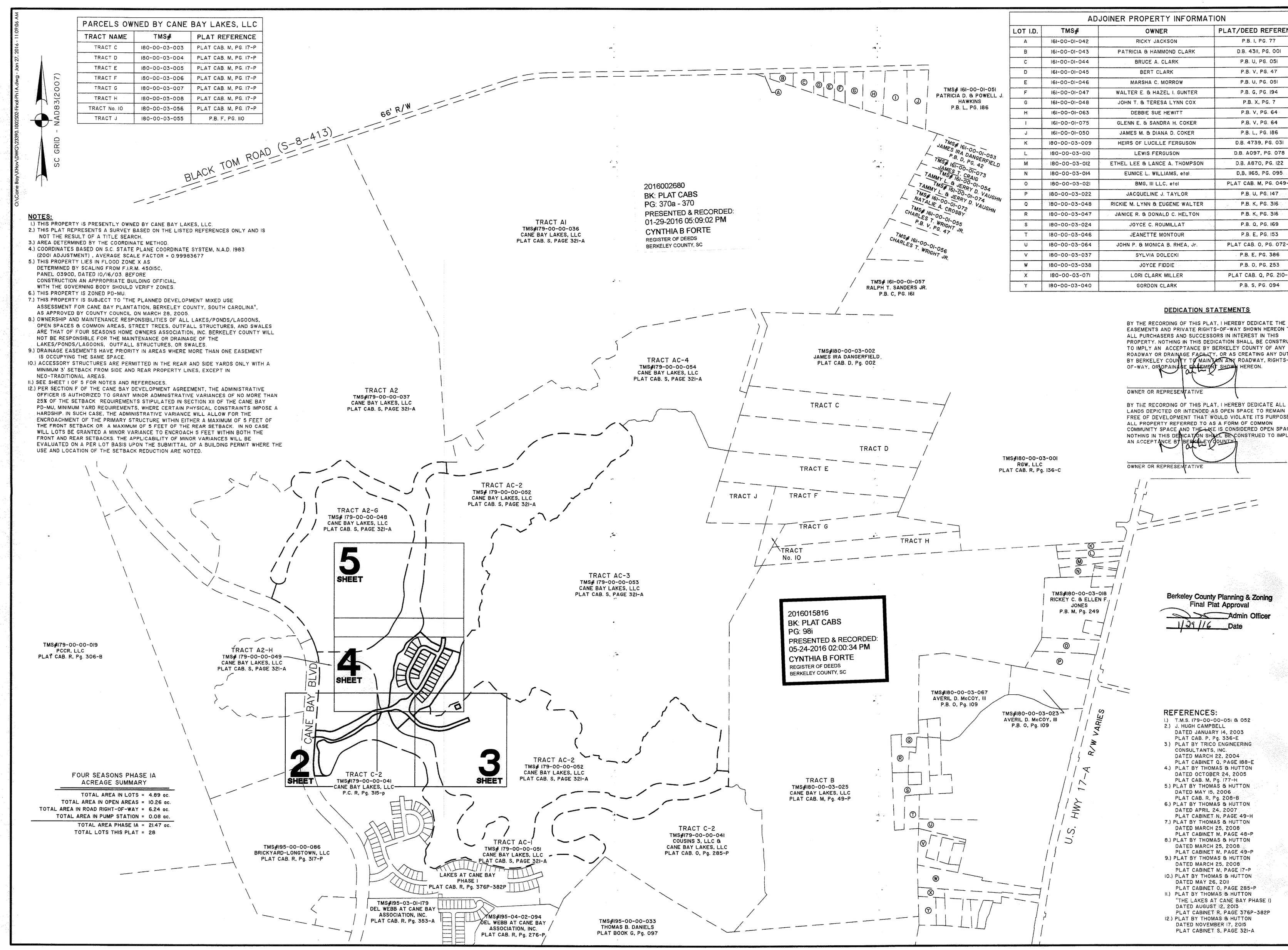
O:\Cane Bay\Misc\DWG\23390.1002\20 Final Ph1A.dwg - Jun 27, 2016 - 11:09:36 AM

