

NOTE
 THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL POND/POND OUTFALL STRUCTURES AND SWALES. BERKELEY COUNTY GOVERNMENT WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE AFOREMENTIONED ITEMS. THE DEVELOPER IS RESPONSIBLE UNTIL MAINTENANCE IS TRANSFERRED TO AN ESTABLISHED HOMEOWNER'S ASSOCIATION.

BY THE RECORDING OF THIS PLAT I HEREBY DEDICATE THE USE OF ALL EASEMENTS AND RIGHTS OF WAY SHOWN HEREON TO THE USE OF THE PUBLIC FOR THE PURPOSES OF THE STATE HIGHWAY SYSTEM. I SHALL BE CONSIDERED TO ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAY OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHTS-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

DEDICATION STATEMENT

OWNER/RESPONSIVE

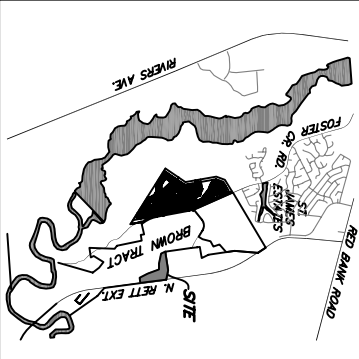
REFERENCES:

1. MAP OF TRACT OF LAND OWNED BY THE UBRIDGE CO. ABOUT TO BE CONVEYED TO WEST VA. PULP & PAPER CO. SURVEYED 1938. COPY BY J.P. GULLARD, JULY 1, 1942. RECORDED IN CABINET G, PAGE 137.
2. A PLAT SHOWING A TRACT OF LAND OWNED BY WESTVAC CORPORATION LOCATED ON GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA CONTAINING 901.68 ACRES. RE-SURVEYED AUGUST & SEPTEMBER, 1995. BY G.A. SIMMONS & K.A. MAHONEY. RECORDED IN CABINET H, PAGE 38.
3. PLAT OF TRACT 5 OF THE JOHN WELAND ESTATE DATED MAY 15, 1995. BY CHARLIE B. AYCOCK, III. S.C.P.L.S. NO. 9543. RECORDED IN CABINET F, PAGE 102.
4. SUBDIVISION PLAT SHOWING TRACT "A", A 128.208 ACRE TRACT OF LAND, AND TRACT "B", A 31.726 ACRE TRACT OF LAND, PROPERTY OF WESTVAC CORPORATION (DRAWING 98105-1), DATED MARCH 28, 1994. BY ANDREW C. GILLETTE. S.C.P.L.S. NO. 9503-85.
5. DECLARATION OF RESTRICTIVE COVENANTS FOR THE BROWN TRACT, DATED OCTOBER 22, 1998. RECORDED NOVEMBER 10, 1998. RECORDED IN BERKELEY COUNTY RMC, DEED BOOK 1478, PAGES 227-242.
6. DEED FOR 140' RIGHT OF WAY EASEMENT FROM WESTVAC CORPORATION TO SOUTHI CAROLINA ELECTRIC & GAS CO., DATED SEPTEMBER 25, 1989. RECORDED OCTOBER 14, 1989 IN DEED BOOK C-92, PAGE 84.
7. DEED FOR 10' EASEMENT PREMISES FROM WESTVAC CORPORATION TO SOUTHERN BELL TELEPHONE AND TELEGRAPH CO., DATED FEBRUARY 1, 1984. RECORDED MARCH 5, 1984. IN DEED BOOK 942, PAGE 103.
8. SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION FILE NO. 8-498. FOR 5'-6"-809 (FOSTER CREEK ROAD).
9. SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION FILE NO. 8-613. FOR 5'-6"-1120 (MILLANS LANE).
10. SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION FILE NO. 08-699/102884. FOR NORTH RHETT AVE.
11. SUBDIVISION PLAT SHOWING THE SUBDIVISION OF TRACT "A", A 128.208 ACRE TRACT OF LAND INTO TRACT 11, A 101.27 ACRE TRACT OF LAND, TRACT 12, A 27.938 ACRE TRACT OF LAND, TRACT 13, A 1.998 ACRE TRACT OF LAND, AND RESUBDIVISION "A" OF LAND TRACT 11 OF 101.27 ACRES, PROPERTY OF WESTVAC CORPORATION, DATED MAY 20, 1998. (98105-24-DWG) BY ANDREW C. GILLETTE. S.C.P.L.S. NO. 9933-85. RECORDED LINE 2, 1999 IN CABINET Q, PAGE 64-B.
12. PLAT SHOWING TRACTS 1, 2, 3, 4 & SUBDIVISION OF TRACT B INTO TRACTS B1 & B2. BEING THE LAND AND INTERESTS AS THE PROMOTER OF, DRAINAGE 608-5955 CORPORATION, DATED MARCH 16, 2000. (98105-24-DWG) BY ANDREW C. GILLETTE. S.C.P.L.S. NO. 9933-85. RECORDED IN CABINET Q, PAGE 308A.
11. PLAT SHOWING THE SUBDIVISION OF TRACT "2", A 170.383 ACRE TRACT OF LAND, INTO TRACTS 2A AND 2B, PROPERTY OF ROT/CHARLESTON PARTNERS, LTD. LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA, SIGNED BY PAUL E. SERTON, DATED APRIL 28, 2001.
12. FINAL SUBDIVISION PLAT SHOWING PHASE 6, SECTION 2 (1995 GAUDE S/D), A 34.301 ACRE TRACT OF LAND, A PORTION OF TRACT 2A, TANNER PLANTATION, PROPERTY OF CHARLESTON BROWN COMPANY, LLC, LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA, SIGNED BY ANDREW C. GILLETTE. S.C.P.L.S. NO. 20054. AND RECORDED IN CABINET T, PAGE 252-24 ON AUGUST 8, 2002.
13. CONVEYANCE PLAT SHOWING TRACT 3S, A 31.610 ACRE TRACT OF LAND, A PORTION OF TRACT 3, PROPERTY OF ROT/CHARLESTON PARTNERS, LTD. LOCATED AT TANNER PLANTATION, IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA DATED DECEMBER 5, 2002.

