

VICINITY MAP (NTS)

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 UNDERSTANDING THAT THE DEDICATION IS SUBJECT TO THE 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 EASEMENT SHOWN HEREON. THE DEDICATION IS LIMITED TO MAINTAIN ANY ROADWAY RIGHTS-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

MW-PARKS OF BERKELEY, LLC
BY: WESTBROOK-CHARLESTON DEVELOPMENT HOLDINGS, LLC
ITS: SOLE MEMBER

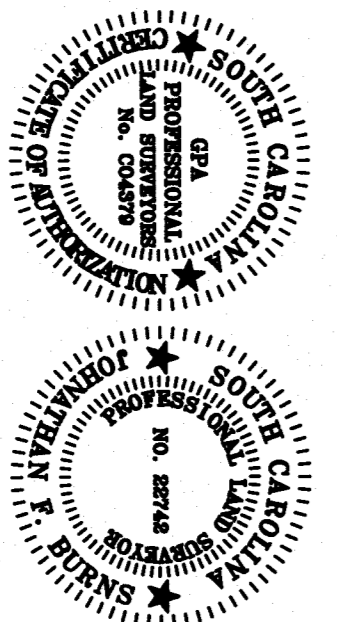
KENNETH R. SEEGER, PRESIDENT
DATE: 11/2/17

NOTE
SEE SHEET 3 OF 3 FOR LINE TABLE, CURVE TABLE NOTES AND REFERENCES.

RESIDUAL "TRACT 2" MW-PARKS OF BERKELEY, LLC TMS NO. 195-00-046 RESIDUAL AREA 3,125.706± ACRES

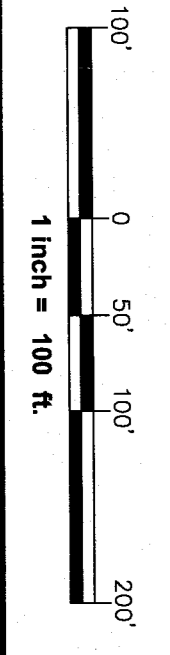
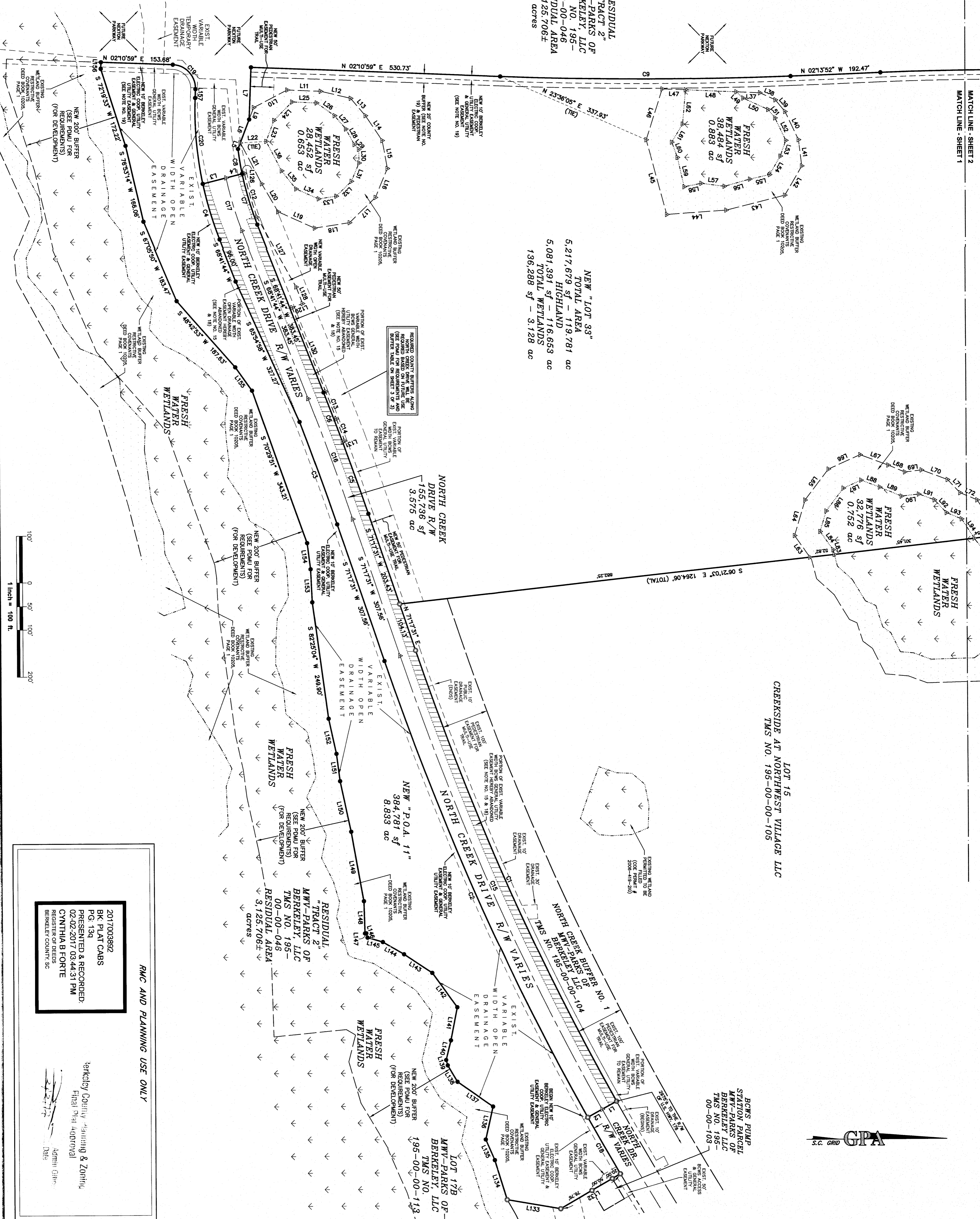
NEW "LOT 33" TOTAL AREA 5,217,679 sf - 119,781 ac
HIGHLAND 5,081,391 sf - 116,653 ac
TOTAL WETLANDS 136,288 sf - 3.128 ac

