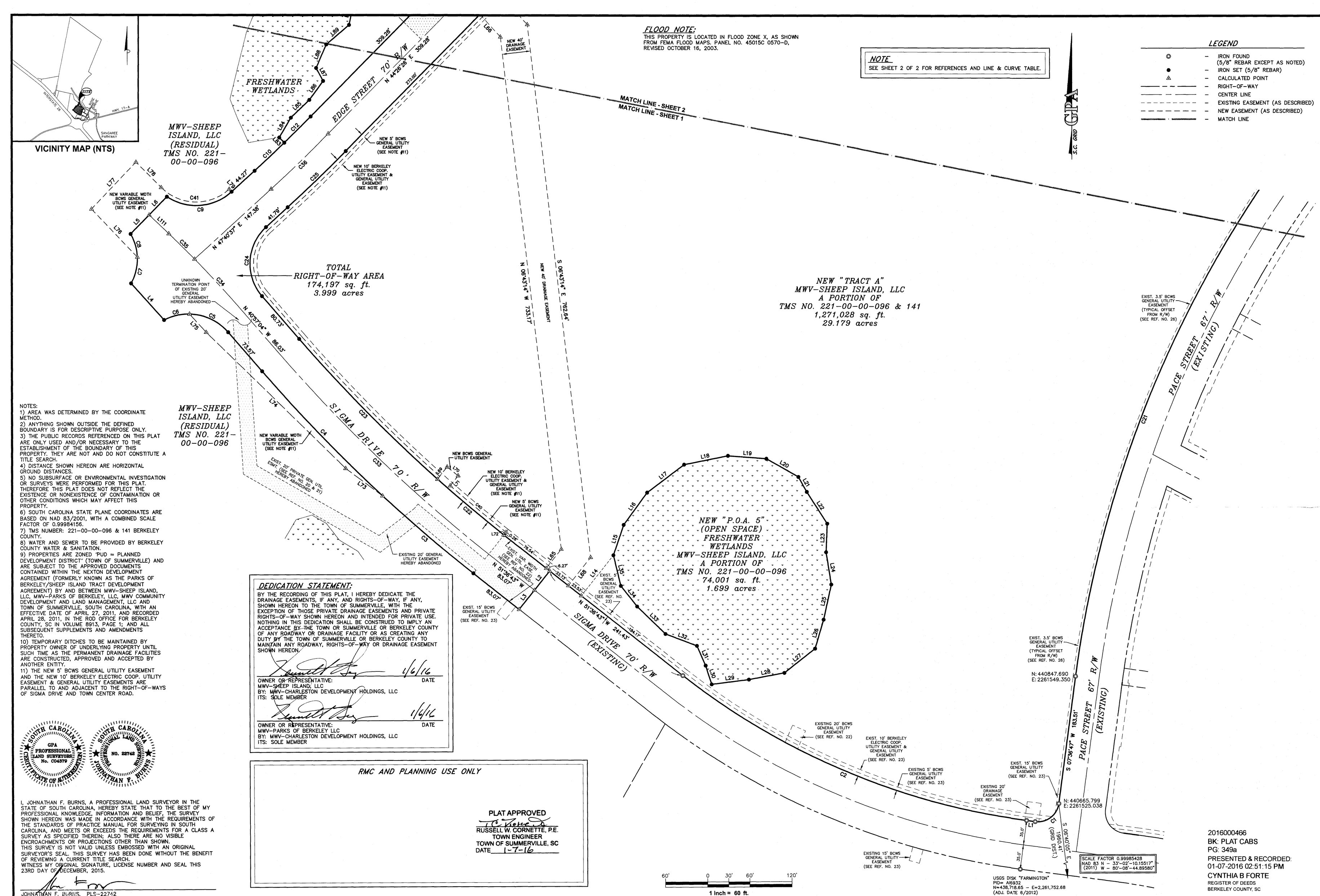
VICINITY MAP (NTS)



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.

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

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

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: 221-00-00-096 & 141 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.
11) THE NEW 5' BCWS GENERAL UTILITY EASEMENT AND THE NEW 10' BERKELEY ELECTRIC COOP. UTILITY EASEMENT & GENERAL UTILITY EASEMENTS ARE PARALLEL TO AND ADJACENT TO THE RIGHT-OF-WAYS OF SIGMA DRIVE AND TOWN CENTER ROAD.

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.

OWNER OR REPRESENTATIVE: DATE 1/6/16
MWV-SHEEP ISLAND, LLC
BY: MWV-CHARLESTON DEVELOPMENT HOLDINGS, LLC
ITS: SOLE MEMBER

OWNER OR REPRESENTATIVE: DATE 1/6/16
MWV-PARKS OF BERKELEY LLC
BY: MWV-CHARLESTON DEVELOPMENT HOLDINGS, LLC
ITS: SOLE MEMBER

RMC AND PLANNING USE ONLY

PLAT APPROVED
RUSSELL W. CORNETTE, P.E.
TOWN ENGINEER
TOWN OF SUMMERVILLE, SC
DATE 1-7-16

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 22742 JONATHAN F. BURNS
GPA PROFESSIONAL LAND SURVEYORS No. C04379 CERTIFICATE OF AUTHORIZATION

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 DECEMBER, 2015.

JOHNATHAN F. BURNS, PLS-22742

GPA
PROFESSIONAL LAND SURVEYORS
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. 145194
DATE 08/05/2015
DRAWN BY WGM
CHECKED BY DLG

SUBDIVISION PLAT

SIGMA DRIVE EXTENSION, EDGE STREET, NEW "TRACT A", NEW "LOT 18", NEW "P.O.A. 5, 6 & 7" OF NEXTON
SHOWING THE CREATION OF SIGMA DRIVE EXTENSION, EDGE STREET, NEW "TRACT A", NEW "LOT 18", NEW "P.O.A. 5, 6 & 7", NEW DRAINAGE EASEMENTS, NEW BERKELEY ELECTRIC COOPERATIVE UTILITY EASEMENTS & GENERAL UTILITY EASEMENTS, NEW BCWS GENERAL UTILITY EASEMENTS & RESIDUAL PROPERTY - TMS NO. 221-00-00-096 & 141 OWNED BY MWV-SHEEP ISLAND, LLC & MWV-PARKS OF BERKELEY LLC
LOCATED IN THE TOWN OF SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA

PREPARED FOR MWV-SHEEP ISLAND, LLC & MWV PARKS OF BERKELEY LLC

2016000466
BK: PLAT CABS
PG: 349a
PRESENTED & RECORDED:
01-07-2016 02:51:15 PM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

SHEET 1 OF 2