

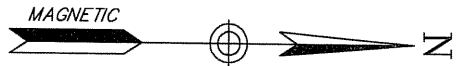
REFERENCES:

1. SUBDIVISION PLAT OF TRACT A, DATED JANUARY 18, 2005, BY LAWRENCE J. KENNEDY, JR., SCPLS NO. 12620, RECORDED IN CABINET Q, PAGE 359-B.
2. PLAT OF POCKET D IN CARRIAGE WHEEL SUBDIVISION AT SPRING GROVE PLANTATION, DATED DECEMBER 3, 2004, BY RICHARD D. LACEY, SCPLS NO. 16120, RECORDED IN CABINET Q, PAGE 360-B & 360-C.
3. PLAT OF POCKET A IN PLANTERS TRACE AT SPRING GROVE PLANTATION, DATED DECEMBER 1, 2004, BY RICHARD D. LACEY, SCPLS NO. 16120, RECORDED IN CABINET Q, PAGE 359-E, 359-A, & 359-B.
4. PLAT SHOWING THE ADJUSTMENT OF A GENERAL ELECTRIC POWER EASEMENT ACROSS LOTS 40-43 IN RICHTERED WAY AT SPRING GROVE PLANTATION, DATED APRIL 18, 2006, BY RICHARD D. LACEY, SCPLS NO. 16120, RECORDED IN CABINET R, PAGE 122-A.
5. PLAT OF POCKET C IN RICHTERED WAY AT SPRING GROVE PLANTATION, DATED DECEMBER 2, 2004, BY RICHARD D. LACEY, SCPLS NO. 16120, RECORDED IN CABINET Q, PAGE 359-C & 359-D.
6. PLAT SHOWING LOTS 1 THRU 3, DATED FEBRUARY 25, 2003, BY MILTON P. MUEHREUSS, SCPLS NO. 21232, RECORDED IN CABINET P, PAGE 371-B.
7. EASEMENT PLAT SHOWING THE LOCATION OF GENERAL ELECTRIC POWER CO.-OP EASEMENT, DATED FEBRUARY 23, 1998, BY HOWARD P. MASON, RECORDED IN CABINET R, PAGE 197-B.
8. PLAT OF POCKETS P, Q, K, & L, DATED DECEMBER 8, 2008, BY TIMOTHY D. ELMER, SCPLS NO. 17566, AND RECORDED IN CABINET R, PAGE 282A.
9. BERKELEY COUNTY TAX MAP 211-00-02-062 & 107.

NOTES:

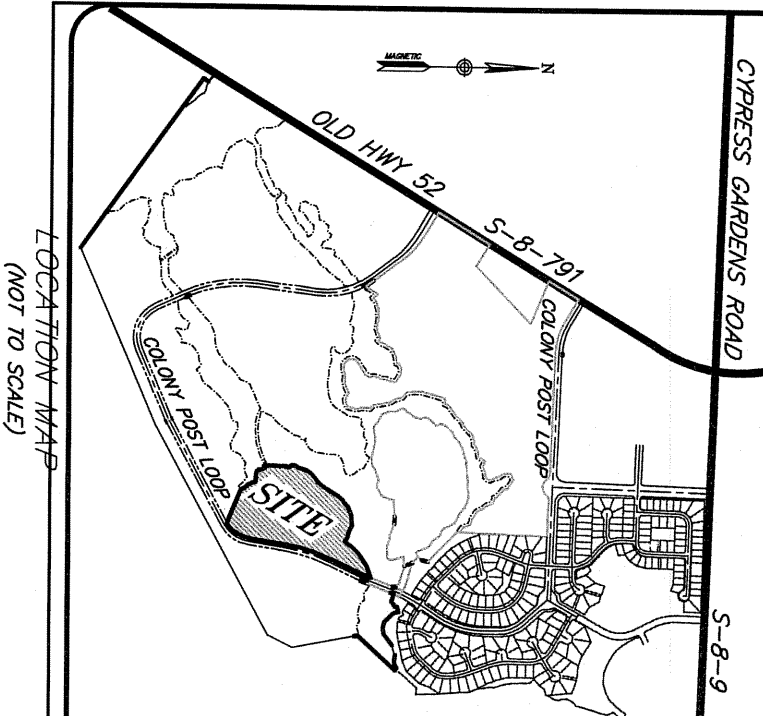
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X AND AE, PER F.I.R.M. COMMUNITY PANEL 45015C 0080L, DATED OCTOBER 16, 2003.
2. AREA IS DETERMINED BY COORDINATE METHOD.
3. ALL CORNERS SET 3/4" REBAR UNLESS OTHERWISE DESCRIBED.
4. HOA LOTS WILL BE TRANSFERRED TO THE HOA AND ARE NEEDED TO BE RECORDED OR TRANSFERRED AND WILL BE THE MAINTENANCE RESPONSIBILITY OF THE SPRING GROVE HOA.
5. THE SETBACKS ARE:
FRONT - 20 FEET
SIDE - 7.5 FEET
REAR - 20 FEET
OPEN DRAINAGE - 30 FEET
6. THE MINIMUM LOT SIZE IS 5,550 SQ. FT.