PARCELS OWNED BY CANE BAY LAKES, LLC		
TRACT NAME	TMS#	PLAT REFERENCE
TRACT C	180-00-03-003	PLAT CAB. M, PG. 17-P
TRACT D	180-00-03-004	PLAT CAB. M, PG. 17-P
TRACT E	180-00-03-005	PLAT CAB. M, PG. 17-P
TRACT F	180-00-03-006	PLAT CAB. M, PG. 17-P
TRACT G	180-00-03-007	PLAT CAB. M, PG. 17-P
TRACT H	180-00-03-008	PLAT CAB. M, PG. 17-P
TRACT No. 10	180-00-03-056	PLAT CAB. M, PG. 17-P
TRACT J	180-00-03-055	P.B. F, PG. 110

ADJOINER PROPERTY INFORMATION			
LOT I.D.	TMS#	OWNER	PLAT/DEED REFERENCE
A	161-00-01-042	RICKY JACKSON	P.B. I, PG. 77
B	161-00-01-043	PATRICIA & HAMMOND CLARK	D.B. 431I, PG. 001
C	161-00-01-044	BRUCE A. CLARK	P.B. U, PG. 051
D	161-00-01-045	BERT CLARK	P.B. V, PG. 47
E	161-00-01-046	MARSHA C. MORROW	P.B. U, PG. 051
F	161-00-01-047	WALTER E. & HAZEL I. GUNTER	P.B. G, PG. 194
G	161-00-01-048	JOHN T. & TERESA LYNN COX	P.B. X, PG. 7
H	161-00-01-063	DEBBIE SUE HEWITT	P.B. V, PG. 64
I	161-00-01-075	GLENN E. & SANDRA H. COKER	P.B. V, PG. 64
J	161-00-01-050	JAMES M. & DIANA D. COKER	P.B. L, PG. 186
K	180-00-03-009	HEIRS OF LUCILLE FERGUSON	D.B. 4739, PG. 031
L	180-00-03-010	LEWIS FERGUSON	D.B. A097, PG. 078
M	180-00-03-012	ETHEL LEE & LANCE A. THOMPSON	D.B. A870, PG. 122
N	180-00-03-014	EUNICE L. WILLIAMS, etal	D.B. I165, PG. 095
O	180-00-03-021	BMG, III LLC, etal	PLAT CAB. M, PG. 049-P
P	180-00-03-022	JACQUELINE J. TAYLOR	P.B. U, PG. 147
Q	180-00-03-048	RICKIE M. LYNN & EUGENE WALTER	P.B. K, PG. 316
R	180-00-03-047	JANICE R. & DONALD C. HELTON	P.B. K, PG. 316
S	180-00-03-024	JOYCE C. ROUMILLAT	P.B. Q, PG. 169
T	180-00-03-046	JEANETTE MONTOUR	P.B. E, PG. 153
U	180-00-03-064	JOHN P. & MONICA B. RHEA, Jr.	PLAT CAB. O, PG. 072-C
V	180-00-03-037	SYLVIA DOLECKI	P.B. E, PG. 386
W	180-00-03-038	JOYCE FIDDIE	P.B. O, PG. 253
X	180-00-03-071	LORI CLARK MILLER	PLAT CAB. Q, PG. 210-B
Y	180-00-03-040	GORDON CLARK	P.B. S, PG. 094



NOTES:

