



VICINITY MAP (NTS)

- REFERENCES:
- 1) PROFESSIONAL LAND SURVEYORS SHOWING TRACT 1, DATED FEBRUARY 15, 2005, LAST REVISED MARCH 15, 2006, RECORDED IN PLAT CABINET O, PAGES 352A, 352B, 352C & 352D, BERKELEY COUNTY RMC.
  - 2) BOUNDARY SURVEY FOR 326.75 ACRES, OWNED BY MEAO WESTVACO FORESTRY LLC, BY ASHLEY J. AND SUMNER, INC. DATED MAY 27, 2005, UNRECORDED.
  - 3) BOUNDARY SURVEY FOR 326.75 ACRES, OWNED BY MEAO WESTVACO FORESTRY LLC, BY ASHLEY J. AND SUMNER, INC. DATED MAY 27, 2005, UNRECORDED.
  - 4) PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED AUGUST 4, 2011, RECORDED IN PLAT CABINET O, PAGE 377P, BERKELEY COUNTY RMC.
  - 5) PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED SEPTEMBER 14, 2011, RECORDED IN PLAT CABINET O, PAGE 360P, BERKELEY COUNTY RMC.
  - 6) PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED SEPTEMBER 14, 2011, RECORDED IN PLAT CABINET O, PAGE 360P, BERKELEY COUNTY RMC.
  - 7) PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED SEPTEMBER 14, 2011, RECORDED IN PLAT CABINET O, PAGE 360P, BERKELEY COUNTY RMC.
  - 8) PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED MAY 25, 2012, SHOWING A NEW TIME WARNER CABLE EASEMENT, NOT RECORDED AT THIS TIME.
  - 9) PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED APRIL 25, 2012, SHOWING A NEW TIME WARNER CABLE EASEMENT, NOT RECORDED AT THIS TIME.
  - 10) PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED JUNE 22, 2012, SHOWING A NEW TIME WARNER CABLE EASEMENT, NOT RECORDED AT THIS TIME.
  - 11) PLAT BY GPA PROFESSIONAL LAND SURVEYORS, DATED DECEMBER 20, 2010, RECORDED IN PLAT CABINET P, PAGE 21P, BERKELEY COUNTY RMC.
  - 12) EASEMENT AGREEMENT RECORDED IN DEED BOOK 3915, PAGE 25.
  - 13) OUTCUTLAND DEEDS FROM BERKELEY COUNTY TO MWV-SHEEP ISLAND, LLC, RECORDED IN DEED BOOK 3915, PAGE 25.
  - 14) OUTCUTLAND DEEDS FROM BERKELEY COUNTY TO MWV-SHEEP ISLAND, LLC, RECORDED IN DEED BOOK 3915, PAGE 25.
  - 15) PLAT BY GPA PROFESSIONAL LAND SURVEYORS SHOWING SIGMA AND POSE DRIVE, DATED MARCH 1, 2012, RECORDED IN PLAT CABINET P, PAGES 236P & 237P, BERKELEY COUNTY RMC.
  - 16) PLAT BY GPA PROFESSIONAL LAND SURVEYORS SHOWING NEW VARIABLE WIDTH GENERAL UTILITY PLAT CABINET P, BERKELEY COUNTY WATER AND SANITATION, DATED AUGUST 9, 2012, RECORDED IN PLAT CABINET P, PAGE 237P, BERKELEY COUNTY RMC.
  - 17) PLAT BY GPA PROFESSIONAL LAND SURVEYORS SHOWING NEW VARIABLE WIDTH GENERAL UTILITY PLAT CABINET P, BERKELEY COUNTY WATER AND SANITATION, DATED AUGUST 9, 2012, RECORDED IN PLAT CABINET P, PAGE 237P, BERKELEY COUNTY RMC.
  - 18) PLAT BY GPA PROFESSIONAL LAND SURVEYORS SHOWING NEW VARIABLE WIDTH GENERAL UTILITY PLAT CABINET P, BERKELEY COUNTY WATER AND SANITATION, DATED AUGUST 9, 2012, RECORDED IN PLAT CABINET P, PAGE 237P, BERKELEY COUNTY RMC.
  - 19) PLAT BY GPA PROFESSIONAL LAND SURVEYORS SHOWING NEW VARIABLE WIDTH GENERAL UTILITY PLAT CABINET P, BERKELEY COUNTY WATER AND SANITATION, DATED AUGUST 9, 2012, RECORDED IN PLAT CABINET P, PAGE 237P, BERKELEY COUNTY RMC.
  - 20) PLAT BY GPA PROFESSIONAL LAND SURVEYORS SHOWING NEW VARIABLE WIDTH GENERAL UTILITY PLAT CABINET P, BERKELEY COUNTY WATER AND SANITATION, DATED AUGUST 9, 2012, RECORDED IN PLAT CABINET P, PAGE 237P, BERKELEY COUNTY RMC.
  - 21) AS-BUILT DRAWING BY WESTVACO DEVELOPMENT, DATED OCTOBER 1, 1997, RECORDED IN PLAT CABINET N, PAGE 188, BERKELEY COUNTY RMC.
  - 22) PLAT BY GPA PROFESSIONAL LAND SURVEYORS SHOWING NEW VARIABLE WIDTH GENERAL UTILITY PLAT CABINET P, BERKELEY COUNTY WATER AND SANITATION, DATED APRIL 5, 2013, RECORDED IN PLAT CABINET P, PAGE 237P, BERKELEY COUNTY RMC.
  - 23) PLAT BY GPA PROFESSIONAL LAND SURVEYORS SHOWING NEW VARIABLE WIDTH GENERAL UTILITY PLAT CABINET P, BERKELEY COUNTY WATER AND SANITATION, DATED APRIL 5, 2013, RECORDED IN PLAT CABINET P, PAGE 237P, BERKELEY COUNTY RMC.
  - 24) BILL OF SALE AND TERMINATION OF EASEMENTS DEED RECORDED IN DEED BOOK 3729P, 25P, TERMINATION OF EASEMENT FOR BERKELEY ELECTRIC COOPERATIVE, RECORDED IN DEED BOOK 10221, PAGE 136.

