

NOTES:

1. THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
2. PROPERTY LIES IN FLOOD X PER FEMA COMMUNITY PANEL NUMBER 45015C0685D, EFFECTIVE OCTOBER 16, 2003.
3. ELEVATIONS REFERENCE NAVD 88.
4. BERKELEY COUNTY TMS: 244-13-04-019.
5. AREA DETERMINED BY COORDINATE METHOD.
6. PROPERTY IS SUBJECT TO APPLICABLE ZONING ORDINANCES AND BUILDING CODES, INCLUDING, WITHOUT LIMITATION, PERMITTED USES, SETBACKS, AND BUILDING HEIGHT RESTRICTIONS.
7. THE PROPERTY LINES SHOWN HEREON ARE BASED ON FOUND MONUMENTATION, LISTED REFERENCE DATA, AND LINES OF OCCUPATION.
8. ACCESS TO NEW TRACT A1 AND RESIDUAL TRACT A FROM REDBANK ROAD WILL BE SHARED THROUGH THE INGRESS/EGRESS SHOWN. SCDOT WILL NOT PERMIT A SECOND ACCESS TO REDBANK ROAD FROM RESIDUAL TRACT A.

REFERENCES:

1. "PLAT SHOWING TMS: 244-13-04-020, A 0.41 ACRE TRACT OF LAND", BY ASSOCIATED SURVEYORS OF SUMMERVILLE, DATED JUNE 16, 2006, AS RECORDED IN PLAT CABINET R, PAGE 74-D AT THE BERKELEY COUNTY REGISTER OF DEEDS.
2. "SEWER EASEMENT PLAT", BY RICHARD J. MORF P.L.S., AS RECORDED IN PLAT BOOK O, PAGE 127-R AT THE BERKELEY COUNTY REGISTER OF DEEDS.
3. "SURVEY PLAT SHOWING THE ABANDONMENT OF OLD STATE ROAD RIGHTS OF WAY", BY PRECISION SURVEYORS, AS RECORDED IN PLAT BOOK N, PAGE 98-P AT THE BERKELEY COUNTY REGISTER OF DEEDS.
4. SCDOT FILE NO. 8.686.

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.70	S25°13'34"E
L2	2.44	S25°13'34"E
L3	18.71	S51°08'35"E
L4	21.13	S83°32'20"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD
C1	47.55'	90.12'	24.34'	S53°41'48"E	47.00'
C2	58.88'	223.35'	29.51'	S37°53'25"W	58.51'
C3	8.23'	223.35'	4.12'	S46°28'21"W	8.23'
C4	25.44'	223.35'	12.73'	S42°09'12"W	25.43'

LEGEND

LINE TYPES AND SYMBOLS

- PROPERTY LINE WITH CORNER FOUND
- PROPERTY LINE WITH 5/8" REBAR SET
- RIGHT OF WAY
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- NEW EASEMENT

