

**REFERENCES:**  
1. PLANS BY HUSSEY, GAY, BELL & DEYOUNG, INC. SHOWING THE ADJUSTMENT OF THE PROPERTY LINES FOR SUMMER WOOD PHASE 1-C, DATED SEPTEMBER 2003.  
2. SUBDIVISION PLAT BY GENERAL ENGINEERS, DATED MARCH 14, 2001, LAST REVISED FEBRUARY 27, 2001, LAST REVISED JANUARY 28, 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 15, 2004, RECORDED IN PLAT CABINET Q, PAGE 268-E, BERKELEY COUNTY RMC.  
6. SUBDIVISION PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED JUNE 8, 2005, RECORDED IN PLAT CABINET Q, PAGE 366-C-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.

**NOTE:**  
SEE TABLE 1 ON SHEET 2 OF 2 FOR ADJUSTED LOT INFORMATION AND TAX MAP NUMBERS

**PLANNING AND RMC USE ONLY**

**LEGEND:**  
● IRON SET (AS NOTED)  
○ IRON FOUND (AS DESCRIBED)  
■ CONCRETE MONUMENT FOUND  
▲ CALCULATED PROPERTY CORNER  
□ 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 ESTABLISHMENTS 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 IS NOT TO BE REFLECTED ON, CONTAMINATED, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.  
6) THIS NO. 232-00-02-150, BERKELEY COUNTY.  
7) THE WETLANDS SHOWN ON THIS SURVEY WERE LOCATED AND DELINEATED BY OTHERS AND ARE IN ACCORDANCE WITH WETLAND DRAWING 1-90, COMMERCE 044-97. THESE WETLAND BOUNDARIES WERE CERTIFIED BY INSTRUMENT OF LETTER SHC 81-97-0710(P) DATED MAY 8, 1997.  
8) ALL AREAS EXCLUSIVE OF RIGHT-OF-WAY AND LOTS ARE CONSIDERED COMMON AREAS.  
9) VEHICULAR ACCESS TO LOTS WILL BE VIA PRIVATE ROADWAYS AND COMMON PARKING AREAS AS INDICATED WHERE NECESSARY THROUGHOUT COMMUNITY WILL BE VIA SIDEWALKS.

BERKELEY COUNTY PLANNING COMMISSION  
10/2/05  
6-21-05

THIS PROPERTY MAY NOT MEET LOCAL OR STATE REQUIREMENTS FOR CONSTRUCTION UNTIL APPROVAL BY THE HEALTH DEPARTMENT HAS BEEN OBTAINED.

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 50 ft



**VICINITY MAP (NTS)**

**PLANNING AND RMC USE ONLY**

**LEGEND:**  
● IRON SET (AS NOTED)  
○ IRON FOUND (AS DESCRIBED)  
■ CONCRETE MONUMENT FOUND  
▲ CALCULATED PROPERTY CORNER  
□ 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 ESTABLISHMENTS 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 IS NOT TO BE REFLECTED ON, CONTAMINATED, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.  
6) THIS NO. 232-00-02-150, BERKELEY COUNTY.  
7) THE WETLANDS SHOWN ON THIS SURVEY WERE LOCATED AND DELINEATED BY OTHERS AND ARE IN ACCORDANCE WITH WETLAND DRAWING 1-90, COMMERCE 044-97. THESE WETLAND BOUNDARIES WERE CERTIFIED BY INSTRUMENT OF LETTER SHC 81-97-0710(P) DATED MAY 8, 1997.  
8) ALL AREAS EXCLUSIVE OF RIGHT-OF-WAY AND LOTS ARE CONSIDERED COMMON AREAS.  
9) VEHICULAR ACCESS TO LOTS WILL BE VIA PRIVATE ROADWAYS AND COMMON PARKING AREAS AS INDICATED WHERE NECESSARY THROUGHOUT COMMUNITY WILL BE VIA SIDEWALKS.

