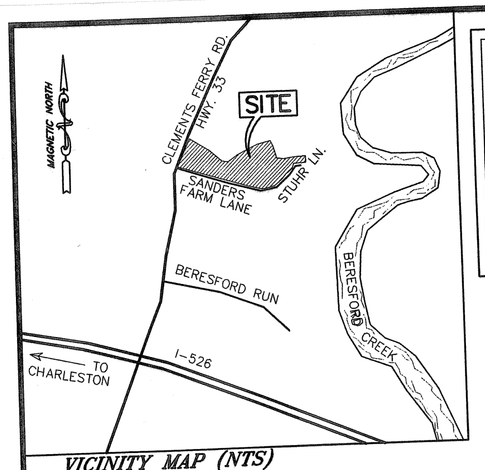


VICINITY MAP (NTS)

SITE ACREAGE TABLE

TOTAL ACRES 38.010 (TMS#271-00-02-055)
116 LOTS PHASE I TOTAL ACRES= 6.153
LARGEST LOT= .065
SMALLEST LOT= .027
HOA AREA= 8.596
NEW LOT "B"= 5.215
NEW RIGHT-OF-WAYS (TMS# 271-00-02-055) = 0.772
(TMS# 271-00-02-053) = 0.247
RESIDUAL OF PHASE II= 17.274

LEGEND:

- = IRON SET (5/8" REBAR - UNLESS OTHERWISE NOTED)
- = IRON FOUND (AS DESCRIBED)
- = CONCRETE MONUMENT FOUND
- = CALCULATED PROPERTY CORNER

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 0.772 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 BY BERKEKEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHTS-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

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 BY BERKEKEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHTS-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

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

SOUTH CAROLINA GPA PROFESSIONAL LAND SURVEYORS No. C01598 CERTIFICATE OF AUTHORIZATION

REGISTERED SOUTH CAROLINA LAND SURVEYOR REG. NO. 12839 PROFESSIONAL SEAL DAVID L. GRAY

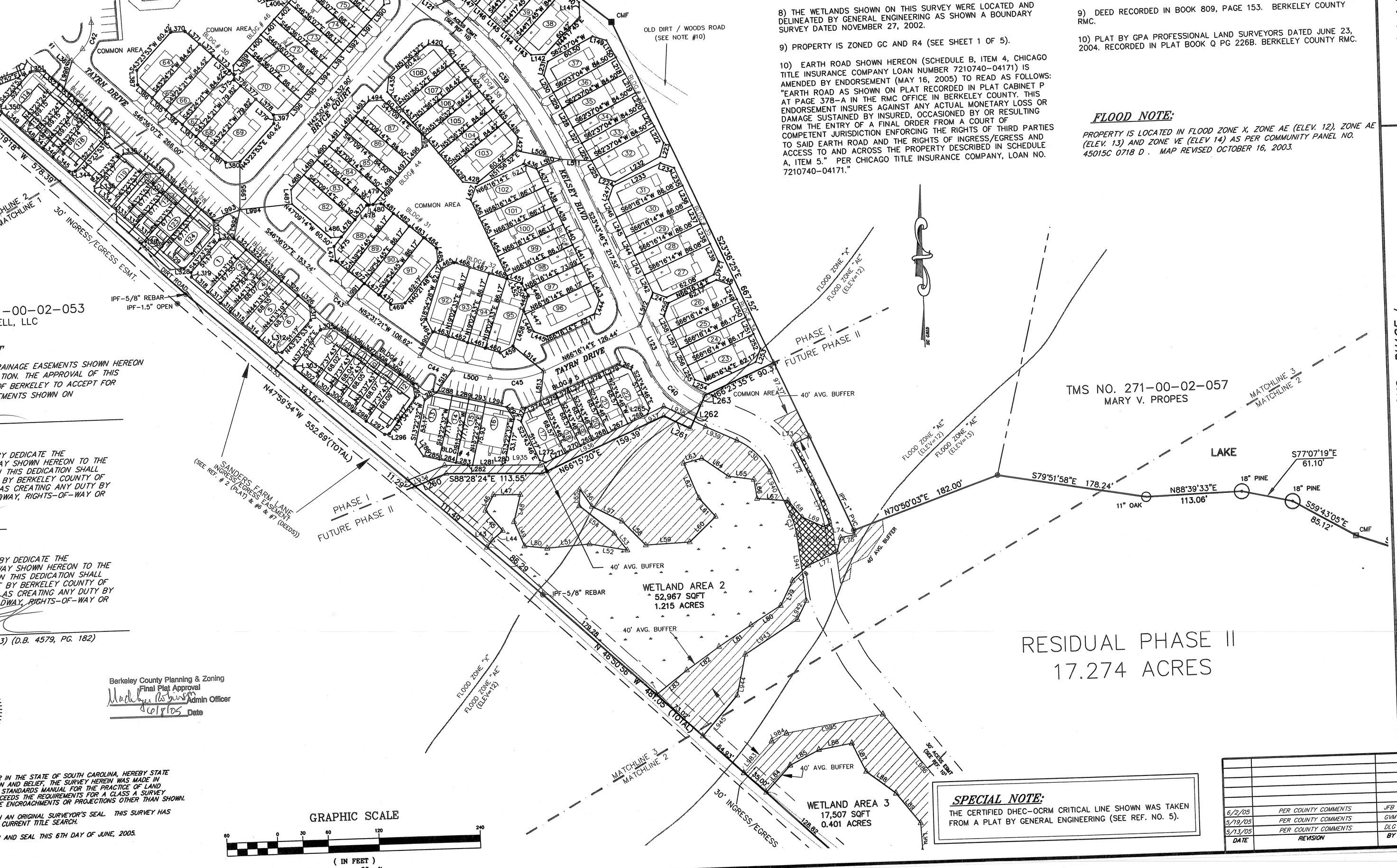
Berkeley County Planning & Zoning
Final Plat Approval
Admin Officer
6/8/05 Date

