

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

-----NOTES-----
 THIS PARCEL IS IN SPECIAL FLOOD HAZARD ZONE X AS SHOWN ON FIRM(FLOOD INSURANCE RATE MAP) COMMUNITY PANEL #45015C0115E DATE 12/07/18.

OWNER - PALMETTO PROPERTY BUYERS LLC ETAL
 164 MARKET ST #109
 CHARLESTON, SC 29401

ZONING - Flex 1

PLAT & DEED REFERENCES
 DB 4858 PG 0950
 PB CAB I PG 40
 PB CAB O PG 160
 PLAT # 2024013401

PURPOSE OF SURVEY - SUBDIVISION EXISTING PARCEL OF RECORD
 NEW EASEMENT SURVEY.

THERE HAS BEEN NO TITLE SEARCH PERFORMED BY THIS OFFICE.

THIS PROPERTY IS SUBJECT TO ANY EASEMENT OR RESTRICTION OF PUBLIC RECORD.

THERE HAS BEEN NO DETERMINATION OF WETLANDS OR HAZARDOUS WASTE ON THIS PROPERTY.

LINE TABLE		
Id	Bearing	Distance
L1	N 41°50'11" E	32.07'
L2	N 41°50'11" E	10.19'
L3	N 41°50'11" E	160.50'
L4	S 47°09'32" E	176.70'
L5	S 46°28'06" E	94.72'
L6	S 41°50'11" W	159.84'
L7	S 46°28'06" E	86.34'
L8	S 47°32'00" E	185.63'
L9	S 41°30'41" W	49.05'
L10	S 41°30'41" W	48.73'

CURVE TABLE				
Id	Radius	Arc Length	Chord	Ch Bear
C1	50.00'	32.18'	31.62'	N 02°02'35" E