1.) THIS PROPERTY IS PRESENTLY OWNED BY CANE BAY LAKES, LLC.
2.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
3.) AREA DETERMINED BY THE COORDINATE METHOD.
4.) COORDINATES BASED ON S.C. STATE PLANE COORDINATE SYSTEM, N.A.D. 1983 (2001 ADJUSTMENT) , AVERAGE SCALE FACTOR = 0.99983677
5.) THIS PROPERTY LIES IN FLOOD ZONE X AS DETERMINED BY SCALING FROM F.I.R.M. 45015C, PANEL 0390D, DATED 10/16/03. BEFORE CONSTRUCTION AN APPROPRIATE BUILDING OFFICIAL WITH THE GOVERNING BODY SHOULD VERIFY ZONES.
6.) THIS PROPERTY IS ZONED PD-MU.
7.) THIS PROPERTY IS SUBJECT TO "THE PLANNED DEVELOPMENT MIXED USE ASSESSMENT FOR CANE BAY PLANTATION, BERKELEY COUNTY, SOUTH CAROLINA", AS APPROVED BY COUNTY COUNCIL ON MARCH 28, 2005.
8.) OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF ALL LAKES/PONDS/LAGOONS, OPEN SPACES & COMMON AREAS, STREET TREES, OUTFALL STRUCTURES, AND SWALES ARE THAT OF FOUR SEASONS HOME OWNERS ASSOCIATION, INC. BERKELEY COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR DRAINAGE OF THE LAKES/PONDS/LAGOONS, OUTFALL STRUCTURES, OR SWALES.
9.) DRAINAGE EASEMENTS HAVE PRIORITY IN AREAS WHERE MORE THAN ONE EASEMENT IS OCCUPYING THE SAME SPACE.
10.) ACCESSORY STRUCTURES ARE PERMITTED IN THE REAR AND SIDE YARDS ONLY WITH A MINIMUM 3' SETBACK FROM SIDE AND REAR PROPERTY LINES, EXCEPT IN NEO-TRADITIONAL AREAS.
11.) SEE SHEET 1 OF 5 FOR NOTES AND REFERENCES.
12.) PER SECTION F OF THE CANE BAY DEVELOPMENT AGREEMENT, THE ADMINISTRATIVE OFFICER IS AUTHORIZED TO GRANT MINOR ADMINISTRATIVE VARIANCES OF NO MORE THAN 25% OF THE SETBACK REQUIREMENTS STIPULATED IN SECTION XII OF THE CANE BAY PD-MU, MINIMUM YARD REQUIREMENTS, WHERE CERTAIN PHYSICAL CONSTRAINTS IMPOSE A HARDSHIP. IN SUCH CASE, THE ADMINISTRATIVE VARIANCE WILL ALLOW FOR THE ENCROACHMENT OF THE PRIMARY STRUCTURE WITHIN EITHER A MAXIMUM OF 5 FEET OF THE FRONT SETBACK OR A MAXIMUM OF 5 FEET OF THE REAR SETBACK. IN NO CASE WILL LOTS BE GRANTED A MINOR VARIANCE TO ENCROACH 5 FEET WITHIN BOTH THE FRONT AND REAR SETBACKS. THE APPLICABILITY OF MINOR VARIANCES WILL BE EVALUATED ON A PER LOT BASIS UPON THE SUBMITTAL OF A BUILDING PERMIT WHERE THE USE AND LOCATION OF THE SETBACK REDUCTION ARE NOTED.

FOUR SEASONS PHASE IA ACREAGE SUMMARY

TOTAL AREA IN LOTS =	4.89 ac.
TOTAL AREA IN OPEN AREAS =	10.26 ac.
TOTAL AREA IN ROAD RIGHT-OF-WAY =	6.24 ac.
TOTAL AREA IN PUMP STATION =	0.08 ac.
TOTAL AREA PHASE IA =	21.47 ac.
TOTAL LOTS THIS PLAT =	28

DEDICATION STATEMENTS

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND PRIVATE RIGHTS-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN INTEREST IN THIS PROPERTY. 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 BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHTS-OF-WAY, OR DRAINAGE EASEMENT SHOWN HEREON.

OWNER OR REPRESENTATIVE

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE ALL LANDS DEPICTED OR INTENDED AS OPEN SPACE TO REMAIN FREE OF DEVELOPMENT THAT WOULD VIOLATE ITS PURPOSE. ALL PROPERTY REFERRED TO AS A FORM OF COMMON COMMUNITY SPACE AND THE LIKE IS CONSIDERED OPEN SPACE. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY.

