

## NOTES

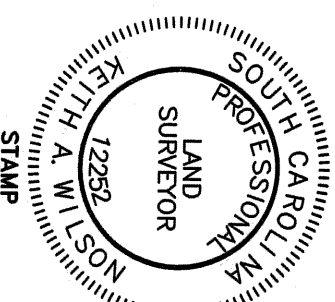
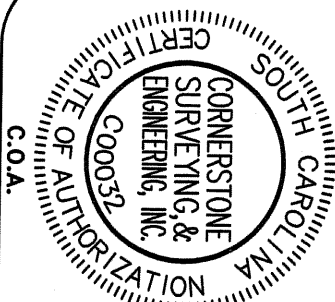
- THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
- THIS PLAT Delineates A GENERAL UTILITY EASEMENT SITUATED ON AND/OR CROSSING THROUGH T.M.S. PARCELS #181-04-01-007 & #181-04-01-008, BEING SURVEYED FOR BERKELEY COUNTY WATER & SANITATION (BCWS), THE BCWS HAS BEEN SURVEYED TO CONSIDER THE STANDARD OF CONSTRUCTION OF THE "STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN CAROLINA," THE BOUNDARIES OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES RELATIVE TO THE GENERAL UTILITY EASEMENT MAPPED HEREON, AND THE BOUNDARY SURVEY EITHER A TITLE SEARCH OR COMPLETE PARCEL BOUNDARY SURVEY.
- NO SUBSURFACE INVESTIGATIONS OR ENVIRONMENTAL SURVEYS WERE MADE. THIS PLAT DOES NOT REPRESENT THE ADJOINING PROPERTIES FOR THIS PLAT. WETLANDS, HAZARDOUS WASTE CONTAMINATION, ENDANGERED SPECIES, OR OTHER CONDITIONS WHICH MAY BE REVEALED THROUGH ADDITIONAL SURVEYS AND/OR INVESTIGATIONS, AND NO CERTIFICATION IS MADE HEREON. SURVEY EASEMENTS ARE SUBJECT TO THE REASONABLE ASSESSMENT OF THE SAME, NO EXISTING IMPROVEMENTS ON THE PROPERTIES ADJOINING THE SUBJECT PROPERTY UTILITY EASEMENT PLATTED HEREON WERE SURVEYED AND MAPPED EXCEPT AS NOTED.
- ALL PLAT AND DEED REFERENCES ARE FROM THE BERKELEY COUNTY REGISTER OF DEEDS (R.O.D.) OFFICE UNLESS NOTED OTHERWISE.
- THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (i.e. POWER, TELEPHONE, SANITARY &/OR STORM SEWER, ETC.) THAT WERE NOT NOTED EITHER HEREON OR ON THE ADJOINING PROPERTIES (PLATS) BECAUSE ASSOCIATED WITH THIS PROPERTY. ANY UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, &/OR CONDITION. THIS PLAT DOES NOT ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY NATURE.
- "BLANKET" ELECTRIC UTILITY EASEMENT HELD BY BERKELEY ELECTRIC COOPERATIVE, INC. (BEC) "OVER AND ALONG ANY AND ALL SIDE LOT LINES WITHIN 2' OF THE SAME," AND OVER AND ALONG ALL ROAD AND STREET RIGHTS-OF-WAYS, EXISTING &/OR FUTURE POLES AND ATTACHMENTS, DATED 11/25/2010, AND RECORDED IN DEED BOOK/PAGE 081/70 OF THE BERKELEY COUNTY REGISTER OF DEEDS.

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'20" E	7.44'
L2	S 89°52'20" W	7.46'
L3	S 89°52'20" W	7.47'

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" (EFFECTIVE JUNE 26, 2009), AS PER ARTICLE 4, REGULATION 49-420 F. REGULATION 49-420 C(18) AND REGULATION 49-460 F. THAT THIS MAP OR PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED EVIDENCE, THAT SURVEY LINES SHOWN HEREON MEET OR EXCEED THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

NOT VALID UNLESS  
SIGNED IN RED INK



EMBOSSSED SEAL

00014030  
PLAT CABINET  
Filed and Recorded  
Aug 12, 2010 10:55A  
Cynthia B. Forrester  
Register of Deeds Berkeley Co., SC

NAD83 1986 ADJUSTMENT  
GRID NORTH  
GN

LOT 26, BLK I  
TMS #181-04-01-036

LOT 28, BLK I  
TMS #181-04-01-037

LOT 30, BLK I  
TMS #181-04-01-038

LOT 32, BLK I  
TMS #181-04-01-039

LOT 34, BLK I  
TMS #181-04-01-040

LOT 23, BLK I  
PROPERTY OF  
KEITH A. JOHNSON  
DEED BK./PG.: 319/289  
PLAT BK./PG.: R/136  
TMS #181-04-01-010

LOT 25, BLK I  
PROPERTY OF  
AMERICAN MORTGAGE  
AND INVESTMENT COMPANY  
DEED BK./PG.: A114/83  
(SEE PLATS: BK./PG.s F/5, O/120, & R/136)  
TMS #181-04-01-009

LOT 27, BLK I  
PROPERTY OF  
THE HEIRS of SELDON MOORE, et al.  
DEED BK./PG.: P148/36 (SEE ALSO: D.B./PG. A288/48,  
& ESTATES: 84-ES-10-01414 & 88-ES-08-055)  
(SEE PLAT BK./PG.: R/136)  
TMS #181-04-01-008  
NOTE: PROPERTY MAY BE SUBJECT TO BEC  
"BLANKET" E'SMT. (SEE NOTE #6.)

