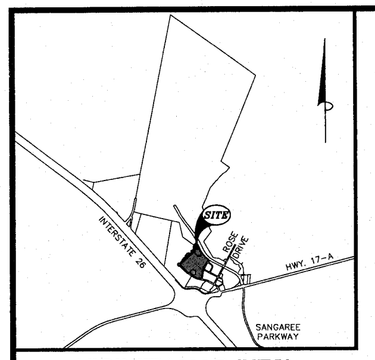

VICINITY MAP (NTS)

NOTE
SEE SHEET 2 OF 2 FOR REFERENCES AND LINE & CURVE TABLE.

MWV-SHEEP ISLAND, LLC TMS NO. 221-00-00-096

FRESHWATER WETLANDS

EDGE STREET 70' R/W

N 44°26'26" E 309.28'

EXIST. 40' DRAINAGE EASEMENT

EXIST. 5' BCWS GENERAL UTILITY EASEMENT

EXIST. 10' BERKELEY ELECTRIC COOP. UTILITY EASEMENT & GENERAL UTILITY EASEMENT

MATCH LINE - SHEET 2
MATCH LINE - SHEET 1

FLOOD NOTE:
THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS SHOWN FROM FEMA FLOOD MAPS. PANEL NO. 45015C 0570-D, REVISED OCTOBER 16, 2003.

N 36°36'57" E 301.95'

S 53°53'07" E 309.73'

NEW 25' INGRESS/EGRESS EASEMENT (12.5' E/O)

EXIST. VARIABLE WIDTH BCWS GENERAL UTILITY EASEMENT (SEE REF. NO. 27)

NEW "LOT 28"
238,628 sq. ft.
5.478 acres

N 42°18'17" E 156.92'

S 35°12'14" W 149.

108.85'

40.11'

PACE STREET 67' R/W

NEW VARIABLE WIDTH BCWS GENERAL UTILITY EASEMENT (HATCHED)

RESIDUAL "TRACT A"
MWV-SHEEP ISLAND, LLC
TMS NO. 221-00-00-177
958,399 sq. ft.
22.002 acres

N 60°58'27" W 297.86'

NEW 60' INGRESS/EGRESS EASEMENT & GENERAL UTILITY EASEMENT (30' E/O)

NEW 15' BCWS GENERAL UTILITY EASEMENT (HATCHED)

EXIST. 3.5' BCWS GENERAL UTILITY EASEMENT (TYPICAL OFFSET FROM R/W) (SEE REF. NO. 26)

N 56°38'13" W 232.48'

NEW 20' BCWS GENERAL UTILITY EASEMENT (HATCHED)

EXIST. BCWS GENERAL UTILITY EASEMENT

EXIST. 10' BERKELEY ELECTRIC COOP. UTILITY EASEMENT & GENERAL UTILITY EASEMENT

EXIST. 5' BCWS GENERAL UTILITY EASEMENT

NEW VARIABLE WIDTH BCWS GENERAL UTILITY EASEMENT (HATCHED)

P.O.A. 5
(OPEN SPACE)
FRESHWATER WETLANDS
MWV-SHEEP ISLAND, LLC
TMS NO. 221-00-00-179

EXIST. 5' BCWS GENERAL UTILITY EASEMENT (SEE REF. NO. 23)

NEW 21' PRIVATE DRAINAGE EASEMENT

NEW VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

N: 440847.690
E: 2261549.350

EXIST. 3.5' BCWS GENERAL UTILITY EASEMENT (TYPICAL OFFSET FROM R/W) (SEE REF. NO. 26)

S 07°36'47" W 183.51'

PACE STREET 67' R/W

EXISTING 20' BCWS GENERAL UTILITY EASEMENT (SEE REF. NO. 22)

EXIST. 10' BERKELEY ELECTRIC COOP. UTILITY EASEMENT & GENERAL UTILITY EASEMENT (SEE REF. NO. 23)

EXISTING 5' BCWS GENERAL UTILITY EASEMENT (SEE REF. NO. 23)

EXIST. 15' BCWS GENERAL UTILITY EASEMENT (SEE REF. NO. 23)

EXISTING 20' DRAINAGE EASEMENT (SEE REF. NO. 23)

N: 440665.799
E: 2261525.038

S 08°40'05" E 1960.41' (GRID DIST.)

