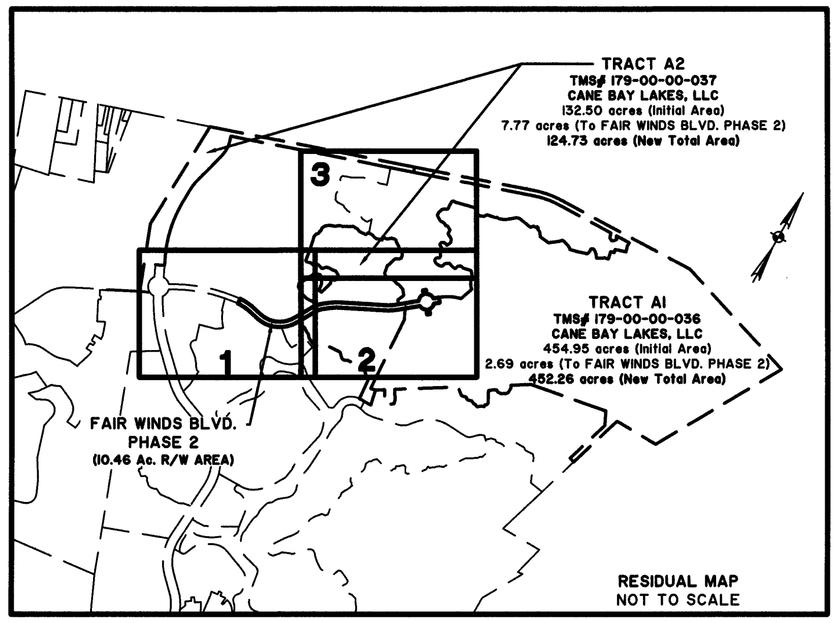
C:\Cane Bay\Lakes at Cane Bay\DWG\23390\0015\01301-Fairwinds-BLVD PH2D.dwg - May 23, 2018 - 7:23:59 AM

MATCH LINE 1
MATCH LINE 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	1059.00'	302.63'	S 85°10'25" E	301.60'	16°22'23"
C2	571.00'	730.04'	N 66°23'08" E	681.33'	73°15'16"
C3	1200.00'	716.28'	N 46°51'30" E	705.70'	34°12'00"
C4	992.00'	226.79'	N 57°24'32" E	226.30'	13°05'57"
C5	1109.00'	316.91'	S 85°10'25" E	315.84'	16°22'23"
C6	525.00'	671.23'	N 66°23'08" E	626.44'	73°15'16"
C7	600.00'	87.45'	N 33°56'01" E	87.37'	8°21'02"
C8	600.00'	150.21'	N 45°16'52" E	149.82'	14°20'39"
C9	950.00'	217.19'	N 57°24'32" E	216.72'	13°05'57"
C10	150.00'	163.87'	N 08°24'56" E	155.84'	62°35'33"
C11	150.00'	161.83'	S 86°18'26" E	154.09'	61°48'46"
C12	150.00'	143.82'	N 11°04'26" E	138.37'	54°56'06"
C13	150.00'	147.90'	S 89°51'53" W	141.98'	56°29'40"
C14	1050.00'	240.05'	S 57°24'32" W	239.53'	13°05'57"
C15	1000.00'	200.81'	N 58°12'21" E	200.47'	11°30'19"
C16	625.00'	307.38'	S 43°50'52" W	304.30'	28°10'44"
C17	65.00'	63.26'	N 78°44'29" E	60.79'	55°45'51"
C18	625.00'	491.70'	S 80°28'30" W	479.12'	45°04'32"
C19	1009.00'	288.34'	N 85°10'25" W	287.36'	16°22'23"
C20	150.00'	67.08'	S 74°41'55" E	66.52'	25°37'17"
C21	500.00'	198.05'	N 41°06'21" E	196.76'	22°41'41"
C22	900.00'	180.73'	N 58°12'21" E	180.42'	11°30'19"
C23	65.00'	79.36'	S 08°47'11" W	74.52'	69°57'21"
C24	65.00'	149.56'	N 87°53'37" E	118.68'	131°49'47"
C25	574.00'	7.78'	N 22°22'00" E	7.78'	0°46'34"
C26	35.00'	55.30'	N 68°01'40" E	49.73'	90°31'53"
C27	65.00'	89.55'	N 73°49'08" E	82.63'	78°56'07"
C28	430.00'	73.17'	N 39°13'33" E	73.08'	9°44'56"
C29	60.00'	152.14'	N 28°32'30" W	114.54'	145°17'02"
C30	242.50'	29.59'	S 82°18'42" W	29.57'	6°59'27"
C31	242.50'	68.10'	N 81°25'16" W	67.87'	16°05'21"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 03°21'37" W	50.00'
L2	N 03°21'37" W	50.00'
L3	N 50°51'33" E	31.00'
L4	N 50°51'33" E	29.00'
L5	S 39°08'27" E	42.00'
L6	S 39°08'27" E	58.00'
L7	S 50°51'33" W	30.00'
L8	S 50°51'33" W	30.00'
L9	N 77°46'05" E	38.02'
L10	N 77°46'05" E	62.79'
L11	N 51°53'28" W	53.03'
L12	N 25°38'58" W	213.13'
L13	N 25°38'58" W	102.84'
L14	S 78°48'35" E	65.60'
L15	S 26°11'30" E	21.82'
L16	S 66°42'49" E	53.18'
L17	N 02°37'54" W	92.56'
L18	S 02°37'54" E	92.73'
L19	S 50°51'33" W	103.13'
L20	N 78°48'35" W	64.96'
L21	N 51°32'15" E	28.02'
L22	S 38°55'57" E	115.03'
L23	S 51°36'57" W	27.60'