BERKELEY COUNTY PLANNING COMMISSION  
10/2/05  
6-21-05

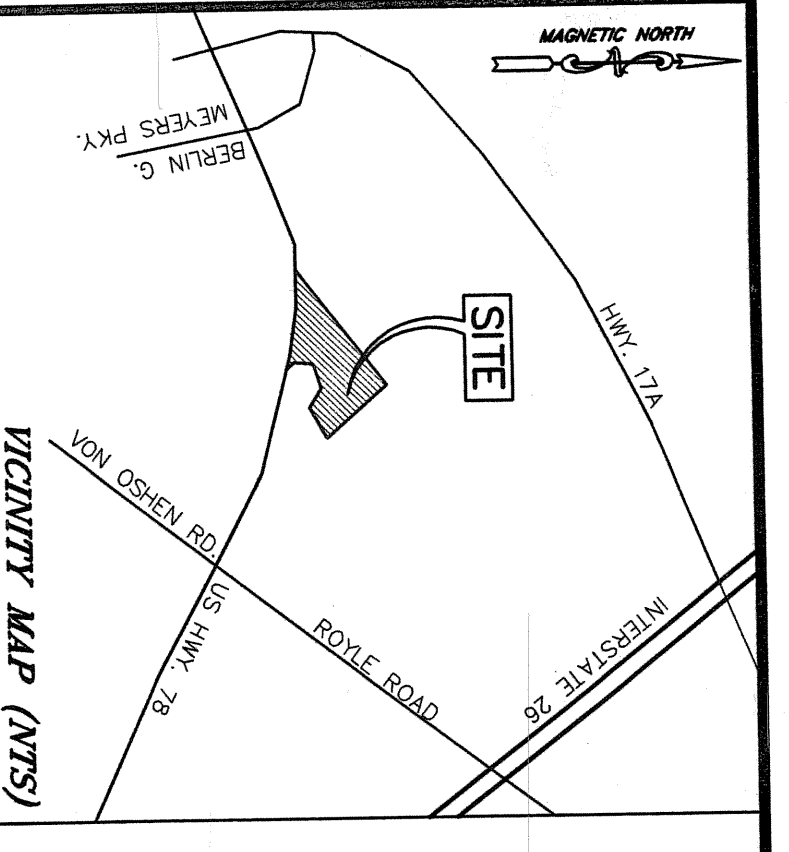
THIS PROPERTY MAY NOT MEET LOCAL OR STATE REQUIREMENTS FOR CONSTRUCTION UNTIL APPROVAL BY THE HEALTH DEPARTMENT HAS BEEN OBTAINED.

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 50 ft

DAVID L. GRAY, PLS-17839

DAVID L. GRAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HAS MADE THIS SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS SPECIFIED THEREIN. MEETS OR EXCEEDS ALL REQUIREMENTS OF THE SURVEY AS SPECIFIED THEREIN. THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S TITLE. THIS SURVEY HAS BEEN DONE WITH THE BEST OF MY SKILLS AND UNDER THE TITLE OF A PROFESSIONAL LAND SURVEYOR. LICENSE NUMBER AND SEAL THIS 21st DAY OF JUNE 2005.





**LEGEND:**

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

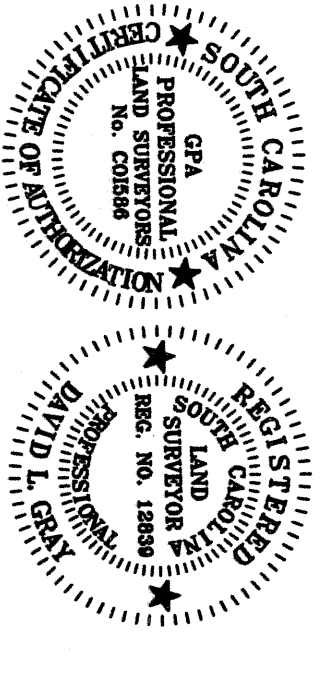
**ZONING NOTE:**  
 PROPERTY IS LOCATED IN FLOOD ZONE X (NO BASE FLOOD ELEVATIONS DETERMINED) AS PER COMMUNITY PLANNING DEPARTMENT RECORDS PER BERKELEY COUNTY PLANNING DEPARTMENT.

**FLOOD NOTE:**  
 PROPERTY IS LOCATED IN FLOOD ZONE X (NO BASE FLOOD ELEVATIONS DETERMINED) AS PER COMMUNITY PLANNING DEPARTMENT RECORDS PER BERKELEY COUNTY PLANNING DEPARTMENT.

**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 BY THIS PLAT ARE ON FILE AT THE BERKELEY COUNTY PLANNING DEPARTMENT. 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 CONDUCTED FOR THIS PLAT. THE EXISTENCE OR NON-EXISTENCE OF METLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.  
 6) THIS NO. 232-00-02-041, BERKELEY COUNTY.  
 7) THE METLANDS SHOWN ON THIS SURVEY WERE LOCATED AND DELINEATED BY PHOTOS AND AERIAL PHOTOGRAPHS PREPARED BY H.A. INC. CONVERSE PARK AS PREPARED BY H.A. INC. DATED 02-04-97. THESE METLAND BOUNDARIES WERE CERTIFIED BY INSTRUMENT SHIC 81-97-0710(Q) DATED MAY 8, 1997.  
 8) ALL AREAS EXCLUSIVE OF RIGHT-OF-WAY AND LOTS ARE CONSIDERED COMMON AREAS.  
 9) VEHICULAR ACCESS TO LOTS WILL BE VIA PRIVATE ROADS 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 REVISION JANUARY 29, 2002 AND RECORDED IN PLAT CABINET 71, PAGE 144-4, BERKELEY COUNTY RMC.
3. SEWER EASEMENT PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED AUGUST 29, 2004, NOT YET RECORDED.
4. WATER EASEMENT PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED AUGUST 29, 2004, NOT YET RECORDED.
5. SUBDIVISION PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED NOVEMBER 16, 2004, RECORDED IN PLAT CABINET 71, PAGE 268-E, BERKELEY COUNTY RMC.
6. SUBDIVISION PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED JUNE 6, 2005, RECORDED IN PLAT CABINET 71, PAGE 386C-D, BERKELEY COUNTY RMC.



