PROPERTY LINE ABANDONMENT AND SUBDIVISION PLAT

SHOWING THE ABANDONMENT OF A PORTION OF W. 9TH NORTH STREET AND HEREBY COMBINED WITH TMS NO. 130-12-00-001 AND SHOWING THE SUBDIVISION OF TMS NO. 130-16-00-007 TO CREATE NEW "LOT 1" & SHOWING A NEW 20' DRAINAGE EASEMENT AND NEW VARIABLE WIDTH CPW WATER EASEMENT
OWNED BY PRESBYTERIAN HOME OF SOUTH CAROLINA
LOCATED IN THE TOWN OF SUMMERVILLE, DORCHESTER & BERKELEY COUNTY, SOUTH CAROLINA

PREPARED FOR
PRESBYTERIAN HOME OF SOUTH CAROLINA & THE TOWN OF SUMMERVILLE

GPA, INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA
CHARLESTON AREA
281 TRELAND DR. SUITE B
LADSON SC 29456
OFFICE (843) 285-2424

CHARLOTTE AREA
605 PHILLIP DAVIS DRIVE
CHARLOTTE NC 28236-6916
OFFICE (704) 335-6600

RALEIGH NC
(919) 725-9999
CHARLESTON SC
(843) 971-9099
FT. MILL SC
(803) 802-9835
"Integrity Without Boundaries"
www.gpaland.com

PROFESSIONAL LAND SURVEYORS
EST. 1987

SCALE: 1"=60'
FLD. BK: PG.
JOB NO. 18313?
DATE: 08/02/2018
DRAWN BY: JFB
CHECKED BY: DLC

SHEET 2 OF 2

LEGEND

⊙	IRON FOUND (5/8" REBAR UNLESS OTHEWMSE NOTED)
●	IRON SET (5/8" REBAR)
▲	CALCULATED POINT
— — —	ADJOINER LINE
— — —	RIGHT-OF-WAY
— — —	CENTER LINE
— — —	EASEMENT LINE (AS DESCRIBED)
———	MATCH LINE

GPA 24" ddw

LINE	BEARING	DISTANCE
L1	N 58°40'20" W	50.04'
L2	S 31°17'30" W	3.87'
L3	S 31°17'30" W	15.00'
L4	S 31°17'30" W	6.02'
L5	S 31°17'30" W	23.00'
L6	N 57°43'50" W	95.61'
L7	N 57°43'50" W	24.98'
L8	N 16°48'33" E	34.46'
L9	N 16°48'33" E	15.10'
L10	S 56°06'17" W	11.56'
L11	S 60°06'40" E	17.40'
L12	S 60°10'28" E	56.46'
L13	S 32°32'09" W	5.19'
L14	S 58°42'30" E	25.00'
L15	N 58°42'30" W	25.00'
L16	N 72°48'22" E	19.52'
L17	S 58°40'20" E	16.71'
L18	S 58°40'20" E	30.63'
L19	S 42°55'38" W	4.70'
L20	S 42°55'38" W	29.37'

RMC AND PLANNING USE ONLY

PLAT APPROVED
[signature] 9-10-2018
RUSSELL W. CORNETTE, PE
TOWN ENGINEER
TOWN OF SUMMERVILLE, SC
DATE

DRAINAGE EASEMENT DEDICATION
THE DRAINAGE EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE TOWN OF SUMMERVILLE FOREVER.
[signature] 09.05.2018
OWNER OR REPRESENTATIVE
PRESBYTERIAN HOME OF SOUTH CAROLINA
DATE

20180311743
BK: PLAT CABT
PG: 10a
PRESENTED & RECORDED:
09-18-2018 12:54:53 PM
REGISTER OF DEEDS
BERKELEY COUNTY, SC

1 inch = 60 ft.
60' 0 30' 60' 120'

JONATHAN F. BURNS, PLS-22742

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24TH DAY OF AUGUST, 2018.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

I, JONATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SOUTH CAROLINA — JONATHAN F. BURNS — No. 22742 — REGISTERED LAND SURVEYOR
SOUTH CAROLINA — GPA, INC. — No. C04279 — CERTIFICATE OF AUTHORIZATION

NOTES:

1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
3) THE PUBLIC RECORDS ONLY USED AND/OR NECESSARY REFERENCED ON THIS PLAT ARE TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY.
4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF CONTAMINATION OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
6) DORCHESTER COUNTY TMS NO. 130-12-00-001 & 130-16-00-007.
7) PROPERTY IS ZONED TOWN OF SUMMERVILLE, PUD.