USGS DISK "FARMINGTON"
PID= AI6932
N=438,718.65 - E=2,261,752.68
(ADJ. DATE 6/2012)

SCALE FACTOR 0.99985428
NAD 83 N - 33°-02'-10.15517"
(2011) W - 80°-08'-44.89580"

SIGMA DRIVE 70' R/W

N 40°57'04" W 887.73'

N 51°36'43" W 324.24'

S.C. GRID

NOTES:
1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSE ONLY.
3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF CONTAMINATION OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
6) SOUTH CAROLINA STATE PLANE COORDINATES ARE BASED ON NAD 83/2001, WITH A COMBINED SCALE FACTOR OF 0.99984156.
7) TMS NUMBER: 221-00-00-177 BERKELEY COUNTY.
8) WATER AND SEWER TO BE PROVIDED BY BERKELEY COUNTY WATER & SANITATION.
9) PROPERTIES ARE ZONED "PUD = PLANNED DEVELOPMENT DISTRICT" (TOWN OF SUMMERVILLE) AND ARE SUBJECT TO THE APPROVED DOCUMENTS CONTAINED WITHIN THE NEXTON DEVELOPMENT AGREEMENT (FORMERLY KNOWN AS THE PARKS OF BERKELEY/SHEEP ISLAND TRACT DEVELOPMENT AGREEMENT) BY AND BETWEEN MWV-SHEEP ISLAND, LLC, MWV-PARKS OF BERKELEY, LLC, MWV COMMUNITY DEVELOPMENT AND LAND MANAGEMENT, LLC AND TOWN OF SUMMERVILLE, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF APRIL 27, 2011, AND RECORDED APRIL 28, 2011, IN THE ROD OFFICE FOR BERKELEY COUNTY, SC IN VOLUME 8913, PAGE 1; AND ALL SUBSEQUENT SUPPLEMENTS AND AMENDMENTS THERETO.
10) TEMPORARY DITCHES TO BE MAINTAINED BY PROPERTY OWNER OF UNDERLYING PROPERTY UNTIL SUCH TIME AS THE PERMANENT DRAINAGE FACILITIES ARE CONSTRUCTED, APPROVED AND ACCEPTED BY ANOTHER ENTITY.

LEGEND

- IRON FOUND (5/8" REBAR EXCEPT AS NOTED)
- IRON SET (5/8" REBAR)
- CALCULATED POINT
- RIGHT-OF-WAY
- CENTER LINE
- EXISTING EASEMENT (AS DESCRIBED)
- NEW EASEMENT (AS DESCRIBED)
- MATCH LINE

DEDICATION STATEMENT:
BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE DRAINAGE EASEMENTS, IF ANY, AND RIGHTS-OF-WAY, IF ANY, SHOWN HEREON TO THE TOWN OF SUMMERVILLE, WITH THE EXCEPTION OF THOSE PRIVATE DRAINAGE EASEMENTS AND PRIVATE RIGHTS-OF-WAY SHOWN HEREON AND INTENDED FOR PRIVATE USE. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY THE TOWN OR SUMMERVILLE OR BERKELEY COUNTY OF ANY ROADWAY OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY THE TOWN OF SUMMERVILLE OR BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHTS-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

8.29.16

KENNETH Y. SEEGER, PRESIDENT: DATE
MWV-SHEEP ISLAND, LLC
BY: WESTROCK-CHARLESTON DEVELOPMENT HOLDINGS, LLC
ITS: SOLE MEMBER

RMC AND PLANNING USE ONLY

2016028231
BK: PLAT CABS
PG: 223i
PRESENTED & RECORDED:
08-30-2016 12:15:40 PM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

PLAT APPROVED
RUSSELL W. CORNETTE, P.E.
TOWN ENGINEER
TOWN OF SUMMERVILLE, SC
DATE 30 AUG 2016

SOUTH CAROLINA PROFESSIONAL LAND SURVEYORS
GPA
No. C04379
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 22742
JONATHAN F. BURNS

I, JOHNATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, 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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23RD DAY OF AUGUST, 2016.

JOHNATHAN F. BURNS, PLS-22742

60' 0 30' 60' 120'
1 inch = 60 ft.

GPA
PROFESSIONAL LAND SURVEYORS
EST. 1987

237 OLD SUMMERVILLE RD
UNIT H
SUMMERVILLE SC 29483
OFFICE (843) 285-2424

GPA OF CHARLOTTE, INC.
605 PHILLIP DAVIS DRIVE
CHARLOTTE NC 28236-6916
OFFICE (704) 335-8600

GPA OF RALEIGH, INC.
333 WADE AVENUE
RALEIGH NC 27605

CHARLESTON SC 29492
OFFICE (843) 971-9099
FAX (843) 971-9992

"Integrity Without Boundaries"
www.gpaland.com

SCALE
1"=60'

FLD. BK. PG.

JOB NO.
165104

DATE
08/05/2015

DRAWN BY
WGM

CHECKED BY
DLG

PREPARED FOR
MWV-SHEEP ISLAND, LLC

RESIDUAL "TRACT A" AND NEW "LOT 28" OF NEXTON
SHOWING THE CREATION OF NEW "LOT 28"
NEW DRAINAGE EASEMENTS, NEW PRIVATE DRAINAGE EASEMENTS
NEW INGRESS/EGRESS EASEMENTS & RESIDUAL "TRACT A"
TMS NO. 221-00-00-177
OWNED BY MWV-SHEEP ISLAND, LLC
LOCATED IN THE TOWN OF SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA

SUBDIVISION PLAT

SHEET 1 OF 2