Berkeley County Planning & Zoning

EXEMPT

(REASON)

12/19/16

DATE

2016042232
BK: PLAT CABS
PG: 349j
PRESENTED & RECORDED:
12-19-2016 11:27:56 AM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

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.

(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.

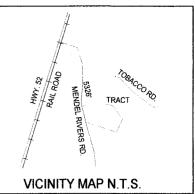
(3): ALL REFERENCED MATERIALS ON THIS PLAT WERE USED TO PERFORM THIS SURVEY ONLY, THERE HAS NOT BEEN ANY TITLE SEARCH TO ACQUIRE THE INFORMATION SHOWN.

(4): THERE HAS BEEN NO SURVEY DONE TO DETER-MINE WETLANDS AND/OR UNSEEN STRUCTURES TO PROHIBIT DEVELOPEMENT OF THIS PROPERTY.

LAND APPEARS TO LIE IN FLOOD ZONE "X"

LAND ZONED "F-1"

ld	Bearing	Distance
L1	S 75°15'39" W	115.83'
L2	S 13°42'01" W	259.37'
L3	S 86°57'28" W	189.74
L4	N 33°24'23" E	221.84



TMS# 047-00-03-037

DEED REF.: BOOK 3175 @ PG. 227 PLAT REF.: BOOK L @ PG. 47

IRF: IRON ROD FOUND
IRS: IRON ROD SET
IPF: IRON PIPE FOUND
IPS: IRON PIPE SET
CMF: CONCRETE MONUMENT
: CALCULATED POINT

MENDEL RIVERS RD. BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE 30 INGRESS- EGRESS AND GENERAL UTILITY EASEMENT SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN INTEREST OF THIS PROPERTY, AND I HEREBY DEDICATE THE GENERAL UTILITY EASEMENT SHOWN HEREON TO THOSE ENTITIES WHICH PROVIDE SAID UTILITIES. NOTHING IN THIS
DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE
BY BERKELEY COUNTY OF ANY ROADWAYS OR AS CREATING
ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAYS 047-00-03-042 OR RIGHT-OF-WAYS SHOWN HEREON." BETTY L. McMAKIN 1/2" IRF L. Sacy Emmest Brownery St. S-8-351 N 06°24'54" W BOOK F @ PG. 144 68°35'30" E 699.99'MAGNETIC NORTH (PUBLIC) 1/2" IRS N 06°25'02" W TRACT "B" CI 30' MGRESS ECRESS & GEN. UTIL. ESMT. (FRIVATE) 450.67 LACY EMMETT BROWDER, SR. 54.61-AC. (RESIDUAL) 047-00-03-038 NATHANIEL K. TOLBERT BOOK 2224 @ PG. 171 1/2" IRS S 05°38'32" E 66' R/W 1/2" IRS 1/2" IRF 409.50 1/2" IRF 1/2" IRF 047-00-03-065 TRACT "B-1" JANE LYNCH, 1/2" IRS 20.01-ACRES **ET AL** 871493.51-SQ. FT. CAB. M @ PG. 347Q 1/2" IRF 048-00-01-005 1/2" OLD IRON ELLEN BERRY, (TRUSTEE) CAB. F @ PG. 98 865.53 S 76°18'19" 047-00-03-064 498.95 S 76°39'54" W 1/2" OLD ROBERT LYNCH, No. 31685 O ET AL 1/2" IRF CAB. Q @ PG. 6D 047-00-03-036 SHELBY J. WADFORD, L/E BOOK W @ PG. 144 SUBDIVISION SURVEY OF TMS# 047-00-03-037 74.62-ACRES TOTAL DESIGNATED AS TRACTS "B" & "B-1"

74.62-ACRES TOTAL
74.62-ACRES TOTAL
DESIGNATED AS TRACTS "B" & "B-1"
OWNED BY: LACY EMMETT BROWDER, SR.
2ND ST. STEPHEN PARISH
BERKELEY COUNTY, SOUTH CAROLINA

MAY 28, 2016; REV.: 10-25-16

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, R.L.S. 340 HOLLYWOOD DR. WEST ASHLEY, S.C. 29407 (843) 766- 8224 bsample61@yahoo.com

CALE 1" = 400' C 200 400 ROBERT J. SAMPLE

RLS# 31685