

REFERENCES:

1. PLAT OF TRACTS 3 AND 4 OF THE JOHN MELLARD ESTATE, DATED MAY 8, 1985, BY CHARLIE B. ACOCK III, S.C.P.L.S. No. 9543, AND RECORDED IN CABINET F, PAGE 100.

2. PLAT OF TRACT 2 OF THE JOHN MELLARD ESTATE, DATED MAY 9, 1985, BY CHARLIE B. ACOCK III, S.C.P.L.S. No. 9543, AND RECORDED IN CABINET F, PAGE 101.

3. PLAT SHOWING PHASE "I-B" LAUREL HILL PLANTATION SUBDIVISION, A 8.481 ACRE TRACT, DATED JANUARY 30, 1987, REVISED MAY 11, 1987, BY ANDREW C. GILLETTE, S.C.P.L.S. No. 5933, AND RECORDED IN CABINET H, PAGE 74.

4. PLAT SHOWING PHASE "II-B" LAUREL HILL PLANTATION SUBDIVISION, A 7.117 ACRE TRACT, DATED FEBRUARY 20, 1987, REVISED DECEMBER 2, 1987, AND JULY 8, 1988, BY ANDREW C. GILLETTE, S.C.P.L.S. No. 5933, AND RECORDED IN CABINET H, PAGE 73.

5. SC DOT PLANS FOR FOSTER CREEK ROAD, DOCKET NO. 8.488, PROJECT NO. C-488, ROUT NO. S.809, SHEET 10 & 11 OF 40.

6. CONVEYANCE PLAT SHOWING A 1.000 ACRE TRACT OF ADDITIONAL RIGHT OF WAY ALONG FOSTER CREEK ROAD, BEING A PORTION OF TRACT 2, PARCEL A, PROPERTY OF FOSTER CREEK, LLC, DATED JANUARY 21, 2004.

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONES A3 (ELEV. 11), B & C, PER GRAPHIC PLOTTING ONLY, AS PER F.E.M.A. MAP COMMUNITY PANEL NUMBER 450029 0360 C 0375 C & , REVISED MAY 6, 1996.

