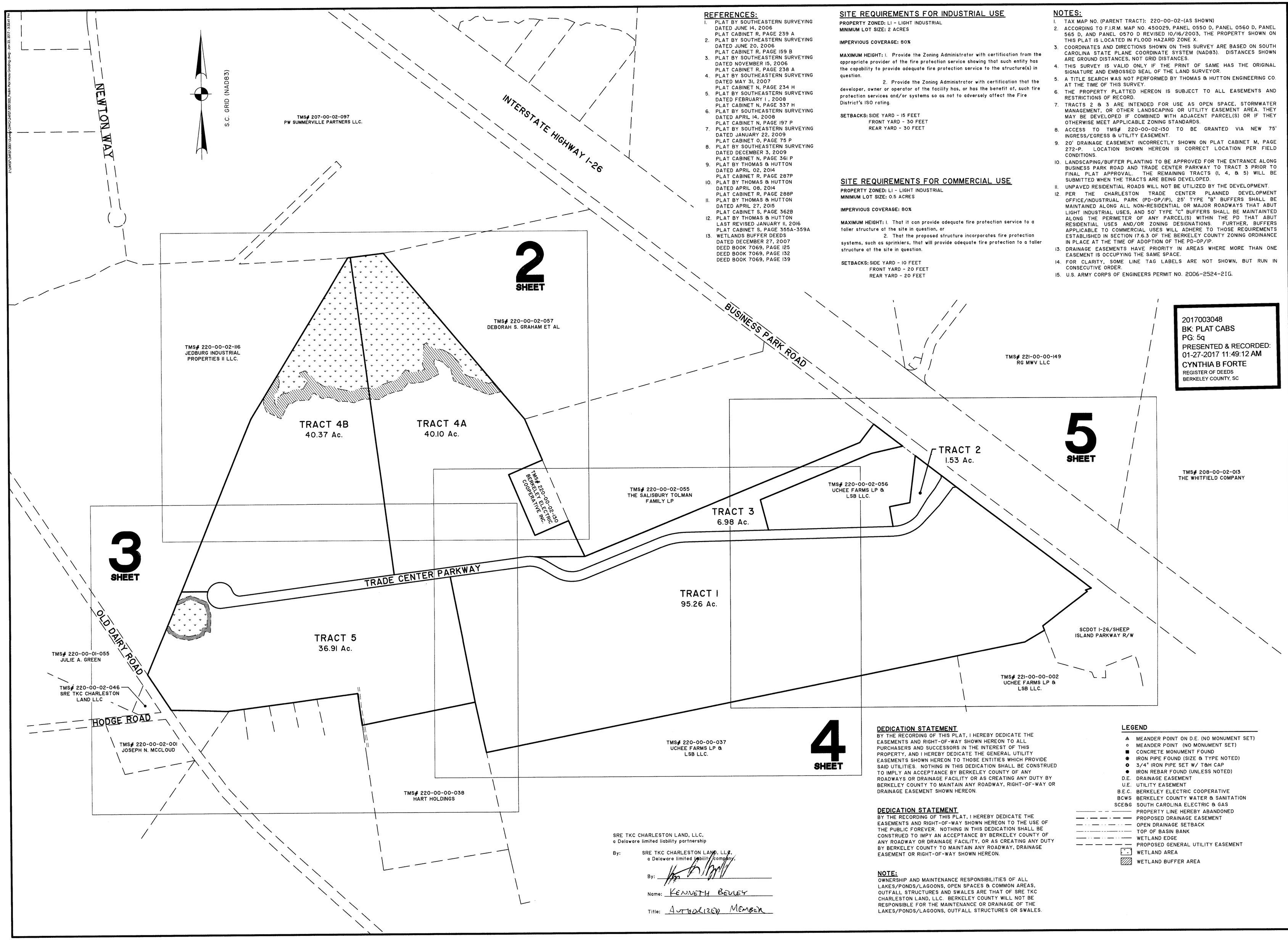


REFERENCES:

1. PLAT BY SOUTHEASTERN SURVEYING DATED JUNE 14, 2006 PLAT CABINET R, PAGE 239 A
2. PLAT BY SOUTHEASTERN SURVEYING DATED JUNE 20, 2006 PLAT CABINET R, PAGE 159 B
3. PLAT BY SOUTHEASTERN SURVEYING DATED NOVEMBER 15, 2006 PLAT CABINET R, PAGE 236 A
4. PLAT BY SOUTHEASTERN SURVEYING DATED MAY 31, 2007 PLAT CABINET N, PAGE 234 H
5. PLAT BY SOUTHEASTERN SURVEYING DATED FEBRUARY 1, 2008 PLAT CABINET N, PAGE 337 H
6. PLAT BY SOUTHEASTERN SURVEYING DATED APRIL 14, 2008 PLAT CABINET N, PAGE 197 P
7. PLAT BY SOUTHEASTERN SURVEYING DATED JANUARY 22, 2009 PLAT CABINET O, PAGE 75 P
8. PLAT BY SOUTHEASTERN SURVEYING DATED DECEMBER 3, 2009 PLAT CABINET N, PAGE 361 P
9. PLAT BY THOMAS & HUTTON DATED APRIL 02, 2014 PLAT CABINET R, PAGE 287P
10. PLAT BY THOMAS & HUTTON DATED APRIL 08, 2014 PLAT CABINET R, PAGE 288P
11. PLAT BY THOMAS & HUTTON DATED APRIL 27, 2015 PLAT CABINET S, PAGE 362B
12. PLAT BY THOMAS & HUTTON LAST REVISED JANUARY 11, 2016 PLAT CABINET S, PAGE 355A-359A
13. WETLANDS BUFFER DEEDS DATED DECEMBER 27, 2007 DEED BOOK 7069, PAGE 125 DEED BOOK 7069, PAGE 132 DEED BOOK 7069, PAGE 139

SITE REQUIREMENTS FOR INDUSTRIAL USE

PROPERTY ZONED: LI - LIGHT INDUSTRIAL
MINIMUM LOT SIZE: 2 ACRES

IMPERVIOUS COVERAGE: 80%

MAXIMUM HEIGHT: 1. Provide the Zoning Administrator with certification from the appropriate provider of the fire protection service showing that such entity has the capability to provide adequate fire protection service to the structure(s) in question.

2. Provide the Zoning Administrator with certification that the developer, owner or operator of the facility has, or has the benefit of, such fire protection services and/or systems so as not to adversely affect the Fire District's ISO rating.

SETBACKS: SIDE YARD - 15 FEET
FRONT YARD - 30 FEET
REAR YARD - 30 FEET

SITE REQUIREMENTS FOR COMMERCIAL USE

PROPERTY ZONED: LI - LIGHT INDUSTRIAL
MINIMUM LOT SIZE: 0.5 ACRES

IMPERVIOUS COVERAGE: 80%

MAXIMUM HEIGHT: 1. That it can provide adequate fire protection service to a taller structure at the site in question, or

2. That the proposed structure incorporates fire protection systems, such as sprinklers, that will provide adequate fire protection to a taller structure at the site in question.

SETBACKS: SIDE YARD - 10 FEET
FRONT YARD - 20 FEET
REAR YARD - 20 FEET

NOTES:

1. TAX MAP NO. (PARENT TRACT): 220-00-02-(AS SHOWN)
2. ACCORDING TO F.I.R.M. MAP NO. 450029, PANEL 0550 D, PANEL 565 D, AND PANEL 0570 D REVISED 10/16/2013, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
5. A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
6. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
7. TRACTS 2 & 3 ARE INTENDED FOR USE AS OPEN SPACE, STORMWATER MANAGEMENT, OR OTHER LANDSCAPING OR UTILITY EASEMENT AREA. THEY MAY BE DEVELOPED IF COMBINED WITH ADJACENT PARCEL(S) OR IF THEY OTHERWISE MEET APPLICABLE ZONING STANDARDS.
8. ACCESS TO TMS# 220-00-02-130 TO BE GRANTED VIA NEW 75' INGRESS/EGRESS & UTILITY EASEMENT.
9. 20' DRAINAGE EASEMENT INCORRECTLY SHOWN ON PLAT CABINET M, PAGE 272-P. LOCATION SHOWN HEREON IS CORRECT LOCATION PER FIELD CONDITIONS.
10. LANDSCAPING/BUFFER PLANTING TO BE APPROVED FOR THE ENTRANCE ALONG BUSINESS PARK ROAD AND TRADE CENTER PARKWAY TO TRACT 3 PRIOR TO FINAL PLAT APPROVAL. THE REMAINING TRACTS (1, 4, & 5) WILL BE SUBMITTED WHEN THE TRACTS ARE BEING DEVELOPED.
11. UNPAVED RESIDENTIAL ROADS WILL NOT BE UTILIZED BY THE DEVELOPMENT.
12. PER THE CHARLESTON TRADE CENTER PLANNED DEVELOPMENT OFFICE/INDUSTRUAL PARK (PD-OP/IP), 25' TYPE "B" BUFFERS SHALL BE MAINTAINED ALONG ALL NON-RESIDENTIAL OR MAJOR ROADWAYS THAT ABUT LIGHT INDUSTRIAL USES, AND 50' TYPE "C" BUFFERS SHALL BE MAINTAINTED ALONG THE PERIMETER OF ANY PARCEL(S) WITHIN THE PD THAT ABUT RESIDENTIAL USES AND/OR ZONING DESIGNATIONS. FURTHER, BUFFERS APPLICABLE TO COMMERCIAL USES WILL ADHERE TO THOSE REQUIREMENTS ESTABLISHED IN SECTION 17.6.3 OF THE BERKELEY COUNTY ZONING ORDINANCE IN PLACE AT THE TIME OF ADOPTION OF THE PD-OP/IP.
13. DRAINAGE EASEMENTS HAVE PRIORITY IN AREAS WHERE MORE THAN ONE EASEMENT IS OCCUPYING THE SAME SPACE.
14. FOR CLARITY, SOME LINE TAG LABELS ARE NOT SHOWN, BUT RUN IN CONSECUTIVE ORDER.
15. U.S. ARMY CORPS OF ENGINEERS PERMIT NO. 2006-2524-21G.

