

HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HERON TO BE ACCURATE AND CONFORMS WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA. I HAVE BEEN ADVISED AS TO THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN AND TO THE EXTENT OF THE 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 #4501500115E DATE 12/07/18  
 OWNER - PALMETTO PROPERTY BUYERS LLC  
 164 MARKET ST STE 109  
 CHARLESTON, SC 29401

ZONING - Flex 1  
 PLAT & DEED REFERENCES  
 DB 7752 PG 0092  
 DB 4816 PG 200  
 PB W PG 348  
 PB CAB M PG 224P  
 INST# 2024013648

PURPOSE OF SURVEY - BOUNDARY 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

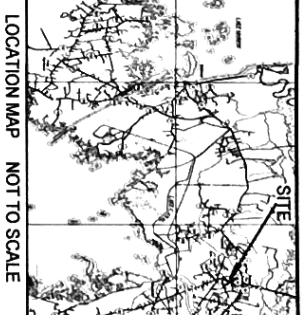
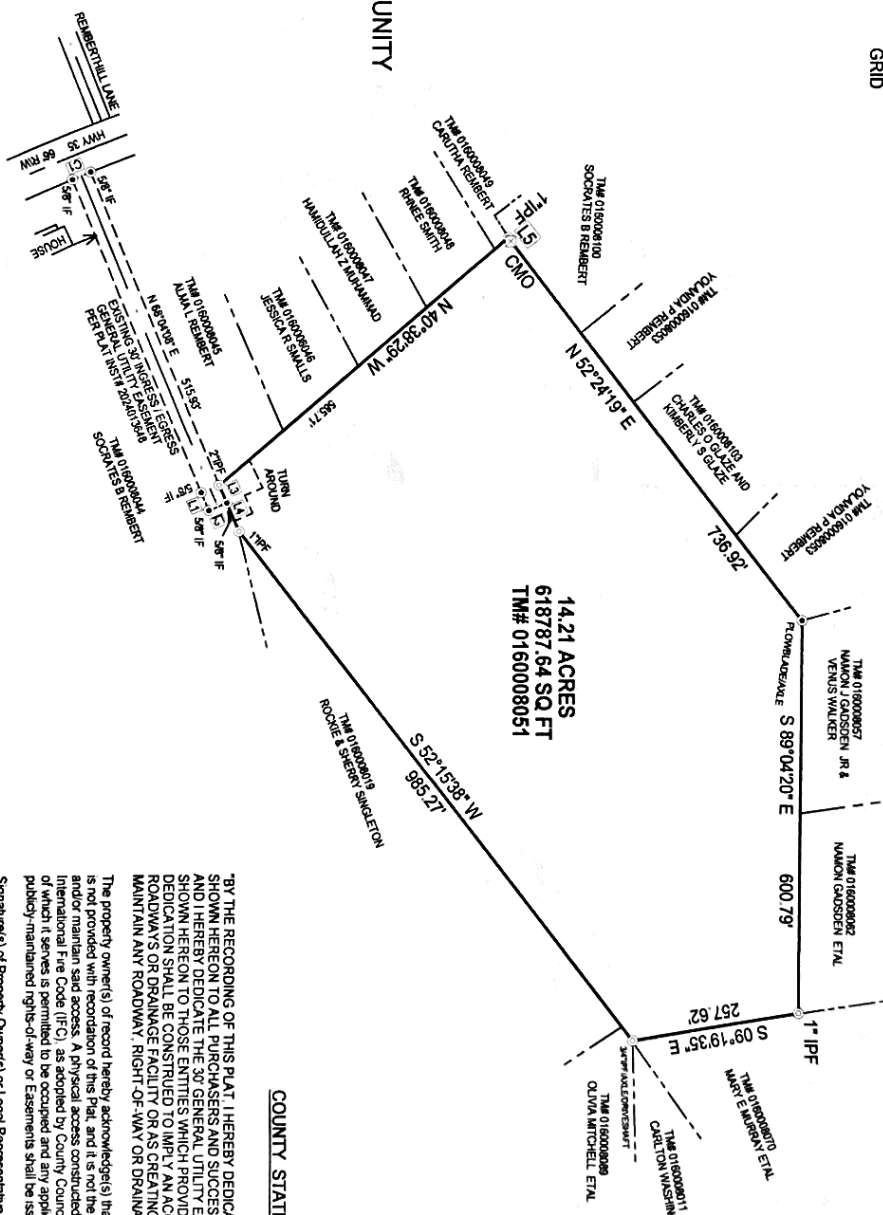
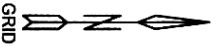
OF A 14.21 ACRE SURVEY IN PINEVILLE COMMUNITY BEING TMS# 0160008051 SURVEYED FOR

# BOUNDARY PLAT

PALMETTO PROPERTY BUYERS  
 BERKELEY COUNTY  
 SOUTH CAROLINA  
 DATE: AUGUST 30, 2024

LINE TABLE		
Id	Bearing	Distance
L1	N 66°43'33" E	30.35'
L2	N 23°16'27" W	30.00'
L3	N 66°43'33" E	30.00'
L4	N 66°43'33" E	47.65'
L5	N 66°48'40" E	6.71'

CURVE TABLE				
Id	Radius	Arc Length	Chord	Ch Bear
C1	2662.02'	30.00'	30.00'	S 22°48'08" E



- 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
  - ⊙ OS OFFSET
  - ⊙ RW RIGHT OF WAY
  - ⊙ OHP OVER HEAD POWER
- LINE TYPE LEGEND**
- PROPERTY LINE
  - - - CHAIN LINK FENCE
  - - - CENTERLINE
  - - - SURVEYED LINE
  - - - EASEMENT LINE
  - - - FLOOD ZONE LINE

## COUNTY STATEMENTS

"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.

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

KEVIN WILSON  
 415 EAST MAIN STREET  
 KINGSTREE SC, 29556  
 (843) 356-6872  
 PLS NO. 23834

