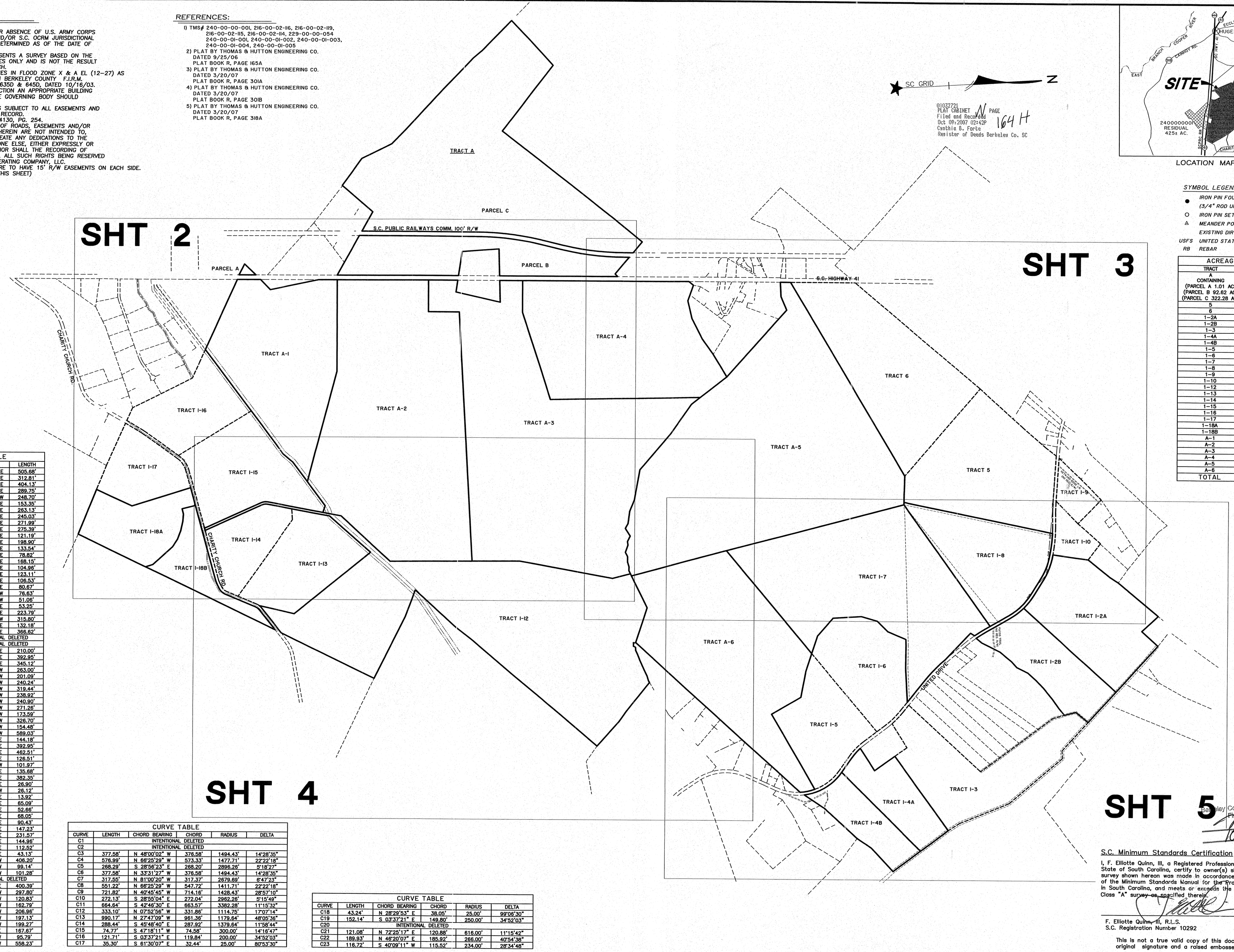
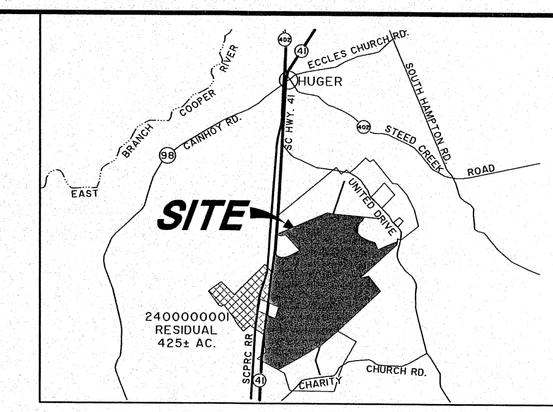
NOTES:

