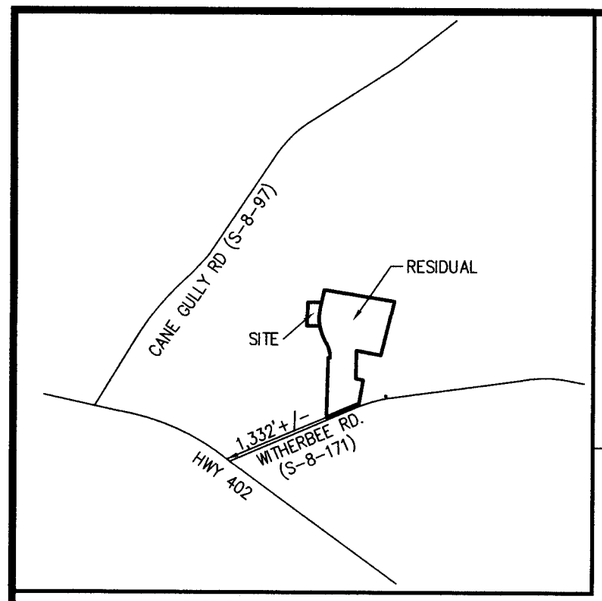


VICINITY MAP
"NOT TO SCALE"

BERKELEY COUNTY PLANNING & ZONING
EXEMPT PLAT APPROVAL

Per §59-23(a)(1) a.
QUALIFYING EXEMPTION

ADMINISTRATIVE OFFICER OR DESIGNEE — DATE 12/5/2023

FOR AGENCY USE

2023036976
PRESENTED & RECORDED:
12-05-2023 04:10:32 PM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

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 ON-SITE SEPTIC SYSTEM AND/OR INDIVIDUAL WELL FOR EACH INDIVIDUAL LOT. FURTHERMORE;

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. FURTHERMORE;

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE 50' INGRESS/EGRESS EASEMENT AND GENERAL UTILITY EASEMENT SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN INTEREST OF THIS PROPERTY AND I AM HEREBY DEDICATING THE 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 AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAYS OR RIGHTS-OF-WAYS SHOWN HEREON.

LOT DESCRIPTION: (LOT 5 = 1.03 AC, RESIDUAL = 19.62 AC.)

SIGNATURE BY PROPERTY OWNER OR LEGAL REPRESENTATIVE — *DATE* 12/2/23

ADJOINERS:
1. TMS: 144-00-02-166, CARTER FAMILY REVOCABLE LIVING TRUST, PLAT: CAB-R PG: 327D
2. TMS: 144-00-02-167, MARCUS ALLEN & PATRICIA LEE BENTON SURVIVORSHIP, PLAT: CAB-R PG: 341-B
3. TMS: 144-00-02-170, WITHERBEE FARMS LLC, PLAT: CAB-N PG: 89J