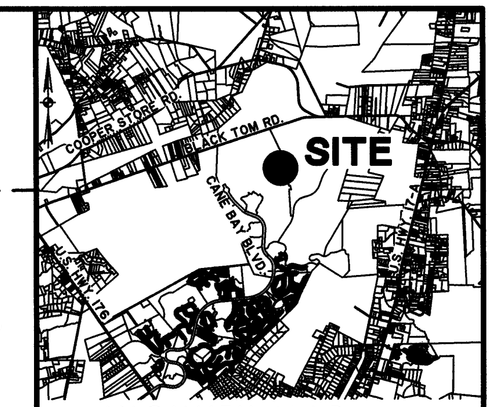


100' TEMPORARY DRAINAGE EASEMENT

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

OWNER OR REPRESENTATIVE

OWNER OR REPRESENTATIVE



This document and all reproducible copies of this document are the property of Thomas & Hutton. Reproduction of this document is not permitted without written consent of Thomas & Hutton unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

LEGEND

- ● IRON PIPE FOUND (3/4" OPEN W/ CAP)
- ○ IRON PIPE SET (3/4" OPEN W/ CAP)
- ▲ BOUNDARY POINT (NO IRON SET)
- ◇ ROAD C/L (MAG NAIL SET)
- D.E. DRAINAGE EASEMENT
- G.U.E. GENERAL UTILITY EASEMENT
- NEW RIGHT-OF-WAY
- ADJACENT PARCEL
- EXISTING ACCESS EASEMENT
- NEW 7.5' GUE
- NEW DRAINAGE EASEMENT
- 50' BUFFER

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

SOUTH CAROLINA PROFESSIONAL — No. 26596 — PHILLIP P. GERARD — REGISTERED LAND SURVEYOR

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.

PHILLIP P. GERARD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 26596

FINAL
SUBDIVISION PLAT OF
TRACT A1 & TRACT A2
TO CREATE
FAIR WINDS BOULEVARD PHASE 2 (10.46 Ac.)