CHANCE	RADIUS	DELTA	LENGTH	TANGENT	CH. BEARING	CH. DIST.
C1	100.00	134°46'30"	234.35	237.17	N 57°15'56" W	184.29
C2	100.00	41°50'05"	73.02	38.22	S 38°42'47" W	71.40
C3	130.00	90°01'49"	204.27	130.07	S 26°13'10" E	183.90
C4	440.00	13°54'48"	106.83	53.68	N 27°26'28" E	108.56
C5	440.00	53°44'48"	42.85	21.44	N 17°41'43" E	42.83
C6	270.00	52°04'42"	245.41	131.82	N 39°46'12" E	237.05
C7	1938.34	1°09'50"	32.06	16.03	S 12°40'32" W	32.06
C8	1938.34	33°42'20"	32.06	48.25	S 22°54'45" W	33.43
C9	1538.34	12°08'24"	32.06	168.74	N 26°08'18" E	33.59
C10	330.00	52°04'42"	239.95	161.23	N 39°46'12" E	238.93
C15	1516.34	16°55'25"	448.48	225.89	S 20°23'14" E	448.89
C16	390.00	41°53'23"	28.01	14.01	N 26°18'17" E	28.00



SPRING GROVE PLANTATION DEVELOPMENT, INC.
TMS 211-00-00-062

00014843
PLAT 088121 M
PAGE 116-P
Filed and Recorded
March 16, 2011
Circuit Clerk's Office
Register of Deeds Berkeley Co., SC



EASEMENT PLAT

SPRING GROVE POCKET E-1

NEAR BUSHY PARK
BERKELEY COUNTY
SOUTH CAROLINA

**TIM
ELMER
RLS, LLC**
418 EASTOVER CIRCLE
SUMMERVILLE, SC 29483
Phone: (843) 482-0795
Fax: (843) 482-0796

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.

TIMOTHY D. ELMER
SOUTH CAROLINA
REGISTERED PROFESSIONAL SURVEYOR
No. 17566
SCPLS No. 17566

Revisions:

Date: 12 MAY 2008

Drawn By: TDEI

Checked By: TDE

Project Number:

Drawing Number: 06-316

PAGE 2 OF 2

TOTAL POCKET E-1 AREA = 17.379 ACRES
TOTAL AREA OF LOTS = 9.812 ACRES
TOTAL AREA HOA = 5.117 ACRES
TOTAL AREA R/W = 2.450 ACRES
SMALLEST LOT = 0.173 ACRE
LARGEST LOT = 0.298 ACRE

Berkeley County Planning & Zoning
Registered As Information
Admin Officer
Date

BY THE RECORDING OF THIS PLAT I HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO THE USE OF THE HOA AND TO THE USE OF THE HOA FOR THE PURPOSES OF THE HOA. IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAYS OR RIGHT-OF-WAYS SHOWN HEREON.