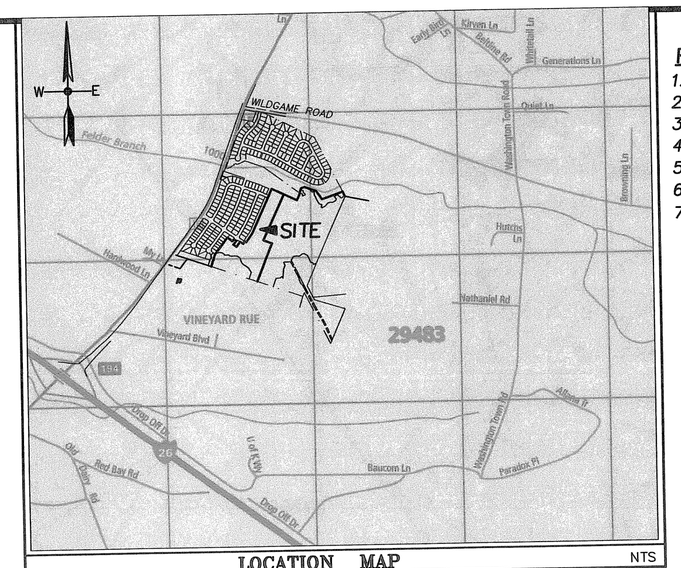
| AREA TABLE | |
|---|---|
| LOTS: | 9.866 ACRES (429,754 S.F.) |
| H.O.A.: | 11.788 ACRES (513,464 S.F.) |
| R/W: | 2.622 ACRES (114,207 S.F.) |
| RESIDUAL: | 4.360 ACRES (189,940 S.F.) |
| TOTAL AREA: | 28.636 ACRES (1,247,365 S.F.) |
| WETLANDS: | 5.605 ACRES ( 244,166 S.F.) |




**REFERENCE PLATS BY:**

1. PAUL C. LAWSON – APRIL 18, 2000 — CAB "O" PG 303–A
2. ANDREW C. GILLETTE – JUNE 19, 2000 — CAB "O" PG 244–A
3. N. J. SMITH – JUNE, 1967 — CAB "S" PG 77
4. JOSEPH O. EELMAN – DEC. 28, 2004 — CAB "M" PG 312–G
5. JOSEPH O. EELMAN – MAY 11, 2005 — CAB "M" PG 152–H
6. JOSEPH O. EELMAN – MAY 16, 2005 — CAB "O" PG 385–E
7. JOSEPH O. EELMAN – DEC. 10, 2010 — CAB "O" PG 144–P

RECORDED IN THE BERKELEY COUNTY REGISTER OF DEEDS

**LEGEND**

- PROPERTY LINE W/ 5/8"RBS
- PROPERTY LINE W/ CORNER FOUND
- ADJACENT PROPERTY LINE
- WETLAND LINE
- RBF REBAR FOUND
- RBS REBAR SET
- OTF OPEN TOP PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- WETLANDS
- FEMA FLOODWAY

00011176 PLAT CABINET O PAGE 278 P
Filed and Recorded Jun 10 2011 09:49A
Cynthia B. Forte Register of Deeds Berkeley Co. SC

TEMPORARY TURN AROUND EASEMENT 50.00' — S38°26'46"W — S51°33'14"E 120.27' — 50' G.U.E. — S51°33'09"E 126.38'

TEMPORARY TURN AROUND EASEMENT R50' — S76°32'34"E 81.06' — N24°21'18"E 50.69'

DONNIE & DEVANT S,JR MALPHRUS TMS 207–00–01–112

MATCHLINE SH02

MATCHLINE SH02

MATCHLINE SH02

25' DRAINAGE EASEMENT — N38°26'46"E 110.00' (12.5' EACH SIDE) — N45°24'33"E 50.37'

FLOOD ZONE "AE" / FLOOD ZONE "X"

HOA GREENSPACE PROPERTY INCLUDES WETLANDS AND DRAINAGE EASEMENT 6.095 AC. (265,508 S.F.)

BSE 54'

S52°51'11"E 490.82'

N51°33'14"W 150.55'

314 7150 S.F. 0.164 AC. — N38°26'46"E 110.00'

313 7150 S.F. 0.164 AC. — N38°26'46"E 110.00' — 30' OPEN DRAINAGE SETBACK

312 7150 S.F. 0.164 AC. — N38°26'46"E 110.00'

311 7150 S.F. 0.164 AC. — N38°26'46"E 110.00' — 5' G.U.E.