2. AREA WAS DETERMINED BY COORDINATE METHOD.

3. BERKELEY COUNTY TMS 259-00-01-001.

4. ALL PROPERTY CORNERS SET ARE 3/4" REBAR.

5. THE BOUNDARY LINE ADJACENT TO THE GOOSE CREEK RESERVOIR WAS ESTABLISHED AT THE 8' MSL CONTOUR LINE.

6. AUTHORITIES HAVE THE RIGHT TO RAISE THE WATER ELEVATION TO 12.5'; PER DEED BOOK C10, PAGE 8.

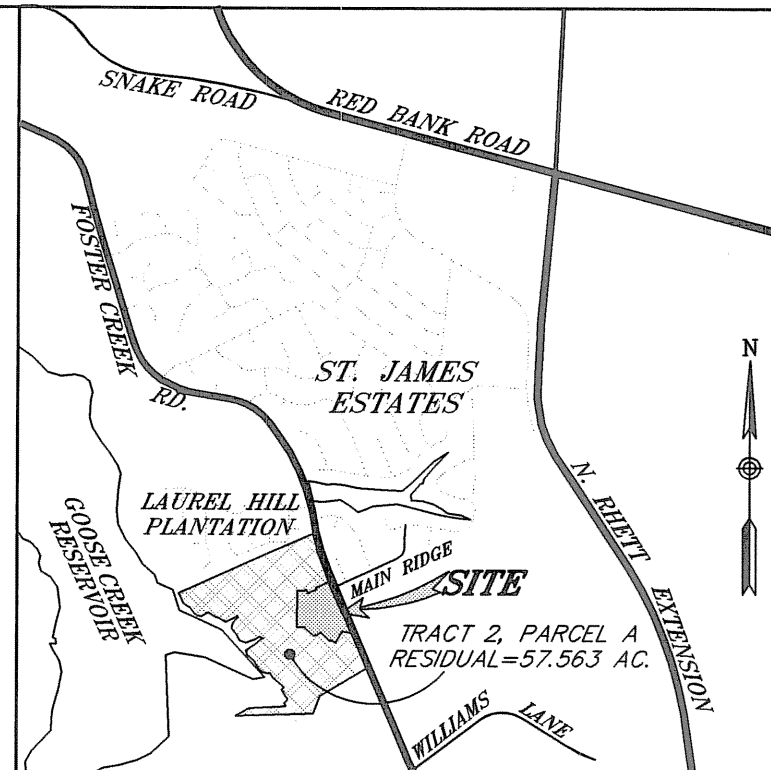
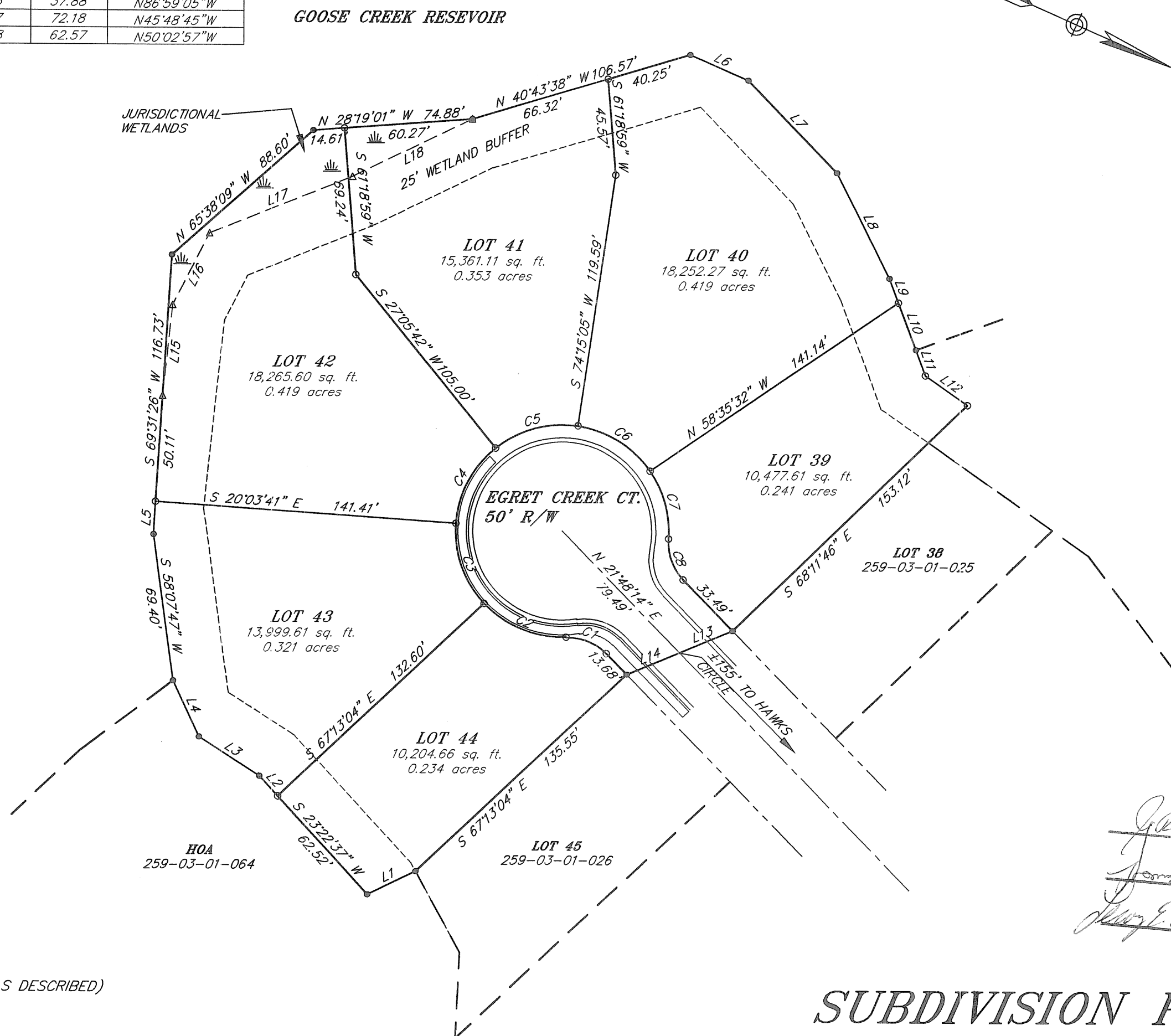
7. THIS PROPERTY IS ZONED RS-PDA, FRONT SETBACK IS 25', REAR SETBACK IS 20' AND SIDE SETBACKS ARE 5' WITH A MINIMUM OF 14' BETWEEN FOUNDATIONS. SIDE YARDS ON A CORNER ARE TO INCLUDE A STREET SIDE SETBACK OF 20' IF THE HOME TO THE REAR HAS A DRIVEWAY ACCESS FROM THE SIDE STREET; IF THIS WERE NOT THE CASE, A SIDE SETBACK IS 10'. MAXIMUM HEIGHT LIMIT IS 35' OR 2-1/2 STORIES.