LEGEND

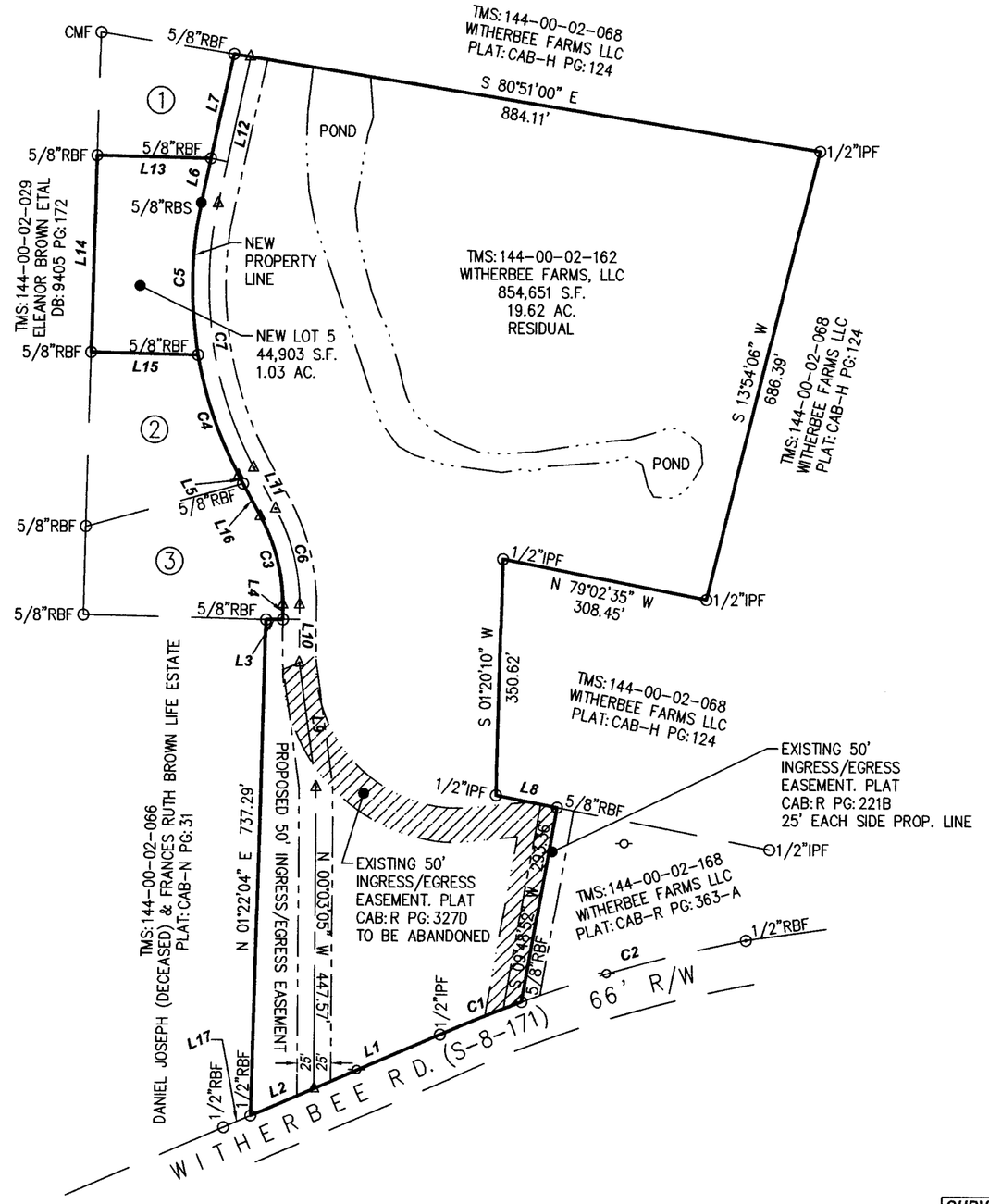
	PROPERTY LINE W/MONUMENT FOUND
	PROPERTY LINE W/MONUMENT SET
	PROPERTY LINE W/CALCULATED POINT
	ADJOINER APPARENT PROPERTY LINE
	WATER EDGE
	CENTERLINE ROAD
	EXISTING EASEMENT (TO BE ABANDONED)
-O-	UTILITY POLE (BEC)
R/W	RIGHT OF WAY
RBF	REBAR FOUND
IPF	IRON PIPE FOUND
RBS	REBAR SET

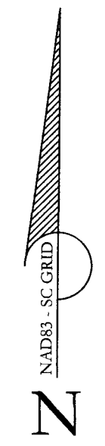
REFERENCES:
1. DEED BOOK 4183 PG 520
2. PLAT BY WILLIAM H. DENNIS, RLS, DATED OCTOBER, 13 1988, PLAT CAB: H PG: 124
3. PLAT BY HOMER P. MASON, DATED NOVEMBER 8, 2006, PLAT CAB: R PG: 221-B
4. PLAT BY FRANK D. BAKER, PLS, DATED APRIL 25, 2007, PLAT CAB: R PG: 327D
5. PLAT BY FRANK D. BAKER, PLS, DATED APRIL 30, 2007, PLAT CAB: R PG: 341B.
6. PLAT BY FRANK D. BAKER, PLS, DATED AUGUST 27, 2007, PLAT CAB: N PG: 89J