1.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS AND/OR S.C. OCRM JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
2.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
3.) THIS PROPERTY LIES IN FLOOD ZONE X & A EL (12-27) AS DETERMINED FROM BERKELEY COUNTY F.I.R.M. 45015C, PANELS 535D & 545D, DATED 10/16/03. BEFORE CONSTRUCTION AN APPROPRIATE BUILDING OFFICIAL WITH THE GOVERNING BODY SHOULD VERIFY ZONES.
4.) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5.) DEED REF.: D.B. 4130, PG. 254.
6.) THE DELINEATION OF ROADS, EASEMENTS AND/OR RIGHTS-OF-WAY HEREIN ARE NOT INTENDED TO, NOR DO THEY CREATE ANY DEDICATIONS TO THE PUBLIC NOR ANYONE ELSE, EITHER EXPRESSLY OR BY IMPLICATION; NOR SHALL THE RECORDING OF THIS PLAT DO SO, ALL SUCH RIGHTS BEING RESERVED BY KEYSTONE OPERATING COMPANY, LLC.
7.) ALL ROAD R/W ARE TO HAVE 15' R/W EASEMENTS ON EACH SIDE. (SEE DETAIL ON THIS SHEET)

REFERENCES:

1) TMS# 240-00-00-001, 216-00-02-116, 216-00-02-119, 216-00-02-115, 216-00-02-114, 229-00-00-054 240-00-01-001, 240-00-01-002, 240-00-01-003, 240-00-01-004, 240-00-01-005
2) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED 9/25/06 PLAT BOOK R, PAGE 165A
3) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED 3/20/07 PLAT BOOK R, PAGE 301A
4) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED 3/20/07 PLAT BOOK R, PAGE 301B
5) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED 3/20/07 PLAT BOOK R, PAGE 318A





LOCATION MAP N.T.S.

SYMBOL LEGEND

- ● IRON PIN FOUND (3/4" ROD UNLESS NOTED OTHERWISE)
- ○ IRON PIN SET (5/8" ROD)
- △ MEANDER POINT (NO IRON SET)
- EXISTING DIRT ROAD
- USFS UNITED STATES FOREST SERVICE
- RB REBAR

ACREAGE TABLE

TRACT	AC.
A CONTAINING (PARCEL A 1.01 AC) (PARCEL B 92.62 AC) (PARCEL C 322.28 AC)	425.92
5	149.44
6	174.02
1-2A	111.04
1-2B	69.13
1-3	115.11
1-4A	49.61
1-4B	43.89
1-5	74.11
1-6	79.29
1-7	256.27
1-8	101.47
1-9	16.69
1-10	16.69
1-12	397.47
1-13	80.85
1-14	49.58
1-15	97.69
1-16	66.97
1-17	49.69
1-18A	60.49
1-18B	39.51
A-1	189.90
A-2	398.10
A-3	430.81
A-4	223.64
A-5	468.18
A-6	247.21
TOTAL	4482.77

LINE TABLE

LINE	BEARING	LENGTH
L1	N 03°32'35" E	505.68'
L2	N 49°21'01" E	312.81'
L3	N 03°32'35" E	404.13'
L4	N 43°05'34" E	289.75'
L5	S 13°48'40" W	248.70'
L6	S 67°44'35" E	153.35'
L7	S 77°56'05" E	263.13'
L8	S 34°27'52" E	245.03'
L9	S 64°48'31" E	271.99'
L10	S 78°47'03" E	275.39'
L11	S 57°49'28" E	121.19'
L12	N 80°38'51" E	198.90'
L13	S 59°36'33" E	133.54'
L14	N 84°56'13" E	78.82'
L15	S 66°47'40" E	168.15'
L16	N 65°55'14" E	104.96'
L17	S 86°05'12" E	123.11'
L18	N 75°22'10" E	106.53'
L19	S 84°20'00" E	80.67'
L20	S 66°57'38" W	76.63'
L21	S 66°57'38" W	51.06'
L22	S 84°54'11" E	53.25'
L23	N 03°32'35" E	223.79'
L24	N 89°16'37" W	315.90'
L25	N 41°19'32" E	132.18'
L26	S 66°52'33" E	366.62'
L27	INTENTIONAL DELETED	
L28	INTENTIONAL DELETED	
L29	N 36°06'09" E	210.00'
L30	S 55°14'20" E	392.95'
L31	N 43°13'52" E	345.12'
L32	N 10°46'13" W	263.00'
L33	S 53°00'14" W	201.09'
L34	S 58°00'14" W	240.24'
L35	S 55°00'14" W	319.44'
L36	S 49°00'14" W	238.92'
L37	S 45°30'14" W	240.90'
L38	S 29°30'14" W	271.26'
L39	S 51°32'46" W	173.59'
L40	S 43°00'30" W	326.70'
L41	S 43°28'03" W	154.46'
L42	N 26°17'10" W	589.03'
L43	S 77°36'39" E	144.18'
L44	S 55°14'20" E	392.95'
L45	S 26°17'10" E	462.51'
L46	S 26°17'10" E	126.51'
L47	S 35°54'41" W	101.97'
L48	S 88°33'35" E	135.68'
L49	S 51°48'00" E	382.35'
L50	S 14°15'41" E	26.90'
L51	S 19°45'46" W	26.12'
L52	N 86°38'10" E	13.92'
L53	S 86°59'54" E	65.09'
L54	N 32°09'19" E	52.66'
L55	S 89°20'17" E	66.05'
L56	N 68°25'00" E	90.43'
L57	N 72°22'19" E	147.23'
L58	N 69°01'11" E	231.57'
L59	N 67°36'08" E	144.96'
L60	N 76°10'19" E	112.52'
L61	N 59°24'51" E	43.13'
L62	N 11°21'45" W	406.20'
L63	S 44°48'08" W	99.14'
L64	S 78°03'08" W	101.28'
L65	INTENTIONAL DELETED	
L66	N 78°03'08" E	400.39'
L67	N 10°36'51" W	297.80'
L68	S 79°03'52" W	120.83'
L69	N 81°56'07" W	162.79'
L70	N 74°39'26" W	206.96'
L71	N 65°41'08" W	197.13'
L72	N 53°21'03" W	199.27'
L73	S 14°43'34" E	167.67'
L74	S 66°47'26" W	95.79'
L75	S 54°26'34" W	558.23'

