

LOT NO.	BUILDING	SQFT	ACRES	ADDRESS
1000	31	2,271	0.06	1000 PINE BLUFF DRIVE
1001	31	1,493	0.04	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	0.04	1004 PINE BLUFF DRIVE
1005	31	2,321	0.06	1005 PINE BLUFF DRIVE
1100	29	2,298	0.06	1100 PINE BLUFF DRIVE
1101	29	1,483	0.04	1101 PINE BLUFF DRIVE
1102	29	1,188	0.03	1102 PINE BLUFF DRIVE
1103	29	1,483	0.04	1103 PINE BLUFF DRIVE
1104	29	2,298	0.06	1104 PINE BLUFF DRIVE
1105	29	2,298	0.06	1105 PINE BLUFF DRIVE
1200	28	2,298	0.06	1200 PINE BLUFF DRIVE
1201	28	1,483	0.04	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	0.04	1204 PINE BLUFF DRIVE
1205	28	2,321	0.06	1205 PINE BLUFF DRIVE

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	25.09	200.00	71.11	58.83	26.08	S82°20'17"W
C2	114.44	200.00	124.70	58.83	112.99	S82°20'17"W
C3	22.97	38.00	34.92	11.88	22.63	S82°24'39"E
C4	42.41	27.00	90.00	27.00	38.19	S80°15'28"E
C5	39.82	41.00	59.21	21.51	39.09	S77°29'21"W

LEGEND	
(---)	IRON SET (3/8" REBAR - UNLESS OTHERWISE NOTED)
(---)	IRON FOUND (AS DESCRIBED)
(---)	CONCRETE MOVEMENT FOUND
(---)	CALCULATED PROPERTY CORNER
(---)	NEW LOT NUMBER

LINE TABLE	
LINE	BEARING
L1	N72°22'27"W
L2	N20°5'46"E
L3	N23°3'23"E
L4	N68°19'51"E
L5	N32°50'15"E
L6	N33°40'31"E
L7	N58°27'24"E
L8	N82°12'24"E
L9	N46°11'22"E
L10	N59°42'44"E
L11	N82°52'52"E
L12	N82°52'52"E
L13	N82°52'52"E
L14	N00°54'16"E
L15	N82°52'52"E
L16	N02°12'51"E
L17	N82°52'52"E
L18	N82°52'52"E
L19	N82°52'52"E
L20	N82°52'52"E
L21	N82°52'52"E
L22	N82°52'52"E
L23	N82°52'52"E
L24	N82°52'52"E
L25	N82°52'52"E
L26	N82°52'52"E
L27	N82°52'52"E
L28	N82°52'52"E
L29	N82°52'52"E
L30	N82°52'52"E
L31	N82°52'52"E
L32	N82°52'52"E
L33	N82°52'52"E
L34	N82°52'52"E
L35	N82°52'52"E
L36	N82°52'52"E
L37	N82°52'52"E
L38	N82°52'52"E
L39	N82°52'52"E
L40	N82°52'52"E
L41	N82°52'52"E
L42	N82°52'52"E
L43	N82°52'52"E
L44	N82°52'52"E
L45	N82°52'52"E
L46	N82°52'52"E
L47	N82°52'52"E
L48	N82°52'52"E
L49	N82°52'52"E
L50	N82°52'52"E
L51	N82°52'52"E
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L54	N82°52'52"E
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L56	N82°52'52"E
L57	N82°52'52"E
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L61	N82°52'52"E
L62	N82°52'52"E
L63	N82°52'52"E
L64	N82°52'52"E
L65	N82°52'52"E
L66	N82°52'52"E
L67	N82°52'52"E
L68	N82°52'52"E
L69	N82°52'52"E
L70	N82°52'52"E
L71	N82°52'52"E
L72	N82°52'52"E
L73	N82°52'52"E
L74	N82°52'52"E
L75	N82°52'52"E
L76	N82°52'52"E
L77	N82°52'52"E
L78	N82°52'52"E
L79	N82°52'52"E
L80	N82°52'52"E
L81	N82°52'52"E
L82	N82°52'52"E
L83	N82°52'52"E
L84	N82°52'52"E
L85	N82°52'52"E
L86	N82°52'52"E
L87	N82°52'52"E
L88	N82°52'52"E
L89	N82°52'52"E
L90	N82°52'52"E
L91	N82°52'52"E
L92	N82°52'52"E
L93	N82°52'52"E
L94	N82°52'52"E
L95	N82°52'52"E
L96	N82°52'52"E
L97	N82°52'52"E
L98	N82°52'52"E
L99	N82°52'52"E
L100	N82°52'52"E