NOTES:
1. DATE OF FIELD SURVEY: 07/21/2023 BY CHRISTOPHER R. CLOUSER, LSIT
2. TAX MAP NO: 144-00-02-162
3. ZONED: BERKELEY COUNTY FLEX-1
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY AND DO NOT CONSTITUTE A TITLE SEARCH.
5. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983).
ALL DISTANCES SHOWN ARE GROUND DISTANCES IN INTERNATIONAL FEET. TO CONVERT THE GROUND DISTANCES SHOWN TO GRID DISTANCES, MULTIPLY BY 0.999840154428

FLOOD NOTE:
BY GRAPHIC INSPECTION ONLY, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X" (AREAS TO BE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS PER FEMA FIRM MAP# 45015C0410E, EFFECTIVE DATE 12/07/2018.





LINE	BEARING	DISTANCE
L1	S 66°34'56" W	203.52'
L2	S 66°34'56" W	102.21'
L3	N 89°26'28" E	24.81'
L4	N 00°25'51" W	22.07'
L5	N 28°06'22" W	13.34'
L6	S 12°01'59" W	67.69'
L7	N 12°02'19" E	158.57'
L8	S 79°01'47" E	92.40'
L9	N 07°52'13" W	186.58'
L10	N 00°23'36" W	86.48'
L11	N 28°14'45" W	68.62'
L12	N 12°01'59" E	223.08'
L13	S 88°45'44" E	169.48'
L14	N 01°15'48" E	292.22'
L15	N 88°43'22" W	159.05'
L16	N 28°14'32" W	55.20'
L17	S 66°22'01" W	44.15'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2066.74'	131.26'	131.23'	N 67°49'07" E	3°38'20"
C2	2066.74'	346.40'	346.00'	N 74°26'23" E	9°36'12"
C3	280.00'	136.24'	134.90'	N 14°20'38" W	27°52'43"
C4	600.00'	190.10'	189.30'	N 19°06'02" W	18°09'11"
C5	603.59'	227.18'	225.84'	S 00°42'19" W	21°33'53"
C6	306.03'	148.39'	146.94'	N 14°18'25" W	27°46'53"
C7	578.16'	404.13'	395.95'	N 08°06'23" W	40°02'57"

I HEREBY STATE 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" SURVEY AS SPECIFIED THEREIN.

HOMER P. MASON, P.L.S. NO 6951
(843) 509-9050

SOUTH CAROLINA — MASON PROFESSIONAL LAND SURVEYOR, LLC No. C01971 — CERTIFICATE OF AUTHORIZATION

MASON PROFESSIONAL LAND SURVEYOR, LLC
1014 McKNIGHT FOREST RD.
MONCKS CORNER, S.C. 29461 (843) 509-9050

SUBDIVISION SURVEY
PLAT OF NEW LOT 5 - 1.03 AC.

FROM TMS 144-00-02-162
SHOWING THE RELOCATION OF A 50' INGRESS/EGRESS EASEMENT

OWNER OF RECORD: WITHERBEE FARMS LLC
AS DESCRIBED IN DEED BOOK:4183 AT PG:520
IN BERKELEY COUNTY REGISTER OF DEEDS
LOCATED: ALONG WITHERBEE RD, CORDSVILLE AREA
BERKELEY COUNTY, SOUTH CAROLINA

SURVEY REQUESTED BY: ALLISON KNAPP

REVISIONS	
NO.	001
	11/16/2023
	BC-P&Z-COMMENTS
NO.	-
DATE:	
	-

GRAPHIC SCALE
200 0 100 200 400
1 INCH = 200 FT

SURVEY DATE:	07/21/2023
MAP DATE:	10/18/2023
DRAWN BY:	C.R. CLOUSER
FIELD BK:	N/A