HOA DRAINAGE EASEMENT — S36°59'42"W 125.09' — 34.06'

MEADOWWOOD ROAD (50' R/W) — S51°33'14"E 152.32'

310 7895 S.F. 0.181 AC. — 72.99' — 4.01'

309 16379 S.F. 0.146 AC. — 53.98' — 5.74'

308 7204 S.F. 0.165 AC. — 59.75' — 8.61'

307 7204 S.F. 0.165 AC. — 56.88' — 11.47'

306 7204 S.F. 0.165 AC. — 54.01' — 14.34'

305 7204 S.F. 0.165 AC. — 51.15' — 17.21'

20' DRAINAGE ESMT — 5' G.U.E. — 47.99' — 57.99'

304 7204 S.F. 0.165 AC. — 48.28' — 20.08'

303 7204 S.F. 0.165 AC. — 45.41' — N38°26'46"E (12.5' EACH SIDE) — 22.95'

302 7204 S.F. 0.165 AC. — 42.54'

301 7204 S.F. 0.165 AC. — 25.82' — 39.67'

300 7261 S.F. 0.167 AC. — 65.23'

299 8524 S.F. 0.196 AC. — 72.87'

297 7422 S.F. 0.170 AC. — N37°32'10"E 110.68'

298 7408 S.F. 0.170 AC. — 85.75'

20' DRAINAGE ESMT — 60.72' — 10.46' — N43°42'23"E (10' EACH SIDE) — 59.67'

5' G.U.E. — 10.29' — 4.57' — 64.74'

S38°26'46"W 690.17'

MAGWOOD RD. (50' R/W)

S47°22'20"W 205.06'

260 9172 S.F. 0.211 AC. — 74.03'

261 7110 S.F. 0.163 AC. — 57.32'

262 7940 S.F. 0.182 AC. — 64.82'

263 7834 S.F. 0.180 AC. — 64.82'

264 7728 S.F. 0.177 AC. — 64.82'

265 7629 S.F. 0.175 AC. — 64.89'

266 7529 S.F. 0.173 AC. — 64.94'

267 7424 S.F. 0.170 AC. — 64.96'

268 7314 S.F. 0.168 AC. — 64.93'

269 8825 S.F. 0.203 AC. — 75.98'

270 8458 S.F. 0.194 AC. — 14.07' — 60.03'

271 7571 S.F. 0.174 AC. — 66.87'

272 7430 S.F. 0.171 AC. — S47°22'20"W 195.66' — 68.76'

20' DRAINAGE ESMT — 110.07' — N44°36'45"W — N42°37'40"W 110.00' (10' EACH SIDE)

5' G.U.E. — 41.51' — 57.30' — 64.80' — 64.87' — 64.92' — 64.94' — 64.91' — 79.84' — 40.51' — 70.78' — 143.76'

N36°59'42"E 675.58'

EXISTING HOA/DRAINAGE EASEMENT TMS 207–07–01–127 PROPERTY OF FELDER CREEK PH II POA PLAT BK "M" – PG 153H

EXISTING HOA/DRAINAGE EASEMENT TMS 207–07–01–126 PROPERTY OF FELDER CREEK PH II POA PLAT BK "M" – PG 153H

126 TMS 207–07–001

MEADOWWOOD ROAD (50' R/W)

259 TMS 207–07–01–125 — 258 TMS 207–07–01–124 — 257 TMS 207–07–01–123 — 256 TMS 207–07–01–122 — 255 TMS 207–07–01–121 — 254 TMS 207–07–01–120 — FELDER CREEK PHII — 253 TMS 207–07–01–119 — 252 TMS 207–07–01–118 — 251 TMS 207–07–01–117 — 250 TMS 207–07–01–116 — 249 TMS 207–07–01–115 — 248 TMS 207–07–01–114 — 247 TMS 207–07–01–113 — 235 TMS 207–07–01–110

MEADOWWOOD ROAD

20' DRAINAGE EASEMENT — L3 L8 L9 L10 L11 L12 L13 (10' EACH SIDE) L14 L15 L16 — S58°26'15"E 81.39' — S58°26'15"E 108.08'

294 8544 S.F. 0.196 AC. — 293 6736 S.F. 0.155 AC. — 292 7010 S.F. 0.161 AC. — 291 7088 S.F. 0.163 AC. — 290 10281 S.F. 0.236 AC.

S59°25'11"E 112.53' — S53°00'18"E 110.00' (10' EACH SIDE) — S53°00'18"E 94.70' — S24°29'08"E 110.91'

20' DRAINAGE ESMT — C30 C31 C32 C33 C34 C35 C36 C37 — 47.61' — 6.49' — 28.69' — 38.70' — 5' G.U.E.

