

PLAT CABINET 4  
FILED 06/08/2005 01:59:46PM  
Cynthia B. Forte  
Register of Deeds Berkeley Co. SC

CLEMENTS FERRY ROAD  
(SC HWY 33) - R/W VARIES  
NEW LOT "B"  
TOTAL 5.215 ACRES  
WETLANDS 2.591 ACRES  
HIGHLAND 2.624 ACRES

0.772 ACRE R/W DEDICATED BY THE  
RECORDING OF THIS PLAT  
TMS NO. 271-00-02-055

SANDERS FARM LANE  
(SEE REF. #2 (PLAT) & #6 & #7 (OEEDS))  
INGRESS/EGRESS EASEMENT

NEW VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
SANDERS FARM LANE

PROP. LINE TO BE  
ABANDONED

0.247 ACRE R/W DEDICATED BY THE  
RECORDING OF THIS PLAT  
TMS NO. 271-00-02-053

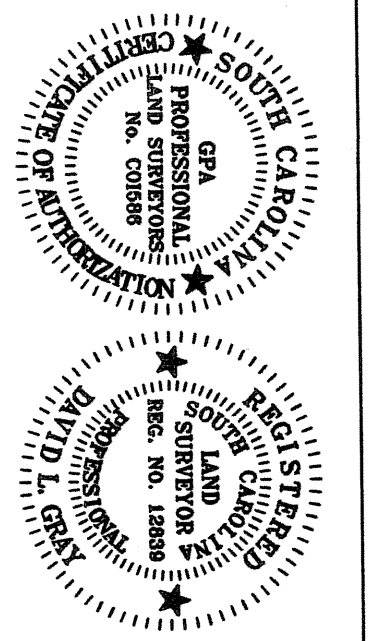
TMS NO. 271-00-02-053  
53 HASSELL, LLC

PROP. LINE TO BE  
ABANDONED

NEW ACCESS  
EASEMENT AREA  
FOR EXIST. DIRT  
SANDERS FARM LANE  
713 SQFT  
0.02 ACRES

SANDERS FARM LANE  
(SEE REF. #2 (PLAT) & #6 & #7 (OEEDS))  
INGRESS/EGRESS EASEMENT

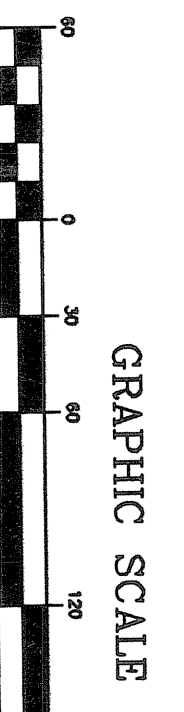
SPECIAL NOTE:  
THE CERTIFIED DHEC-CORR CRITICAL LINE SHOWN WAS TAKEN  
FROM A PLAT BY GENERAL ENGINEERING (SEE REF. NO. 5)



SPECIAL NOTE:  
THE CERTIFIED DHEC-CORR CRITICAL LINE SHOWN WAS TAKEN  
FROM A PLAT BY GENERAL ENGINEERING (SEE REF. NO. 5)

I, DAVID V. GALT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE  
THAT I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS AND DATA USED THEREIN  
AND I AM SATISFIED THAT THE SURVEY ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND  
AND THAT THE INSTRUMENTS AND DATA WERE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE  
SOUTH CAROLINA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING  
AND MAPPING. I HAVE ALSO EXAMINED THE RECORDING OF THIS PLAT AND I AM SATISFIED THAT IT  
ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND. THIS SURVEY HAS  
BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. THIS SURVEY HAS  
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 6TH DAY OF JUNE, 2005.

DAVID V. GALT, PLS-12888



GRAPHIC SCALE  
(IN FEET)  
1 inch = 60 ft.

- LEGEND:
- IRON SET (3/8" REBAR) - UNLESS OTHERWISE NOTED
  - IRON FOUND (AS DESCRIBED)
  - CONCRETE MONUMENT FOUND
  - CALCULATED PROPERTY CORNER

- NOTES:
- AREA WAS DETERMINED BY THE COORDINATE METHOD.
  - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DEScriptive PURPOSES ONLY.
  - THE PLAT RECORDS REFERENCED ON THIS PLAT ARE ONLY USED IN/AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
  - DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
  - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THE NONEXISTENCE OF IDEAS NOT REFLECTED HEREON, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
  - ELEVATIONS ARE BASED ON 1929 DATUM.
  - STATE PLANE COORDINATE 1983 ORTHO. HT. (ELEM89)

