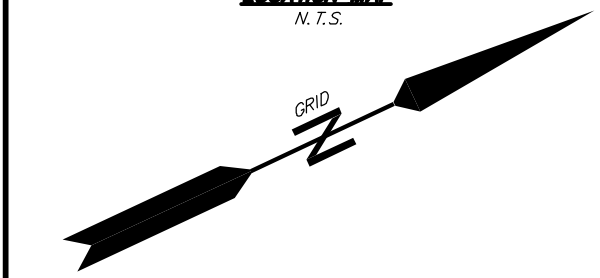




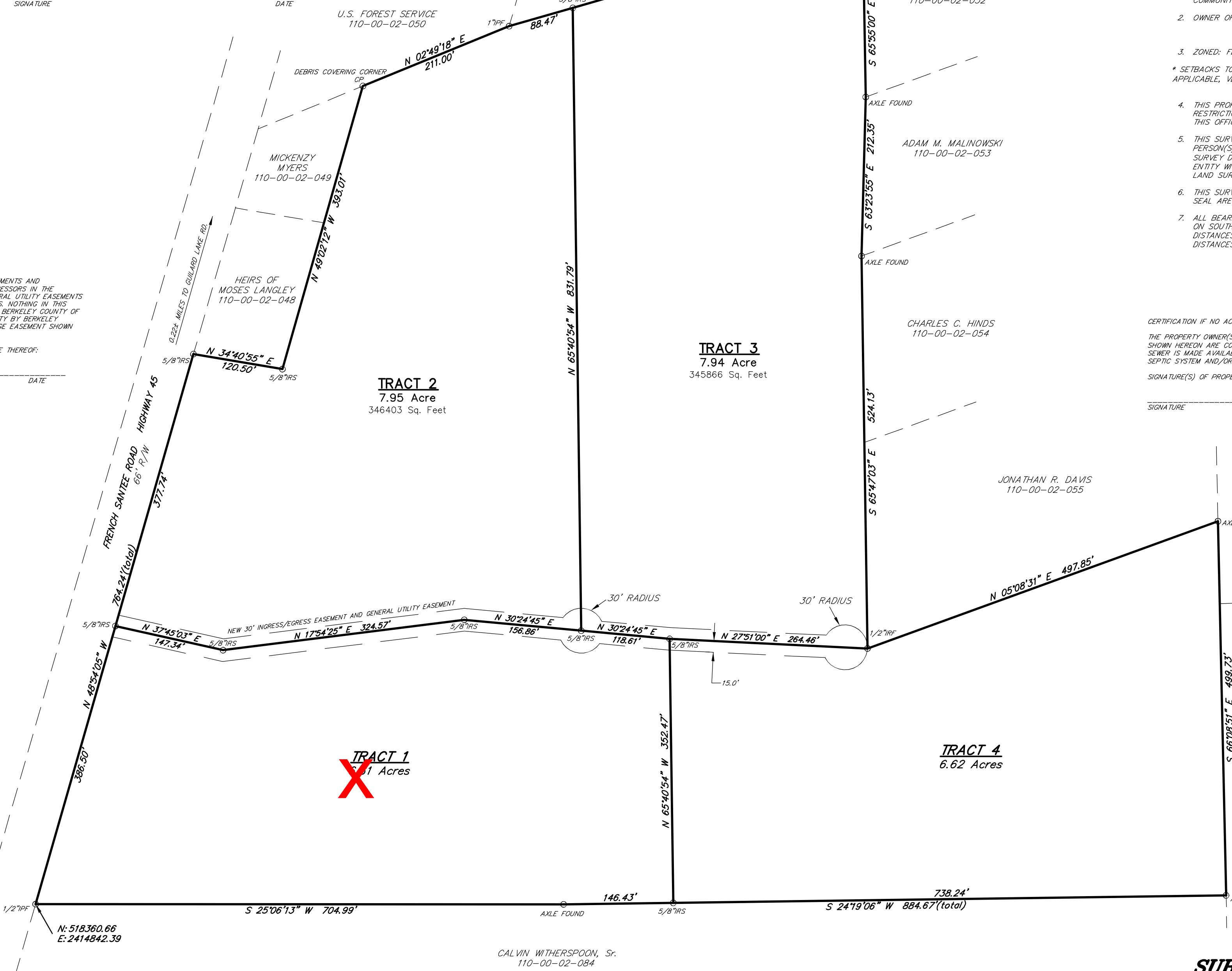
"THE PROPERTY OWNER(S) OF RECORD HEREBY ACKNOWLEDGE(S) THAT PHYSICAL ACCESS TO SERVE THE LOTS SHOWN HEREON IS NOT PROVIDED WITH RECORDATION OF THIS PLAT, AND IT IS NOT THE RESPONSIBILITY OF BERKELEY COUNTY TO CONSTRUCT AND/OR MAINTAIN SAID ACCESS. A PHYSICAL ACCESS CONSTRUCTED AND MAINTAINED IN ACCORDANCE 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:
SIGNATURE _____ DATE _____



