

LOT NO.	BUILDING	SQFT	ACRES	ADDRESS
1000	31	2,771	0.06	1000 PINE BLUFF DRIVE
1001	31	1,493	0.03	1001 PINE BLUFF DRIVE
1002	31	1,193	0.03	1002 PINE BLUFF DRIVE
1003	31	1,200	0.03	1003 PINE BLUFF DRIVE
1004	31	1,494	0.03	1004 PINE BLUFF DRIVE
1005	31	2,321	0.05	1005 PINE BLUFF DRIVE
1100	29	2,298	0.05	1100 PINE BLUFF DRIVE
1101	29	1,483	0.03	1101 PINE BLUFF DRIVE
1102	29	1,483	0.03	1102 PINE BLUFF DRIVE
1103	29	1,186	0.03	1103 PINE BLUFF DRIVE
1104	29	1,483	0.03	1104 PINE BLUFF DRIVE
1105	25	2,298	0.05	1105 PINE BLUFF DRIVE
1200	28	2,767	0.06	1200 PINE BLUFF DRIVE
1201	28	1,493	0.03	1201 PINE BLUFF DRIVE
1202	28	1,193	0.03	1202 PINE BLUFF DRIVE
1203	28	1,200	0.03	1203 PINE BLUFF DRIVE
1204	28	1,494	0.03	1204 PINE BLUFF DRIVE
1205	28	2,321	0.05	1205 PINE BLUFF DRIVE

ACRES TABLE	
TOTAL ACRES	7.59 AC
WET ACRES	4.94 AC
HIGH ACRES	2.65 AC

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	25.09	200.00	71°19'	12.56	25.08	S48°20'12"W
C2	114.44	200.00	32°47'09"	58.83	112.89	S26°29'43"W
C3	22.97	38.00	34°38'22"	11.85	22.63	S62°34'39"E
C4	42.41	27.00	90°00'00"	27.00	38.18	S00°15'28"E
C5	39.62	41.00	55°21'38"	21.51	38.09	S72°25'21"W

BR W576PG857

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	75.60	N72°24'27"W
L2	26.67	N20°54'48"E
L3	52.23	N20°13'09"E
L4	44.51	N09°12'51"E
L5	68.70	N32°50'16"E
L6	28.17	N33°46'31"E
L7	68.66	N23°11'37"E
L8	80.73	N25°50'34"E
L9	75.17	N26°24'15"E
L10	60.67	N49°13'23"E
L11	66.86	N59°42'44"E
L12	47.17	N60°44'04"E
L13	4.42	N84°29'52"E
L14	41.93	S03°48'53"W
L15	66.19	S00°54'16"E
L16	58.85	S00°40'55"E
L17	77.45	S08°24'51"E
L18	53.08	S16°44'03"W
L19	64.84	S08°43'48"W
L20	27.37	S01°15'40"E
L21	55.98	S67°42'45"W
L22	30.59	N47°15'47"W
L23	39.14	S44°44'32"W
L24	36.41	S44°44'32"W
L25	62.37	S10°06'11"W
L26	8.88	N79°53'49"W
L27	34.25	N45°15'28"W
L28	19.15	N44°14'32"E
L29	20.91	S79°53'49"E
L30	36.06	N53°37'20"W
L31	30.89	S10°12'59"W
L32	19.88	S10°12'59"W
L33	15.97	S10°12'59"W
L34	15.87	S10°12'59"W
L35	19.87	S10°12'59"W
L36	36.87	S10°12'59"W
L37	6.40	N68°18'53"W
L38	35.60	S10°12'59"W
L39	19.87	S10°12'59"W
L40	15.87	S10°12'59"W
L41	15.97	S10°12'59"W
L42	19.88	S10°12'59"W
L43	30.89	S10°12'59"W
L44	60.65	N68°18'53"W
L45	48.51	N50°02'07"W
L46	31.00	N21°41'07"E
L47	20.00	N21°41'07"E
L48	16.00	N21°41'07"E
L49	20.00	N21°41'07"E
L50	20.00	N21°41'07"E
L51	31.00	N21°41'07"E
L52	31.00	N21°41'07"E
L53	20.00	N21°41'07"E
L54	20.00	N21°41'07"E
L55	16.00	N21°41'07"E
L56	20.00	N21°41'07"E
L57	31.00	N21°41'07"E
L58	7.08	N68°18'53"W
L59	30.89	S35°43'11"W
L60	19.88	S35°43'11"W
L61	15.97	S35°43'11"W
L62	15.87	S35°43'11"W
L63	19.87	S35°43'11"W
L64	36.87	S35°43'11"W
L65	37.20	N11°24'26"E
L66	36.87	S35°43'11"W
L67	19.87	S35°43'11"W
L68	15.97	S35°43'11"W
L69	15.87	S35°43'11"W
L70	19.88	S35°43'11"W
L71	30.89	S35°43'11"W