- TMS NO. 271-00-02-055, BERKELEY COUNTY.
- THE WETLANDS SHOWN ON THIS SURVEY WERE LOCATED AND DELINEATED BY GENERAL ENGINEERING AS SHOWN A BOUNDARY SURVEY DATED NOVEMBER 27, 2002.
- PROPERTY IS ZONED GC AND R4 (SEE SHEET 1 OF 5).
- EARTH ROAD SHOWN HEREON (SCHEDULE B, ITEM 4, CHICAGO TITLE INSURANCE COMPANY LOAN NUMBER 7210740-04171) IS AMENDED BY ENDORSEMENT (MAY 16, 2005) TO READ AS FOLLOWS: "EARTH ROAD AS SHOWN ON PLAT RECORDED IN PLAT CABINET P AT PAGE 378-A IN THE RMC OFFICE IN BERKELEY COUNTY. THIS ENDORSEMENT INSURES AGAINST ANY ACTUAL MONETARY LOSS OR DAMAGE SUSTAINED BY INSURED, OCCASIONED BY OR RESULTING FROM THE ENTRY OF A FINAL ORDER FROM THE COURTS OF THIRD PARTIES COMPELTING JURISDICTION ENFORCING RIGHTS OF INGRESS/EGRESS AND ACCESS TO AND FROM ROAD AND THE PROPERTY DESCRIBED IN SCHEDULE A, TO AND FROM ROAD AND THE PROPERTY DESCRIBED IN SCHEDULE A, TO AND FROM CHICAGO TITLE INSURANCE COMPANY, LOAN NO. 7210740-04171."

REFERENCES:

- PLAT BY E. M. SEABROOK, JR., DATED NOVEMBER 18, 1957, RECORDED IN PLAT BOOK L, PAGE 126. BERKELEY COUNTY RMC.
- PLAT BY JAMES E. SHULER, DATED MAY 19, 1983. RECORDED IN PLAT BOOK L, PAGE 127. BERKELEY COUNTY RMC.
- PLAT BY E. M. SEABROOK, JR., DATED AUGUST 24, 1993, RECORDED IN PLAT BOOK K, PAGE 330. BERKELEY COUNTY RMC.
- PLAT BY E. M. SEABROOK, JR., DATED NOVEMBER 24, 1998, RECORDED IN PLAT BOOK N, PAGE 400-A. BERKELEY COUNTY RMC.
- PLAT BY GENERAL ENGINEERING, DATED NOVEMBER 27, 2002, RECORDED IN PLAT BOOK R, PAGE 378-A. BERKELEY COUNTY RMC.
- DEED RECORDED IN BOOK A-515, PAGE 321. BERKELEY COUNTY RMC.
- DEED RECORDED IN BOOK A-515, PAGE 131. BERKELEY COUNTY RMC.
- PLAT BY CORNERSTONE SURVEYING AND ENGINEERING, DATED NOVEMBER 1, 1995, RECORDED IN PLAT BOOK L, PAGE 280. BERKELEY COUNTY RMC.
- DEED RECORDED IN BOOK 809, PAGE 153. BERKELEY COUNTY RMC.
- PLAT BY CPA PROFESSIONAL LAND SURVEYORS DATED JUNE 23, 2004, RECORDED IN PLAT BOOK O PG 2288. BERKELEY COUNTY RMC.

FLOOD NOTE:

PROPERTY IS LOCATED IN FLOOD ZONE X, ZONE 4E (ELEV 12), ZONE 4F (ELEV 13) AND ZONE 4E (ELEV 14) AS PER COMMUNITY PANEL NO. 45015C 0718 D. MAP REVISED OCTOBER 16, 2003.

HOME OWNERS AGREEMENT

I/WE 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 BERKELEY TO ACCEPT FOR MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

PORTRAIT HOMES (TMS# 271-00-02-055)

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND 0.247 ACRE RIGHT-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 OR LIABILITY TO MAINTAIN ANY ROADWAY, RIGHTS-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

PORTRAIT HOMES (TMS# 271-00-02-053)

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND 0.247 ACRE RIGHT-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 OR LIABILITY TO MAINTAIN ANY ROADWAY, RIGHTS-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

53 HASSELL, LLC (TMS# 271-00-02-053) (O.B. 4579, PG. 182)

TMS NO. 271-00-02-134  
VAN DEVENTER FAMILY, LLC.

BERESFORD COMMONS- PHASE I

A PORTION OF TMS# 271-00-02-055  
OWNED BY PORTRAIT HOMES BERESFORD COMMONS, LLC.  
BERKELEY COUNTY

RECORD PLAT

SOUTH CAROLINA

PREPARED FOR: PORTRAIT HOMES, L.L.C.

ST. THOMAS PARISH

DATE	BY	REVISION
6/8/05	JRS	PER COUNTY COMMENTS
6/2/05	JRS	PER COUNTY COMMENTS
5/19/05	OW	PER COUNTY COMMENTS
5/13/05	BIG	PER COUNTY COMMENTS
DATE	BY	REVISION

SHEET	OF
1	5

**GPA**  
PROFESSIONAL  
LAND SURVEYORS  
www.gpaland.com  
(404) 241-1111  
1000 N. 10TH ST., SUITE 200  
ATLANTA, GA 30309  
FAX (404) 815-8800  
(THE TOWN HEAD BRAND)  
ONE (1) TOWN HEAD BRAND  
OFFICE (800) 815-3880  
FAX (800) 815-3880  
"PRECISELY AS A KNOWN"