OWNER OR REPRESENTATIVE

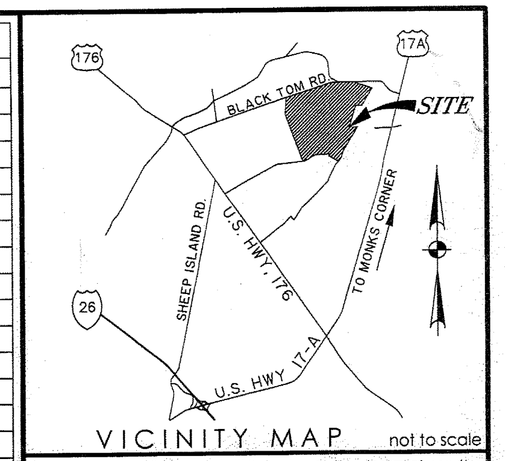
Berkeley County Planning & Zoning
Final Plat Approval

Admin Officer

1/29/16 Date

REFERENCES:

1.) T.M.S. 179-00-00-051 & 052
2.) J. HUGH CAMPBELL
DATED JANUARY 14, 2003
PLAT CAB. P, Pg. 336-E
3.) PLAT BY TRICO ENGINEERING CONSULTANTS, INC.
DATED MARCH 22, 2004
PLAT CABINET Q, PAGE 188-E
4.) PLAT BY THOMAS & HUTTON
DATED OCTOBER 24, 2005
PLAT CAB. M, Pg. 177-H
5.) PLAT BY THOMAS & HUTTON
DATED MAY 15, 2006
PLAT CAB. R, Pg. 208-B
6.) PLAT BY THOMAS & HUTTON
DATED APRIL 24, 2007
PLAT CABINET N, PAGE 49-H
7.) PLAT BY THOMAS & HUTTON
DATED MARCH 25, 2008
PLAT CABINET M, PAGE 48-P
8.) PLAT BY THOMAS & HUTTON
DATED MARCH 25, 2008
PLAT CABINET M, PAGE 49-P
9.) PLAT BY THOMAS & HUTTON
DATED MARCH 25, 2008
PLAT CABINET M, PAGE 17-P
10.) PLAT BY THOMAS & HUTTON
DATED MAY 26, 2011
PLAT CABINET O, PAGE 285-P
11.) PLAT BY THOMAS & HUTTON
"THE LAKES AT CANE BAY PHASE I)
DATED AUGUST 12, 2013
PLAT CABINET R, PAGE 376P-382P
12.) PLAT BY THOMAS & HUTTON
DATED NOVEMBER 17, 2015
PLAT CABINET S, PAGE 321-A



VICINITY MAP not to scale

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LEGEND

●	IRON REBAR FOUND
◉	IRON PIPE FOUND
⊙	IRON PIPE SET (3/4" OPEN WITH CAP)
∘	ROAD CENTERLINE (MAG NAIL SET)
△	MEANDER POINT (NO IRON SET)
⋁	FRESHWATER WETLAND
EX. or EXIST.	EXISTING
D.E.	DRAINAGE EASEMENT
E.S.	EACH SIDE
G.U.E.	GENERAL UTILITY EASEMENT
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
P/L	PROPERTY LINE

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 26596 PHILLIP P. GERARD

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

PHILLIP P. GERARD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 26596

FINAL SUBDIVISION PLAT OF FOUR SEASONS PHASE 1A

NEAR THE TOWN OF SUMMERVILLE
BERKELEY COUNTY, SOUTH CAROLINA

prepared for
CANE BAY LAKES, LLC

No.	Revision	By	Date

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600 0 600 1200
1 INCH = 600 FEET

plat	drawn	reviewed	field	crew
01/26/16	sjc	ppg	-	-

job 23390.1002