- NOTES:
- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
  - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSE ONLY.
  - 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
  - 4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
  - 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
  - 6) SOUTH CAROLINA STATE PLANE COORDINATES ARE BASED ON NAD 83/2011, WITH A COMBINED SCALE FACTOR OF 0.99984156.
  - 7) THE NEW 5' BOWS GENERAL UTILITY EASEMENT IS PLATTED TO AND ADJACENT TO THE NEW RIGHT-OF-WAY OF SIGMA DRIVE.
  - 8) WATER AND SEWER TO BE 221-00-00-096, BERKELEY COUNTY.
  - 9) PROPERTIES ARE ZONED "PUD" = PLANNED DEVELOPMENT.
  - 10) THE PARKS OF BERKELEY/SHEEP ISLAND TRACT DEVELOPMENT AGREEMENT BY AND BETWEEN BERKELEY COUNTY AND LCC MWV-PARKS OF BERKELEY, LLC, MWV COMMUNITY CAROLINA, APRIL 13, 2011, INCLUDING SUBSEQUENT AMENDMENTS, IS HEREBY ABANDONED BY THE RIGHT-OF-WAY OF SIGMA DRIVE ARE HEREBY ABANDONED BY THE PLATTING AND THE NEW 5' BOWS GENERAL UTILITY EASEMENT IS PLATTED TO AND ADJACENT TO THE NEW RIGHT-OF-WAY OF SIGMA DRIVE AND THE EXISTING VARIABLE WIDTH GENERAL UTILITY EASEMENT.

**FLOOD NOTE:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS SHOWN FROM FEMA FLOOD MAPS, PANEL NO. 45015C 0570-D, REVISED OCTOBER 16, 2003.

**LEGEND:**

- IRON FOUND
- (5/8" REBAR EXCEPT AS NOTED)
- △ IRON SET (5/8" REBAR)
- CALCULATED POINT
- RIGHT-OF-WAY
- CENTER LINE
- EXISTING EASEMENT (AS DESCRIBED)
- NEW EASEMENT (AS DESCRIBED)
- MATCH LINE
- TOWN/COUNTY LIMITS

JOHNATHAN F. BURNS, PLS-22742

00012631  
PLAT CABINET P  
Filed and Recorded  
JUL 18 2012 02:02 PM  
Cynthia B. Forte  
Register of Deeds Berkeley Co. SC

PAGE 381-P

**PLAT APPROVED**  
RUSSELL W. GORMLEY, P.E.  
TOWN ENGINEER, TOWN OF SUMMERVILLE, SC  
DATE 6/14/2013

RMC AND PLANNING USE ONLY

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	432.81	582.01	42.36.29"	226.56	429.91	N74°29'14"W
C2	177.34	373.29	271.30.9"	90.37	175.67	S82°12'39"E
C3	395.95	1070.00	212.07"	200.26	393.69	S63°25'35"E
C4	15.00	1070.00	0°48'12"	7.50	15.00	S74°25'45"E
C5	48.84	1070.00	23.65.57"	24.42	48.84	S76°04'18"E
C6	92.27	1070.00	45.67.27"	46.16	92.24	S79°24'59"E
C7	38.67	915.00	93.56.52"	38.27	72.48	N70°10'09"W
C8	30.08	915.00	153.00.1"	30.04	30.08	N68°07'05"W
C9	7.08	915.00	02.56.35"	3.54	7.08	N67°20'55"W
C10	60.08	915.00	12.50.00"	30.08	58.23	S79°48'25"W
C11	60.08	915.00	12.50.00"	30.08	58.23	S79°48'25"W
C12	34.17	950.00	207.43.6"	172.44	338.34	S82°23'13"E
C13	89.25	1035.00	45.56.27"	44.65	89.23	S79°48'25"W
C14	83.61	1000.00	41°47'26"	41.83	83.59	S79°48'25"W
C15	2.62	1000.00	0°09'01"	1.31	2.62	S82°17'42"E
C16	230.23	985.00	13°23'31"	115.64	228.70	N75°41'27"W
C17	20.01	985.00	108°50"	10.00	20.01	N67°24'47"W
C18	103.51	985.00	6°01'15"	51.80	103.46	N64°48'14"W
C19	118.31	272.51	41°23'36"	268.59	478.19	N75°04'40"W
C20	22.68	62.50	21°18'52"	60.06	117.42	S83°37'02"E
C21	178.56	373.29	272.34.25"	91.70	176.68	N53°28'37"E
C22	488.23	740.26	37°45'42"	253.35	479.44	S63°53'52"E
C23	27.25	730.01	2°08'20"	13.63	27.25	S87°17'39"E
C24	84.98	225.29	21°38'24"	42.99	84.46	S84°58'16"E
C25	22.66	1070.00	112°49"	11.33	22.66	S52°13'07"E