**NOTES:**

- AREA WAS DETERMINED BY THE COORDINATE METHOD.
- ANYTHING SHOWN OUTSIDE THE DEDINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- 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.
- DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- NO SURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEY WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REPRESENT THE BOUNDARIES OF THE PROPERTY WHICH MAY AFFECT THIS PROPERTY.
- TMS NO. 379-00-00-075, CHARLESTON COUNTY.
- THE WETLANDS SHOWN ON THIS SURVEY WERE LOCATED BY VISUAL INSPECTION AND FIELD IN ACCORDANCE WITH WETLAND DRAWING 1-36 DATED 02-04-97. THESE WETLAND BOUNDARIES WERE CERTIFIED BY INSTRUMENT OF LETTER SAC 81-97-0700(D) DATED MAY 8, 1997.
- ALL AREAS EXCLUSIVE OF RIGHT-OF-WAY AND LOTS ARE CONSIDERED COMMON AREAS.
- REGULAR ACCESS TO LOTS WILL BE VIA PRIVATE ROADS AND COMMON PARKING AREAS AS INDICATED HEREON. PROFESSIONAL ACCESS THROUGHOUT COMMUNITY WILL BE VIA SIDEWAYS.
- NO SIGNIFICANT TREES (HARDWOOD) 24" DBH OR GREATER ARE LOCATED WITHIN THE ROAD RIGHTS OF WAY OR DRAINAGE WAS OR LOTS LESS THAN 1 ACRE IN SIZE.
- TOTAL # OF LOTS = 18
- LARGEST LOT = LOT 1103 & LOT 1200 (2.771 AC)
- SMALLEST LOT = LOT 1105 (1.186 AC)
- PINE BLUFF DRIVE (A VARIABLE WIDTH PRIVATE DRIVE) WILL BE PRIVATELY MAINTAINED BY THE HOA.
- 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 REG. SITE DYNAMICS, AS WELL AS THE ROADS 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 025 THRU 211.

