PLAT SHOWING:

1) A RESURVEY OF PARCEL "A" A 20.96 ACRE TRACT OF LAND OWNED BY SAM LAWRENCE, JR.

2) A RESURVEY OF PARCEL "B" A 2.00 ACRE TRACT OF LAND OWNED BY RONALD S. GOLD

3) A RESURVEY OF PARCEL "C" A 5.76 ACRE TRACT OF LAND OWNED BY ERNIE'S HOME BUILDERS, INC.

ALL PARCELS ABOUT TO BE ACQUIRED BY THE SOUTH CAROLINA STATE PORTS AUTHORITY. PARCELS LOCATED IN SAINT THOMAS – SAINT DENNIS PARISH, BERKELEY COUNTY, SOUTH CAROLINA

CORNERSTONE
SURVEYING & ENGINEERING, INC.
1240 Bacons Bridge Rd • Summerville • South Carolina • 29485 • Phone: 843.871.0706

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Proj. No.

DWG. 11

Date of Field Survey: 8/20/98
Drawn: ATT
Designed: RDB
Checked: RDB
Approved: RDB
CAD File: P92-94.dwg
P.B. & Pg. 65/38
Pl.Board Appl.# N/A

Date	Revision No.

Proj. No.: 97007
Sheet 1 Of 1

REFERENCES:

THE FOLLOWING ARE RECORDED IN THE OFFICE OF THE BERKELEY COUNTY REGISTER OF MESNE CONVEYANCE:

FOR SUBJECT PARCEL – TMS# 256-00-00-025

1. PLAT BY T.B. FUD, DATED 12 MARCH, 1914, ENTITLED "PLAT OF THREE HUNDRED & THIRTEEN ACRES,", RECORDED IN CABINET B PAGE 1.

FOR SUBJECT PARCEL – TMS# 256-00-00-046

1. PLAT BY T.B. FUD, DATED 12 MARCH, 1914, ENTITLED "PLAT OF THREE HUNDRED & THIRTEEN ACRES,", RECORDED IN CABINET B PAGE 1.
2. DEED FROM ADELINE MURPHY TO SAM LAWRENCE, JR., RECORDED IN BOOK A849 PAGE 120.
3. PLAT BY EDWINS WILSON, JR. PLS #13529, DATED 1 APRIL 1995, ENTITLED "PLAT SHOWING A SUBDIVISION OF A 30 ACRE TRACT...", RECORDED IN CABINET L PAGE 102–A.
4. PLAT BY F. STEVEN JOHNSON, PLS #10039, DATED 26 FEBRUARY 1998, ENTITLED "PLAT SHOWING THE ADJUSTMENT OF PROPERTY LINE...", RECORDED IN CABINET R PAGE 124.
5. DEED FROM SAM LAWRENCE, JR. TO RONALD S. GOLD, RECORDED IN BOOK 0655 PAGE 45.
6. DEED FROM RONALD S. GOLD TO SAM LAWRENCE, JR., RECORDED IN BOOK 1221 PAGE 335.
7. DEED FROM SAM LAWRENCE, JR. TO RONALD S. GOLD, RECORDED IN BOOK 1221 PAGE 341.

FOR SUBJECT PARCEL – TMS# 256-00-00-048

8. SEE PLAT REFERENCE No. 4.
9. DEED FROM SAM LAWRENCE, JR. TO ERNIE'S HOME BUILDERS, INC. RECORDED IN BOOK 1221 PAGE 338.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	9/25/98	INITIAL RELEASE – FOR REVIEW ONLY	JBP
2	5/26/99	RELEASED FOR RECORDATION	RDB

PARCEL CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
PC-1	1399.39'	28.31'	56.60'	2°19'03"	4°05'42"	56.60'	N 26°08'36"W
PC-2	1399.39'	206.62'	410.19'	16°47'54"	4°05'42"	408.81'	N 16°35'08"W

PARCEL LINE DATA TABLE

PARCEL	OWNER	TMS No.	S.C.S.P.A. ITEM No.	AREA
A	SAM LAWRENCE, JR.	256-00-00-025	92	20.96 Ac.
B	RONALD S. GOLD	256-00-00-046	93	2.00 Ac.
C	ERNIE'S HOME BUILDERS, INC.	256-00-00-048	94	5.76 Ac.