ABBREVIATIONS

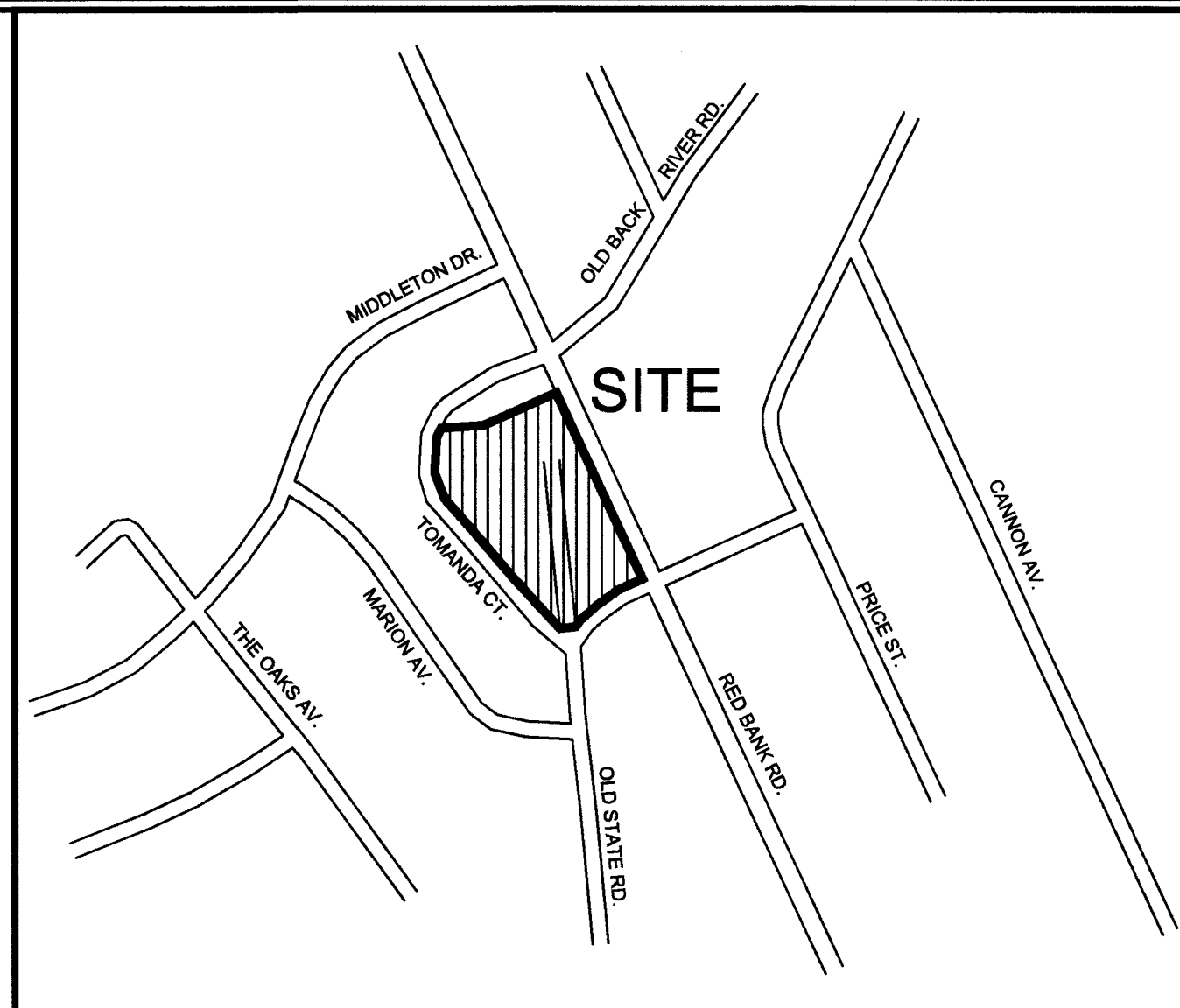
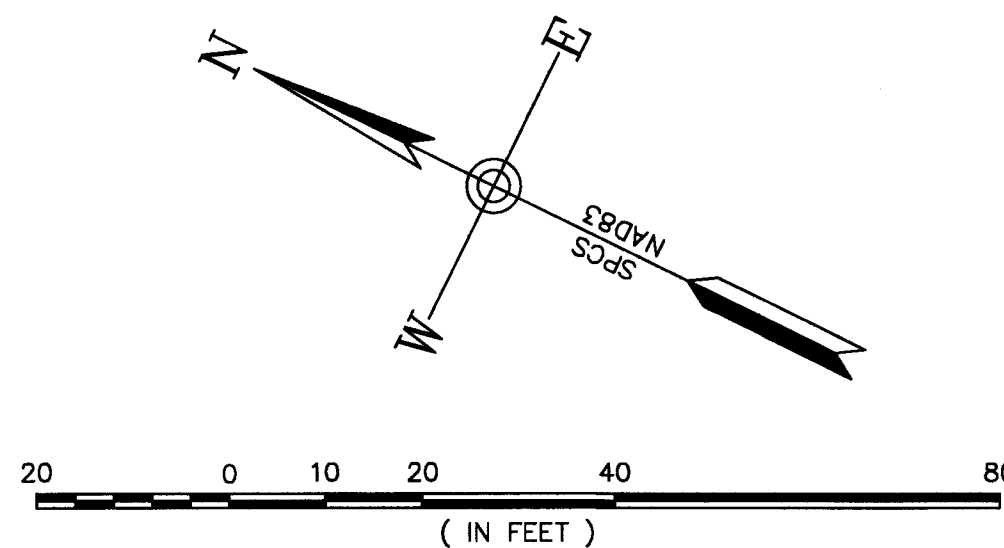
- RBF REBAR FOUND
- OTF

CERTIFICATION NOTE

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT 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. SURVEY PRECISION EXCEEDS 1/10,000.

RICHARD J. MORF, P.L.S.

S.C. REG. # 23832



VICINITY MAP  
NOT TO SCALE

FOR CITY & ROD USE ONLY

APPROVED:

CITY OF GOOSE CREEK, S.C.

OFFICIAL:

DATE: 5.31.16

GOOSE CREEK, S.C.

2016016508

BK: PLAT CABS

PG: 116i

PRESENTED & RECORDED:

06-01-2016 10:07:49 AM

CYNTHIA B FORTE

REGISTER OF DEEDS

BERKELEY COUNTY, SC

PLAT

SHOWING THE SUBDIVISION OF TRACT "A",  
TMS #244-13-04-019 TO CREATE RESIDUAL TRACT "A"  
CONTAINING 0.606 AC., AND  
NEW TRACT "A1" CONTAINING 0.714 AC., AND  
SHOWING A NEW INGRESS/EGRESS EASEMENT THROUGH  
TRACT "A1", RESIDUAL TRACT "A", AND TRACT "B"  
PROPERTY OF LELAND BUTLER WARE,  
LOCATED IN THE CITY OF GOOSE CREEK  
BERKELEY COUNTY, SOUTH CAROLINA

PROJECT #14-090 SCALE: 1" = 20' DRAWN BY: KMH

DATE: APRIL 12, 2016

REVISED: MAY 19, 2016

**H3 HOYT+BERENYI**

P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

