

I, hereby certify to owners shown hereon that to the best of my knowledge 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 or projections other than shown.

Mark Woodrow Ellis, PLS Date: 7/6/04
S.C. Registration Number 13164

This document is not a true valid copy unless bearing the original signature and raised, embossed seal of the surveyor.

- LEGEND:**
- (5/8) IRON PIN OLD (SIZE & TYPE NOTED)
 - (5/8) IRON PIN NEW (5/8" ROD UNLESS NOTED)
 - CONCRETE MONUMENT FOUND
 - ▨ WETLANDS
 - ▨ WETLANDS BUFFER
 - ▨ FLOODWAY
 - ▨ PROPERTY BEING CONVEYED TO THE CITY OF GOOSE CREEK
 - ▨ AREA OF CHANGE IN COUNTY
 - EASEMENT LINE
 - EXISTING EASEMENT LINE
 - SETBACK LINE
 - FLOOD ZONE LINE
 - NEW COUNTY LINE/PROPERTY LINE

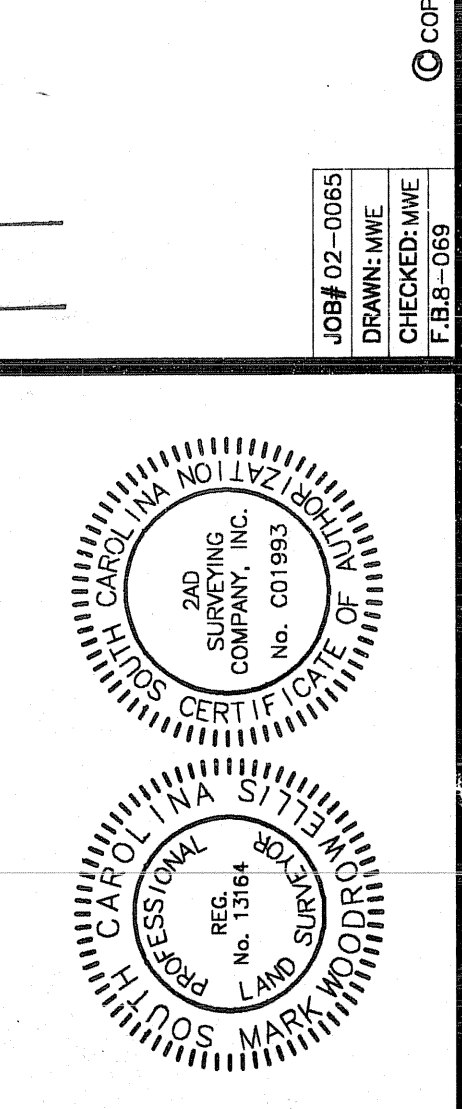
- NOTES:**
- 1.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 2.) THIS PROPERTY LIES IN FLOOD ZONES X, SHADED X, AE AND C, AS INTERPRETED BY SCALING FROM F.E.M.A. F.I.R.M. 45015C, PANEL 0680D, DATED OCTOBER 16, 2003, AND F.I.R.M. 450042, PANEL 0001C, DATED NOVEMBER 5, 1986.
 - 3.) THE UNDERGROUND UTILITIES SHOWN HEREON ARE THOSE THAT WERE OBVIOUS AND/OR APPARENT AT THE TIME OF THIS SURVEY.
 - 4.) COUNTY LINE ABANDONED (OR NEW COUNTY LINE) AS SIGNED INTO LAW MAY 24, 2004 AS SECTION 1, CHAPTER 2, TITLE 4, SECTION 4-3-85, (A)(1) OF THE SOUTH CAROLINA CODE OF LAW AS EXTRACTED FROM THE MAP PREPARED BY ADC ENGINEERING, INC., DESIGNATED AS JOB#02227 AND DATED DECEMBER 4, 2002.
 - 5.) BERKELEY COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF PONDS, POND OUTFALL STRUCTURES AND SWALES.

● **BENCH MARK DATA:**
TBM#1- PK NAIL IN ASPHALT SIDEWALK LOCATED 31.12' NNE OF THE FRONT RIGHT PROPERTY CORNER. ELEV. 17.94' NGVD'29.

- REFERENCES:**
- 1.) TMS 234-00-00-054
 - 2.) PLAT BY 2AD SURVEYING DATED 5-13-2003 RECORDED IN PLAT CAB. Q PAGE 17-B BERKELEY COUNTY RMC
 - 3.) OTHERS AS DEPICTED HEREON

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER, NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAY OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHTS-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

2AD SURVEYING CO., INC.
P.O. BOX 30813
CHARLESTON, S.C. 29417
PHONE 843-556-8800, FAX 843-556-6355
E-MAIL ADDRESS- TWAADSUR@AOL.COM
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PREPARED FOR
VAUGHN DEVELOPMENT
CITY OF GOOSE CREEK
PORTIONS OF CHARLESTON AND BERKELEY COUNTY
CHARLESTON COUNTY, SOUTH CAROLINA
JUNE 11, 2004
SCALE 1" = 60'
SCALE IN FEET

FINAL
SUBDIVISION PLAT OF
CROWFIELD PLANTATION
SECTIONS C-19 AND C-20
INTO LOTS 1 THROUGH 60 AND
THE SUBDIVISION OF AREAS 1, 2,
AND 3 TO BE CONVEYED TO
THE CITY OF GOOSE CREEK

SHEET 6 OF 7

- CROWFIELD SECTION "C19 & 20"**
LOTS 1 THRU 60
1. ZONING CLASSIFICATION- R2
 2. TAX MAP REFERENCE No. 234-00-03-054
 3. NUMBER OF LOTS- 60
 - A. AVERAGE LOT FRONTAGE = 86'
 - B. MINIMUM LOT FRONTAGE = 60'
 - C. AVERAGE LOT WIDTH = 106'
 - D. AVERAGE LOT DEPTH = 159'
 - E. AVERAGE LOT SIZE = 16,462 S.F., 0.28 ACRE
 4. TOTAL LOT ACREAGE- 970,934 S.F., 22.290 ACRES
 5. TOTAL R/W ACREAGE- 196,466 S.F., 4.510 ACRES
 6. TOTAL H.O.A. ACREAGE- 288,974 S.F., 6.634 ACRES
 7. TOTAL UNDEVELOPED, WETLANDS, BUFFERS AND ACCESS EASEMENT- 2,326,341 S.F., 53.405 ACRES
 8. TOTAL ACREAGE- 3,782,714 S.F., 86.84 ACRES