

VICINITY MAP (NTS)

LEGEND:

- = IRON SET (5/8" REBAR - UNLESS OTHERWISE NOTED)
- = IRON FOUND (AS DESCRIBED)
- = CONCRETE MONUMENT FOUND
- △ = CALCULATED PROPERTY CORNER
- (232) = NEW LOT NUMBER

NOTES:

- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
- 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE NEW BOUNDARY LINES SHOWN ON THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 6) TMS NO. 232-00-02-041, BERKELEY COUNTY.
- 7) THE WETLANDS SHOWN ON THIS SURVEY WERE LOCATED AND DELINEATED BY OTHERS AND ARE IN ACCORDANCE WITH WETLAND DRAINING 1-26 COMMERCIAL PARK AS PREPARED BY HLA, INC. DATED 02-04-97. THESE WETLAND BOUNDARIES WERE CERTIFIED BY INSTRUMENT OF LETTER SAC 81-97-0710(P) DATED MAY 8, 1997.
- 7) ALL AREAS EXCLUSIVE OF RIGHT-OF-WAY AND LOTS ARE CONSIDERED COMMON AREAS.
- 8) VEHICULAR ACCESS TO LOTS WILL BE VIA PRIVATE ROADWAYS AND COMMON PARKING AREAS AS INDICATED HEREON. PEDESTRIAN ACCESS THROUGHOUT COMMUNITY WILL BE VIA SIDEWALKS.

REFERENCES:

1. PLANS BY HUSSEY, GAY, BELL & DEYOUNG, INC. SHOWING SITE DEVELOPMENT DOCUMENTS FOR SUMMER WOOD PHASE 1-C, DATED SEPTEMBER 2003.
2. SUBDIVISION PLAT BY GENERAL ENGINEERING, DATED MARCH 15, 2001, LAST REVISED DECEMBER 27, 2001 LAST REVISED JANUARY 29, 2002, AND RECORDED IN PLAT CABINET P, PAGE 144-A. BERKELEY COUNTY RMC.
3. SEWER EASEMENT PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED AUGUST 25, 2004, NOT YET RECORDED.
4. WATER EASEMENT PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED AUGUST 25, 2004, NOT YET RECORDED.
5. SUBDIVISION PLAT BY GPA PROFESSIONAL LAND SURVEYORS, SHOWING BUILDINGS 45, 41, 37, 42, 40, 39, 30, 27, 26, AND 38. DATED NOVEMBER 16, 2004, RECORDED IN PLAT CABINET Q, PAGE 268-E. BERKELEY COUNTY RMC.
6. SUBDIVISION PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED JUNE 6, 2005, RECORDED IN PLAT CABINET Q, PAGE 386C-D. BERKELEY COUNTY RMC.

ZONING NOTE:

PROPERTY IS ZONED R-5 PER BERKELEY COUNTY PLANNING.

FLOOD NOTE:

PROPERTY IS LOCATED IN FLOOD ZONE X (NO BASE FLOOD ELEVATIONS DETERMINED), AS PER COMMUNITY PANEL NUMBER 45015C, 0570 D, DATED OCTOBER 16, 2003.