**SPECIAL NOTES:**

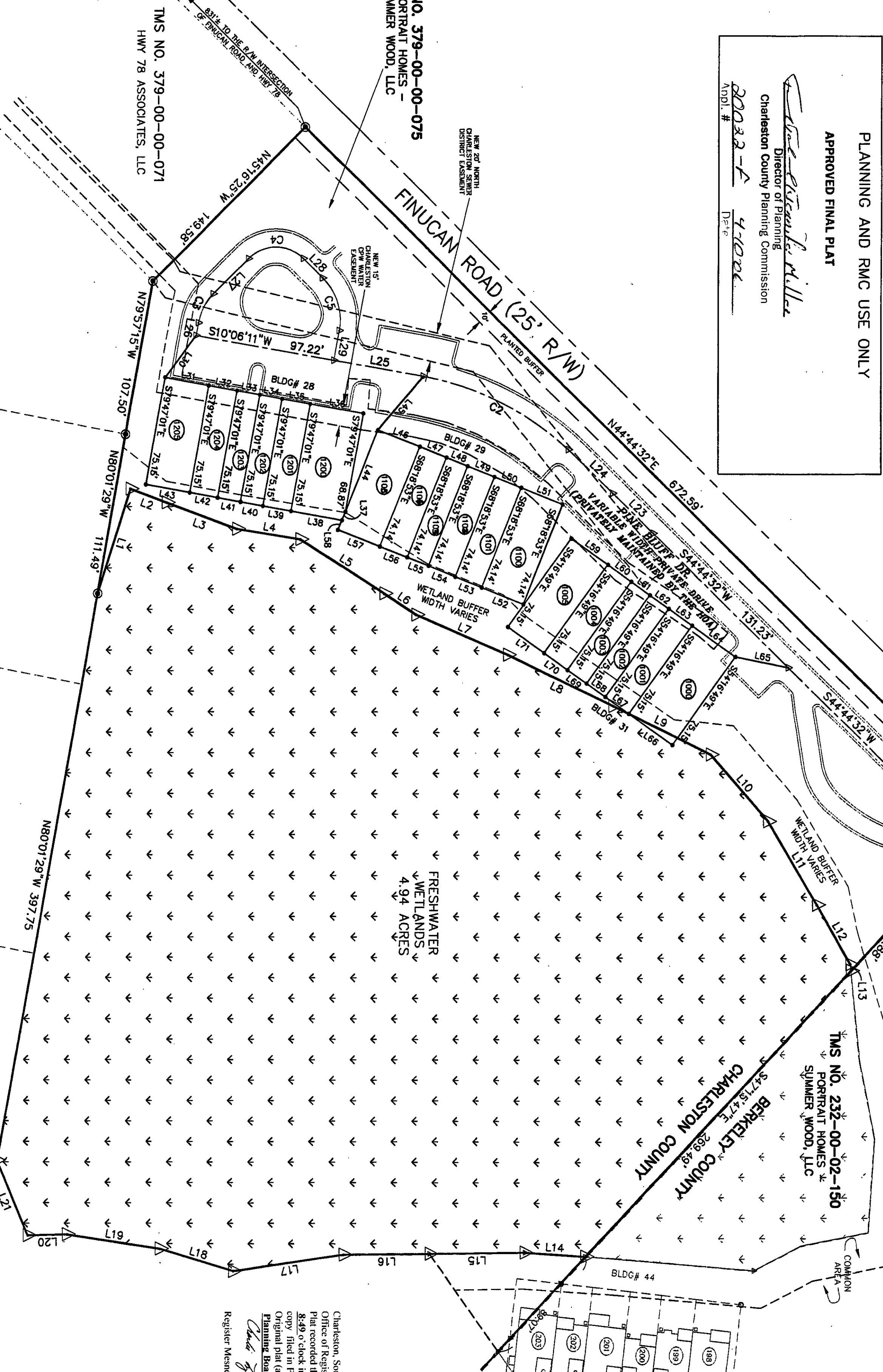
- ROAD RIGHTS OF WAY AND DRAINAGE EASEMENTS OWNED BY THE HOMEOWNERS ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY AN ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH PERIODIC ASSESSMENTS OF LOTS OR PARCELS WITHIN THE ASSOCIATION'S JURISDICTION. THESE FUNDS WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL PROPERTY OWNERS. NO PUBLIC FUNDS WILL BE USED FOR THE MAINTENANCE OF THESE ROADS AND EASEMENTS.
- 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 ROADS AND EASEMENTS.
- ANY FURTHER SUBDIVISION OF THE PARCEL, OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON, SHALL REQUIRE COMPLIANCE WITH THE ZONING AND SUBDIVISION REGULATIONS OF THE COUNTY OF CHARLESTON. THE OWNER SHALL 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.

**ZONING NOTES:**

PROFESSIONAL ZONING MAP 929 CHARLESTON COUNTY PLANNING

**FLOOD NOTE:**

PROPOSED FLOOD ELEVATIONS DETERMINED (NO BASE FLOOD ELEVATIONS DETERMINED) 0120'4" DATED NOVEMBER 17, 2004.