CURVE TABLE

CURVE	LENGTH	CHORD BEARING	CHORD	RADIUS	DELTA
C1	INTENTIONAL DELETED				
C2	INTENTIONAL DELETED				
C3	377.58'	N 48°00'02" W	376.58'	1494.43'	14°28'35"
C4	576.99'	N 66°25'29" W	573.33'	1477.71'	22°22'18"
C5	268.29'	S 28°56'23" E	268.20'	2896.26'	5°18'27"
C6	377.58'	N 33°31'27" W	376.58'	1494.43'	14°28'35"
C7	317.55'	N 81°00'20" W	317.37'	2679.69'	6°47'23"
C8	551.22'	N 66°25'29" W	547.72'	1411.71'	22°22'18"
C9	721.82'	N 40°45'45" W	714.16'	1428.43'	28°57'10"
C10	272.13'	S 28°55'04" E	272.04'	2962.26'	5°15'49"
C11	664.64'	S 42°46'30" E	663.57'	3382.28'	11°15'32"
C12	333.10'	N 07°52'56" W	331.86'	1114.75'	17°07'14"
C13	990.17'	N 27°47'09" W	961.36'	1179.64'	48°05'36"
C14	288.44'	S 45°48'40" E	287.92'	1379.64'	11°58'44"
C15	74.77'	S 47°18'11" W	74.58'	300.00'	14°16'47"
C16	121.71'	S 03°37'21" E	119.84'	200.00'	34°52'03"
C17	35.30'	S 61°30'07" E	32.44'	25.00'	80°53'30"

CURVE TABLE

CURVE	LENGTH	CHORD BEARING	CHORD	RADIUS	DELTA
C18	43.24'	N 28°29'53" E	38.05'	25.00'	99°06'30"
C19	152.14'	S 03°37'21" E	149.80'	250.00'	34°52'03"
C20	INTENTIONAL DELETED				
C21	121.08'	N 72°25'17" E	120.88'	616.00'	11°15'42"
C22	189.93'	N 46°20'07" E	185.92'	266.00'	40°54'38"
C23	116.72'	S 40°09'11" W	115.52'	234.00'	28°34'48"

Berkeley County Planning & Zoning
Final Plat Approval

Admin Officer

Date

PER JEFF TYNDALL

S.C. Minimum Standards Certification

I, F. Elliotte Quinn, III, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this 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.

F. Elliotte Quinn, III, R.L.S.
S.C. Registration Number 10292

Date: 10/9/07

This is not a true valid copy of this document unless bearing an original signature and a raised embossed seal of the surveyor.

SOUTH CAROLINA PROFESSIONAL ENGINEER REG. No. 10292 F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
THOMAS & HUTTON ENGINEERING CO. No. C00285
CERTIFICATE OF AUTHORIZATION

KEYSTONE PRESERVE
NEAR HUGER St. THOMAS PARISH
BERKELEY COUNTY, S.C.

1000 500 0 1000 2000 3000
SCALE IN FEET

THOMAS & HUTTON ENGINEERING CO.
935 HOUSTON NORTHCUTT BLVD.
POST OFFICE BOX 1522
MT. PLEASANT, SC. 29465
PHONE: (843) 849-0200
FAX: (843) 849-0201
WWW.THOMASHUTTON.COM
GEORGIA • SAVANNAH, BRUNSWICK
SOUTH CAROLINA • MT. PLEASANT, HILTON HEAD, MYRTLE BEACH
NORTH CAROLINA • WILMINGTON

PLAT OF THE SUBDIVISION OF THE KEYSTONE TRACT RESIDUAL INTO TRACT A-1, A-2, A-3, A-4, A-5, A-7 & TRACT A CONTAINING PARCEL A, B & C OWNED BY NORTH PLEASANT, LLC. & VINTAGE LAND, LLC.

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JOB NO:	J- 19154
DATE:	3/20/07
DRAWN:	NAF
REVIEWED:	
CHECKED:	
SCALE:	1" = 1000'

SHEET 1 OF 5

DRAWING NO: D- 2385

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