1. DAVID L. GRAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HAS MADE A CAREFUL AND THOROUGH INVESTIGATION AND BELIEVES THE SURVEY HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM LAND SURVEYING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS SPECIFIED THEREIN. THIS SURVEY WAS MADE UNDER THE CLOSEST PERSONAL SUPERVISION AND CONTROL OF THE SURVEYOR AND HE HAS PERSONALLY AND INDIVIDUALLY EXAMINED ALL POINTS AND MEASUREMENTS AND HAS FOUND THEM TO BE CORRECT AND ACCURATE. THIS SURVEY WAS MADE UNDER THE CLOSEST PERSONAL SUPERVISION AND CONTROL OF THE SURVEYOR AND HE HAS PERSONALLY AND INDIVIDUALLY EXAMINED ALL POINTS AND MEASUREMENTS AND HAS FOUND THEM TO BE CORRECT AND ACCURATE.

DAVID L. GRAY, 12839

LINE	DISTANCE	BEARING
L1	26.00	S47°17'43"E
L2	53.19	N02°02'27"E
L3	16.39	S45°56'08"E
L4	24.02	S67°50'27"E
L5	56.92	N65°51'46"E
L6	44.10	N25°33'55"E
L7	46.35	N20°17'35"E
L8	69.28	N22°27'52"W
L9	51.06	S77°58'35"W
L10	54.58	S77°09'22"W
L11	60.55	S77°09'22"W
L12	54.77	S03°49'22"W
L13	54.77	S03°49'22"W
L14	54.77	S03°49'22"W
L15	54.77	S03°49'22"W
L16	54.77	S03°49'22"W
L17	54.77	S03°49'22"W
L18	54.77	S03°49'22"W
L19	54.77	S03°49'22"W
L20	54.77	S03°49'22"W
L21	54.77	S03°49'22"W
L22	54.77	S03°49'22"W
L23	54.77	S03°49'22"W
L24	54.77	S03°49'22"W
L25	54.77	S03°49'22"W
L26	54.77	S03°49'22"W
L27	54.77	S03°49'22"W
L28	54.77	S03°49'22"W
L29	54.77	S03°49'22"W
L30	54.77	S03°49'22"W
L31	54.77	S03°49'22"W
L32	54.77	S03°49'22"W
L33	54.77	S03°49'22"W
L34	54.77	S03°49'22"W
L35	54.77	S03°49'22"W
L36	54.77	S03°49'22"W
L37	54.77	S03°49'22"W
L38	54.77	S03°49'22"W
L39	54.77	S03°49'22"W
L40	54.77	S03°49'22"W
L41	54.77	S03°49'22"W
L42	54.77	S03°49'22"W
L43	54.77	S03°49'22"W
L44	54.77	S03°49'22"W
L45	54.77	S03°49'22"W
L46	54.77	S03°49'22"W
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L51	54.77	S03°49'22"W
L52	54.77	S03°49'22"W
L53	54.77	S03°49'22"W
L54	54.77	S03°49'22"W
L55	54.77	S03°49'22"W
L56	54.77	S03°49'22"W
L57	54.77	S03°49'22"W
L58	54.77	S03°49'22"W
L59	54.77	S03°49'22"W
L60	54.77	S03°49'22"W
L61	54.77	S03°49'22"W
L62	54.77	S03°49'22"W
L63	54.77	S03°49'22"W
L64	54.77	S03°49'22"W
L65	54.77	S03°49'22"W
L66	54.77	S03°49'22"W
L67	54.77	S03°49'22"W
L68	54.77	S03°49'22"W
L69	54.77	S03°49'22"W
L70	54.77	S03°49'22"W
L71	54.77	S03°49'22"W
L72	54.77	S03°49'22"W
L73	54.77	S03°49'22"W
L74	54.77	S03°49'22"W
L75	54.77	S03°49'22"W
L76	54.77	S03°49'22"W
L77	54.77	S03°49'22"W
L78	54.77	S03°49'22"W
L79	54.77	S03°49'22"W
L80	54.77	S03°49'22"W
L81	54.77	S03°49'22"W
L82	54.77	S03°49'22"W
L83	54.77	S03°49'22"W
L84	54.77	S03°49'22"W
L85	54.77	S03°49'22"W
L86	54.77	S03°49'22"W
L87	54.77	S03°49'22"W
L88	54.77	S03°49'22"W