- 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 OF ANY SIZE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 6) TMS NO. 379-00-00-075, CHARLESTON COUNTY.
 - 7) THE WETLANDS SHOWN ON THIS SURVEY WERE LOCATED AND DELINEATED BY OTHERS AND ARE IN ACCORDANCE WITH WETLAND DRAWING I-26 COMMERCE PARK AS PREPARED BY LA, INC. DATED 02-04-97. THESE WETLAND BOUNDARIES WERE CERTIFIED BY INSTRUMENT OF LETTER SAC 81-97-071(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.
 - 9) NO SIGNIFICANT TREES (HARDWOOD) 24" DBH OR GREATER ARE LOCATED WITHIN THE ROAD RIGHTS OF WAY OR DRAINAGE WAYS OR LOTS LESS THAN 1 ACRE IN SIZE.
 - 10) TOTAL # OF LOTS = 18
 - 11) SMALLEST LOT = LOT 1103 (1,186 SF)
LARGEST LOT = LOT 1105 & LOT 1200 (2,771 SF)
 - 12) PINE BLUFF DRIVE (A VARIABLE WIDTH PRIVATE DRIVE) WILL BE PRIVATELY MAINTAINED BY THE HOA.
 - 13) REFERENCE PLAT:
* PLANNING BOARD / COMMISSION APPLICATION# 18909-F. PLAT OF PHASE 1A AND 1B RECORDED IN PLAT BOOK EF, PAGE 902 OF THE CHARLESTON COUNTY RMC. SITE DRAINAGE AS WELL AS PREVIOUSLY APPROVED ACCESS TO THE LOTS ACROSS PRIVATE ROADWAYS AND COMMON PARKING AREAS ARE PRIVATELY MAINTAINED BY THE HOA AND ARE COVERED UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMERWOOD, RECORDED IN DEED BOOK R413, PAGE 075 THRU 211.

- 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, RECORDED IN PLAT BOOK DE, PG. 369 CHARLESTON COUNTY RMC.
 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 25, 24, 23, 34, AND 44, DATED FEBRUARY 23, 2004, RECORDED IN PLAT CABINET Q, PAGE 335-B. BERKELEY COUNTY RMC.
 6. SUBDIVISION PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED MARCH 4, 2005, RECORDED IN PLAT CABINET Q, 360C & 360D. BERKELEY COUNTY RMC.
 7. FINAL SUBDIVISION PLAT BY GENERAL ENGINEERING, DATED AUGUST 16, 2002, LAST REVISED SEPTEMBER 17, 2002, RECORDED IN PLAT BOOK EF 901 AND 902. CHARLESTON COUNTY RMC.
 8. PLAT BY HOFFMAN LESTER ASSOCIATES, INC. DATED DECEMBER 26, 2000, RECORDED IN PLAT BOOK EE-560. CHARLESTON COUNTY RMC.

ZONING NOTE:
PROPERTY IS ZONED RSM PER CHARLESTON COUNTY PLANNING.