LOT 29, BLK I  
PROPERTY OF  
THE HEIRS of SELDON MOORE, et al.  
DEED BK./PG.: P148/36 (SEE ALSO: D.B./PG. A288/48,  
& ESTATES: 84-ES-10-01414 & 88-ES-08-055)  
(SEE PLAT BK./PG.: R/136)  
TMS #181-04-01-007  
NOTE: PROPERTY MAY BE SUBJECT TO BEC  
"BLANKET" E'SMT. (SEE NOTE #6.)

LOT 31, BLK I  
PROPERTY OF  
AMERICAN MORTGAGE  
AND INVESTMENT COMPANY  
DEED BK./PG.: A114/83  
(SEE PLATS: BK./PG.s F/5, O/120, & R/136)  
TMS #181-04-01-006

LOT 33, BLK I  
PROPERTY OF  
SHERELL DALE ORVIN  
DEED BK./PG.: 6901/278  
PLAT BK./PG.: O/120  
TMS #181-04-01-005

MARVIN DRIVE ~ 50' R/W  
(UNIMPROVED ROAD R/W; SEE PLAT BK./PG. R/136)

SOLOMON DRIVE ~ 50' R/W  
(UNIMPROVED ROAD R/W; SEE PLAT BK./PG. R/136)

## LEGEND

- ▲ IRON PIN FOUND (I.P.F.)
- △ IRON REINFORCING BAR (REBAR)
- O.L., P.L.
- BK./PG., CAB./PG.
- SO. FT., SF
- D.B./PG.
- P.O.B./P.O.C.
- C.S.E./CSE
- B.C.W.S. or BOWS
- E.SMT.
- B/L
- BEC
- 8793
- "H"

GENERAL UTILITY EASEMENT (G.U.E.) BOUNDARY  
G.U.E. & RIGHT-OF-WAY  
G.U.E. & PROPERTY BOUNDARY LINE  
ADJONER BOUNDARY  
EASEMENT (EXISTING)  
RIGHT-OF-WAY (R/W)  
THE LINE  
IRON PIN FOUND (I.P.F.)  
COMPUTED POINT (C.P.): NO MONUMENT SET)  
IRON REINFORCING BAR (REBAR)  
OPEN TOP, PINCHED TOP PIPE (RESPECTIVELY)  
BOOK & PAGE, CABINET & PAGE (FOR DEED &/OR PLAT  
REFERENCES) (43,560 SQ. FT./ACRE)  
POINT OF BEGINNING/POINT OF COMMENCEMENT  
CORNERSTONE SURVEYING & ENGINEERING, INC.  
BERKELEY COUNTY WATER & SANITATION  
CARDINAL COMPASS DIRECTIONS: NORTH, EAST,  
SOUTH, WEST  
EASMENT/LOT LINE  
EASMENT/LOT LINE  
BOWS G.U.E. PARCEL NUMBER  
BOWS G.U.E. or THE CORNER DESIGNATION

ULLMAN AVENUE ~ 50' R/W  
(UNIMPROVED ROAD R/W; SEE PLAT BK./PG. R/136)

CLUB ~

LOT 121, BLK E  
TMS #181-03-12-024

BERKELEY

LOT 121, BLK D  
TMS #181-03-11-024

COUNTRY

LOT 122, BLK D  
TMS #181-03-11-025

## BCWS PARCEL DESCRIPTION

BCWS PARCEL	T.M.S. #	OWNER	G.U.E. WIDTH	G.U.E. LENGTH (±)	G.U.E. AREA (SF)
8797	181-04-01-007	THE HEIRS of SELDON MOORE, et al.	VARIABLE	80'	596
8798	181-04-01-008	THE HEIRS of SELDON MOORE, et al.	VARIABLE	80'	597

Date of Survey: 5-29-08  
Drawn: AWK  
Designed: KAW  
Checked: KAW  
CAD File: 0705-8796&8797.dwg  
P.B. & P.C.: 5/29/08  
Pliboard Appl. #  
Revision No.

AN EASEMENT PLAT OF  
A GENERAL UTILITY EASEMENT  
DESIGNATED AS  
BCWS G.U.E. PARCELS 8796 & 8797  
LYING ON THE PROPERTIES OF THE HEIRS OF SELDON MOORE, et al.  
(BERKELEY COUNTY T.M.S. PARCELS #181-04-01-007 & #181-04-01-008)  
SURVEYED FOR  
BERKELEY COUNTY WATER & SANITATION  
LOCATED ON LOT 27 & LOT 29, BLOCK I, IN BERKELEY COUNTRY CLUB  
BERKELEY COUNTY, SOUTH CAROLINA

CORNERSTONE  
SURVEYING & ENGINEERING, INC.  
1240 Bacons Bridge Rd. • Summerville • South Carolina • 29485 • Phone: 843-871-9706

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