S12°58'27"W 116.94' — 10' MAIN ACCESS EASE. (5' EACH SIDE) — 289 7832 S.F. 0.180 AC.

SHORT WOODS CT. (50' R/W) — S30°34'49"W 101.82' — C15 — S36°59'42"W 123.29'

S50°10'00"W 118.82' — 12.15' — S31°46'47"W 20.56'

284 8179 S.F. 0.188 AC. — 285 6725 S.F. 0.154 AC. — 286 8393 S.F. 0.193 AC. — 287 9023 S.F. 0.207 AC. — 288 7248 S.F. 0.166 AC.

C42 C43 C44 C45 C46 C47 C48 C49 — 54.10' — 45.80' — 21.59' — 77.50' — 33.80' — 28.87' — 70.17' — 94.49'

N43°42'23"E 111.30' — N43°42'23"E 193.53' — S38°50'16"E 42.62' — N38°50'16"W 10.35'

S89°04'33"W 106.98' — S18°46'18"E 86.36' — N47°56'16"W 113.87' — N53°00'18"W 120.92' — N50°06'25"W 104.31'

283 8656 S.F. 0.199 AC. — 82.11' — 41.43'

N47°22'20"E 110.00' — 75.00' — S42°37'40"E 232.17'

282 8250 S.F. 0.189 AC. — 281 8250 S.F. 0.189 AC.

PARCEL 1 GREENSPACE PROPERTY INCLUDES WETLANDS AND A PORTION OF POWERLINE EASEMENT 247956S.F. 5.692AC.

N42°37'40"W 61.33' — N42°37'40"W 165.53' — MEADOWWOOD RD. (50' R/W) — 5' G.U.E. — 75.00' — 30.44' — 110.00' — N47°22'20"E (10' EACH SIDE) — 50.35' — N26°09'53"W 58.45' — N47°32'39"W

N39°08'43"E 66.45' — N76°27'37"W 33.98' — N82°42'55"W 56.52' — N82°42'55"W 2.77' — N65°58'01"W 38.88' — N39°34'49"W 25.15' — N81°35'58"W 51.92' — N81°35'58"W 12.66'

N47°22'20"E 50.00' — S42°37'40"E 30.53' — N42°37'40"W 67.82' — 110.00' — N47°22'20"E 254.87' — 65.68' — 79.19'

280 7700 S.F. 0.177 AC. — 279 7840 S.F. 0.180 AC. — 278 9621 S.F. 0.221 AC. — 277 7622 S.F. 0.175 AC. — 276 10876 S.F. 0.250 AC.

20' DRAINAGE ESMT — 65.00' — N42°37'40"W — 70.00' — S42°37'40"E — S42°54'01"E 105.29' — (10' EACH SIDE)

246 TMS 207–07–01–112 — S49°30'42"W 42.19' — C1 — C79 C80 C72 C73 — S53°59'17"W 112.96' — S44°57'46"W 118.35'

MOSSY WOOD RD. (50' R/W) — L1 L2 L20 C21 L21 C26 L22 — C77 C78 C76 C75 — 58.00'

273 6601 S.F. 0.152 AC. — 274 6428 S.F. 0.148 AC. — 275 10640 S.F. 0.244 AC.

TMS 207–07–01–111 — TMS 207–07–01–086 — N40°29'18"W 110.02' — N40°29'18"W 109.94' — N53°05'17"W 98.60' — S85°56'14"W 159.90' — N37°20'39"W 95.61' — N71°49'11"W 51.68'

60.00' — 75.41' — S49°30'42"W 132.01' — N37°20'39"W 22.79' — S88°09'00"W 63.72' — 13.48' TIE — 94.73'

TMS 211 207–07–01–085 — TMS 210 207–07–01–085 — TMS 209 207–07–01–084 — TMS 208 207–07–01–083 — TMS 207 207–07–01–082 — TMS 206 207–07–01–081 — TMS 205 207–07–01–080 — TMS 204 207–07–01–079

FELDER CREEK PHII POA INC TMS 207–07–01–128

230.7' — N30°31'

MATCHLINE SH02

---

## FINAL PLAT

SHOWING THE SUBDIVISION OF

**TRACT A–1**

TMS 207–00–01–092

TO FORM

**LOT 260 THROUGH LOT 314**

**PHASE III–A**

**FELDER CREEK SUBDIVISION**

SURVEYED FOR

**BEAZER HOMES CORP**

LOCATED IN

**BERKELEY COUNTY, SC**

MARCH 30, 2011 — 1" = 50'

50 25 0 50 100

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SUBDIVISION SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 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.