GRADE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARINGS
C1	504.00	1731.74	644.58°	102.12	548.08'08"W	548.08'08"W
C2	201.7	1698.74	074'05"	10.08	548'37.21"W	548'37.21"W
C3	31.33	1698.74	103'28"	13.66	548'29.31"W	548'29.31"W
C4	77.81	50.00	99'16'40"	33.97	588'21.01"W	588'21.01"W
C5	68.01	200.00	171'44"	23.40	588'36.15"W	588'36.15"W
C6	45.81	100.00	267'45"	23.31	578'24.08"W	578'24.08"W
C7	71.64	60.00	68'24'29"	40.78	N54'18'13"W	N54'18'13"W
C8	8.13	60.00	748'48"	4.07	N61'11'05"W	N61'11'05"W
C9	76.88	200.00	21'58"11"	28.92	N01'19'55"W	N01'19'55"W
C10	45.81	60.00	52'34'08"	15.31	N01'22'14"W	N01'22'14"W
C11	63.88	104.34	35'05'11"	32.88	S08'51'53"W	S08'51'53"W
C12	40.98	52.00	45'08'57"	21.82	S47'09'18"W	S47'09'18"W

TABLE 1 ADJUSTED LOTS

LOT NO.	BUILDING	TMSF	SOFT	ACRES	ADDRESS
200	38	232-11-01-081	2,389 SQFT	0.054 ACRES	205 POND PINE TRAIL
201	38	232-11-01-082	1,271 SQFT	0.029 ACRES	203 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	1,178 SQFT	0.045 ACRES	200 POND PINE TRAIL
206	30	232-11-01-087	1,795 SQFT	0.041 ACRES	804 PINE BLUFF DRIVE
207	30	232-11-01-088	1,248 SQFT	0.028 ACRES	803 PINE BLUFF DRIVE
208	30	232-11-01-089	998 SQFT	0.022 ACRES	802 PINE BLUFF DRIVE
209	30	232-11-01-090	1,248 SQFT	0.044 ACRES	801 PINE BLUFF DRIVE
210	27	232-11-01-089	1,984 SQFT	0.045 ACRES	800 PINE BLUFF DRIVE
211	27	232-11-01-090	1,280 SQFT	0.029 ACRES	100 POND PINE TRAIL
212	27	232-11-01-091	1,024 SQFT	0.023 ACRES	101 POND PINE TRAIL
213	27	232-11-01-092	1,248 SQFT	0.028 ACRES	102 POND PINE TRAIL
214	27	232-11-01-093	2,388 SQFT	0.054 ACRES	103 POND PINE TRAIL
215	26	232-11-01-074	1,934 SQFT	0.044 ACRES	104 POND PINE TRAIL
216	26	232-11-01-075	1,625 SQFT	0.037 ACRES	301 POND PINE TRAIL
217	26	232-11-01-076	1,251 SQFT	0.029 ACRES	302 POND PINE TRAIL
218	26	232-11-01-077	1,000 SQFT	0.023 ACRES	303 POND PINE TRAIL
219	26	232-11-01-078	1,000 SQFT	0.023 ACRES	304 POND PINE TRAIL
220	28	232-11-01-079	1,221 SQFT	0.028 ACRES	305 POND PINE TRAIL
221	28	232-11-01-080	1,787 SQFT	0.041 ACRES	306 POND PINE TRAIL

PLANNING AND RMC USE ONLY

Doc# 000020357  
 PLAT CABINET Q, PINE 376B  
 04/22/2005 11:01:12AM  
 Conshelia B. Forte  
 Registrar of Deeds Berkeley Co., SC

DATE	REVISION	BY
02/20/05	REVISED PER COUNTY COMMENTS	GM

SHEET 2 OF 2

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

**GPA**  
 PROFESSIONAL LAND SURVEYORS  
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 430-A LESSY LANE  
 CHARLOTTE, NC 28205  
 OFFICE (704) 571-8888  
 FAX (704) 571-8892  
 (CHARLOTTE BRANCH)  
 112 BRUNNEN ST  
 CHARLOTTE, NC 28205-6916  
 OFFICE (704) 333-8800  
 FAX (704) 333-8800  
 (FALL TOW HEAD BRANCH)  
 ONE GORRISON LANE, S.W. 3500  
 CHARLOTTE, NC 28228-6916  
 OFFICE (704) 815-3800  
 FAX (704) 815-3802  
 ENCLOSED AS A WORK