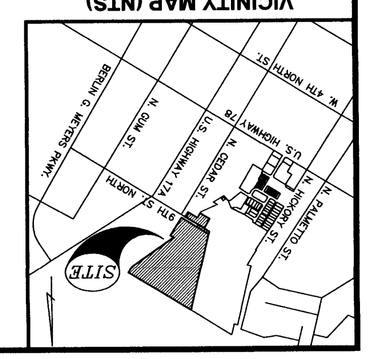
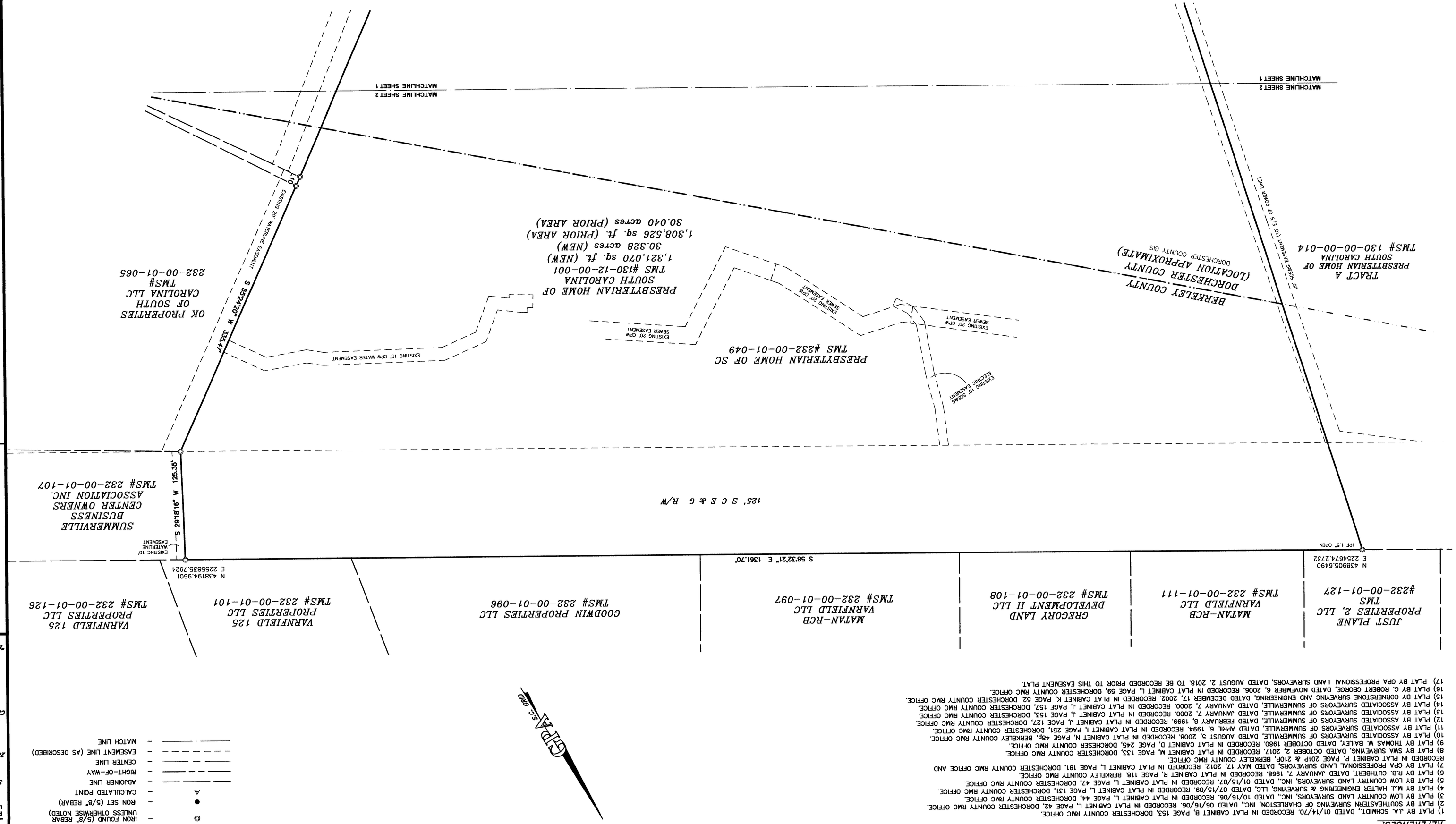
FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN FROM FEMA FLOOD MAPS PANEL NO. 45035O345E, EFFCTIVE JULY 18, 2017 (DORCHESTER COUNTY) AND PANEL NO. 45015O0570D, EFFECTIVE OCTOBER 16, 2003 (BERKELEY COUNTY).

