

PROPOSED
VARIABLE WIDTH GENERAL UTILITY
EASEMENT AND CHARLESTON
COMMISSIONERS OF PUBLIC WORKS
EASEMENT
1,338 SQ. FT.
0.031 ACRES

TMS 244-15-07-002
PROPERTY OF WILLIAM RIVERS JR.
A617/244

PROPERTY OF
CAROLINA LAND, LLC
TMS 244-15-07-001

LINE TABLE	
LINE	LENGTH BEARING
L1	22.66 S54°43'10"W
L2	38.63 N12°08'01"E
L3	4.50 S89°41'23"W
L4	48.99 S87°23'04"W
L5	17.00 N02°24'09"W
L6	44.89 S77°13'10"W

TMS 252-03-02-047

LOT 2
BLOCK G-G
SEDFIELD SUBDIVISION

TMS 252-03-02-048

LOT 1
BLOCK G-G
SEDFIELD SUBDIVISION

TMS 252-03-01-031

LOT 18
BLOCK A-A
SEDFIELD SUBDIVISION

LEGEND

- EASEMENT LINE
- RIGHT OF WAY LINE
- CENTER LINE
- ADJACENT PROPERTY LINE WITH MONUMENT FOUND (AS DESCRIBED)
- FENCE

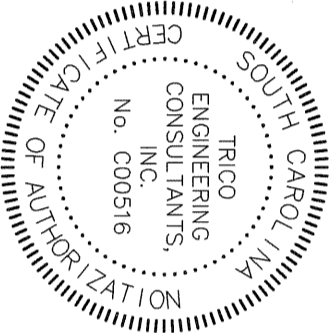
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www.tricoengineering.com



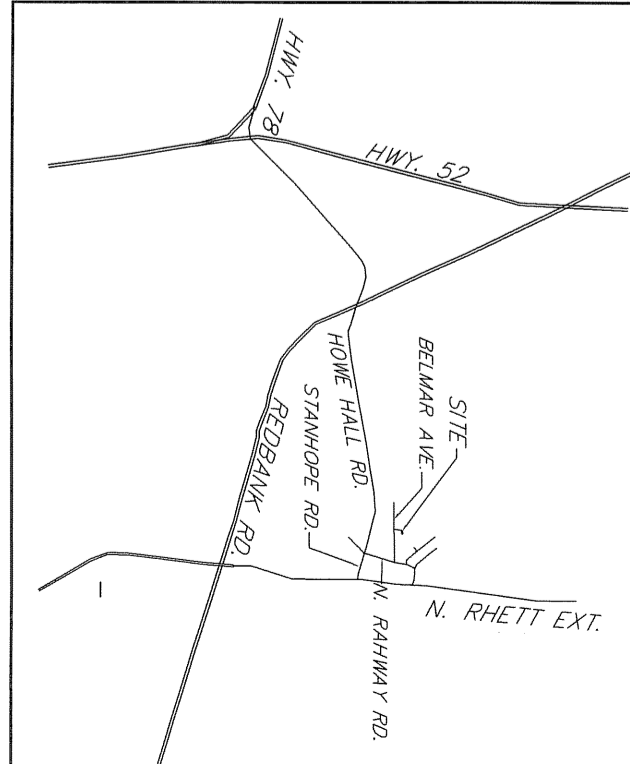
ENGINEERING CONSULTANTS, INC.

I, DAVID C. CRESSWELL, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE EASEMENT SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA PER ARTICLE 4, REGULATION 420-F. THAT THIS PLAT IS INTENDED ONLY TO SHOW THE LOCATION OF A UTILITY EASEMENT; THAT EASEMENT THE LINES ARE BASED ON ACTUAL FIELD SURVEY EVIDENCE WHICH MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

DAVID C. CRESSWELL



LOCATION MAP
N.T.S.



NOTES:

1. THIS SURVEY SHOWS ONLY THE EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER F.E.M.A. MAP PANEL NUMBER 45015C06850, COMMUNITY NUMBER 450029. THE FIRM INDEX DATE IS OCTOBER 16, 2003 AND THE EFFECTIVE/REVISED FIRM PANEL DATE IS OCTOBER 16, 2003.
3. AREA WAS DETERMINED BY THE COORDINATE METHOD.
4. PROPERTY CORNERS FOUND ARE AS SHOWN AND NOTED.
5. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. THE PROPERTY IS ZONED R-1.

REFERENCES:

1. PLAT OF SEDFIELD S/D SECTION 6 DATED JULY 1972, SURVEYED BY CUMMINGS & MCGRADY, INC., RECORDED IN PLAT BOOK U PAGE 81, BERKELEY COUNTY, SOUTH CAROLINA.
2. PLAT OF 7.74 ACRES, DATED APRIL 1968, SURVEYED BY H. EXO HILTON R.L.S. #2552, RECORDED IN PLAT BOOK R PAGE 122, BERKELEY COUNTY, SOUTH CAROLINA.
3. PLAT OF LAND SURVEYED AT THE REQUEST OF MICHAEL E. HOBSON, DATED JANUARY 8, 2007, SURVEYED BY DAVID C. CRESSWELL R.L.S. #5293, RECORDED IN PLAT BOOK R PAGE 2546, BERKELEY COUNTY, SOUTH CAROLINA.

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENT SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS OF THE PARCEL SHOWN AS TAX MAP NUMBER 244-15-07-001.

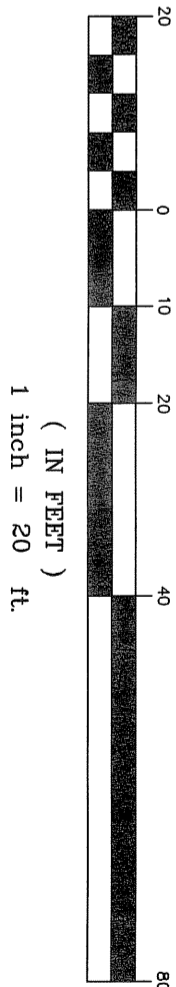
William Rivers Jr.
WILLIAM RIVERS JR.

EASEMENT PLAT
SHOWING AN EASEMENT ACROSS LAND OWNED BY
WILLIAM RIVERS JR., SURVEYED AT THE REQUEST OF
MEG PROKOPENKO, CAROLINA LAND, LLC, LOCATED
NEAR GOOSE CREEK IN BERKELEY COUNTY, SOUTH
CAROLINA.

DATE: JUNE 13, 2007

SCALE: 1" = 20'

GRAPHIC SCALE



Berkeley County Planning & Zoning
Receiving Information
[Signature] Admin. Officer
Date *6/13/07*

00028150
PLAT ORIGIN N
Filed and Recorded Page 845
Date 2/13/2007 01:43P
Cynthia B. Forpe
Recorder of Deeds, Berkeley Co., SC