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 hereon.

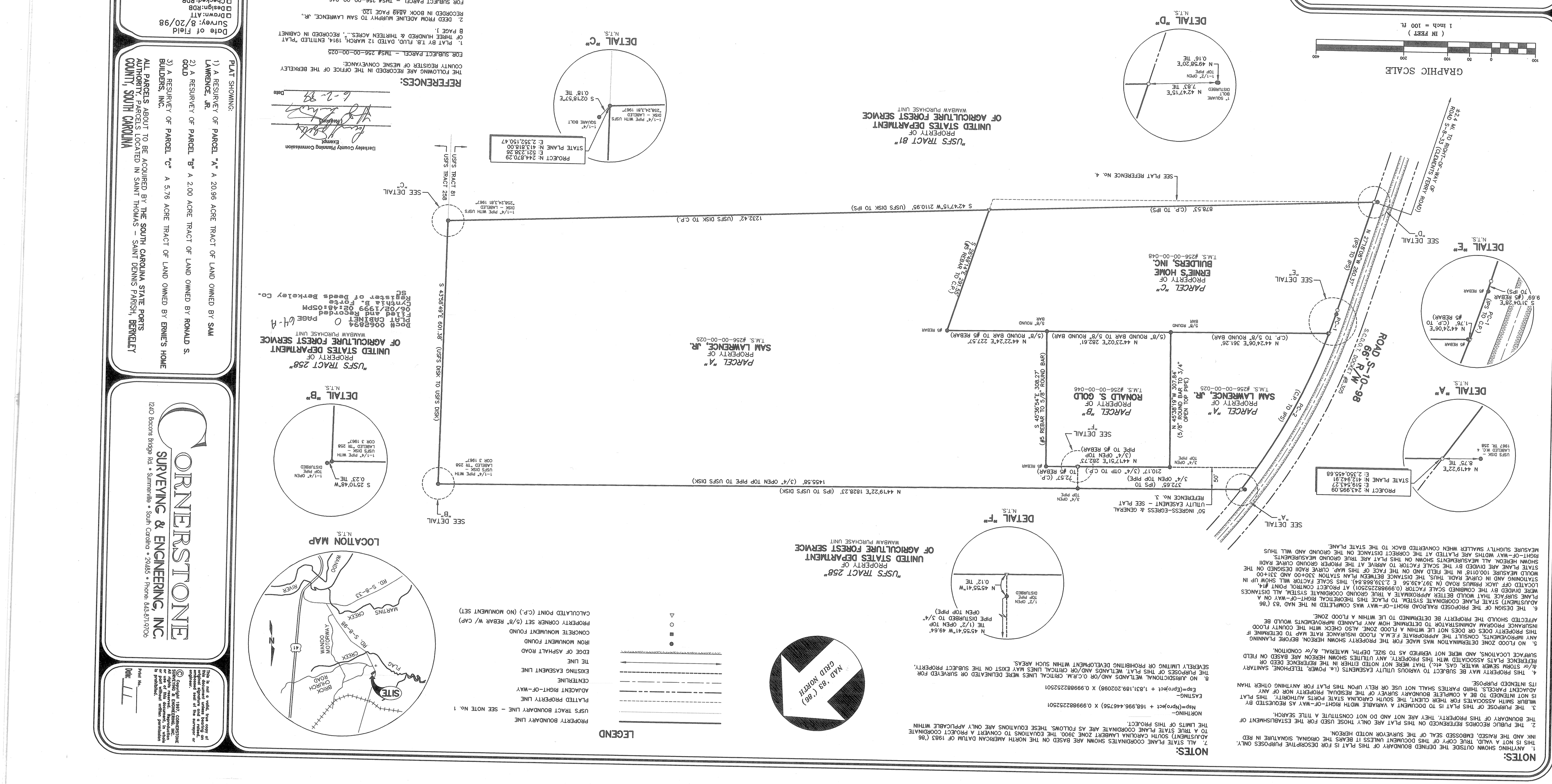
NOT VALID UNLESS SIGNED IN RED INK

STAMP

EMBOSSED SEAL

5-24-99

CORNERSTONE SURVEYING & ENGINEERING, INC. CERTIFICATE OF AUTHORIZATION C.O.A. COS032



NOTES:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY. THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE IN RED INK AND THE RAISED, EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
2. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
3. THE PURPOSE OF THIS PLAT IS TO DOCUMENT A VARIABLE WIDTH RIGHT-OF-WAY AS REQUESTED BY MILBAR SMITH ASSOCIATES FOR THEIR CLIENT, THE SOUTH CAROLINA STATE PORTS AUTHORITY. THIS PLAT IS NOT INTENDED TO BE A COMPLETE BOUNDARY SURVEY OF THE RESIDUAL PROPERTY NOR OF ANY ADJACENT PARCELS. THIRD PARTIES SHALL NOT USE OR RELY UPON THIS PLAT FOR ANYTHING OTHER THAN ITS INTENDED PURPOSE.
4. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (i.e. POWER, TELEPHONE, SANITARY &/or STORM SEWER WATER, GAS, etc.) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEED OR REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY. ANY UTILITIES SHOWN HEREON ARE BASED ON 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 CHECK WITH THE COUNTY FLOOD INSURANCE PROGRAM ADMINISTRATOR 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 THIS THEORETICAL RIGHT-OF-WAY ON A PLANE SURFACE THAT WOULD BETTER APPROXIMATE A TRUE GROUND COORDINATE SYSTEM, ALL DISTANCES WERE DIVIDED BY THE COMBINED SCALE FACTOR (0.99998225250) AT PROJECT CONTROL POINT #14 LOCATED OFF JACK PHILLIPS ROAD (N 197,439.56 E 2,359,866.84). THIS SCALE FACTOR WILL SHOW UP IN STATIONING AND IN