TOTAL PLATTED AREA = 31,610 AC.
WETLAND & BUFFER = 16,406 AC.
TOTAL COMMON AREA = 4,093 AC.
TOTAL R/W = 3,003 AC.
TOTAL AREA OF LOTS = 8,118 AC.

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X & A, AS PER F.E.M.A. MAP COMMUNITY PANEL NUMBER 45002D 0885 D, REVISED OCTOBER 16, 2003.
2. AREA WAS DETERMINED BY COORDINATE METHOD.
3. BERKELEY COUNTY HAS 259-00-00-102.
4. WETLAND PERMIT NUMBER, 97-1X-177, ISSUED JULY 14, 1997 AND EXPIRES MARCH 31, 2008.
5. REFER TO SHEET 3 CURVE TABLES.
6. THIS PROPERTY IS ZONED: RS.
7. SITE DATA:
 TOTAL NUMBER OF LOTS: 34
 LARGEST LOT: 17,995.73 S.F. (0.413 AC.) LOT 19
 SMALLEST LOT: 8,032.62 S.F. (0.184 AC.) LOT 26
 AVERAGE LOT AREA: 10,400.59 S.F. (0.239 AC.)
8. BUILDING SETBACKS:
 FRONT: 25'
 REAR: 15'
 SIDE: 5' MIN., MINIMUM OF 15' BETWEEN BUILDING FOUNDATIONS.
9. OWNER/DEVELOPER:
 P.O. BOX 95
 CROSS, SC 29436
10. THIS DRAWING IS A PRELIMINARY PLAT AND IS NOT INTENDED FOR RECORDATION, SALES OR CONVEYANCE.



LEGEND

- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
- PROPOSED PROPERTY CORNER SET
- ADJACENT PROPERTY LINE
- PROPOSED DRAINAGE LINE
- PROPOSED SETBACK LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- GATE VALVE
- FIRE HYDRANT (F.H.)

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SCALE: 1" = 100'
 1 inch = 100 ft.