LINE	LENGTH	BEARING
L1	75.60	N72°22'27"W
L2	26.67	N20°5'46"E
L3	52.23	N23°3'23"E
L4	44.51	N68°19'51"E
L5	68.70	N32°50'15"E
L6	68.12	N33°40'31"E
L7	60.73	N58°27'24"E
L8	75.17	N82°12'24"E
L9	76.28	N46°11'22"E
L10	60.67	N59°42'44"E
L11	60.67	N82°52'52"E
L12	47.17	N82°52'52"E
L13	41.83	N82°52'52"E
L14	4.93	N00°54'16"E
L15	66.19	N82°52'52"E
L16	58.85	S00°45'57"E
L17	27.45	S82°27'51"E
L18	62.49	S82°44'54"E
L19	27.37	S01°13'40"E
L20	55.88	S87°42'45"W
L21	30.59	N47°15'47"W
L22	39.14	S44°44'32"W
L23	62.37	S100°08'11"W
L24	8.88	N87°35'48"W
L25	34.63	N43°18'28"W
L26	20.91	S85°34'48"E
L27	36.66	N53°20'20"W
L28	19.88	S101°2'59"W
L29	15.97	S101°2'59"W
L30	19.88	S101°2'59"W
L31	30.89	S101°2'59"W
L32	60.85	N68°18'53"W
L33	48.51	N68°18'53"W
L34	31.00	N21°41'07"E
L35	20.00	N21°41'07"E
L36	20.00	N21°41'07"E
L37	31.00	N21°41'07"E
L38	31.00	N68°18'53"W
L39	31.00	N21°41'07"E
L40	19.88	N21°41'07"E
L41	19.88	N21°41'07"E
L42	15.97	N21°41'07"E
L43	30.89	S101°2'59"W
L44	60.85	N68°18'53"W
L45	48.51	N68°18'53"W
L46	31.00	N21°41'07"E
L47	20.00	N21°41'07"E
L48	20.00	N21°41'07"E
L49	31.00	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	20.00	N68°18'53"W
L59	31.00	N21°41'07"E
L60	19.88	N21°41'07"E
L61	15.97	S85°43'11"W
L62	15.97	S85°43'11"W
L63	36.87	S85°43'11"W
L64	36.87	S59°43'11"W
L65	31.20	N11°24'28"E
L66	36.87	S85°43'11"W
L67	19.87	S85°43'11"W
L68	15.97	S85°43'11"W
L69	19.88	S85°43'11"W
L70	19.88	S85°43'11"W
L71	30.89	S85°43'11"W

**REGISTERED PROFESSIONAL LAND SURVEYOR**

**DAVID R. BURRIS, PLS.**

1. JOHNATHAN F. BURRIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, HE HAS PREPARED THIS PLAT IN ACCORDANCE WITH THE RULES OF PROFESSIONAL CONDUCT AND STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SET FORTH IN SECTION 11-11-1300 OF THE SOUTH CAROLINA CODE OF LAWS. HE IS NOT PROVIDING THESE SERVICES AS AN EMPLOYEE OF THE SURVEYOR'S FIRM. THE SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF RECEIVING A CURRENT TITLE SEARCH. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 30th DAY OF APRIL, 2006.

JOHNATHAN F. BURRIS, PLS.