CURVE RADII. THUS, THE DISTANCE BETWEEN PLAN STATION 330+00 AND 331+00 WOULD MEASURE 100.0018 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 THIS PLAT ARE TRUE GROUND MEASUREMENTS. RIGHT-OF-WAY WIDTHS ARE PLATTED AT THE CORRECT DISTANCE ON THE GROUND AND WILL THUS MEASURE SLIGHTLY SMALLER WHEN CONVERTED BACK TO THE STATE PLANE.

NORTHING– Ngrid=(Nproject + 168,996.446756) X 0.99998225250

EASTING– Egrid=(Eproject + 1,831,189.202098) X 0.99998225250

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.

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.

LEGEND

- PROPERTY BOUNDARY LINE
- USFS TRACT BOUNDARY LINE – SEE NOTE No. 1
- ADJACENT RIGHT-OF-WAY
- PLATTED PROPERTY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- TIE LINE
- EDGE OF ASPHALT ROAD
- IRON MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- PROPERTY CORNER SET (5/8" REBAR W/ CAP)
- CALCULATED POINT (C.P.) (NO MONUMENT SET)
- NAD '83 ('86) GRID NORTH

"USFS TRACT 258" PROPERTY OF UNITED STATES DEPARTMENT OF AGRICULTURE FOREST SERVICE WAMBAW PURCHASE UNIT

PARCEL "A" PROPERTY OF SAM LAWRENCE, JR. TMS#: 256-00-00-025

PARCEL "B" PROPERTY OF RONALD S. GOLD T.M.S. #256-00-00-046

PARCEL "C" PROPERTY OF ERNIE'S HOME BUILDERS, INC. TM.S. #256-00-00-048

"USFS TRACT 81" PROPERTY OF UNITED STATES DEPARTMENT OF AGRICULTURE FOREST SERVICE WAMBAW PURCHASE UNIT

Deed Book 0068694 Page 04-A
Filed and Recorded
06/02/1999 02:48:05PM
Cynthia B. Forde
Register of Deeds Berkeley Co. SC

PROJECT N: 244,870.29 E: 521,238.26
STATE PLANE N: 413,818.60 E: 2,352,150.47

1-1/4" PIPE WITH USFS DISK – LABELED "258,24,3,81 1987"

1-1/4" SQUARE BOLT

S 02°18'57"E 0.18' TE

DETAIL "C"
N.T.S.