6.9.11

JOSEPH O. EELMAN – SCRLS No. 16492–B

**RIGHT–OF–WAY DEDICATION:**

"BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHTS–OF–WAY SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER, AND I HEREBY DEDICATE THE GENERAL UTILITY EASEMENT 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 ROADWAY OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHT–OF–WAY OR DRAINAGE EASEMENT SHOWN HEREON."

PUBLIC ROAD AREA: 2.622 ACRES

SIGNATURE OF OWNER — DATE 6/9/11

BEAZER HOMES CORP.
7410 NORTHSIDE DR. SUITE 208
N. CHARLESTON, SC 29420

**DEDICATION STATEMENT:**

"BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE ALL LANDS DEPICTED OR INTENDED AS OPEN SPACE TO REMAIN FREE OF DEVELOPMENT THAT WOULD VIOLATE ITS PURPOSE. ALL PROPERTY REFERRED TO AS A FORM OF COMMON COMMUNITY SPACE AND THE LIKE IS CONSIDERED OPEN SPACE. NOTHING IN THIS DEDICATION SHALL BE CONSTRUCTED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY."

SIGNATURE OF OWNER — DATE 6/9/11

BEAZER HOMES CORP.
7410 NORTHSIDE DR. SUITE 208
N. CHARLESTON, SC 29420

**SURVEYORS NOTES:**

1. THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
2. PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS ABOVE THE 500 YEAR FLOOD AND FLOOD ZONE "AE" BASE FLOOD ELEVATIONS AS SHOWN PER FIRM MAP COMMUNITY–PANEL #45015C0555D & 560D. MAP REVISED OCT. 16, 2003
3. OWNER / DEVELOPER: BEAZER HOMES CORP
   7410 NORTHSIDE DR. SUITE 208
   N. CHARLESTON, SC 29420
4. DEVELOPMENT ZONING: (FLEX–1)
   TOTAL NUMBER OF LOTS = 55
   GROSS ACREAGE = 28.636 ACRES
5. BUILDING SETBACKS AND MINIMUM LOT SIZE ARE BASED ON 2004 REQUIREMENTS ARE AS FOLLOWS: (REF. CIVIL ACTION #06–CP–08–2274)
   MINIMUM LOT SIZE – 6,000 S.F.
   FRONT 20'
   REAR 20'
   SIDE 5'
   OPEN DRAINAGE REQUIRES 30' SETBACK MEASURED FROM THE DRAINAGE EASEMENT LINE
6. LARGEST LOT IS LOT 276 (10876 S.F.)
7. SMALLEST LOT IS LOT 309 (6379 S.F.)
8. SEWER AND WATER SERVICE SHALL BE PROVIDED BY BERKELEY COUNTY WATER AND SANITATION.
9. NO CURB CUTS SHALL BE ALLOWED WITHIN 40' OF AN INTERSECTION.
10. A 5' GENERAL UTILITY EASEMENT IS PROVIDED ADJACENT TO ALL RIGHTS–OF–WAY FOR SEWER AND WATER INSTALLATION AND MAINTENANCE.11. CENTERLINE GEOMETRY SHOWN ON THIS PLAT DOES NOT REPRESENT ROADWAY ASBUILT CENTERLINE.
12. MAINTENANCE OF PONDS, POND OUTFALL STRUCTURES & SWALES WILL BE PROVIDED BY THE FELDER CREEK PHASE III PROPERTY OWNERS ASSOCIATION, INC.
13. BERKELEY COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR ENFORCEMENT OF AN ENCROACHMENT ISSUES ASSOCIATED WITH THE MAINTENANCE ACCESS EASEMENT BETWEEN LOTS 289 AND 290. THE HOA / DEVELOPER WILL BE RESPONSIBLE OF ENFORCEMENT AND SHALL HANDLE ANY AND ALL ISSUES THAT ARISE DUE TO THE AFOREMENTIONED MAINTENANCE ACCESS EASEMENT.

THIS BLOCK IS FOR COUNTY USE

Berkeley County Planning & Zoning
Final Plat Approval
M T Davis — Admin Officer
6-9-11 — Date

**DRAINAGE EASEMENT DEDICATION:**

"BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER. NOTHING IN THIS DEDICATION SHALL BE CONSTRUCTED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAY OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY DRAINAGE EASEMENT SHOWN HEREON."

SIGNATURE OF OWNER — DATE 6/9/11

MALPHRUS DEVELOPMENT
321 PARTRIDGE CREEK ROAD
SUMMERVILLE, SC 29484

PL–101
SHEET 1 OF 2

Z:\HDS\2009\09-093 Felder Creek Phase 3 - V:\Alpha\surdwg\09c093 - Felder III.dwg, 6/6/2011 10:54:42 AM, Interne, 1:1