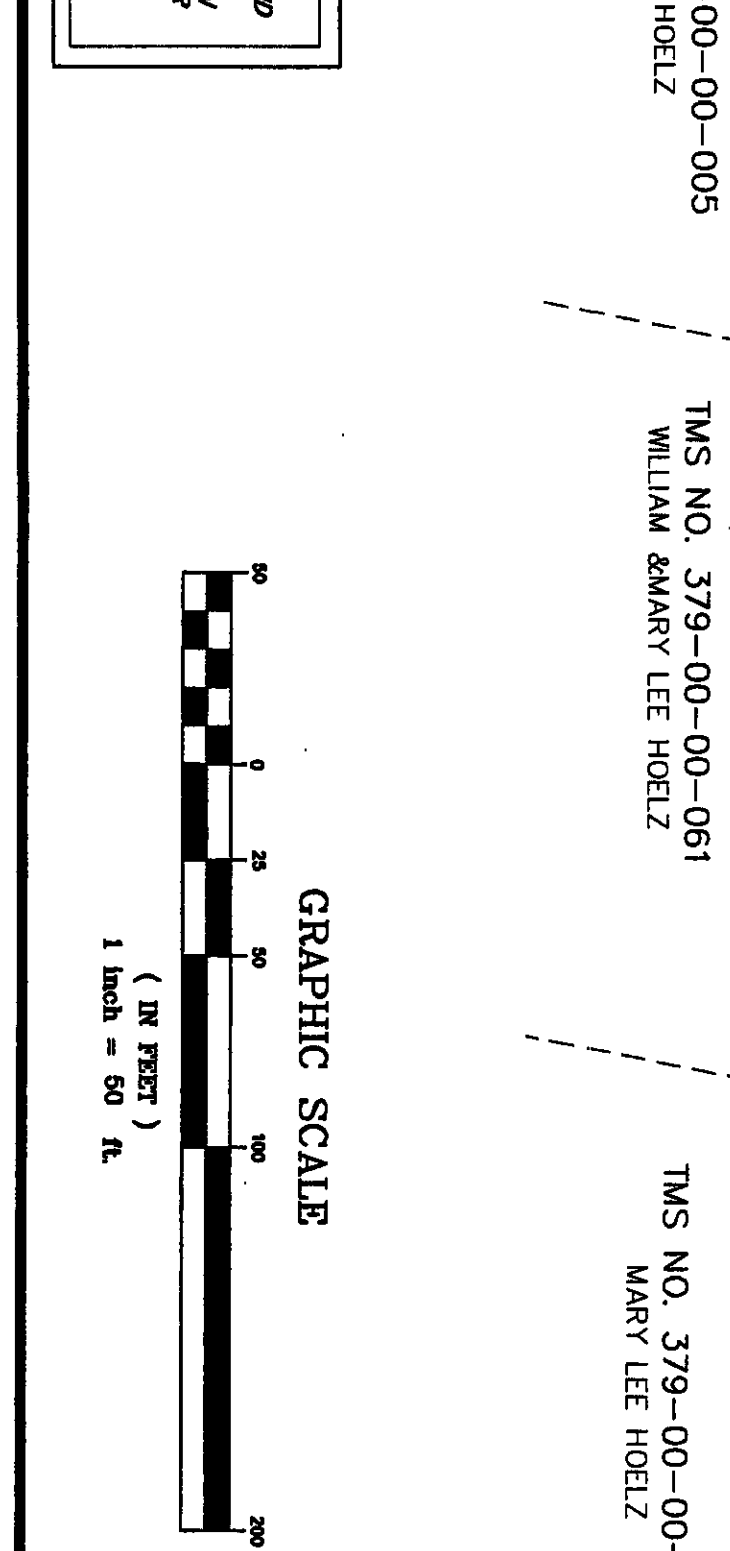
**HOME OWNERS AGREEMENT**

THESE ROADS AND DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. APPROVAL OF THIS PLAT IN NO WAY WAIVES THE COUNTY OF CHARLESTON'S RESPONSIBILITY TO MAINTAIN ANY OF THE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

DATE: 4/10/06

**UTILITY NOTE:**

PUBLIC WATER (CHARLESTON WATER SYSTEM) AND SEWER (PUBLIC SEWER) ARE SHOWN ON THIS PLAT IN ACCORDANCE WITH THE 2006 SOUTH CAROLINA ZONING ORDINANCE. ACCESSIBLE AS SHOWN IN SECTION 11-11-1300 OF THE SOUTH CAROLINA CODE OF LAWS. ALL UTILITIES SHALL BE PROVIDED TO EACH LOT PER FINAL APPROVAL TO PLACE INTO OPERATION BY THE COUNTY OF CHARLESTON.



DATE	REVISION	PER COUNTY COMMENTS	BY
6/22/05	REVISION PER COUNTY COMMENTS		GM
4/14/06	REVISION PER COUNTY COMMENTS		JTB

**CHARLESTON COUNTY**      **NORTH AREA**      **SOUTH CAROLINA**  
**FINAL PLAT**

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

**GPA**  
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 CHARLOTTE, NC 28202  
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 (NORTH BEAD BRANCH)  
 ONE OGDEN PLACE, SUITE 2  
 BEAUFORT, SC 29504  
 PHONE: (843) 895-3862  
 FACSIMILE: (843) 895-3862  
 \*ELEVATIONS AS A 1988"