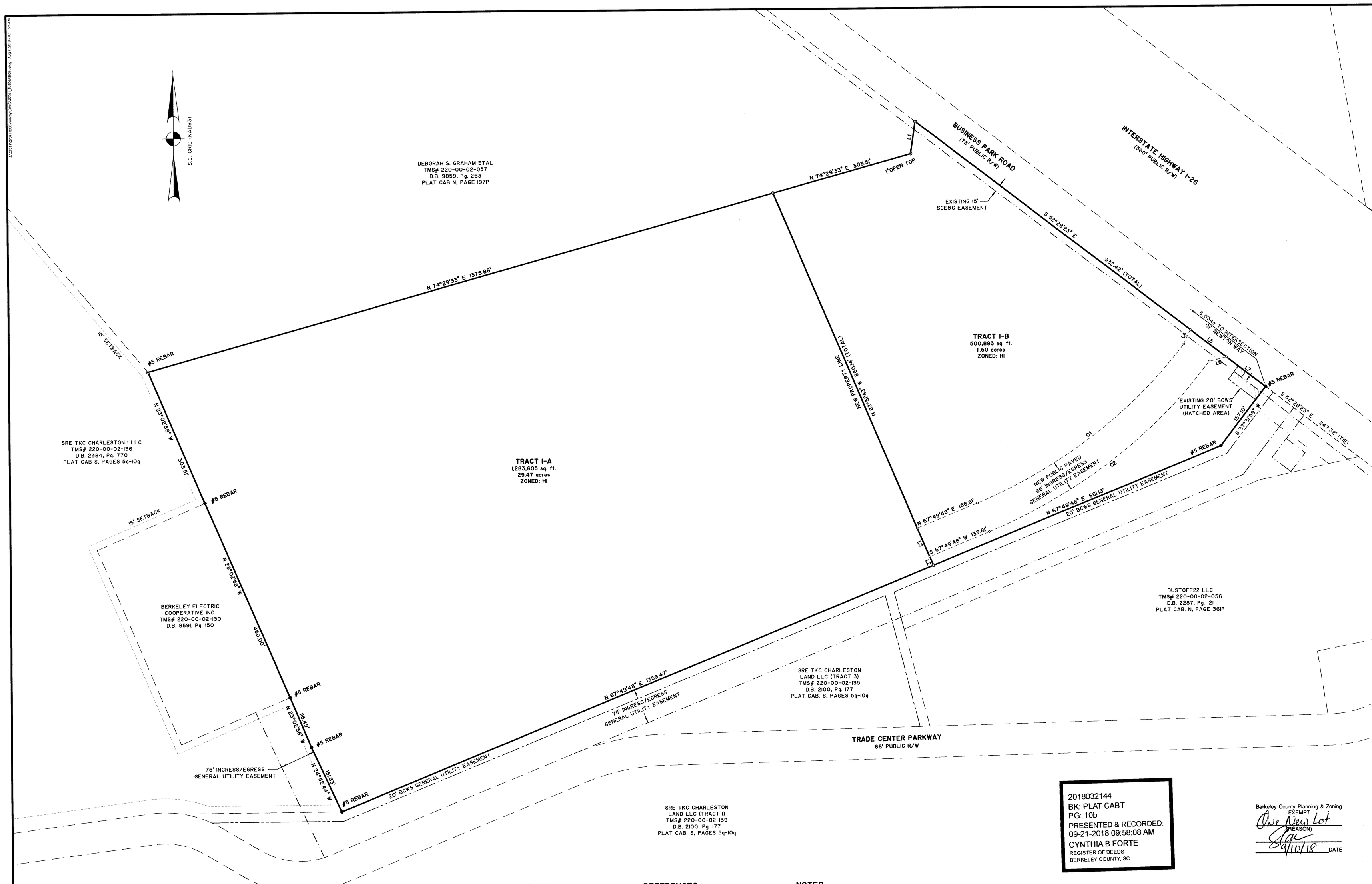


LINE TABLE		
LINE	BEARING	LENGTH
L1	N 08°29'42" E	69.07'
L2	N 22°51'43" W	19.90'
L3	N 22°51'43" W	66.00'
L4	N 25°26'59" E	33.95'
L5	S 52°28'23" E	96.01'
L6	S 75°13'55" W	37.45'
L7	S 52°28'23" E	104.74'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	1059.10'	558.34'	N 52°43'39" E	551.90'	30°12'19"
C2	1125.10'	596.82'	S 52°38'01" W	589.84'	30°23'34"

LEGEND

- ■ CONCRETE MONUMENT (FOUND)
- ◉ IRON PIPE (FOUND)
- ○ IRON PIPE (SET)
- ● IRON REBAR (FOUND)
- ◇ BOUNDARY POINT

REFERENCES

1. PLAT BY THOMAS & HUTTON DATED AUGUST 15, 2016 PLAT CAB S, PAGES 5q-10q
2. PLAT BY DOUGLAS L. DeWOLFF DATED DECEMBER 3, 2009 PLAT CAB N, PAGE 361P
3. PLAT BY DOUGLAS L. DeWOLFF DATED APRIL 14, 2008 PLAT CAB N, PAGE 197P

NOTES

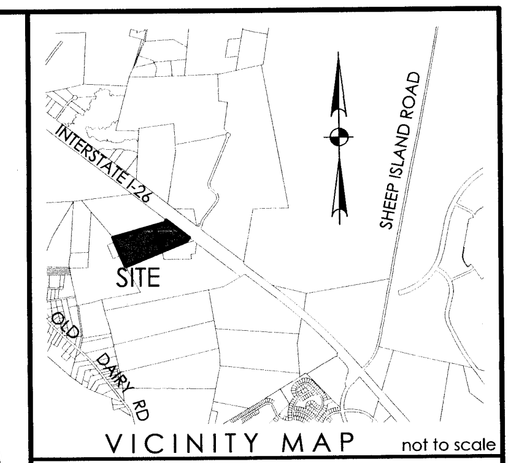
1. TAX MAP NO. (PARENT TRACT): 220-00-02-055
2. ACCORDING TO F.I.R.M. MAP NO. 45015C, PANEL 0555D, REVISED OCTOBER 16, 2003, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
5. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. DEED REFERENCE: D.B. 8399, PG. 087.
7. PROPERTY PLATED HERON IS ZONED: HI (BERKELEY COUNTY)

2018032144
BK: PLAT CABT
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
One New Lot
(REASON)
9/10/18 DATE

BY RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN THE INTEREST OF THIS PROPERTY, AND I HEREBY DEDICATE THE GENERAL UTILITY EASEMENTS SHOWN HEREON TO THOSE ENTITIES WHICH PROVIDE SAID UTILITIES. NOTHING IN THIS DEDICATION SHALL BE CONSTRUCTED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAYS OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHT-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

SIGNATURE OF OWNER OR REPRESENTATIVE



VICINITY MAP not to scale

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

SOUTH CAROLINA PROFESSIONAL SEAL 10292 LAND SURVEYOR F. ELLIOTTE QUINN III

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.

F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

PLAT OF
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(11.50AC.)

NEAR JEDBURG
BERKELEY COUNTY, SOUTH CAROLINA

prepared for
KEYLAND DEVELOPMENT

No	Revision	By	Date

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
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Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

100 0 100 200
1 INCH = 100 FEET

plat	drawn	reviewed	field	crew
05/30/18	BEH	FEQ	05/19/17	BEH

job 27011.0000 SHEET 1 OF 1