GPA

PROFESSIONAL LAND SURVEYORS

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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

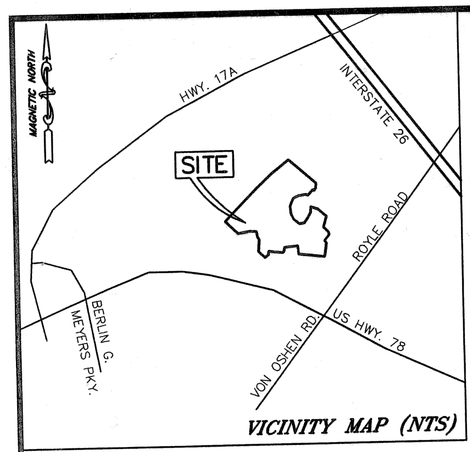
Doc# 000020356
PLAT CABINET C PAGE 376A
Filed and Recorded
06/23/2005 11:08:47AM
Cathie B. Forte
Register of Deeds Berkeley Co. SC

SUMMERWOOD 1 C – RECORD PLAT

SHOWING THE ADJUSTMENT OF THE PROPERTY LINES FOR BUILINGS 26, 27, 30, AND 38.

OWNED BY PORTRAIT HOMES SUMMER WOOD, LLC

BERKELEY COUNTY SOUTH CAROLINA



VICINITY MAP (NTS)

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. SUBDIVSION 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. BERKLEY COUNTY RMC.
6. SUBDIVISION PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED JUNE 6, 2005, RECORDED IN PLAT CABINET Q, PAGE 386C-D. BERKLEY COUNTY RMC.

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. 232-00-02-150, BERKELEY COUNTY.

7) THE WETLANDS SHOWN ON THIS SURVEY WERE LOCATED AND DELINEATED BY OTHERS AN ARE IN ACCORDANCE WITH WETLAND DRAWING I-26 COMMERCE 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.

ZONING NOTE:

PROPERTY IS ZONED R-5 PER BERKELEY COUNTY PLANNING.

FLOOD NOTE:

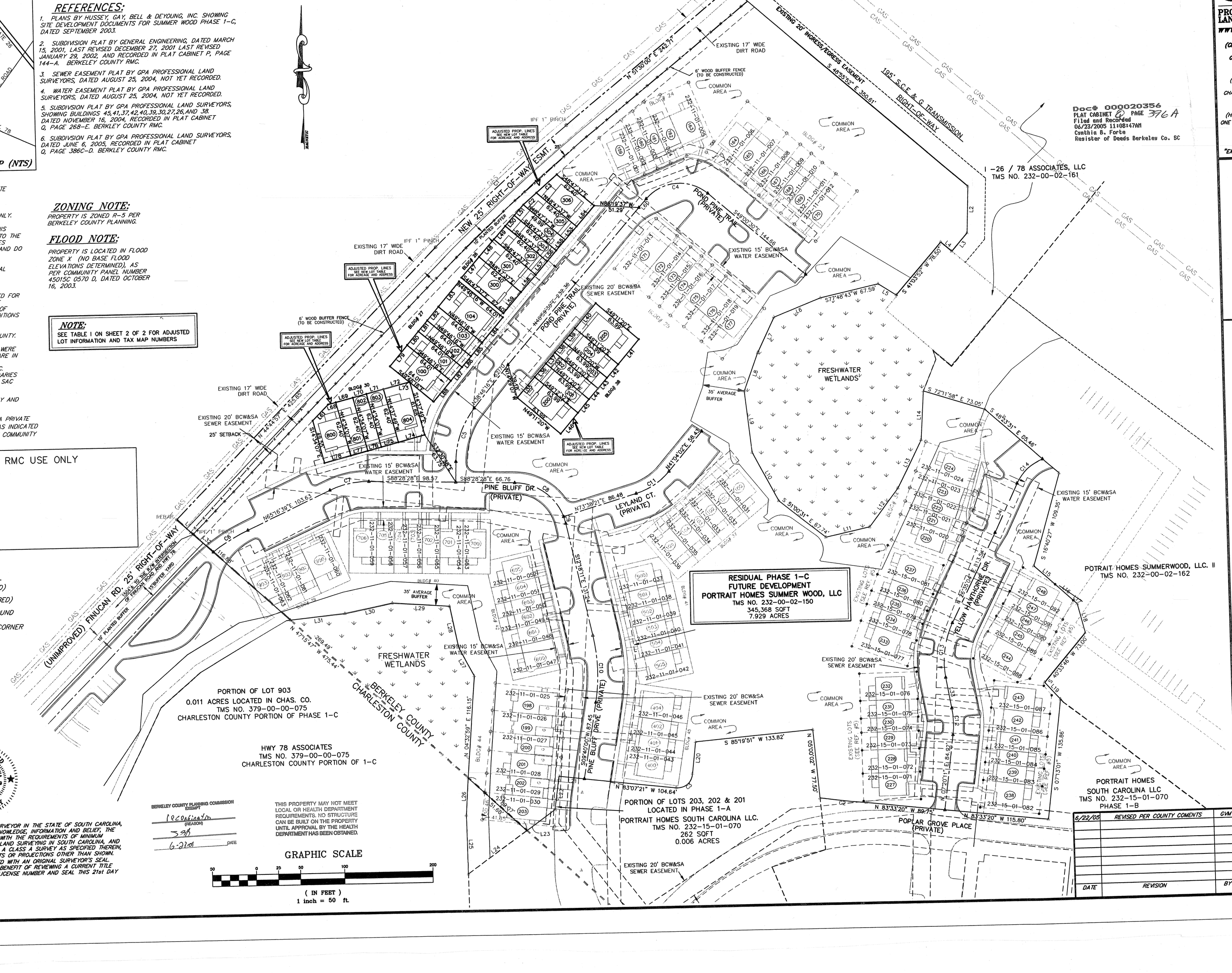
PROPERTY IS LOCATED IN FLOOD ZONE X (NO BASE FLOOD ELEVATIONS DETERMINED), AS PER COMMUNITY PANEL NUMBER 45015C 0570 D, DATED OCTOBER 16, 2003.

NOTE:
SEE TABLE I ON SHEET 2 OF 2 FOR ADJUSTED LOT INFORMATION AND TAX MAP NUMBERS

PLANNING AND RMC USE ONLY

LEGEND:

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



BERKELEY COUNTY PLANNING COMMISSION EXHIBIT

(SIGNATURE)

6-27-05 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.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SOUTH CAROLINA GPA PROFESSIONAL LAND SURVEYORS No. C00586 CERTIFICATE OF AUTHORIZATION

REGISTERED SOUTH CAROLINA LAND SURVEYOR REG. NO. 12839 DAVID L. GRAY

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

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

SHEET 1 OF 2