

NOTE: SEE SHEET 2 OF 2 FOR RESIDUAL MAP OF PROPERTY.

FRESHWATER WETLAND  
AREA NO. 4A  
215,065.19 SF  
4.937 AC

APPROVED FINAL PLAT  
*John Blasing For Jennifer Miller*  
Director of Planning  
Charleston County Planning Commission  
18909-F Sept 19, 2002  
Charleston, South Carolina  
Office of Register Mesne Conveyance  
Plat recorded this 20<sup>th</sup> day of September, 2002 at  
8:30 o'clock in Plat Book EF Page 901, and tracing cloth  
copy filed in File 7, Drawer --- Folder 68, Drawing No. 21.  
Original plat (a White Print) delivered to Ches Co Planning Board Sheet 1 of 2  
Chris Good  
Register Mesne Conveyance

(VACANT BLOCK FOR CHARLESTON COUNTY STAMP APPROVAL)

HOME OWNERS AGREEMENT  
I/WE HEREBY DEDICATE ALL ROADS AND DRAINAGE EASEMENTS SHOWN HEREON TO THE USE OF THE HOMEOWNERS ASSOCIATION. THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN ON THIS PLAT.  
*[Signature]*  
PORTRAIT HOMES

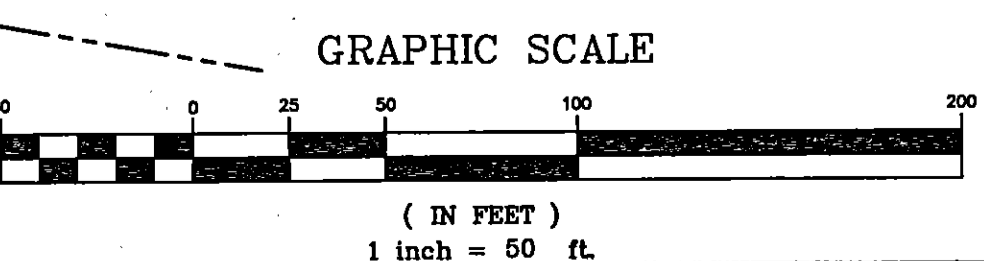
TMS 232-00-02-041  
FUTURE PHASE SUMMER WOOD  
BERKELEY COUNTY

SPECIAL NOTES  
1. ROADS RIGHTS OF WAYS AND DRAINAGE EASEMENTS OWNED BY THE HOMEOWNERS ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY AN ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH PERIODIC ASSESSMENTS OF LOTS OR PARCELS WITHIN THE ASSOCIATION'S JURISDICTION. THESE FUNDS WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL PROPERTY OWNERS. NO PUBLIC FUNDS WILL BE USED FOR THE MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.  
2. THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOTS WITHIN THE HOMEOWNERS ASSOCIATION UNDERSTANDS AND AGREES THAT THE APPROVAL OF THIS SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO THE MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.  
3. ANY FURTHER SUBDIVISION OF THE PARCEL, OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON, SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON ZONING LAND DEVELOPMENT REGULATIONS. BEFORE CHARLESTON COUNTY CAN ACCEPT THE DEDICATION OF ANY ROAD INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD STRICTLY ACCORDING TO CHARLESTON COUNTY ROAD STANDARDS.

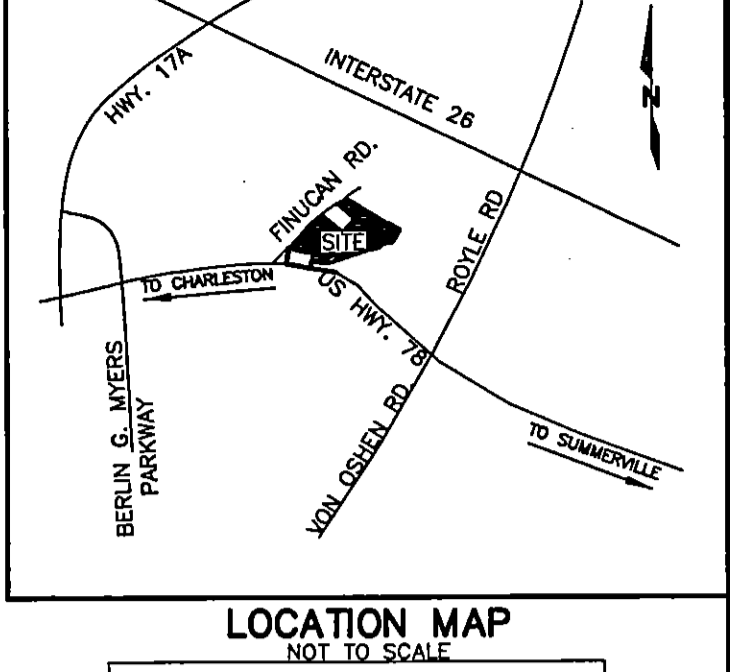
LEGEND  
TAKEDOWN LINE  
PROPERTY LINE  
ADJACENT PROPERTY LINE  
ROAD RIGHT-OF-WAY  
EASEMENT LINE  
FRESHWATER WETLAND LINE  
EDGE OF ASPHALT PAVEMENT  
FENCE LINE  
IRON PIN FOUND  
IRON PIN SET (#5 REBAR)  
CALCULATED POINT; NO MONUMENT SET  
#5 RB  
SF  
AC  
EX.  
P.O.B.  
SQUARE FEET  
ACRE (43,560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

