

NOTES:  
1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH AND MAP THE PROPOSED RIGHT-OF-WAY BEING ACQUIRED BY THE SOUTH CAROLINA STATE PORTS AUTHORITY.

2. ANYTHING SHOWN OUTSIDE THE DEFINED RIGHT OF WAY ACQUISITION AREAS IS FOR DESCRIPTIVE PURPOSES ONLY.

3. ONLY THE PUBLIC RECORDS REFERENCED ON THIS PLAT WERE USED TO CONSTRUCT, AS CLOSE AS POSSIBLE, THE BOUNDARIES AND EASEMENTS OF THE LAND PARCELS AS SHOWN HEREON. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.

4. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (i.e., POWER, TELEPHONE, SANITARY &/OR SEWER) AND/OR EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES. THE REFERENCE TO ANY UTILITY EASEMENTS OR EASEMENTS PLATS ASSOCIATED WITH THIS PROPERTY, ANY UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, &/OR CONDITION.

5. NO FLOOD ZONE DETERMINATION WAS MADE FOR THE PROPERTY SHOWN HEREON. BEFORE PLANNING ANY IMPROVEMENTS, CONSULT THE APPROPRIATE F.E.M.A. FLOOD INSURANCE RATE MAP TO DETERMINE IF THIS PROPERTY DOES OR DOES NOT LIE WITHIN A FLOOD ZONE. ALSO DETERMINE THE DISTANCE FROM ANY FLOOD INSURANCE PROGRAM ZONE TO DETERMINE HOW ANY PLANNED IMPROVEMENTS WOULD BE AFFECTED SHOULD THE PROPERTY BE DETERMINED TO LIE WITHIN A FLOOD ZONE.

6. THE DESIGN OF THE PROPOSED RAILROAD RIGHT-OF-WAY WAS COMPLETED IN THE NAD '83 ('86 ADJUSTMENT) STATE PLANE COORDINATE SYSTEM. TO PLACE THE THEORETICAL RIGHT-OF-WAY ON A PLANE SURFACE THAT WOULD BETTER APPROXIMATE A TRUE GROUND COORDINATE SYSTEM, ALL DISTANCES WERE DIVIDED BY THE CORRECTED SCALE FACTOR (0.999882252501) AND THE CORRECTED DISTANCES WERE USED TO LOCATE THE RIGHT-OF-WAY. IN STATIONING AND IN CURVE RADII, THIS SCALE FACTOR WILL SHOW UP IN STATIONING AND IN CURVE RADII. THUS, THE DISTANCE PLAN STATION 330+00 AND 331+00 WOULD MEASURE 100.0118' IN THE FIELD AND ON THE FACE OF THIS MAP. CURVE RADII DESIGNED ON THE STATE PLANE ARE DIVIDED BY THE SCALE FACTOR TO ARRIVE AT THE PROPER GROUND CURVE RADII SHOWN HEREON. ALL MEASUREMENTS SHOWN ON HIS PLAT ARE TRUE GROUND MEASUREMENTS. RIGHT-OF-WAY WIDTHS ARE PLATED AT THE CORRECT DISTANCE ON THE GROUND AND WILL THUS MEASURE SLIGHTLY SMALLER WHEN CONVERTED BACK TO THE STATE PLANE.

7. ALL STATE PLANE COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 ('86 ADJUSTMENT) SOUTH CAROLINA LAMBERT ZONE 3900. THE EQUATIONS TO CONVERT A PROJECT COORDINATE TO A TRUE STATE PLANE COORDINATE ARE AS FOLLOWS. THESE EQUATIONS ARE ONLY APPLICABLE WITHIN THE LIMITS OF THIS PROJECT.

NORTHING-  
NSP=(NProject + 168,996.446756) x 0.999882252501  
EASTING-  
Esp=(EProject + 1,831,189.202098) x 0.999882252501

