

VICINITY MAP not to scale
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I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE 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. ELIOTTE GUNN III
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 10292

THE SUBDIVISION OF A
40.97 AC. TRACT
 OWNED BY
PORTSIDE INVESTMENT GROUP LLC.
 TO CREATE
TRACT 1-A (29.47 AC.)
& TRACT 1-B (11.50 AC.)

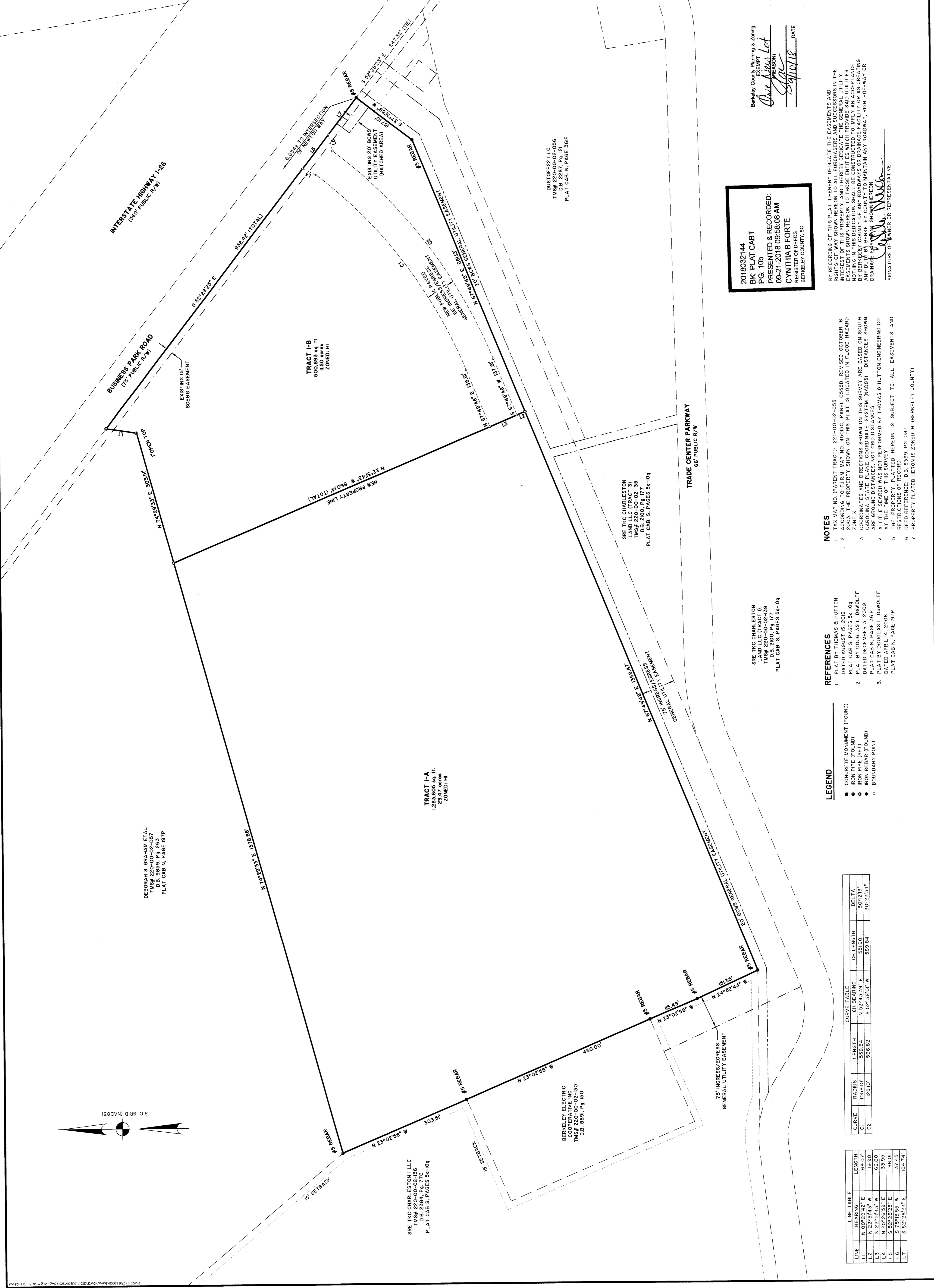
NEAR JEDBURG
 BERKELEY COUNTY, SOUTH CAROLINA
 prepared for
KEYLAND DEVELOPMENT

No.	Revision	By	Date

THOMAS & HUTTON
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plat	drawn	reviewed	field	crew
05/30/18	BEH	FEQ	05/19/17	8EH

job 27011.0000 SHEET 1 OF 1



DEBORAH S. GRAHAM ETAL
 TMS# 220-00-02-137
 DB. 2000, Pg. 26
 PLAT CAB N, PAGE 197P

TRACT 1-A
 129.47 AC. ±
 ZONED: HI

TRACT 1-B
 11.50 AC. ±
 ZONED: HI

SRE TKC CHARLESTON
 LAND LLC (TRACT I)
 TMS# 220-00-02-130
 DB. 2000, Pg. 177
 PLAT CAB S, PAGES 5q-10q

SRE TKC CHARLESTON
 LAND LLC (TRACT I)
 TMS# 220-00-02-139
 DB. 2000, Pg. 177
 PLAT CAB S, PAGES 5q-10q

DUSTOFF22 LLC
 TMS# 220-00-02-086
 DB. 2287, Pg. 121
 PLAT CAB W, PAGE 36P

2018032144
BK PLAT CAB I
 PG. 10b
PRESENTED & RECORDED:
 09-21-2018 09:58:08 AM
CYNTHIA B FORTE
 REGISTER OF DEEDS
 BERKELEY COUNTY, SC

Berkeley County Planning & Zoning
 EXEMPT REASON
Chester Lett
 DATE 09/10/18

NOTES

- TAX MAP NO. (PARENT TRACT): 220-00-02-085
- ACCORDING TO FIRM MAP NO. 4500S, REVISION, OCTOBER, IS THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
- 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.
- ALL DISTANCES AND BEARINGS WERE OBTAINED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
- THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- DEED REFERENCE: DB 8399, PG. 087.
- PROPERTY PLATTED HEREON IS ZONED: HI (BERKELEY COUNTY)

REFERENCES

- PLAT BY THOMAS & HUTTON DATED AUGUST 15, 2016 PLAT CAB S, PAGES 5q-10q
- PLAT BY DOUGLAS L. DAWOLFF DATED DECEMBER 29, 2015 PLAT BY DOUGLAS L. DAWOLFF DATED APRIL 14, 2008 PLAT CAB N, PAGE 197P

LEGEND

- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- BOUNDARY POINT

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	1039.10'	558.34'	N 52°43'53" E	551.90'	30°12'19"
C2	1125.10'	596.92'	S 52°38'01" W	589.84'	30°23'34"

LINE	BEARING	LENGTH
L1	N 08°29'42" E	69.07'
L2	N 22°51'43" W	19.90'
L3	N 22°51'43" W	66.00'
L4	N 28°56'59" E	33.95'
L5	S 52°28'53" E	96.01'
L6	S 75°23'55" W	37.45'
L7	S 32°28'23" E	104.74'