LINE	DISTANCE	BEARING
L1	25.00	S47°17'43"E
L2	53.19	N02°02'47"E
L3	27.17	N41°03'08"E
L4	16.39	S48°56'08"E
L5	24.02	S57°50'27"E
L6	56.92	N68°51'46"E
L7	44.10	N25°33'55"E
L8	46.35	N2017'36"E
L9	69.64	N06°08'23"W
L10	62.08	N27°47'56"W
L11	51.06	S77°58'35"W
L12	54.56	S37°18'21"W
L13	60.55	S27°07'52"W
L14	54.77	S03°48'22"W
L15	31.84	S46°58'56"E
L16	27.39	S46°58'56"E
L17	6.20	S46°58'56"E
L18	34.03	S13°42'21"E
L19	26.13	N41°50'33"W
L20	35.67	N06°24'44"E
L21	29.03	S83°07'21"E
L22	37.95	N07°48'44"E
L23	39.76	N54°41'23"E
L24	82.31	N54°41'23"E
L25	66.19	S00°54'16"E
L26	41.93	S03°48'53"W
L27	36.72	S27°36'45"E
L28	47.77	S11°13'44"E
L29	64.84	S85°45'08"E
L30	55.20	N78°39'40"E
L31	62.35	N84°15'08"E
L32	30.59	S47°15'47"E
L33	35.40	S10°04'39"E
L34	61.30	N25°20'33"E
L35	30.91	N40°48'40"E
L36	19.87	N40°48'40"E
L37	15.97	N40°48'40"E
L38	15.87	N40°48'40"E
L39	19.87	N40°48'40"E
L40	36.87	N40°48'40"E
L41	36.88	S40°48'40"W
L42	19.86	S40°48'40"W
L43	15.91	S40°48'40"W
L44	15.93	S40°48'40"W
L45	19.86	S40°48'40"W
L46	30.91	S40°48'40"W
L47	31.00	S41°12'23"W
L48	26.04	S41°12'23"W
L49	20.00	S41°12'23"W
L50	16.03	S41°12'23"W
L51	15.38	S41°12'23"W
L52	19.88	S41°12'23"W
L53	31.12	S41°12'23"W
L54	16.04	S41°12'23"W
L55	16.00	S41°12'23"W
L56	20.00	S41°12'23"W
L57	20.00	S41°12'23"W
L58	26.04	S41°12'23"W
L59	31.00	S41°12'23"W
L60	12.83	N41°42'50"E
L61	25.20	S44°44'57"W
L62	9.33	N75°25'53"E
L63	20.00	N75°25'53"E
L64	16.00	N75°25'53"E
L65	19.98	N75°25'53"E
L66	30.49	N75°25'53"E
L67	0.89	S48°46'16"E
L68	31.00	S75°25'53"W
L69	20.05	S75°25'53"W
L70	16.00	S75°25'53"W
L71	20.00	S75°25'53"W
L72	31.00	S75°25'53"W
L73	31.00	S40°13'44"W
L74	20.02	S40°13'44"W
L75	15.99	S40°13'44"W
L76	20.00	S40°13'44"W
L77	37.00	S40°13'44"W
L78	37.00	N40°13'44"E
L79	20.00	N40°13'44"E
L80	16.00	N40°13'44"E
L81	20.00	N40°13'44"E
L82	31.00	N40°13'44"E
L83	20.00	N40°13'44"E
L84	16.00	N40°13'44"E
L85	20.00	N40°13'44"E
L86	20.00	N40°13'44"E
L87	31.00	N40°13'44"E
L88	31.00	N40°13'44"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	204.00	1731.74	6°44'58"	102.12	S48°08'09"W	S48°08'09"W
C2	20.17	1696.74	0°40'52"	10.08	S48°37'21"W	S48°37'21"W
C3	31.33	1696.74	1°03'28"	15.66	S49°29'31"W	S49°29'31"W
C4	77.91	50.00	89°16'40"	49.37	S86°21'10"W	S86°21'10"W
C5	65.01	100.00	37°14'44"	33.70	S20°08'54"W	S20°08'54"W
C6	46.59	200.00	1°20'48"	23.40	S58°36'15"W	S58°36'15"W
C7	45.81	100.00	26°14'53"	23.31	S78°24'06"W	S78°24'06"W
C8	71.64	60.00	68°24'29"	40.78	N54°16'13"W	N54°16'13"W
C9	8.13	60.00	7°45'48"	4.07	N16°11'05"W	N16°11'05"W
C10	76.69	200.00	21°58'11"	38.82	N01°19'05"W	N01°19'05"W
C11	45.48	50.00	32°34'19"	23.37	N57°21'11"E	N57°21'11"E
C12	30.39	100.00	17°24'48"	15.31	N01°22'14"W	N01°22'14"W
C13	63.88	104.34	35°05'11"	32.98	S08°15'13"W	S08°15'13"W
C14	40.98	52.00	45°08'57"	21.62	S47°09'18"W	S47°09'18"W