"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 GENERAL UTILITY EASEMENTS 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."

SIGNATURE(S) OF PROPERTY OWNER(S) OR LEGAL REPRESENTATIVE THEREOF:
SIGNATURE _____ DATE _____



- REFERENCES:
1. PLAT CABINET P, PAGE 295-C
 2. DEED BOOK 3875, PAGE 319.
 3. TMS: 110-00-02-047
- NOTES:
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, PER F.I.R.M. COMMUNITY PANEL 45015C 0300 E, REVISED 12/07/2018.
 2. OWNER OF RECORD: PALMETTO PROPERTY BUYERS, LLC 164 MARKET STREET CHARLESTON, SC 29401
 3. ZONED: FLEX 1
- * SETBACKS TO BE VERIFIED BY BERKELEY COUNTY (AND IF APPLICABLE, VERIFIED BY APPROPRIATE HOA OR ARB).
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
 5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY APPEARING ON SAID SURVEY. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT AN EXPRESSED RECERTIFICATION BY PARKER LAND SURVEYING, LLC.
 6. THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.
 7. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM 1983. DISTANCES SHOWN HEREON ARE HORIZONTAL (GROUND) DISTANCES, NOT GRID DISTANCES.

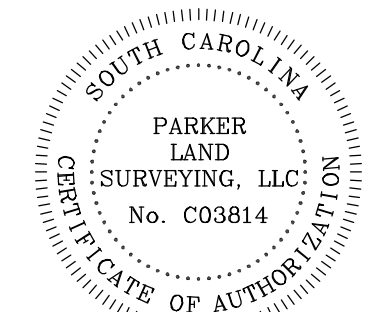
CERTIFICATION IF NO ACCESS TO SANITARY SEWER:
THE PROPERTY OWNER(S) OF RECORD HEREBY ACKNOWLEDGE(S) THAT THE LOTS SHOWN HEREON ARE CONSIDERED NON-BUILDABLE UNTIL PUBLIC WATER AND/OR SEWER IS MADE AVAILABLE TO THESE LOTS OR SCDHEC APPROVES AN ONSITE SEPTIC SYSTEM AND/OR INDIVIDUAL WELL FOR EACH INDIVIDUAL LOT.

SIGNATURE(S) OF PROPERTY OWNER(S) OR LEGAL REPRESENTATIVE THEREOF:
SIGNATURE _____ DATE _____

PARKER LAND SURVEYING, LLC
400 CHURCH STREET
GEORGETOWN, SC 29440
PHONE: (842)-458-4405

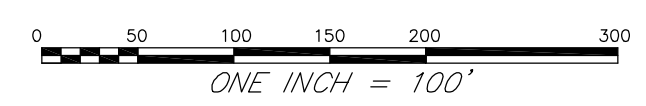
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B AS SPECIFIED THEREIN.

REGGORY F. CUNNINGHAM
No. 17924
S.C.P.L.S. No. 17924



LEGEND

I.P.F. - IRON PIPE FOUND
I.R.F. - IRON REBAR/ROD FOUND
I.R.S. - IRON REBAR SET
CP - CALCULATED POINT



SUBDIVISION PLAT
OF 29.12 ACRES OF LAND BEING
SUBDIVIDED IN TO 4 TRACTS,
SURVEYED FOR
PALMETTO PROPERTY BUYERS, LLC
LOCATED IN ST. JAMES-SANTEE PARISH,
BERKELEY COUNTY, SOUTH CAROLINA
DATE: NOVEMBER 10, 2022