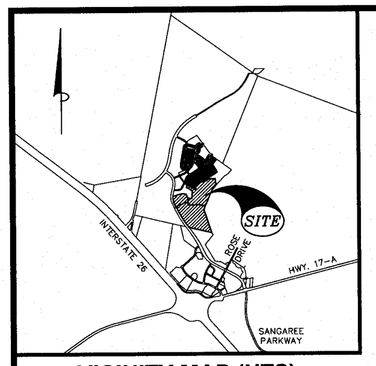

VICINITY MAP (NTS)

RMC AND PLANNING USE ONLY

Berkeley County Planning & Zoning
Final Plat Approval

Admin Office

11/28/16 Date

2016041584
BK: PLAT CABS
PG: 339i
PRESENTED & RECORDED:
12-13-2016 10:56:14 AM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

S.C. GRID

KEY MAP

1000' 0 500' 1000' 2000'

1 inch = 1000 ft.

DEDICATION STATEMENT:

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE ALL LANDS DEPICTED AS OPEN SPACE TO REMAIN FREE OF DEVELOPENT THAT WOULD VIOLATE ITS PURPOSE. ALL PROPERTY REFERRED TO AS 'HOA AREA' OR 'POA AREA' IS CONSIDERED OPEN SPACE; HOWEVER, NOTHING CONTAINED HEREIN SHALL PREVENT THE DEVELOPER, MWV-SHEEP ISLAND, LLC, OR MWV-PARKS OF BERKELEY, LLC, THEIR SUCCESSORS, ASSIGNS, OR AFFILIATES, OR THE NEXTON RESIDENTIAL ASSOCIATION, INC., OR NEXTON COMMERCIAL ASSOCIATION, INC., FROM (I) MAKING FUTURE RECREATIONAL AMENITY IMPROVEMENTS, BOTH PASSIVE AND ACTIVE, TO ANY HOA AREA OR POA AREA WHICH IT OWNS; OR (II) MAKING MINOR ADJUSTMENTS TO THE BOUNDARY LINES OF ANY HOA AREA OR POA AREA WHICH IT OWNS, SO LONG AS THE ADJUSTMENT DOES NOT DECREASE THE OVERALL ACREAGE OF THE HOA AREA OR POA AREA BY MORE THAN FIVE (5%) PERCENT AND WRITTEN PERMISSION IS OBTAINED FROM THE OWNER OF ANY LOT THAT FRONTS SUCH HOA AREA OR POA AREA. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY.

MWV-PARKS OF BERKELEY, LLC
BY: WESTROCK-CHARLESTON DEVELOPMENT HOLDINGS, LLC
ITS: SOLE MEMBER

11.1.16
KENNETH T. SEEGER, PRESIDENT DATE

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 USE OF THE PUBLIC FOREVER, 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 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.

MWV-PARKS OF BERKELEY, LLC
BY: WESTROCK-CHARLESTON DEVELOPMENT HOLDINGS, LLC
ITS: SOLE MEMBER

11.17.16
KENNETH T. SEEGER, PRESIDENT DATE

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 16TH DAY OF NOVEMBER, 2016.

JOHNATHAN F. BURNS, PLS-22742

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

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 22742 JOHNATHAN F. BURNS

NOTE

SEE SHEET 6 FOR REFERENCES, NOTES, PRIVATE R/W AREA CHART, DEVELOPMENT NOTES, DEVELOPMENT TABLE/LOT CRITERIA CHART, LOT BREAKDOWN CHART AND AREA CHART. SEE SHEET 4 FOR LINE & CURVE TABLE.

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"=1000'

FLD. BK. PG.

JOB NO.
165161

DATE
09/30/2016

DRAWN BY
WGM

CHECKED BY
DLG

PREPARED FOR
MWV-PARKS OF BERKELEY LLC

BRIGHTON PARK - PHASE 3B, P.O.A. 9, NEW "LOT 31", RESIDUAL TRACT G OF NEXTON
SHOWING THE SUBDIVISION OF TRACT G TO CREATE BRIGHTON PARK - PHASE 3B, (68 LOTS)
SCHOLAR WAY, BRIGHT LEAF LOOP, WATERGRASS STREET,
PRIVATE R/W NOS. 21 & 22, SPRINGRISE LANE - PRIVATE R/W NO. 23, HOA AREA NOS. 22-26, P.O.A. 9,
NEW "LOT 31" AND RESIDUAL TRACT G - PORTION OF TMS NO. 221-00-00-133
OWNED BY MWV-PARKS OF BERKELEY, LLC
LOCATED IN BERKELEY COUNTY, SOUTH CAROLINA

SUBDIVISION PLAT

SHEET 1 OF 6