NEAR SUMMERVILLE
BERKELEY COUNTY, SOUTH CAROLINA

prepared for and owned by
CANE BAY LAKES, LLC

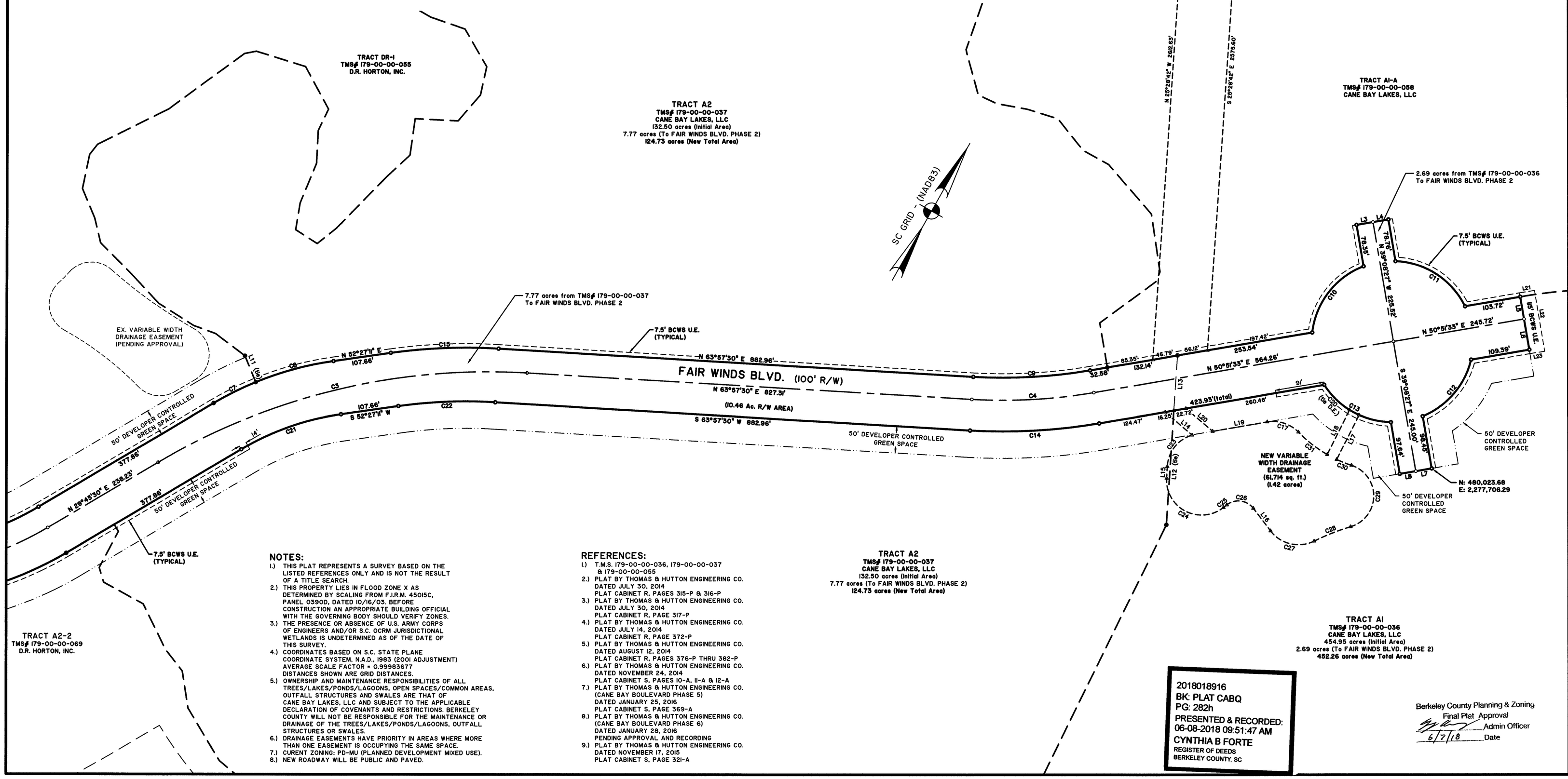
No.	Revision	By	Date

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
682 Johnnie Dodds Blvd., Suite 100
PO Box 1522
Mt. Pleasant, SC 29465-1522
p 843.849.0200 f 843.849.0203
www.thomasandhutton.com

100 0 100 200
1 INCH = 100 FEET

plat	drawn	reviewed	field	crew
04/26/18	sjc	feq	.	.

job 23390.0015



NOTES:

1.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
2.) THIS PROPERTY LIES IN FLOOD ZONE X AS DETERMINED BY SCALING FROM F.I.R.M. 45015C, PANEL 0390D, DATED 10/16/03. BEFORE CONSTRUCTION AN APPROPRIATE BUILDING OFFICIAL WITH THE GOVERNING BODY SHOULD VERIFY ZONES.
3.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS AND/OR S.C. OCRM JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
4.) COORDINATES BASED ON S.C. STATE PLANE COORDINATE SYSTEM, N.A.D., 1983 (2001 ADJUSTMENT) AVERAGE SCALE FACTOR = 0.99983677 DISTANCES SHOWN ARE GRID DISTANCES.
5.) OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF ALL TREES/LAKES/PONDS/LAGOONS, OPEN SPACES/COMMON AREAS, OUTFALL STRUCTURES AND SWALES ARE THAT OF CANE BAY LAKES, LLC AND SUBJECT TO THE APPLICABLE DECLARATION OF COVENANTS AND RESTRICTIONS. BERKELEY COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR DRAINAGE OF THE TREES/LAKES/PONDS/LAGOONS, OUTFALL STRUCTURES OR SWALES.
6.) DRAINAGE EASEMENTS HAVE PRIORITY IN AREAS WHERE MORE THAN ONE EASEMENT IS OCCUPYING THE SAME SPACE.
7.) CURENT ZONING: PD-MU (PLANNED DEVELOPMENT MIXED USE).
8.) NEW ROADWAY WILL BE PUBLIC AND PAVED.

REFERENCES:

1.) T.M.S. 179-00-00-036, 179-00-00-037 & 179-00-00-055
2.) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED JULY 30, 2014 PLAT CABINET R, PAGES 315-P & 316-P
3.) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED JULY 30, 2014 PLAT CABINET R, PAGE 317-P
4.) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED JULY 14, 2014 PLAT CABINET R, PAGE 372-P
5.) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED AUGUST 12, 2014 PLAT CABINET R, PAGES 376-P THRU 382-P
6.) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED NOVEMBER 24, 2014 PLAT CABINET S, PAGES 10-A, 11-A & 12-A
7.) PLAT BY THOMAS & HUTTON ENGINEERING CO. (CANE BAY BOULEVARD PHASE 5) DATED JANUARY 25, 2016 PLAT CABINET S, PAGE 369-A
8.) PLAT BY THOMAS & HUTTON ENGINEERING CO. (CANE BAY BOULEVARD PHASE 6) DATED JANUARY 28, 2016 PENDING APPROVAL AND RECORDING
9.) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED NOVEMBER 17, 2015 PLAT CABINET S, PAGE 321-A

2018018916
BK: PLAT CABQ
PG: 282h
PRESENTED & RECORDED:
06-08-2018 09:51:47 AM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

Berkeley County Planning & Zoning
Final Plat Approval
Admin Officer
6/7/18
Date