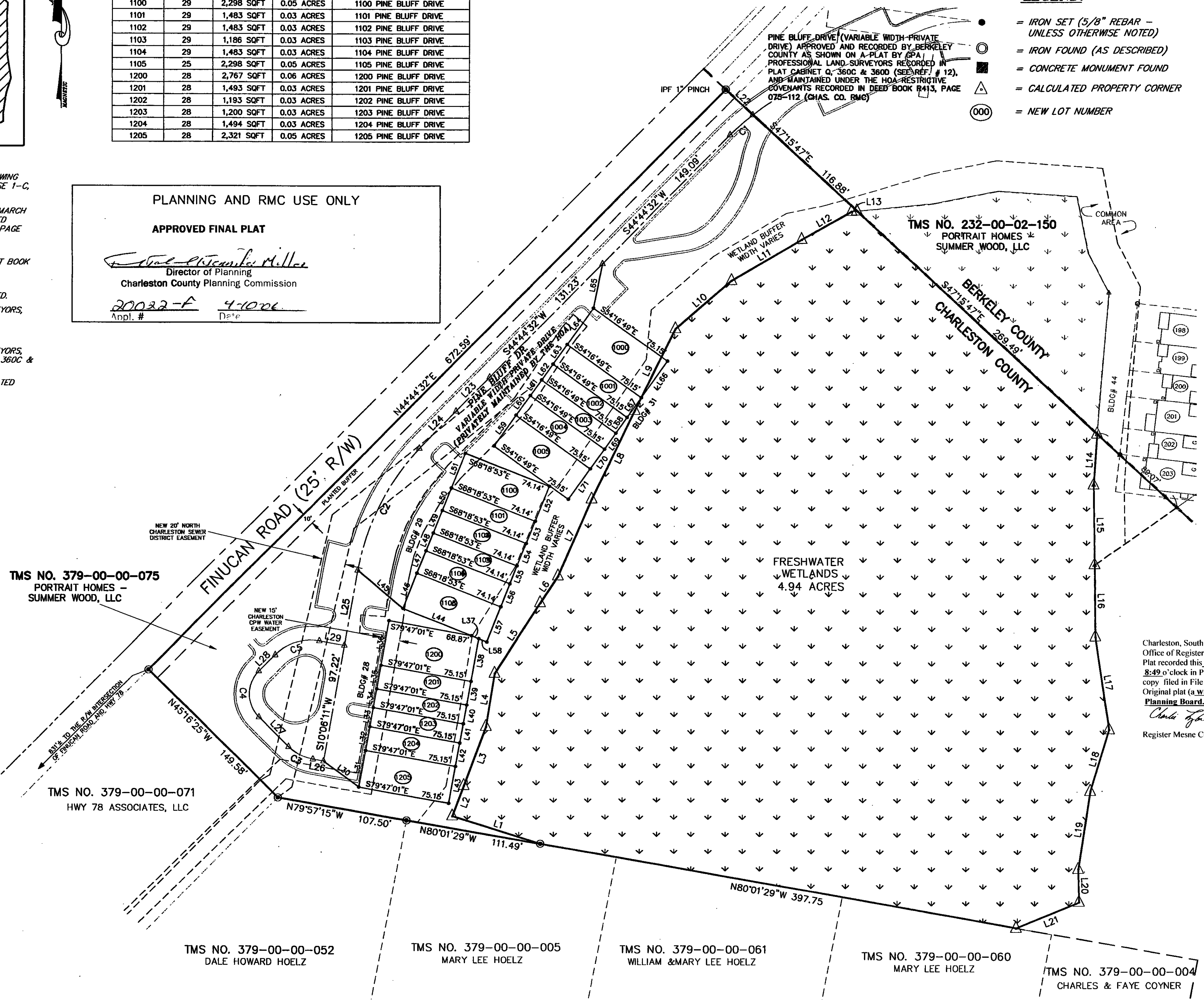
FLOOD NOTE:
PROPERTY IS LOCATED IN FLOOD ZONE X (NO BASE FLOOD ELEVATIONS DETERMINED), AS PER COMMUNITY PANEL NUMBER 45019C 0120-J, DATED NOVEMBER 17, 2004.