REFERENCES:

1) PLAT BY J.A. SCHMIDT, DATED 01/14/70, RECORDED IN PLAT CABINET B, PAGE 153, DORCHESTER COUNTY RMC OFFICE.
2) PLAT BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC., DATED 05/16/06, RECORDED IN PLAT CABINET L, PAGE 42, DORCHESTER COUNTY RMC OFFICE.
3) PLAT BY LOW COUNTRY LAND SURVEYORS, INC., DATED 10/16/06, RECORDED IN PLAT CABINET L, PAGE 44, DORCHESTER COUNTY RMC OFFICE.
4) PLAT BY W.L. HALTER ENGINEERING & SURVEYING, LLC, DATED 07/15/09, RECORDED IN PLAT CABINET L, PAGE 131, DORCHESTER COUNTY RMC OFFICE.
5) PLAT BY LOW COUNTRY LAND SURVEYORS, INC., DATED 01/15/07, RECORDED IN PLAT CABINET L, PAGE 47, DORCHESTER COUNTY RMC OFFICE.
6) PLAT BY R.B. CUTHBERT, DATED JANUARY 7, 1988, RECORDED IN PLAT CABINET R, PAGE 118, BERKELEY COUNTY RMC OFFICE.
7) PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED MAY 17, 2012, RECORDED IN PLAT CABINET L, PAGE 191, DONCHESTER COUNTY RMC OFFICE AND RECORDED IN PLAT CABINET P, PAGE 201P & 210P, BERKELEY COUNTY RMC OFFICE.
8) PLAT BY SMA SURVEYING, DATED OCTOBER 2, 2017, RECORDED IN PLAT CABINET M, PAGE 133, DORCHESTER COUNTY RMC OFFICE.
9) PLAT BY THOMAS W. BAILEY, DATED OCTOBER 1980, RECORDED IN PLAT CABINET D, PAGE 245, DORCHESER COUNTY RMC OFFICE.
10) PLAT BY ASSOCIATED SURVEYORS OF SUMMERVILLE, DATED AUGUST 5, 2008, RECORDED IN PLAT CABINET N, PAGE 49b, BERKELEY COUNTY RMC OFFICE.
11) PLAT BY ASSOCIATED SURVEYORS OF SUMMERVILLE, DATED APRIL 6, 1994, RECORDED IN PLAT CABINET I, PAGE 251, DORCHESTER COUNTY RMC OFFICE.
12) PLAT BY ASSOCIATED SURVEYORS OF SUMMERVILLE, DATED FEBRUARY 8, 1999, RECORDED IN PLAT CABINET J, PAGE 127, DORCHESTER COUNTY RMC OFFICE.
13) PLAT BY ASSOCIATED SURVEYORS OF SUMMERVILLE, DATED JANUARY 7, 2000, RECORDED IN PLAT CABINET J, PAGE 153, DORCHESTER COUNTY RMC OFFICE.
14) PLAT BY ASSOCIATED SURVEYORS OF SUMMERVILLE, DATED JANUARY 7, 2000, RECORDED IN PLAT CABINET K, PAGE 157, DORCHESTER COUNTY RMC OFFICE.
15) PLAT BY CORNERSTONE SURVEYING AND ENGINEERING, DATED DECEMBER 17, 2002, RECORDED IN PLAT CABINET K, PAGE 62, DORCHESTER COUNTY RMC OFFICE.
16) PLAT BY G. ROBERT GEORGE, DATED NOVEMBER 6, 2006, RECORDED IN PLAT CABINET L, PAGE 59, DONCHESTER COUNTY RMC OFFICE.
17) PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED AUGUST 2, 2018, TO BE RECORDED PRIOR TO THIS EASEMENT PLAT.

VICINITY MAP (NTS)



SURVEY DRAWING