N

SC NAD83

2017010717
BK: PLAT CABS
PG: 116q
PRESENTED & RECORDED:
03-31-2017 11:21:27 AM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

15-076

AREA TABULATION

SALES CENTER	1.704 ACRES
AMENITY AREA	13.383 ACRES
PUMP STATION	0.057 ACRES
138 LOTS	25.182 ACRES
HOA	26.894 ACRES
RESIDUAL	9.543 ACRES
RIGHT-OF-WAY	13.111 ACRES
TOTAL	89.874 ACRES

RESIDUAL AREA 12
389,827.74 SQFT
8.949 ACRES
(FUTURE DEVELOPMENT)

TMS 221-00-00-133
MWV-PARKS OF BERKELEY, LLC
7261 / 0295

PRIVATE TEMPORARY DRAINAGE EASEMENT
S 40°45'10" E
N 40°45'10" W
80'
698.89'
680.87'

MATCH LINE SHEET 7

MATCH LINE SHEET 6

MATCH LINE SHEET 5

SALES CENTER
74,211.34 SQFT
1.704 ACRES

WILLOW VIEW WAY (PRIVATE 52' R/W)

LOT 125 7,205.00 SQFT 0.166 ACRES
LOT 126 7,072.00 SQFT 0.162 ACRES
LOT 127 11,240.27 SQFT 0.258 ACRES
LOT 128 11,587.66 SQFT 0.266 ACRES
LOT 129 11,630.79 SQFT 0.267 ACRES
LOT 130 11,598.37 SQFT 0.266 ACRES
LOT 131 11,897.13 SQFT 0.275 ACRES
LOT 132 10,500.10 SQFT 0.241 ACRES
LOT 133 8,092.00 SQFT 0.186 ACRES
LOT 134 8,092.00 SQFT 0.186 ACRES
LOT 135 7,208.00 SQFT 0.165 ACRES
LOT 136 6,348.00 SQFT 0.146 ACRES
LOT 137 6,182.29 SQFT 0.142 ACRES
LOT 138 6,383.77 SQFT 0.147 ACRES

PRIVATE D.E. VARIABLE WIDTH
25' OPEN DRAINAGE SETBACK TYP.
5' BCWS G.U.E.
10' BCWS G.U.E.
VARIABLE WIDTH BCWS G.U.E.
20' PRIVATE D.E. 10' EACH SIDE
25' PRIVATE D.E. 12.5' EACH SIDE
20' PRIVATE D.E.
8.38'
NEW 8" P.E. (4' EACH SIDE)

N 80°06'59" E 65.40'
S 59°26'47" E 242.32'
N 27°05'56" E 270.91'
N 09°17'39" E 131.00'
N 34°42'16" E 334.74'
S 85°31'51" E 103.46'
110.90'
445.64'
S 45°03'13" W 131.00'
S 46°16'20" W 131.00'
N 89°37'24" W 129.33'
N 83°29'48" W 131.03'
S 64°59'34" W 127.61'
S 58°08'47" W 136.00'
N 31°51'13" W 265.86'
S 31°51'16" E 265.30'
S 43°28'01" W 136.45'
N 23°59'21" E 142.06'
N 36°08'44" E 136.00'
S 36°08'44" W 136.00'
N 11°14'37" W 129.93'
N 02°11'51" W 131.68'
S 54°04'00" E 58.50'
S 35°55'16" E 58.50'
S 31°51'16" E 72.18'
S 31°51'16" E 265.30'
N 31°51'13" W 265.86'
S 58°08'47" W 136.00'
N 31°51'13" W 53.00'
S 58°08'47" W 136.00'
S 36°08'44" W 136.00'
N 36°08'44" E