



LINE TABLE with columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH. Lists 168 line segments for the subdivision.

419PG322

LINE TABLE with columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH. Lists 168 line segments for the subdivision.

SURVEY NOTES

- 1. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X AND C" WITH NO BASE FLOOD ELEVATION SPECIFIED...
2. THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
3. THIS PLAT REPRESENTS A SURVEY BASED UPON THE LISTED REFERENCES ONLY...
4. AREA DETERMINED BY COORDINATE METHOD.
5. U.S. ARMY CORPS OF ENGINEERS FRESHWATER WETLAND BOUNDARIES ARE IN ACCORDANCE WITH WETLAND DRAWING I-26 COMMERCE PARK AS PREPARED BY HOFFMAN LESTER ASSOCIATES INC. DATED 02-04-97...
6. SCDOT PLANS FOR U.S. HIGHWAY 78 INDICATED A 50' RIGHT-OF-WAY HOWEVER LINES OF POSSESSION AND RECOVERED CORNERS ARE APPROXIMATELY 30' FROM THE EXISTING CENTER LINE OF U.S. HIGHWAY 78.
7. TOTAL No. OF LOTS (CHARLESTON COUNTY) = 50
8. SMALLEST LOT SIZE = 1360 S.F.
9. MINIMUM BUILDINGS SETBACKS LINES:
FRONT = 25'
SIDE = 5'
REAR = 25'

SPECIAL NOTES

- 1. ROADS RIGHTS OF WAYS AND DRAINAGE EASEMENTS OWNED BY THE HOMEOWNERS ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY AN ASSOCIATION...
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...

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.

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

CURVE TABLE with columns: CURVE, RADIUS, DELTA, LENGTH, CHORD BRG, CHORD, TANGENT. Lists 24 curves for the subdivision.

APPROVED FINAL PLAT
John William Fox, Jennifer Miller
Director of Planning
Charleston County Planning Commission
18909-F SEP 19, 2002
Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 20th day of September, 2002 at 8:30 o'clock in Plat Book FF Page 902, and tracing cloth copy filed in File 7 Drawer 48, Folder 68, Drawing No. 22. Original plat (a White Print) delivered to Chas Co Planning Board, Sheet 2 of 2

(VACANT BLOCK FOR CHARLESTON COUNTY STAMP APPROVAL)

GENERAL ENGINEERING LABORATORIES, INC.
A Division of General Engineering Laboratories, Inc.
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ENGINEERING • ENVIRONMENTAL • SURVEYING • LAND SURVEYING • GEOTECHNICAL

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

FRANK D. BAKER
Professional Land Surveyor
No. 16807
SOUTH CAROLINA
GENERAL ENGINEERING LABORATORIES, INC.
No. C00159
PLATE OF AUTHORIZATION

DATE 8-16-02
LAST REVISION 9-17-02
DRAWN/CHECKED DAR
APPROVED FDB
SCALE NOT TO SCALE
PROJECT NUMBER PRTR00602C
SHEET NUMBER

REVISIONS table with columns: NO., DATE, ISSUED BY, APPR'D BY, DESCRIPTION. Shows one revision on 9-17-02 by FDB/DAR for CHARLESTON COUNTY COMMENTS.