- LEGEND**
- IRON FOUND (S/8 EXCEPT AS NOTED)
 - IRON SET (S/8 REBAR)
 - ▣ CONCRETE MONUMENT FOUND
 - △ CALCULATED POINT
 - RIGHT-OF-WAY
 - CENTER LINE
 - EXISTING EASEMENT (AS DESCRIBED)
 - NEW EASEMENT (AS DESCRIBED)
 - EASEMENT HEREBY ABANDONED
 - BUTTER LINE
 - WETLAND BUFFER LINE
 - WETLAND
 - WETLAND BUFFER
 - EASEMENT HEREBY ABANDONED



I, JOHNATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HAVE CONDUCTED THE SURVEY SHOWN HEREON. I AM AWARE OF THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN THE STATE OF SOUTH CAROLINA AND THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEALING AND SIGNATURE WITHOUT THE WITNESS OF MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 11TH DAY OF JANUARY, 2017.

JOHNATHAN F. BURNS, PLS-22742



RMC AND PLANNING USE ONLY

2017003692
BK PLAT CASES
PG. 139
PRESENTED & RECORDED:
02-02-2017 03:44:31 PM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

Berkeley County Planning & Zoning
Final Plat Approval
Adam Chan
DATE

PREPARED FOR
MW-PARKS OF BERKELEY LLC

NORTH CREEK DRIVE RIGHT-OF-WAY, NEW "LOT 33", NEW "P.O.A. 11" AND RESIDUAL "TRACT 2" OF NEXTON SHOWING THE SUBDIVISION OF TRACT 2, TMS NO. 195-00-046 TO CREATE NORTH CREEK DRIVE RIGHT-OF-WAY, NEW "LOT 33", NEW "P.O.A. 11", RESIDUAL "TRACT 2", NEW 10' BERKELEY ELECTRIC COOP. UTILITY EASEMENT & GENERAL UTILITY EASEMENT, NEW 50' PEDESTRIAN EASEMENT FOR MULTI-USE TRAIL, NEW 200' BUFFER (PDMU) AND NEW 20' COUNTY BUFFER OWNED BY MW-PARKS OF BERKELEY, LLC, LOCATED IN BERKELEY COUNTY, SOUTH CAROLINA

SUBDIVISION PLAT

SCALE	1"=100'
FLD BK	PG
JOB NO.	165160
DATE	10/17/2016
DRAWN BY	MGM
CHECKED BY	DLC

GPA
PROFESSIONAL LAND SURVEYORS
EST. 1987

237 OLD SUMMERVILLE RD
SUMMERVILLE SC 29483
OFFICE (843) 285-2424

GPA OF CHARLOTTE, INC.
605 PHILIP DAVIS DRIVE
CHARLOTTE, NC 28202
OFFICE (704) 333-8000

GPA OF RALEIGH, INC.
333 MADE KENNEL
RALEIGH, NC 27609

CHARLESTON, SC 29402
OFFICE (843) 971-9992
FAX (843) 971-9992
www.gpaofsc.com

Thoroughly Without Boundaries

SHEET	1	OF	3
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