LOT NO.	BUILDING	TMS#	SQFT	ACRES	ADDRESS
200	38	232-11-01-081	2,359 SQFT	0.054 ACRES	205 POND PINE TRAIL
201	38	232-11-01-082	1,271 SQFT	0.029 ACRES	204 POND PINE TRAIL
202	38	232-11-01-083	1,017 SQFT	0.023 ACRES	203 POND PINE TRAIL
203	38	232-11-01-084	1,020 SQFT	0.023 ACRES	202 POND PINE TRAIL
204	38	232-11-01-085	1,270 SQFT	0.029 ACRES	201 POND PINE TRAIL
205	38	232-11-01-086	1,978 SQFT	0.045 ACRES	200 POND PINE TRAIL
800	30	232-11-01-064	1,795 SQFT	0.041 ACRES	804 PINE BLUFF DRIVE
801	30	232-11-01-065	1,248. SQFT	0.028 ACRES	803 PINE BLUFF DRIVE
802	30	232-11-01-066	998. SQFT	0.022 ACRES	802 PINE BLUFF DRIVE
803	30	232-11-01-067	1,248 SQFT	0.028 ACRES	801 PINE BLUFF DRIVE
804	30	232-11-01-068	1,934 SQFT	0.044 ACRES	800 PINE BLUFF DRIVE
100	27	232-11-01-069	1,984 SQFT	0.045 ACRES	100 POND PINE TRAIL
101	27	232-11-01-070	1,280 SQFT	0.029 ACRES	101 POND PINE TRAIL
102	27	232-11-01-071	1,024 SQFT	0.023 ACRES	102 POND PINE TRAIL
103	27	232-11-01-072	1,280 SQFT	0.029 ACRES	103 POND PINE TRAIL
104	27	232-11-01-073	2,368. SQFT	0.054 ACRES	104 POND PINE TRAIL
300	26	232-11-01-074	1,934 SQFT	0.044 ACRES	300 POND PINE TRAIL
301	26	232-11-01-075	1,625 SQFT	0.037 ACRES	301 POND PINE TRAIL
302	26	232-11-01-076	1,251 SQFT	0.029 ACRES	302 POND PINE TRAIL
303	26	232-11-01-077	1,000 SQFT	0.023 ACRES	303 POND PINE TRAIL
304	26	232-11-01-078	1,000 SQFT	0.023 ACRES	304 POND PINE TRAIL
305	26	232-11-01-079	1,221 SQFT	0.028 ACRES	305 POND PINE TRAIL
306	26	232-11-01-080	1,787 SQFT	0.041 ACRES	306 POND PINE TRAIL

Doc# 000020357
 PLAT CABINET Q PAGE 376B
 Filed and Recorded
 06/23/2005 11:10:12AM
 Cynthia B. Forte
 Register of Deeds Berkeley Co. SC

GPA

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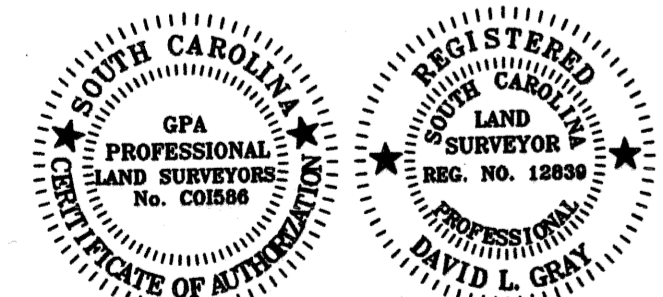
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"EXCELLENCE AS A NORM"

SCALE
 1"=50'
 FLD. BK. PG.
 JOB NO. 04575
 DATE JUNE 21, 2005
 DRAWN BY GVM
 CHECKED BY DLG

SHOWING THE ADJUSTMENT OF THE PROPERTY LINES FOR
 BUILDINGS 26, 27, 30, AND 38.
 OWNED BY PORTRAIT HOMES SUMMER WOOD, LLC
 BERKELEY COUNTY SOUTH CAROLINA
 SUMMERWOOD 1 C - RECORD PLAT



I, DAVID L. GRAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF 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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21st DAY OF JUNE 2005.

DAVID L. GRAY, PLS-12839

BERKELEY COUNTY PLANNING COMMISSION
 recalculation
 3/11
 6/20/05 DATE

THIS PROPERTY MAY NOT MEET LOCAL OR HEALTH DEPARTMENT REQUIREMENTS. NO STRUCTURE CAN BE BUILT ON THE PROPERTY UNTIL APPROVAL BY THE HEALTH DEPARTMENT HAS BEEN OBTAINED.

PLANNING AND RMC USE ONLY

DATE	REVISION	BY	SHEET	OF
6/22/05	REVISED PER COUNTY COMMENTS	GVM	2	2