8. THERE IS A 10' GENERAL UTILITY EASEMENT ALONG BOTH SIDES OF ALL ROAD RIGHTS OF WAY.

9. THE JURISDICTIONAL WETLANDS AND THE 25' WETLAND BUFFER SHALL BE PRESERVED IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS.

LINE	LENGTH	BEARING
L1	25.04	S49°49'29"E
L2	12.62	S23°22'37"W
L3	33.89	S08°50'09"W
L4	29.10	S40°57'44"W
L5	15.44	S69°31'26"W
L6	29.80	N00°23'59"W
L7	60.41	N22°12'04"E
L8	55.26	N39°17'36"E
L9	12.17	N45°39'26"E
L10	23.70	N45°39'26"E
L11	13.08	N45°39'26"E
L12	24.29	N11°04'07"E
L13	26.89	S46°34'55"E
L14	26.89	S46°34'55"E
L15	43.20	S72°03'21"W
L16	37.88	N86°59'05"W
L17	72.18	N45°48'45"W
L18	62.57	N50°02'57"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	BEARING
C1	25.00'	21.03'	11.18'	20.41'	48°11'23"	S02°17'28"E
C2	50.00'	42.91'	22.87'	41.60'	49°10'05"	N01°48'06"W
C3	50.00'	41.15'	21.82'	40.00'	47°09'23"	N46°21'38"E
C4	50.00'	41.15'	21.82'	40.00'	47°09'23"	S86°28'59"E
C5	50.00'	41.15'	21.82'	40.00'	47°09'23"	S39°19'36"E
C6	50.00'	41.15'	21.82'	40.00'	47°09'23"	S07°49'46"W
C7	50.00'	33.67'	17.50'	33.04'	38°35'09"	S50°42'02"W
C8	25.00'	21.03'	11.18'	20.41'	48°11'23"	N45°53'55"E



LOCATION MAP
N.T.S.

DEDICATION STATEMENT

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAY OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, EASEMENT OR RIGHT-OF-WAY SHOWN HEREON.

OWNER/REPRESENTATIVE

SPECIAL NOTES:

1. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PONDS, POND OUT FALL STRUCTURES AND SWALES. BERKELEY COUNTY WILL NOT BE RESPONSIBLE FOR THE DRAINAGE POND AREAS, SWALES OR OUT FALL STRUCTURES.

Planning Commission
Final Plat Approved

[Signature] 12/7/04
Date
[Signature] 12/6/04
Date
[Signature] 12/7/04
Date

Doc# 000037262
PLAT CABINET Q PAGE 295D
Filed and Recorded
12/08/2004 03:08:00PM
Cynthia B. Forte
Register of Deeds Berkeley Co. SC

LEGEND

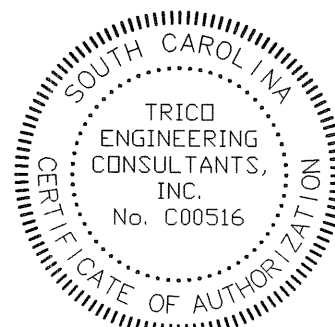
- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
- PROPERTY LINE WITH PROPERTY CORNER SET
- RIGHT OF WAY LINE
- CENTER LINE
- ADJACENT PROPERTY LINE



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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, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

[Signature]
RICHARD A. ALDRIDGE
P.L.S. 20854



SUBDIVISION PLAT

SHOWING PHASE 3C, (THE RESERVE) A 2.205 ACRE TRACT OF LAND, A PORTION OF TRACT 2, PARCEL A, PROPERTY OF FOSTER CREEK, LLC, LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA

DATE: NOVEMBER 7, 2004

SCALE: 1" = 50'

