

REFERENCES:
1. PLAT OF FAIRMONT SOUTH SUBDIVISION, PHASES 1 & 2
2. DEEDS BOOK 248, PAGE 148, 149
3. DEEDS BOOK 248, PAGE 148, 149
4. BERKELEY COUNTY, MS 21-00-02-114

00020708
PLAT CABINET 5 PAGE 192-A
Filed and Recorded
Aug 12, 2015 10:46A
Cynthia B. Forte
Register of Deeds Berkeley Co, SC

Berkeley County Planning & Zoning
Final Plat Approval
Date 3/15/15
Admin Officer [Signature]

PROJECT DETAILS:
TMS# 21-00-02-114
PROJECT AREA - 11,580 AC

PD-MU, PLANNED UNIT DEVELOPMENT - MIXED USE
TYPICAL LOT WIDTH - 120 FT
TYPICAL LOT DEPTH/WIDTH - 2-1

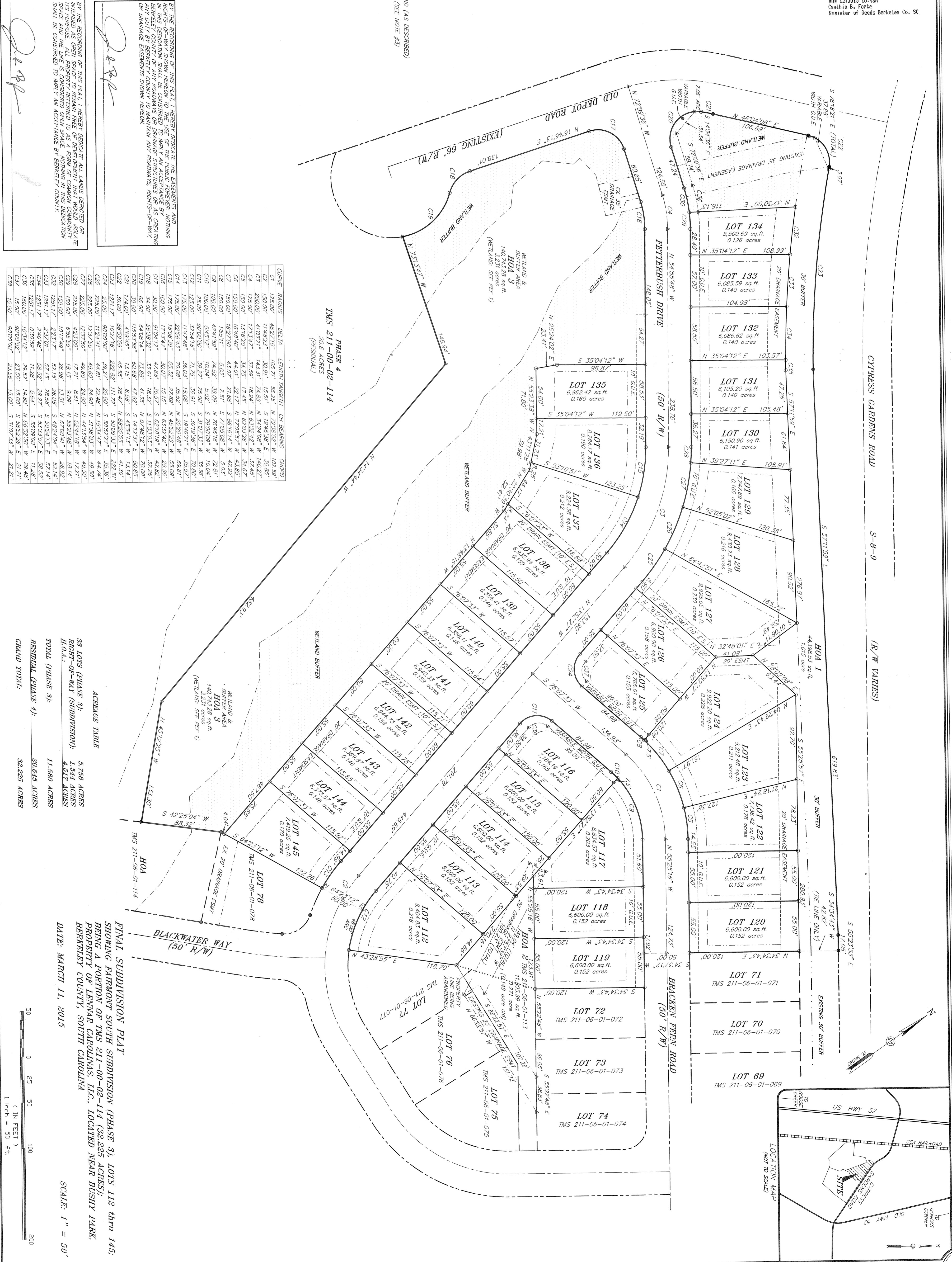
SETBACK REQUIREMENTS:
FRONT - 20 FT
INTERIOR SIDE - 7.5 FT
REAR FRONT - 7.5 FT
REAR BACK - 50 FT
ADJACENT BUILDING COVER - 50 FT
ROAD ASPHALT WIDTH - 22 FT
RIGHT-OF-WAY WIDTH - 50 FT

PHASE 3 INFORMATION:
SMALLEST OF LOTS - 34
LOT 134 - 5,500.69 sq. ft.
LARGEST LOT - LOT 127 - 9,998.05 sq. ft.
AVERAGE LOT - 7,377 sq. ft.
DENSITY - 2.9 DU/AC
HOA OPEN SPACE ACREAGE - 4,517 AC
PROPOSED R/W ACREAGE - 1,544 AC

