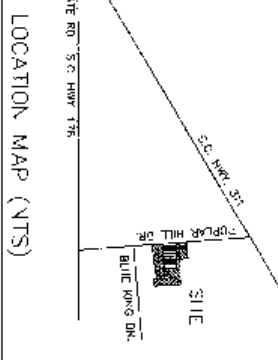




**1724 Poplar Hill Dr.
Cross, SC 29436**



- **Our Property**
- **5.22 Acres**
- **TMS# 079-00-00-143**



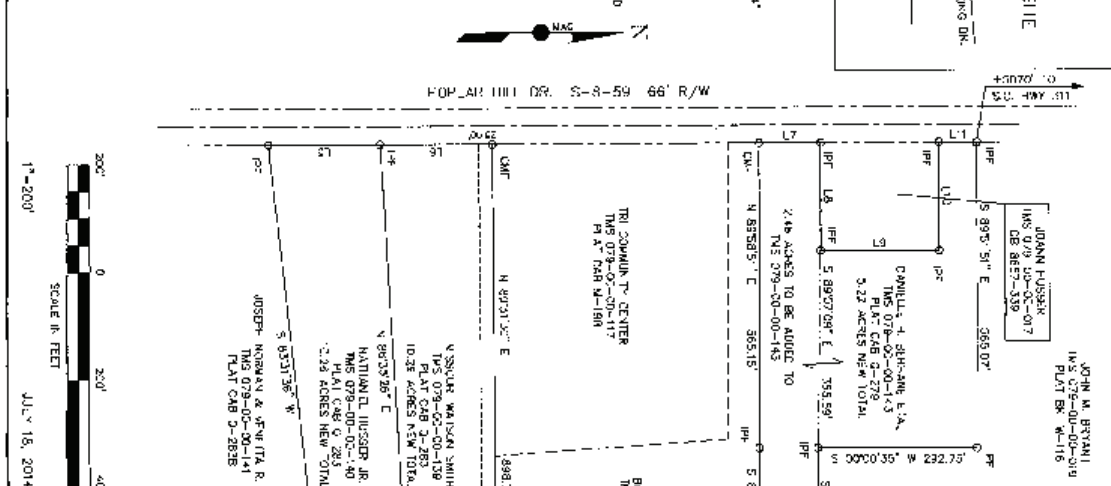
LEGEND:

- IP5 IRON PIN SET
- IPF IRON PIN FOUND
- CMF CONCRETE FOUNDMENT (QUAD 4"x4" C-9.0x14.1x15.0 INCH)
- PROPERTY LINE W/ IRON PIN SET 5/8" REBAR
- PROPERTY LINE W/ MONUMENT (UNLESS NOTED OTHERWISE)
- NEW 25' EASEMENT/ EGRESS AND GENERAL UTILITY easement
- P-PROPERTY LINE TO BE ADJUSTED

- NOTES:**
- 1) THE PLAT SHOWS ONLY EASEMENTS WHICH ARE OBSOLETE OR APPLICABLE TO THE SURVEY.
 - 2) EGRESS AND UTILITY EASEMENTS WHICH ARE OBSOLETE OR APPLICABLE TO THE SURVEY ARE NOT SHOWN.
 - 3) NO SURVEY OR INVESTIGATION WAS CONDUCTED FOR THIS PLAT. THEREFORE, THIS PLAT IS BASED ON THE ASSUMPTION THAT ALL EGRESS AND UTILITY EASEMENTS ARE AS SHOWN AND THAT THERE ARE NO OTHER EGRESS AND UTILITY EASEMENTS WHICH MAY AFFECT THIS PROPERTY.
 - 4) PROPERTY IS ZONED FEX 1.