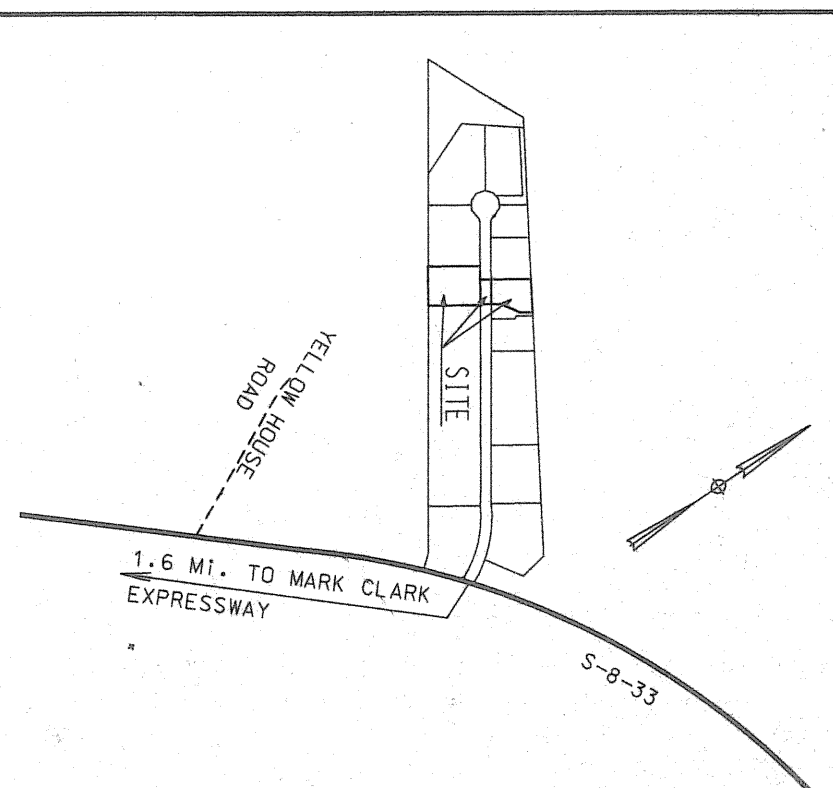
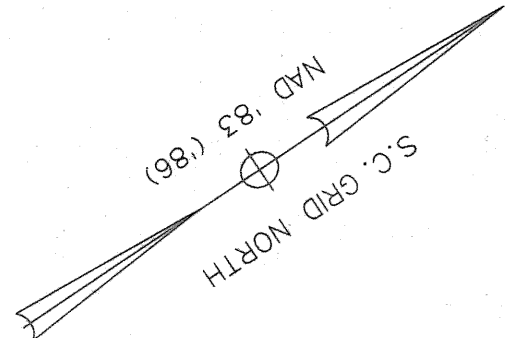
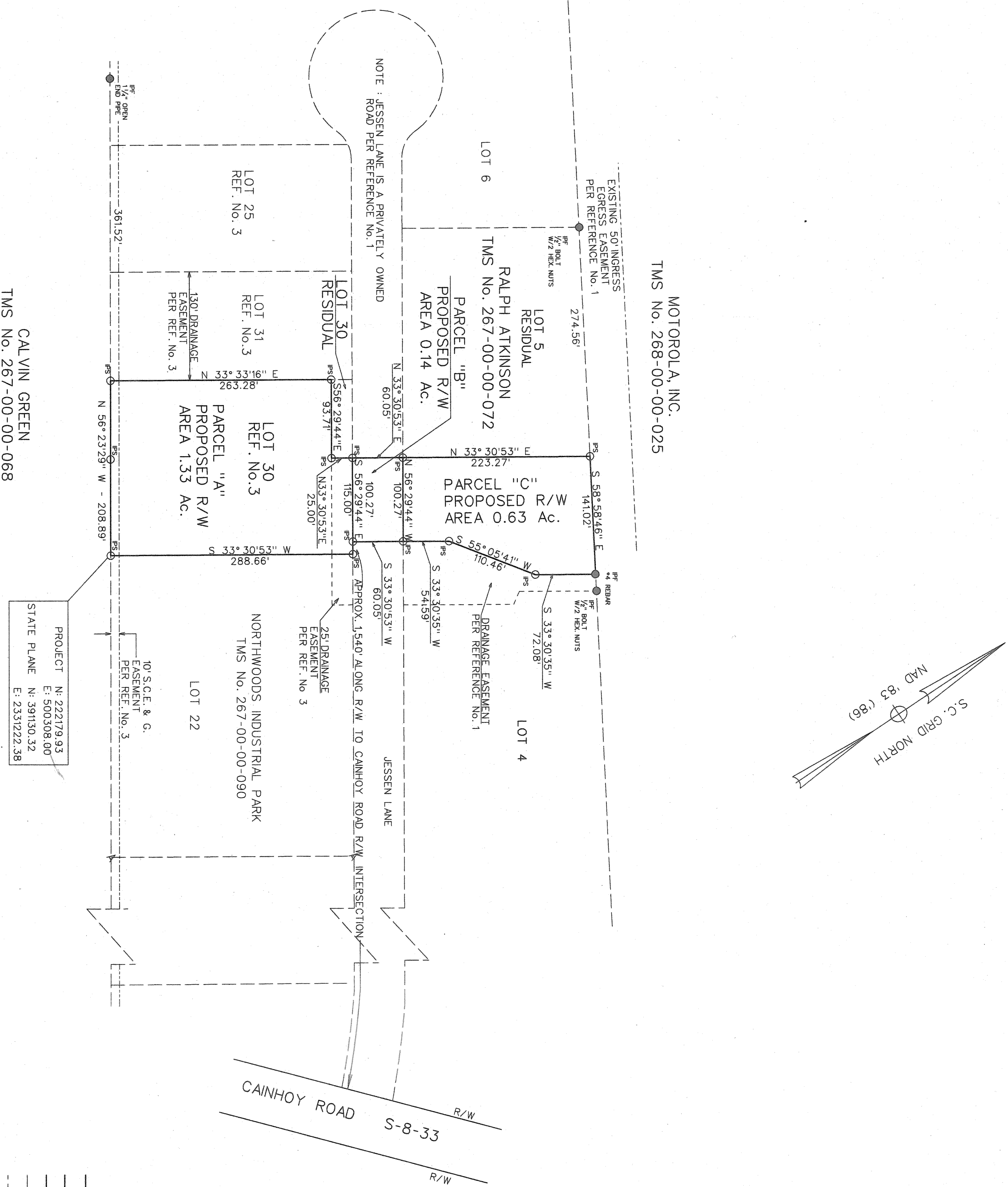
8. NO JURISDICTIONAL WETLANDS AND/OR O.C.R.M. CRITICAL LINES WERE DELINEATED OR SURVEYED FOR THE PURPOSES OF THIS PLAT. WETLANDS AND/OR CRITICAL LINES MAY EXIST ON THE SUBJECT PROPERTY, SEVERELY LIMITING OR PROHIBITING DEVELOPMENT WITHIN SUCH AREAS.