SEWER/WATER UTILITIES: BERKELEY COUNTY WATER AND SANITATION
WETLAND MITIGATION BY PERMIT # SAC 81-2004-0160(7) DATED
MARCH 2, 1998

TIM ELMER, LLC
407 COTTON HOPE LANE
SUNMERVILLE, SC 29483
Phone (843) 482-0795
timestepler@timelmerllc.com

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.
[Signature]
CHRISTOPHER R. ELMER, L.S.
SCPLS No. 30759



PHASE 4 TMS 21-00-02-114 (RESIDUAL) 20.6 ACRES

| CURVE | RADIUS | DELTA | LENGTH TANGENT | CH BEARING | CHORD | |
|-------|---------|-----------|----------------|------------|------------|---------|
| C1 | 125.00' | 48.2771° | 105.71' | S 62.25° E | 102.59' | |
| C2 | 150.00' | 114.823° | 30.91' | S 19.46° E | 30.85' | |
| C3 | 200.00' | 41.0321° | 143.31' | S 74.89° E | 140.27' | |
| C4 | 125.00' | 171.347° | 37.59' | N 18.94° E | 37.45' | |
| C5 | 150.00' | 131.620° | 34.75' | N 17.45° E | 34.62' | |
| C6 | 150.00' | 167.460° | 44.01' | N 22.12° E | 44.02' | |
| C7 | 150.00' | 153.270° | 43.07' | S 1.08° E | 43.02' | |
| C8 | 150.00' | 43.159° | 44.57' | S 30.09° E | 44.53' | |
| C9 | 150.00' | 54.512° | 10.04' | S 10.24° E | 10.04' | |
| C10 | 100.00' | 90.0000° | 50.27' | S 90.00° E | 50.27' | |
| C11 | 25.00' | 32.5419° | 71.79' | S 36.91° E | 37.073° E | 70.80' |
| C12 | 125.00' | 114.748° | 36.07' | S 19.46° E | 35.97' | |
| C13 | 175.00' | 22.5643° | 70.08' | N 29.20° E | 69.61' | |
| C14 | 175.00' | 180.759° | 55.32' | N 27.89° E | 55.09' | |
| C15 | 100.00' | 171.347° | 30.07' | N 15.15° E | 30.034° E | 29.96' |
| C16 | 150.00' | 91.0412° | 47.69' | S 0.57° E | 47.781° E | 47.82' |
| C17 | 34.00' | 56.3832° | 33.61' | S 18.32° E | 33.623° E | 33.62' |
| C18 | 66.00' | 64.8746° | 60.66' | S 60.66° E | 60.666° E | 60.67' |
| C19 | 66.00' | 41.9145° | 13.15' | S 6.56° E | 13.1473° E | 13.14' |
| C20 | 30.00' | 86.5959° | 45.55' | N 28.47° E | 45.554° E | 45.55' |
| C21 | 30.00' | 102.2716° | 222.82' | N 11.22° E | 222.821° E | 222.81' |
| C22 | 25.00' | 90.0000° | 39.27' | S 90.00° E | 39.271° E | 39.26' |
| C23 | 25.00' | 112.441° | 44.81' | N 23.48° E | 44.813° E | 44.74' |
| C24 | 225.00' | 12.3750° | 49.60' | N 24.90° E | 49.603° E | 49.50' |
| C25 | 225.00' | 12.3750° | 49.60' | N 24.90° E | 49.603° E | 49.50' |
| C26 | 225.00' | 12.3750° | 49.60' | N 24.90° E | 49.603° E | 49.50' |
| C27 | 225.00' | 12.3750° | 49.60' | N 24.90° E | 49.603° E | 49.50' |
| C28 | 150.00' | 63.530° | 17.21' | S 8.61° E | 17.213° E | 17.21' |
| C29 | 150.00' | 107.149° | 26.96' | S 19.15° E | 26.958° E | 26.92' |
| C30 | 150.00' | 122.701° | 57.15' | S 19.46° E | 57.146° E | 57.14' |
| C31 | 150.00' | 43.159° | 57.15' | S 30.09° E | 57.147° E | 57.14' |
| C32 | 150.00' | 54.512° | 11.28' | S 6.56° E | 11.282° E | 11.28' |
| C33 | 150.00' | 103.541° | 29.59' | N 14.80° E | 29.592° E | 29.48' |
| C34 | 15.00' | 90.0000° | 23.56' | S 90.00° E | 23.561° E | 23.56' |
| C35 | 15.00' | 90.0000° | 23.56' | S 90.00° E | 23.561° E | 23.56' |

ACREAGE TABLE

| | |
|-----------------------------|--------------|
| 39 LOTS (PHASE 3): | 5,768 ACRES |
| RIGHT-OF-WAY (SUBDIVISION): | 1,544 ACRES |
| H.O.A.: | 4,517 ACRES |
| TOTAL (PHASE 3): | 11,830 ACRES |
| RESIDUAL (PHASE 4): | 20,643 ACRES |
| GRAND TOTAL: | 32,473 ACRES |

FINAL SUBDIVISION PLAT
SHOWING FAIRMONT SOUTH SUBDIVISION (PHASE 3), LOTS 112 thru 145;
BEING A PORTION OF TMS 21-00-02-114 (32,225 ACRES);
PROPERTY OF LENNAR CAROLINAS, LLC, LOCATED NEAR BUSHY PARK,
BERKELEY COUNTY, SOUTH CAROLINA
DATE: MARCH 11, 2015
SCALE: 1" = 50'