1/2" SQUARE BOLT DISTURBED

N 42°47'15"E 7.83' TE

1-1/2" OPEN TOP PIPE

N 49°58'20"E 0.16' TE

DETAIL "D"
N.T.S.

N 45°55'41"W 49.64' TE (1/2" OPEN TOP PIPE DISTURBED)

N 45°55'41"W 0.12' TE

1/2" OPEN TOP PIPE DISTURBED

DETAIL "F"
N.T.S.

S 42°47'15"W 210.95' (USFS DISK TO IPS)

1232.42' (USFS DISK TO C.P.)

B78.53' (C.P. TO IPS)

SEE PLAT REFERENCE No. 4.

SEE DETAIL "C"

SEE DETAIL "B"

SEE DETAIL "A"

SEE DETAIL "E"

SEE DETAIL "F"

N 44°19'22"E 1828.32' (IPS TO USFS DISK)

1455.58' (3/4" OPEN TOP PIPE TO USFS DISK)

1-1/4" PIPE WITH USFS DISK – LABELED "TM 258 COR 3 1987"

S 25°10'48"W 0.23' TE

1-1/4" OPEN TOP PIPE DISTURBED

DETAIL "B"
N.T.S.

S 45°36'54"E 308.27' (#5 REBAR TO 5/8" ROUND BAR)

N 43°38'19"W 307.84' (5/8" ROUND BAR TO 3/4" OPEN TOP PIPE)

N 44°17'51"E 282.73' (3/4" OPEN TOP PIPE TO #5 REBAR)

372.65' (IPS TO 3/4" OPEN TOP PIPE)

72.57' (C.P. TO #5 REBAR)

3/4" OPEN TOP PIPE

50' INGRESS-EGRESS & GENERAL UTILITY EASEMENT – SEE PLAT REFERENCE No. 3.

PROJECT N: 243,995.09 E: 519,843.27
STATE PLANE N: 413,943.91 E: 2,360,455.68

USFS DISK – LABELED M.C. 4 1987 TR. 258

N 44°19'22"E 8.75' TE

DETAIL "A"
N.T.S.

S 31°04'28"E 9.69' (#5 REBAR TO IPS)

N 44°24'06"E 1.76' (C.P. TO #5 REBAR)

#5 REBAR

DETAIL "E"
N.T.S.

N 44°24'06"E 361.26'

(C.P. TO 5/8" ROUND BAR)

N 44°23'02"E 282.61'

(5/8" ROUND BAR TO 5/8" ROUND BAR)

N 44°22'24"E 227.57'

(5/8" ROUND BAR TO #5 REBAR)

5/8" ROUND BAR

#5 REBAR

PC-1

PC-2

C=2,025.35'

ROAD S-10-98

66' R/W

S 43°39'46"E 601.38' (USFS DISK TO USFS DISK)

PARCEL "A" PROPERTY OF SAM LAWRENCE, JR. TM.S. #256-00-00-025

PARCEL "B" PROPERTY OF RONALD S. GOLD T.M.S. #256-00-00-046

PARCEL "C" PROPERTY OF ERNIE'S HOME BUILDERS, INC. T.M.S. #256-00-00-048

S 42°47'15"W 210.95' (USFS DISK TO IPS)

(@ REBAR TO C.P.)

N 27°08'36"W 865.37' (IPS TO IPS)

SEE DETAIL "E"

SEE DETAIL "D"

SEE DETAIL "F"

SEE DETAIL "A"

SEE DETAIL "B"

SEE DETAIL "C"

ROAD S-8-8-33 (CO. LENDUM FARM RD.)

4-2 W. M. DRIGHT-OF-WAY

LOCATION MAP
N.T.S.

SITE

BOSCH CHURCH ROAD

FLAG CREEK

RD. S-8-349

CREEK

AYNOR

MARTINS CREEK

RD. S-8-33

RIVER

WANDO

41

N

"USFS TRACT 81" PROPERTY OF UNITED STATES DEPARTMENT OF AGRICULTURE FOREST SERVICE WAMBAW PURCHASE UNIT

1-1/4" PIPE WITH USFS DISK – LABELED "258,24,3,81 1987"

USFS TRACT 258

USFS TRACT 81

SEE DETAIL "C"

Berkeley County Planning Commission

Chairman

Date

6-2-99