9. YELLOW HOUSE DIRT ROAD, WHICH WAS GRAPHICALLY SHOWN ON REFERENCE PLAT No. 1 LISTED BELOW, IS NOT SHOWN HEREON AS IT WAS NOTED TO BE ABANDONED PER SAID REFERENCE PLAT No. 1, ALSO SAID ROAD WAS GRAPHICALLY SHOWN AND NAMED HABAKKUK LANE ON THE HEREON REFERENCED TAX MAP.

10. A DRAINAGE EASEMENT WHICH CROSSED HEREON PARCEL "A" PER BELOW REFERENCE No. 1, HAS BEEN REVISED TO REFLECT THE EASEMENT LOCATIONS AS SHOWN ON THE BELOW LISTED REFERENCE No. 3.

REFERENCE :

1. PLAT PREPARED BY FOREST G. CALVERT TITLED "BOUNDARY SURVEY SHOWING THE SUBDIVISION OF TRACT C, A 19.26 ACRE TRACT TO CREATE LOT 4, A 1.00 ACRE TRACT, LOT 5, A 2.00 ACRE TRACT, LOT 6, A 1.00 ACRE TRACT, LOT 7, A 1.00 ACRE TRACT, LOT 8, A 1.00 ACRE TRACT, LOT 9, A 2.49 ACRE TRACT OF LAND OWNED BY CLEMENT'S FERRY, A S.C. PARTNERSHIP ROBERT E. SCANNELL AND FOREST G. CALVERT" DATED 29 NOVEMBER 1995.
2. PROPERTY TAX MAP OF BERKELEY COUNTY No.267-00-00 LAST REVISED APRIL 23, 1996.
3. PLAT PREPARED BY BERENYI ENGINEERING, INC. TITLED "BOUNDARY SURVEY SHOWING THE SUBDIVISION OF LOT 22 TMS 267-00-00-003 TO FORM LOT 30 & LOT 31" PREPARED FOR CLEMENT'S FERRY PARTNERS AND DATED OCT. 1, 1997.



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Filed and Recorded  
10/27/1998 02:45:03PM  
Register of Deeds Berkeley Co.  
SC

Berkeley County Planning Commission  
Planning Commission  
10/27/98  
DATE

SCALE : 1"=100'  
1 inch = 100 ft.

PARCEL	OWNER	T.M.S. No.	S.C.S.P.A. ITEM No.	AREA
A	CLEMENT'S FERRY PARTNERS	267-00-00-003	74	1.33 AC.
B	CLEMENT'S FERRY IND. PARK RD.	267-00-00-072	75	0.14 AC.
C	RALPH ATKINSON		76	0.63 AC.

CALVIN GREEN  
TMS No. 267-00-00-068

PROJECT N. 222179.93  
E. 500308.00  
STATE PLANE N. 391130.32  
E. 233122.38

I hereby state that 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.

*John L. Hudson*  
JOHN L. HUDSON  
S.C.P.L.S. No. 6957

REVISIONS				
DATE	BY	REVISION DESCRIPTION	DATE	BY
08/07/98	2	REVISION LOT 30, PARCEL "A"		
08/06/98	1	ADDED DRAINAGE EASEMENT AND STATE EASEMENT		
PLAT No. 1151				
TITLE			WILBUR SMITH ASSOCIATES	
RIGHT OF WAY TO BE ACQUIRED			CONSULTING ENGINEERS	
CLEMENT'S FERRY INDUSTRIAL PARK			P.O. BOX 92	
			COLUMBIA, SC 29202	
DATE			08/25/97	
ST. THOMAS - ST. DENNIS PARISH			CADD FILE	
N. BERKELEY COUNTY - NEAR CHARLESTON, SOUTH CAROLINA			SHEET 1 OF 1	