LINE	LENGTH	BEARING
L1	33.00	S88°11'23"W
L2	33.00	S81°48'37"E
L3	33.10	N58°18'37"E
L4	30.00	S74°25'45"E
L5	30.00	S68°16'18"E
L6	92.24	S79°24'59"E
L7	79.88	S77°48'25"W
L8	9.17	S77°48'25"W
L9	28.00	S77°48'25"W
L10	30.67	S77°48'25"W
L11	7.92	S81°48'37"E
L12	60.08	S82°23'13"E
L13	20.00	S81°48'37"E
L14	22.97	N07°39'50"E
L15	15.00	S81°48'37"E
L16	20.32	N73°05'47"E
L17	23.50	S27°32'31"W
L18	18.00	N82°07'29"W
L19	24.03	N83°26'46"E
L20	27.00	N07°36'47"E
L21	27.00	N07°36'47"E
L22	27.00	S07°36'47"W
L23	15.00	S07°36'47"W
L24	15.00	S07°36'47"W
L25	43.00	N82°23'13"W
L26	20.32	N73°05'47"E
L27	20.00	S81°48'37"E
L28	19.77	S23°10'54"W
L29	20.00	N81°12'41"E
L30	20.00	S81°48'37"E
L31	20.00	S81°12'41"W
L32	19.22	S28°32'46"W
L33	15.00	N81°27'14"W
L34	19.10	N83°26'46"E
L35	13.78	S82°23'13"E
L36	15.26	S82°23'13"E
L37	15.26	S15°24'55"W
L38	15.00	N74°25'45"W
L39	15.00	N74°25'45"W
L40	26.13	N83°11'05"E
L41	26.13	N83°11'05"E
L42	35.24	S80°21'44"W
L43	19.51	S80°21'44"W
L44	18.52	S77°48'25"W
L45	18.14	N40°08'04"W
L46	6.32	S88°11'23"W

NEW "LOT 8A", NEW "LOT 8B" AND SIGMA DRIVE EXTENSION OF NEXTON  
SHOWING THE CREATION OF NEW "LOT 8A", NEW "LOT 8B" AND SIGMA DRIVE EXTENSION  
AND NEW 30' AND VARIABLE WIDTH DRAINAGE EASEMENTS, NEW BEC AND GENERAL UTILITY EASEMENTS,  
AND SHOWING THE ABANDONMENT OF TAX MAP NUMBERS 221-00-00-073 & 079  
OWNED BY MWV-SHEEP ISLAND, LLC & RG-MWV OFFICE 1 LLC  
LOCATED IN THE TOWN OF SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA

SUBDIVISION PLAT

**GPA**  
PROFESSIONAL  
LAND SURVEYORS

237 OLD SUMMERVILLE RD  
SUMMERVILLE SC 29403  
OFFICE (843) 285-2464

GPA OF CHARLOTTE, NC  
605 PHILIP DAVIS DRIVE  
CHARLOTTE, NC 28206-6906  
OFFICE (704) 358-8800

GPA OF RALEIGH, NC  
333 MADE ALENUE  
RALEIGH, NC 27605

CHARLESTON, SC 29402  
OFFICE (843) 971-6009  
FAX (843) 971-9592  
The highly trained professionals of  
www.gpaonline.com

SCALE  
1"=60'

FLD. BK. PG.

JOB NO. 135058

DATE 5/6/2013

DRAWN BY JY

CHECKED BY DGC

DEDICATION STATEMENT:  
BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE  
LAND SHOWN HEREON TO THE TOWN OF SUMMERVILLE  
TO BE CONSTRUED TO IMPLY AN ACCEPTANCE BY THE TOWN OF  
SUMMERVILLE OR BERKELEY COUNTY OF ANY ROADWAY OR  
DRAINAGE EASEMENT SHOWN ON THIS PLAT. THE TOWN OF  
SUMMERVILLE OR BERKELEY COUNTY TO MAINTAIN AND  
RIGHTS-OF-WAY OR DRAINAGE EASEMENTS SHOWN HEREON.

OWNER OR REPRESENTATIVE:  
MWV-SHEEP ISLAND, LLC  
DATE 7/17/13

OWNER OR REPRESENTATIVE:  
RG-MWV OFFICE 1 LLC  
DATE 7/17/13

DATE	REVISION	BY
07-12-13	REMOVE REPRODUCTION ACCESS EASE.	MMW

SHEET 1 OF 2