MINOR SUBDIVISION & EASEMENT PLAT

OF AN NEW EASEMENT AND SUBDIVISION SURVEY OF AND 58.98 ACRES NEAR ST STEPHENS TMS# 0250001062 SURVEYED FOR

PALMETTO PROPERTY BUYERS LLC ETAL

BERKELEY COUNTY

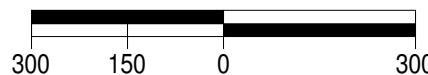
DATE: JUNE 14, 2024

SOUTH CAROLINA

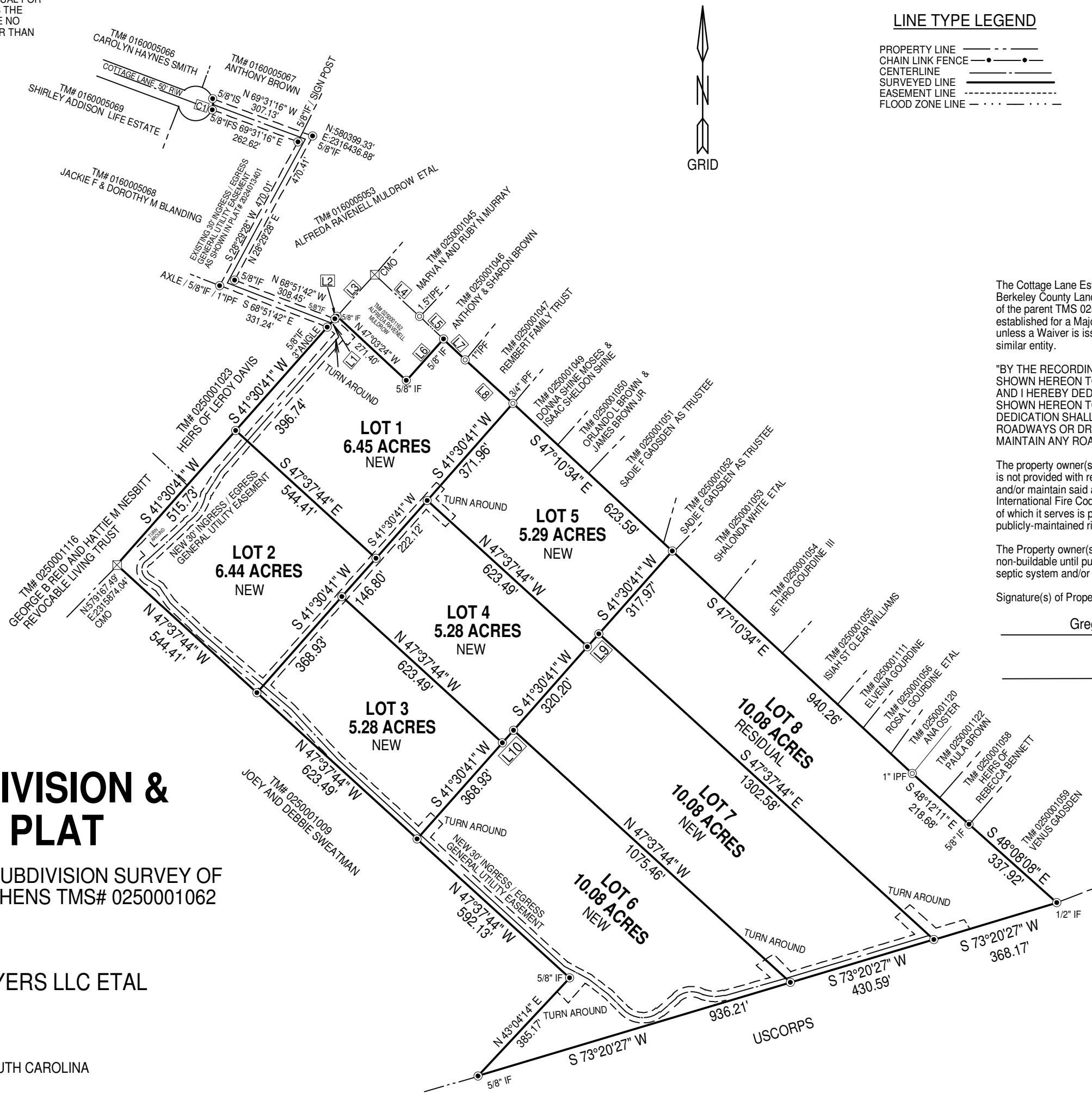


KEVIN WILSON PLS NO. 23834
 415 EAST MAIN STREET
 KINGSTREE SC, 29556
 (843) 355-6872

SCALE : 1" = 300'



JOB: WADELLE6340 B6340

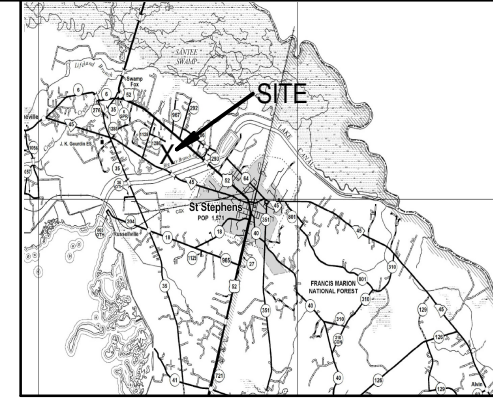


LINE TYPE LEGEND

---	PROPERTY LINE
-.-.-	CHAIN LINK FENCE
—●—	CENTERLINE
—	SURVEYED LINE
- - - - -	EASEMENT LINE
· · · · ·	FLOOD ZONE LINE

LEGEND

⊙	IPF IRON PIPE FOUND
⊖	IPS IRON PIPE SET
⊙	IF IRON FOUND
⊖	IS IRON SET
⊙	POWER POLE
⊖	CALCULATED POINT
⊙	WITNESS TREE
⊖	GEODETIC BENCH MARK
⊙	CMO CONCRETE MONUMENT
⊖	O/S OFFSET
R/W	RIGHT OF WAY
OHP	OVER HEAD POWER



COUNTY STATEMENTS

The Cottage Lane Estates Subdivision was created as a Minor Subdivision per section 59-23(A)(2) of the Berkeley County Land Development and Subdivision Regulations. No more than 10 Lots shall be created out of the parent TMS 0250001062 without bringing the entire Subdivision into full compliance to the standards established for a Major Subdivision per section 59-24 and a new Plan/Plat is submitted to the Department, unless a Waiver is issued by the Planning Commission and, if applicable, the property owners' association or similar entity.

"BY THE 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 30' GENERAL UTILITY EASEMENT SHOWN HEREON TO THOSE ENTITIES WHICH PROVIDE SAID UTILITIES. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED 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."

The property owner(s) of record hereby acknowledge(s) that physical access to serve the Lots shown hereon is not provided with recordation of this Plat, and it is not the responsibility of Berkeley County to construct and/or maintain said access. A physical access constructed and maintained in accordance with the International Fire Code (IFC), as adopted by County Council, shall be verified before any residential dwelling of which it serves is permitted to be occupied and any applicable authorizations for encroachment onto publicly-maintained rights-of-way or Easements shall be issued prior to construction."

The Property owner(s) of record hereby acknowledge(s) that the Lots shown hereon are considered non-buildable until public water and/or sewer is made available to these Lots or SCDHEC approves an onsite septic system and/or individual well for each individual Lot."

Signature(s) of Property Owner(s) or Legal Representative Thereof

Greg Phillips

