

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 THE OBJECTS OF THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SET FORTH THEREIN. ALSO THERE ARE NO ENCUMBRANCES, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

OWNER - Palmetto Property Buyers LLC & BHL Group LLC
164 Market St. Ste 109
Charleston, SC 29401

BERKELEY CO ZONING - Flex 1

PLAT & DEED REFERENCES
DB 6885 PG 0226
PB CAB J PG 378

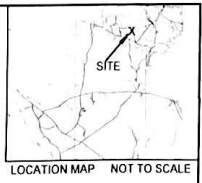
PURPOSE OF SURVEY - MINOR SUBDIVISION SURVEY

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

ALL CORNERS ARE 5/8" IS UNLESS OTHERWISE NOTED

CURVE TABLE				
Id	Radius	Arc Length	Chord	Ch Bear
C1	7477.97'	77.54'	77.54'	S 13°17'04" E
C2	7477.97'	282.92'	282.90'	S 11°54'12" E

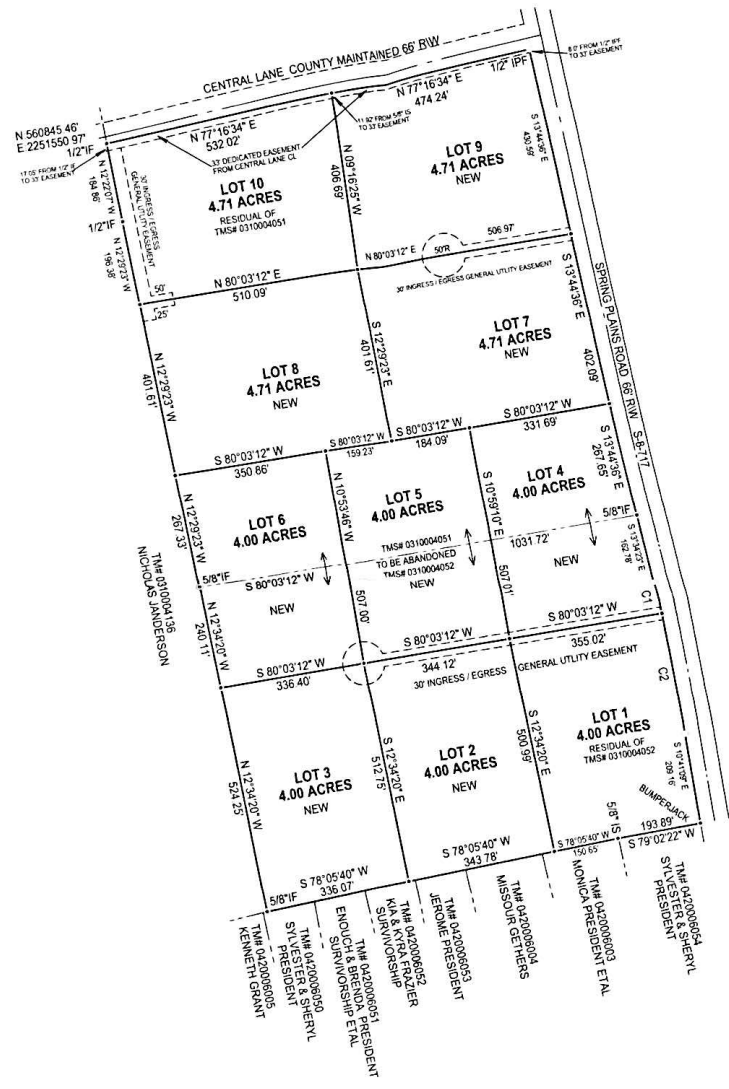


LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- IF IRON FOUND
- IS IRON SET
- POWER POLE
- CALCULATED POINT WITH 55 TREE
- GEOGRAPHIC BENCHMARK
- CMO CONCRETE MONUMENT
- O/S OFF SET
- ROW RIGHT OF WAY
- OHP OVER HEAD POWER

LINE TYPE LEGEND

- PROPERTY LINE
- CHAIN LINK FENCE
- CENTRAL LINE SURVEYED LINE
- EASEMENT LINE
- FLOODLINE
- COUNTY LINE



COUNTY STATEMENTS

"BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE 30' INGRESS / EGRESS GENERAL UTILITY EASEMENT AND RIGHTS-OF-WAY SHOWN HEREON TO THE USE OF THE OWNERS AND HEREON. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAY OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHT-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON."

The SPRING PLAINS 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# 031-00-04-051 & TMS# 031-00-04-052 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 30' RIGHTS-OF-WAY FOR Central Lane SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER 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 ROADWAY 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 appropriate authorizations for encroachment onto publicly-maintained rights-of-way or Easements shall be issued prior to construction."

Signatures of Property Owner(s) or Legal Representative Thereof

Person's Signature

Lot Description

2023031818
PRESENTED & RECORDED
10-17-2023 11:23:33 AM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

MINOR SUBDIVISION PLAT

OF SPRING PLAINS SUBDIVISION 10 LOTS NEAR CROSS
TMS# 0310004051 AND TMS# 0310004052
SURVEYED FOR

SPRING PLAINS SUBDIVISION

BERKELEY COUNTY PLANNING & ZONING
APPROVED

BERKELEY COUNTY

Minor Subdivision
QUALIFYING EXEMPTION
ADMINISTRATIVE OFFICER OR DESIGNEE
DATE 10/17/23

DATE JULY 23, 2023

SOUTH CAROLINA

APPROVED BY THE BOARD



KEVIN WILSON PLS NO 23834
415 EAST MAIN STREET
KINGSTREE, SC 29556
(843) 355-5872



SCALE: 1" = 200'