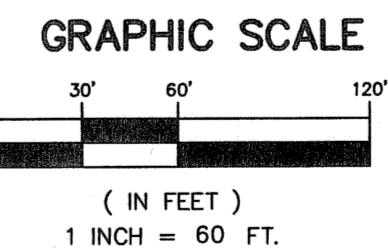
BUILDING 10			BUILDING 20		
LOT	S.F.	ACRE	LOT	S.F.	ACRE
15	2217.49	0.051	116	2521.83	0.057
16	1523.01	0.035	117	1515.72	0.034
17	1209.30	0.028	118	1515.72	0.034
18	1532.70	0.035	119	2222.88	0.051
19	2217.17	0.051			

BUILDING 11			BUILDING 21		
LOT	S.F.	ACRE	LOT	S.F.	ACRE
62	2225.19	0.051	92	2448.76	0.056
63	1315.10	0.030	93	1475.24	0.034
64	1047.18	0.024	94	1177.34	0.027
65	1058.36	0.024	95	1186.96	0.027
66	1315.10	0.030	96	1476.04	0.034
67	1950.25	0.045	97	2134.54	0.049

BUILDING 12			BUILDING 22		
LOT	S.F.	ACRE	LOT	S.F.	ACRE
110	2449.02	0.056	86	2449.08	0.056
111	1474.66	0.033	87	1474.92	0.034
112	1188.05	0.027	88	1177.34	0.027
113	1188.05	0.027	89	1186.96	0.027
114	1464.27	0.033	90	1475.45	0.034
115	2134.83	0.049	91	2135.12	0.049

BUILDING 13			BUILDING 43		
LOT	S.F.	ACRE	LOT	S.F.	ACRE
57	2187.24	0.050	6	2521.83	0.058
58	1502.26	0.034	7	1518.72	0.035
59	1204.31	0.027	8	1519.52	0.035
60	1507.33	0.034	9	2219.07	0.051
61	2180.54	0.050			

BUILDING 16		
LOT	S.F.	ACRE
105	2188.69	0.050
106	1500.81	0.034
107	1204.81	0.027
108	1506.25	0.034
109	2181.11	0.050



LOTS = 69
 TOTAL AREA OF LOTS = 2.676 AC
 TOTAL COMMON AREA = 8.642 AC
 TOTAL RIGHT-OF-WAY = 1.288 AC
 AVERAGE LOT AREA = 0.038 AC
 TOTAL AREA OF TRACT = 549148.65 SF
 12.606 AC

REVISIONS			
NO.	DATE	ISSUED BY	APPR'D BY
1	11/19/02	DAR	FDB
2	12/4/02	DAR	FDB

DESCRIPTION	
BERKELEY COUNTY COMMENTS	
BERKELEY COUNTY COMMENTS	

- NOTES:
- ALL AREAS EXCLUSIVE OF RIGHT-OF-WAY AND LOTS ARE CONSIDERED COMMON AREAS.
 - VEHICULAR ACCESS TO LOTS WILL BE VIA PRIVATE ROADWAYS AND COMMON PARKING AREAS AS INDICATED HEREON. PEDESTRIAN ACCESS THROUGHOUT COMMUNITY WILL BE VIA SIDEWALKS.

SURVEY NOTES

- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" WITH NO BASE FLOOD ELEVATION SPECIFIED AS INDICATED ON FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 4500029-0290 C, DATED MAY 6, 1996 AND
- THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- THIS PLAT REPRESENTS A SURVEY BASED UPON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
- AREA DETERMINED BY COORDINATE METHOD.
- U.S. ARMY CORPS OF ENGINEERS FRESHWATER WETLAND BOUNDARIES ARE IN ACCORDANCE WITH WETLAND DRAWING I-26 COMMERCIAL PARK AS PREPARED BY HOFFMAN LESTER ASSOCIATES INC. DATED 02-04-97. THESE WETLAND BOUNDARIES WERE CERTIFIED BY INSTRUMENT OF LETTER SAC81-97-0710(P) DATED MAY 8, 1997.
- SCDOT PLANS FOR U.S. HIGHWAY 78 INDICATED A 50' RIGHT-OF-WAY HOWEVER LINES OF POSSESSION AND RECOVERED CORNERS ARE APPROXIMATELY 30' FROM THE EXISTING CENTER LINE OF U.S. HIGHWAY 78.
- TOTAL No. OF LOTS (BERKELEY COUNTY) = 69
- SMALLEST LOT SIZE = 1048 S.F.
- MINIMUM BUILDINGS SETBACKS LINES:
 FRONT = 13'
 SIDE = 5'
 REAR = 27'

REFERENCES

- FINAL SUBDIVISION PLAT PHASE 1A/1B SUMMER WOOD SUBDIVISION, PREPARED FOR PORTRAIT HOMES BY GENERAL ENGINEERING DATED 8-16-02 AND REVISED 9-17-02 AND RECORDED IN PLAT BOOK EF, PAGES 901-902 IN THE CHARLESTON COUNTY RMC OFFICE ON SEPTEMBER 20, 2002.

Berkeley County Planning Commission
 Final Plat Approved

 Chmn. Date

ZONING
 PLATTED AREA WITHIN BERKELEY COUNTY
 ZONED R-5 RESIDENTIAL

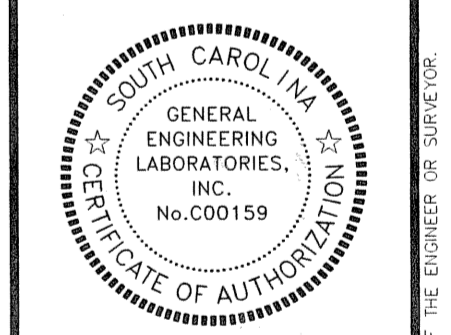
BY THE RECORDING OF THE PLAT, I HEREBY DEDICATE THE 50' PRIVATE RIGHT-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN INTEREST OF THIS PROPERTY. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAYS OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAYS OR RIGHTS-OF-WAY SHOWN HEREON.

I HEREBY STATE 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. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. SURVEY PRECISION EXCEEDS 1/10,000.

FRANK D. BAKER P.L.S. S.C. REG. # 16807
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GENERAL ENGINEERING
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FINAL SUBDIVISION PLAT
 EXHIBIT "A"
 PHASES 1A AND 1B
 SUMMER WOOD SUBDIVISION
 ALONG HWY 78
 OWNED BY
 PORTRAIT HOMES OF SOUTH CAROLINA, LLC
 LOCATED IN BERKELEY COUNTY, SOUTH CAROLINA



FRANK D. BAKER
 DATE SURVEYED
 10/01/2002
 LAST REVISED
 DRAWN/CHECKED
 DAR/FDB
 APPROVED
 FDB
 PROJECT NUMBER
 PRTR00602C

SHEET NUMBER
S-1
 OF 2