I, DAVID L. GRAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF 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, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 6TH DAY OF JUNE, 2005.

DAVID L. GRAY, PLS-12839



NOTES:

1) AREA WAS DETERMINED BY THE COORDINATE METHOD.

2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.

3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.

4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

6) ELEVATIONS ARE BASED NGVD 1929 DATUM.
STATE PLANE COORDINATE 1983
ORTHO. HT. (EGM96)

7) TMS NO. 271-00-02-055, BERKELEY COUNTY.

8) THE WETLANDS SHOWN ON THIS SURVEY WERE LOCATED AND DELINEATED BY GENERAL ENGINEERING AS SHOWN A BOUNDARY SURVEY DATED NOVEMBER 27, 2002.

9) PROPERTY IS ZONED GC AND R4 (SEE SHEET 1 OF 5).

10) 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 A COURT OF COMPETENT JURISDICTION ENFORCING THE RIGHTS OF THIRD PARTIES TO SAID EARTH ROAD AND THE RIGHTS OF INGRESS/EGRESS AND ACCESS TO AND ACROSS THE PROPERTY DESCRIBED IN SCHEDULE A, ITEM 5." PER CHICAGO TITLE INSURANCE COMPANY, LOAN NO. 7210740-04171."

REFERENCES:

1) PLAT BY E. M. SEABROOK, JR., DATED NOVEMBER 18, 1957. RECORDED IN PLAT BOOK L, PAGE 126. BERKELEY COUNTY RMC.

2) PLAT BY JAMES E. SHULER, DATED MAY 19, 1983. RECORDED IN PLAT BOOK E, PAGE 127. BERKELEY COUNTY RMC.

3) PLAT BY E. M. SEABROOK, JR., DATED AUGUST 24, 1993. RECORDED IN PLAT BOOK K, PAGE 330. BERKELEY COUNTY RMC.

4) PLAT BY E. M. SEABROOK, JR., DATED NOVEMBER 24, 1998. RECORDED IN PLAT BOOK N, PAGE 400-A. BERKELEY COUNTY RMC.

5) PLAT BY GENERAL ENGINEERING, DATED NOVEMBER 27, 2002. RECORDED IN PLAT BOOK P, PAGE 378-A. BERKELEY COUNTY RMC.

6) DEED RECORDED IN BOOK A-327, PAGE 321. BERKELEY COUNTY RMC.

7) DEED RECORDED IN BOOK A-515, PAGE 131. BERKELEY COUNTY RMC.

8) PLAT BY CORNERSTONE SURVEYING AND ENGINEERING, DATED NOVEMBER 1, 1995. RECORDED IN PLAT BOOK L, PAGE 280. BERKELEY COUNTY RMC.

9) DEED RECORDED IN BOOK 809, PAGE 153. BERKELEY COUNTY RMC.

10) PLAT BY GPA PROFESSIONAL LAND SURVEYORS DATED JUNE 23, 2004. RECORDED IN PLAT BOOK Q PG 226B. BERKELEY COUNTY RMC.

FLOOD NOTE:

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

SPECIAL NOTE:

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

DATE	REVISION	BY
6/2/05	PER COUNTY COMMENTS	JFB
5/19/05	PER COUNTY COMMENTS	GVM
5/13/05	PER COUNTY COMMENTS	DLG

GPA
PROFESSIONAL LAND SURVEYORS
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(HILTON HEAD BRANCH)
ONE GODFREY PLACE SUITE 2
BLUFFTON SC 29910
OFFICE (843) 815-3830
FAX (843) 815-3862
"EXCELLENCE AS A NORM"

SCALE 1"=60'
FLD. BK. PG.
JOB NO. 04512
DATE 5/4/05
DRAWN BY GVM
CHECKED BY DLG

BERESFORD COMMONS- PHASE I

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

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

RECORD PLAT

SHEET 2 OF 5