# LOTS = 50  
TOTAL AREA OF LOTS = 2.331 AC  
TOTAL COMMON AREA = 3.74 AC  
AVERAGE LOT AREA = 0.047 AC  
AREA TO BE INCLUDED = 0.040 AC  
TOTAL AREA OF TRACT = 324210.62 SF  
7.443 AC

UTILITY NOTES:  
1. WATER SERVICE WILL BE PROVIDED BY CHARLESTON COMMISSIONERS OF PUBLIC WORKS. THE NEAREST PUBLIC WATER LINE IS LOCATED 11 LINEAR FEET FROM THE PROPERTY LINE AND IS WITHIN THE R/W OF US HIGHWAY 78.  
2. SEWER SERVICE WILL BE PROVIDED BY NORTH CHARLESTON SEWER DISTRICT. THE NEAREST PUBLIC SANITARY SEWER SYSTEM IS LOCATED 73 LINEAR FEET FROM THE PROPERTY LINE AND IS WITHIN THE R/W OF US HIGHWAY 78.



REVISIONS				DESCRIPTION
NO.	DATE	ISSUED BY	APPR'D BY	CHARLESTON COUNTY COMMENTS
1	9-17-02	FDB/DAR	FDB	



CHARLESTON COUNTY

POOL HOUSE		
LOT	S.F.	ACRE
POOL HOUSE	663.00	0.015

BLOCK 1		
LOT	S.F.	ACRE
1	2553.00	0.059
2	1392.00	0.032
3	1392.00	0.032
4	1740.00	0.040
5	2901.00	0.067

BLOCK 7		
LOT	S.F.	ACRE
25	2901.35	0.067
26	1732.95	0.040
27	1736.08	0.040
28	2367.80	0.054

BLOCK 5		
LOT	S.F.	ACRE
29	2765.19	0.063
30	1734.56	0.040
31	1736.45	0.040
32	2553.03	0.059

BLOCK 3		
LOT	S.F.	ACRE
33	2491.00	0.057
34	1700.00	0.039
35	1360.00	0.031
36	2491.00	0.057

BLOCK 2		
LOT	S.F.	ACRE
37	2553.00	0.059
38	1392.00	0.032
39	1392.00	0.032
40	1740.00	0.040
41	2901.00	0.067

BLOCK 17		
LOT	S.F.	ACRE
42	2491.00	0.057
43	1700.00	0.039
44	1360.00	0.031
45	1360.00	0.031
46	1700.00	0.039
47	2491.00	0.057

BLOCK 15		
LOT	S.F.	ACRE
48	2553.00	0.059
49	1392.00	0.032
50	1392.00	0.032
51	1740.00	0.040
52	2901.00	0.067

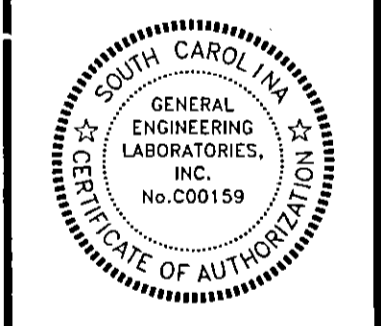
BLOCK 14		
LOT	S.F.	ACRE
53	2901.00	0.067
54	1732.75	0.040
55	1736.43	0.040
56	2552.95	0.059

BLOCK 6		
LOT	S.F.	ACRE
73	2901.86	0.067
74	2249.43	0.052
75	1392.24	0.032
76	1740.20	0.040
77	1735.54	0.040
78	1391.75	0.032
79	2901.87	0.067

BLOCK 4		
LOT	S.F.	ACRE
80	2861.97	0.066
81	1710.36	0.039
82	1365.15	0.031
83	1379.42	0.032
84	1707.30	0.039
85	2498.17	0.057

GENERAL ENGINEERING LABORATORIES, INC.  
A Division of General Engineering Laboratories, Inc.  
P.O. BOX 30719 • CHARLESTON, SC 29417  
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WEBSITE: http://www.gelnet.net  
ENGINEERING • ENVIRONMENTAL • GEOTECHNICAL • LAND SURVEYING

FINAL SUBDIVISION PLAT  
PHASE 1A/1B  
SUMMER WOOD SUBDIVISION  
ON US HIGHWAY 78  
OWNED BY PORTRAIT HOMES OF SOUTH CAROLINA, LLC  
LOCATED NEAR THE LADSON AREA OF CHARLESTON COUNTY  
SOUTH CAROLINA



DATE	8-16-02
LAST REVISED	9-17-02
DRAWN/CHECKED	DAR
APPROVED	FDB
SCALE	1" = 50'
PROJECT NUMBER	PRTR00602C
SHEET NUMBER	1

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* 9-17-02  
FRANK D. BAKER, P.L.S. S.C. REG. # 16807  
2040 SAVAGE ROAD, CHARLESTON, S.C. 29407 (843) 769-7378

EXISTING NORTH CHARLESTON 8" SEWER LINE