THE SURVEY AND PLAT IS SUBJECT TO ANY PREVIOUS PLATS AND DEEDS RELIED UPON BY ANY PARTY. ACCORDING TO THE SURVEY, THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION OF THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF BERKELEY, CALIFORNIA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS PLATS OR DEEDS WHICH WOULD AFFECT THE SURVEY OR PLAT. THE SURVEYOR HAS ALSO MADE A REASONABLE INVESTIGATION OF THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF BERKELEY, CALIFORNIA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS PLATS OR DEEDS WHICH WOULD AFFECT THE SURVEY OR PLAT.

THOMAS L. WESTBURY S.C.R.S. NO. 23571
 REGISTERED SURVEYOR
 232 ZIMMERMAN BLVD. BERKELEY, CA 94704
 108201 ST. GEORGE, S.C. 22475 TEL: (415) 863-8834 FAX: (415) 863-0253



DEDICATION STATEMENT FOR ACCESS EASEMENT

BY RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EGRESS AND UTILITY EASEMENTS SHOWN ON THIS PLAT TO THE PUBLIC. I HEREBY AGREE TO WAIVE ALL RIGHTS AND INTERESTS IN THIS EASEMENT AND TO WAIVE ANY CLAIMS OR DAMAGES THAT MAY BE ASSERTED AGAINST ME OR MY HEIRS, SUCCESSORS, AND ASSIGNEES. I HEREBY AGREE TO WAIVE ANY CLAIMS OR DAMAGES THAT MAY BE ASSERTED AGAINST ME OR MY HEIRS, SUCCESSORS, AND ASSIGNEES. I HEREBY AGREE TO WAIVE ANY CLAIMS OR DAMAGES THAT MAY BE ASSERTED AGAINST ME OR MY HEIRS, SUCCESSORS, AND ASSIGNEES.

60019355
 PLAT CARINET
 Filed and Recorded
 Aug 22, 2014 02:49P
 Cynthia B. Forde
 Registrar of Deeds Berkeley Co. CA

BERKELEY COUNTY PLANNING & ZONING
 AGENCY USE
 REASON FOR APPROVAL
 DATE


LINE	LENGTH	BEARING
1	72.07	S 80°43'17"E
2	117.41	S 80°43'17"E
3	138.02	S 80°43'17"E
4	138.02	S 80°43'17"E
5	206.28	N 00°00'42"W
6	206.28	N 00°00'42"W
7	114.11	N 00°00'42"W
8	199.80	N 89°51'44"W
9	218.22	S 80°43'17"E
10	43.72	S 80°43'17"E
11	43.72	S 80°43'17"E
12	102.46	S 80°43'17"E

**SUBDIVISION PLAT OF TMS 079-00-00-146
 PROPERTY OF DANIELLE H. BERTHANE ETAL
 PROPERTY TO BE ADDED TO
 TMS 079-00-00-140 & TMS 079-00-00-143
 ALSO CREATING NEW PARCEL "A"
 AND NEW 25' EASEMENT TO NEW PARCEL "A"
 LOCATED EAST OF HOLLY III I,
 BERKELEY COUNTY, SOUTH CAROLINA**




Get on I-26 W

2.5 mi

 Head north on Meeting St toward Court House Square


2.1 mi

 Turn left to merge onto I-26 W

0.4 mi

Follow I-26 W to Berkeley County. Take exit 194 from I-26 W

25.4 mi

 Merge onto I-26 W

10.9 mi


 Keep left to stay on I-26 W

14.4 mi

<https://www.google.com/maps/dir/Charleston,+South+Carolina/1724+Poplar+Hill+Drive,+Cross,+SC/@33.0197287,-80.1216333,10z/data=!4m8!4m7!1m2!1m...> 1/2

6/19/2017


South Carolina to 1724 Poplar Hill Dr, Cross, SC 29436 - Google Maps

 Take exit 194 toward Rd 16/Jedburg/Pinopolis


0.2 mi

Take US-176 W to Poplar Hill Dr

17.3 mi

 Turn right onto Jedburg Rd

5.0 mi

 Turn left onto US-176 W

8.9 mi

 Turn right onto Poplar Hill Dr

Destination will be on the right

3.5 mi

1724 Poplar Hill Dr