

Berkeley County Planning & Zoning

EXEMPT

one new lot

(REASON)

12/17/16

Date

2016042240

BK: PLAT CABS

PG: 349k

PRESENTED & RECORDED:

12-19-2016 11:33:37 AM

CYNTHIA B FORTE

REGISTER OF DEEDS

BERKELEY COUNTY, SC

Id	Bearing	Distance
L1	N 63°51'46" E	118.53'
L2	S 82°01'04" E	105.99'
L3	S 37°37'45" W	110.11'
L4	N 13°22'21" E	85.14'
L5	N 77°08'57" W	102.16'

MAGNETIC NORTH

SUBDIVISION SURVEY OF TMS# 159-00-01-020 (5.202-AC)

LABELLED AS TRACT "2" & LOT "2-A"

OWNED BY: ERNEST C. SMITH

TRACT "2" - TO BE CONVEYED TO: ROMAN & SHONDELL PEACE MITCHELL

LOT "2-A" - TO BE CONVEYED TO: TYSHEEM DASHAWN GADSON

1ST GOOSE CREEK PARISH - CALAMUS POND AREA

BERKELEY COUNTY, SOUTH CAROLINA

SEPTEMBER 25, 2016; REV.: 10-17-16; REV.: 11-29-16

ROBERT J. SAMPLE, R.L.S.

340 HOLLYWOOD DR.

WEST ASHLEY, S.C. 29407

(843) 766-8224

bsample61@yahoo.com

LAND ZONED "F-1"

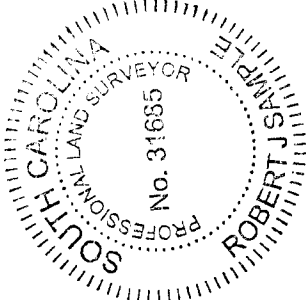
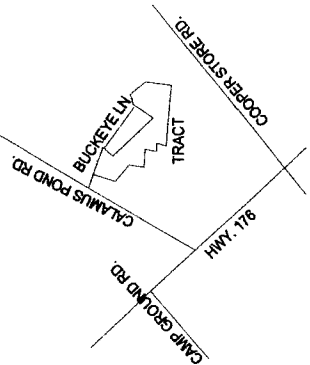
NOTES: (1) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, AND FIND THE SURVEY DESCRIBED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE "X". (2) AREA WAS DETERMINED BY THE COORDINATE METHOD AND ALL INFORMATION SHOWN ON THIS PLAT OUTSIDE THE SURVEYED PROPERTY LINES IS FOR DESCRIPTIVE INFORMATION ONLY. (3) ALL REFERENCED MATERIALS ON THIS PLAT WERE USED TO PERFORM THIS SURVEY ONLY, THERE HAS NOT BEEN ANY TITLE SEARCH TO ACQUIRE THE INFORMATION SHOWN. (4) THERE HAS BEEN NO SURVEY DONE TO DETERMINE WETLANDS AND/OR UNSEEN STRUCTURES TO PROHIBIT DEVELOPMENT OF THIS PROPERTY.

LAND APPEARS TO LIE IN FLOOD ZONE "X"

TMS# 159-00-01-020
DEED REF.: BOOK A-378 @ PG. 146
PLAT REF.: CAB. S @ PG. 297-J

IRF: IRON ROD FOUND
IRS: IRON ROD SET
IPF: IRON PIPE FOUND
IPS: IRON PIPE SET
CMF: CONCRETE MONUMENT
△: CALCULATED POINT
RRIF: RAIL ROAD IRON FOUND

VICINITY MAP N.T.S.



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE 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 "C" SURVEY AS SPECIFIED THEREIN.

ROBERT J. SAMPLE
RLS# 31685

SCALE 1" = 150'

TRACT "1"
159-00-01-078
OMOOOO DEVELOPMENT
CENTER, LLC.
CAB. P @ PG. 178-R