2017003048
BK: PLAT CABS
PG: 5q
PRESENTED & RECORDED:
01-27-2017 11:49:12 AM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

SRE TKC CHARLESTON LAND, LLC,
a Delaware limited liability partnership

By: SRE TKC CHARLESTON LAND, LLC,
a Delaware limited liability company,

By: _____

Name: KENNETH BEULEY

Title: AUTHORIZED MEMBER

DEDICATION STATEMENT

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN THE INTEREST OF THIS PROPERTY, AND I HEREBY DEDICATE THE GENERAL UTILITY EASEMENTS 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 DRAINAGE FACILITY OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHT-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

DEDICATION STATEMENT

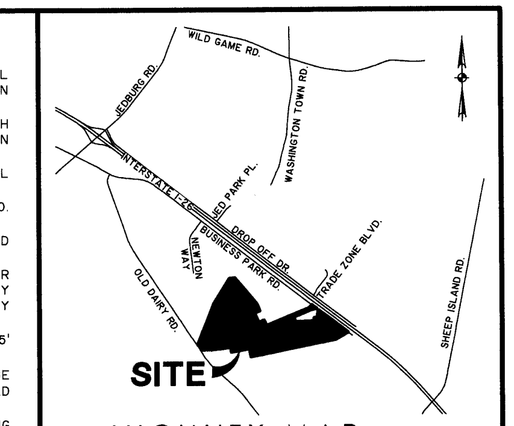
BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPY AN ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAY OR DRAINAGE FACILITY, OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, DRAINAGE EASEMENT OR RIGHT-OF-WAY SHOWN HEREON.

NOTE:

OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF ALL LAKES/PONDS/LAGOONS, OPEN SPACES & COMMON AREAS, OUTFALL STRUCTURES AND SWALES ARE THAT OF SRE TKC CHARLESTON LAND, LLC. BERKELEY COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR DRAINAGE OF THE LAKES/PONDS/LAGOONS, OUTFALL STRUCTURES OR SWALES.

LEGEND

- MEANDER POINT ON D.E. (NO MONUMENT SET)
- MEANDER POINT (NO MONUMENT SET)
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND (SIZE & TYPE NOTED)
- 3/4" IRON PIPE SET W/ T&H CAP
- IRON REBAR FOUND (UNLESS NOTED)
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- B.E.C. BERKELEY ELECTRIC COOPERATIVE
- BCWS BERKELEY COUNTY WATER & SANITATION
- SCE&G SOUTH CAROLINA ELECTRIC & GAS
- PROPERTY LINE HEREBY ABANDONED
- PROPOSED DRAINAGE EASEMENT
- OPEN DRAINAGE SETBACK
- TOP OF BASIN BANK
- WETLAND EDGE
- PROPOSED GENERAL UTILITY EASEMENT
- WETLAND AREA
- WETLAND BUFFER AREA



VICINITY MAP not to scale

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Berkeley County Planning & Zoning
Final Plat Approval

_____ Admin Office
1/22/17 Date

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL SEAL No. 10292 LAND SURVEYOR F. ELLIOTTE QUINN III

I 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.

F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

FINAL SUBDIVISION PLAT
OF
CHARLESTON TRADE CENTER
TRACTS 1 THROUGH 5
&
TRADE CENTER PARKWAY

NEAR JEDBURG
BERKELEY COUNTY, SOUTH CAROLINA

prepared for
SRE TKC CHARLESTON
LAND, LLC

No.	Revision	By	Date

THOMAS & HUTTON
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300 0 300 600
1 INCH = 300 FEET

plat	drawn	reviewed	field	crew
08/15/16	mrb/Jp	feq	08/05/16	tr/nh

job 24937