PLANNING AND RMC USE ONLY

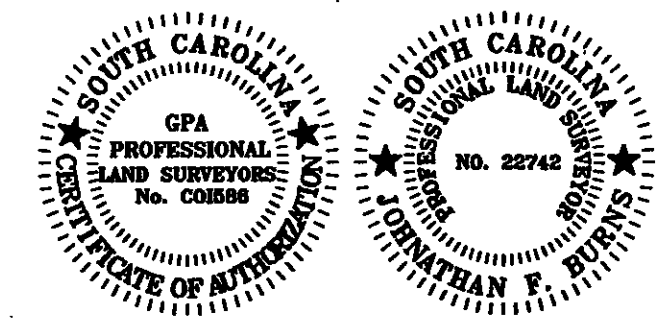
APPROVED FINAL PLAT

Steve E. Schreiber Miller
Director of Planning
Charleston County Planning Commission

20032-F 4/06
Appl. # Date



- SPECIAL NOTES:**
1. ROAD 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 THE 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 AND 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.



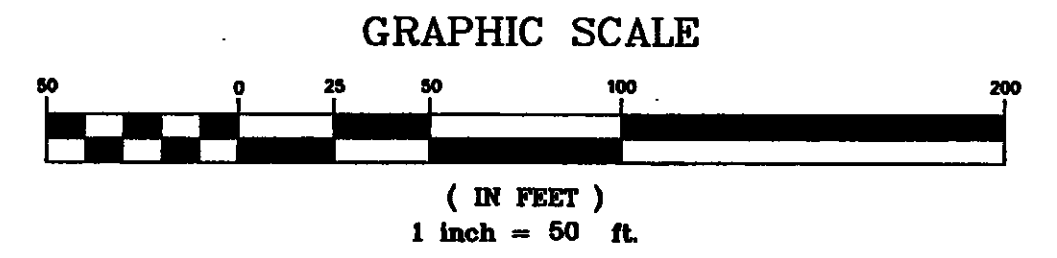
I, JOHNATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO INSURABLE 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 3RD DAY OF APRIL, 2006.

Johnathan F. Burns
JOHNATHAN F. BURNS, PLS 22748

HOME OWNERS AGREEMENT
I, 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.

Steve E. Schreiber Miller
DATE: 4/4/06

UTILITY NOTE:
PUBLIC WATER (CHARLESTON WATER SYSTEM) AND SEWER (NORTH CHARLESTON SEWER DISTRICT) IS ACCESSIBLE AS DEFINED IN SC OHC REGULATION 61-57 AND WILL BE PROVIDED TO EACH LOT PER FINAL APPROVAL TO PLACE INTO OPERATION BY SC-OHC APPROVAL LETTERS DATED MARCH 31, 2006.



DATE	REVISION	BY
9/12/05	REVISION PER COUNTY COMMENTS	GVM
3/14/06	REVISION PER COUNTY COMMENTS	JFB

GPA
PROFESSIONAL LAND SURVEYORS
www.gpaland.com

(CHARLESTON BRANCH)
450-A JESSEN LANE
CHARLESTON SC 29402
OFFICE (843) 571-0000
FAX (843) 571-8002

(CHARLOTTE BRANCH)
P.O. BOX 36916
CHARLOTTE NC 28236-6916
OFFICE (704) 335-8600
FAX (704) 335-8655

(HILTON HEAD BRANCH)
ONE GODFREY PLACE SUITE 2
BLUFFTON SC 29910
OFFICE (843) 815-3030
FAX (843) 815-3862

"EXCELLENCE AS A NORM"

SCALE
1"=50'

FLD. BK. PG.

JOB NO.
04575

DATE
AUGUST 15, 2005

DRAWN BY
GVM

CHECKED BY
DLG

SHOWING THE SUBDIVISION OF TMS NO. 379-00-00-075 - CONTAINING 7.59 ACRES - TO CREATE 18 NEW LOTS (LOT 1000 THROUGH 1205) - CONTAINING AREAS AS SHOWN, AND RESIDUAL PHASE 1-C (CHARLESTON COUNTY) OWNED BY PORTRAIT HOMES - SUMMER WOOD, LLC

FINAL PLAT

CHARLESTON COUNTY NORTH AREA

SHEET	OF
1	1