

NOTES

- THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
- THIS PLAT DELINEATES A 15' PERPETUAL EASEMENT SITUATED ON T.M.S. PARCEL #244-01-01-059, BEING SURVEYED FOR BERKELEY COUNTY WATER & SANITATION (BCWS). THE PUBLIC RECORDS AND MONUMENTATION SHOWN ON THIS EASEMENT PLAT ARE ONLY THOSE USED TO CONSTRUCT, IN ACCORDANCE WITH THE CONSTRAINTS OF THE 'STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA', THE BOUNDARIES OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES RELATIVE TO THE GENERAL UTILITY EASEMENT MAPPED HEREON, AND DO NOT CONSTITUTE EITHER A TITLE SEARCH OR COMPLETE PARCEL BOUNDARY SURVEYS.
- NO SUBSURFACE INVESTIGATIONS OR ENVIRONMENTAL SURVEYS WERE MADE ON THE SUBJECT PROPERTY OR THE ADJOINING PROPERTIES FOR THIS PLAT. THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, HAZARDOUS WASTE CONTAMINATION, ENDANGERED SPECIES, OR OTHER CONDITIONS WHICH MAY BE REVEALED THROUGH ADDITIONAL SURVEYS AND/OR INVESTIGATIONS, AND NO CERTIFICATION IS MADE HEREON, EXPRESSED OR IMPLIED, TO THE PRESENCE OR ABSENCE OF THE SAME. NO EXISTING IMPROVEMENTS ON THE PROPERTIES ADJACENT TO THE GENERAL UTILITY EASEMENT PLATTED HEREON WERE SURVEYED AND MAPPED EXCEPT AS NOTED.
- ALL PLAT AND DEED REFERENCES ARE FROM THE BERKELEY COUNTY REGISTER OF DEEDS (R.O.D.) OFFICE UNLESS NOTED OTHERWISE.
- THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (i.e. POWER, TELEPHONE, SANITARY &/or STORM SEWER, etc.) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEED(S) OR REFERENCE PLAT(S) ASSOCIATED WITH THIS PROPERTY. ANY UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE EVIDENCE and/or UTILITY LOCATION PAINT MARKS/PIN FLAGS MADE OR PLACED BY THE RESPECTIVE UTILITY. NO UTILITIES WERE VERIFIED AS TO SIZE, DEPTH, MATERIAL, &/or CONDITION. THIS PLAT DOES NOT ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY NATURE.
- NO IMPROVEMENTS EXISTING ON ANY OF THE PARCELS SHOWN HEREON WERE SURVEYED OR MAPPED FOR THIS PLAT, EXCEPT AS NOTED.
- ACCORDING TO F.E.M.A. F.I.R.M. COMMUNITY PANEL 45015 C 0595D, THIS PROPERTY IS IN ZONE X (UNSHADED). THE EFFECTIVE DATE OF F.I.R.M. INDEX DESIGNATED AS 45015 CIND0A FOR PANEL 0595D IS OCTOBER 16, 2003.
- THE PROPERTY IS ZONED AS GC IN GOOSE CREEK, SOUTH CAROLINA, AS PER THE GIS WEB SITE OF BERKELEY COUNTY (www.berkeleycountysc.gov) ON THE DATE OF THIS PLAT.

LEGEND

---	PERPETUAL EASEMENT LIMITS (P.E.)
---	RIGHTS-OF-WAY LINE (R/W or R.O.W.)
---	ADJOINER BOUNDARY LINE
---	EASEMENT
---	CENTERLINE OF RAILROAD
●	IRON PIN FOUND (I.P.F.)
△	COMPUTED POINT (C.P.; NO MONUMENT SET)
○	IRON REINFORCING BAR (REBAR)
○	OPEN TOP PIPE
●	BOOK & PAGE, CABINET & PAGE (DEED &/or PLAT REFERENCES)
●	DEED BOOK/PAGE
●	PLAT CABINET/PAGE, PLAT BOOK/PAGE
●	SQUARE FEET (43,560 sq.ft./ACRE)
●	NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT, ft.)
●	BERKELEY COUNTY WATER & SANITATION
●	CORNERSTONE SURVEYING & ENGINEERING, INC.
●	CARDINAL COMPASS DIRECTIONS: NORTH, EAST, SOUTH, WEST
●	POINT OF BEGINNING/POINT OF COMMENCEMENT
●	LINEAR FEET (ft.)
●	DISTURBED
●	ADJUSTMENT
●	EASEMENT
●	DOCKET (SCDOT ROAD PLANS DOCUMENT)
●	SHEET
●	REFERENCE
●	SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
●	EXISTING
●	PERPETUAL EASEMENT
●	DRAINAGE EASEMENT
●	BCWS PERMANENT EASEMENT
●	INGRESS-EGRESS & GENERAL UTILITY EASEMENT
●	BCWS EASEMENT CORNER DESIGNATION
●	SEWER MANHOLE

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' (EFFECTIVE JUNE 26, 2009), AS PER ARTICLE 4, REGULATION 49-420 F., PURSUANT TO REGULATION 49-430 C.(18) AND REGULATION 49-460 F.; THAT THIS MAP OR PLAT IS INTENDED ONLY TO SHOW INFORMATION SURVEYED FOR A SPECIFIC STATED PURPOSE; THAT SURVEY LINES SHOWN HEREON ARE BASED ON ACTUAL FIELD SURVEY EVIDENCE AND/OR MEASUREMENTS WHICH MEET OR EXCEED THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN.



This is not a valid, true copy of this document unless bearing an original signature, signature date, and raised embossed seal of the surveyor noted hereon.

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Print No. 1

Signature Date: 1/8/18

LINE TABLE

LINE	BEARING	DISTANCE	LINE DESCRIPTION
L1	N 05°16'10" E	49.49'	P.O.C. to 'A' (P.O.B.)
L2	N 05°16'10" E	15.00'	'A' to 'B'
L3	S 05°08'03" W	15.00'	'C' to 'D'
L4	N 84°50'20" W	65.21'	'A' to 'E'
L5	N 05°07'59" E	15.00'	'E' to 'F'
L6	S 84°50'20" E	65.24'	'E' to 'F'
L7	N 05°12'17" E	88.63'	'B' to I.P.F.
L8	N 04°55'10" E	70.53'	'C' to I.P.F.
L9	N 05°15'26" E	79.96'	I.P.F. to I.P.F.
L10	S 05°29'24" W	49.98'	'D' to I.P.F.
L11	S 06°00'48" W	17.59'	△ to I.P.F.

U.S. HWY. 52 ~ R/W VARIES
(REF.: SCDOT Dkt.# 8.408; Sht.# 16 of 57)

CSX RAILROAD (Variable R/W)
(REF.: SCDOT Dkt.# 8.408; Sht.# 16 of 57)

P.O.C.
I.P.F.: #4 RBR
SOUTH CAROLINA STATE PLANE COORDINATES
NORTHING: 429,379.94
EASTING: 2,295,408.87
NAD 83 (2011 ADJUSTMENT; ZONE 3900)

BCWS 15' (WIDE) PERPETUAL EASEMENT

OWNER OF PERPETUAL EASEMENT: BERKELEY COUNTY WATER & SEWER AUTHORITY (a.k.a. BERKELEY COUNTY WATER & SANITATION)

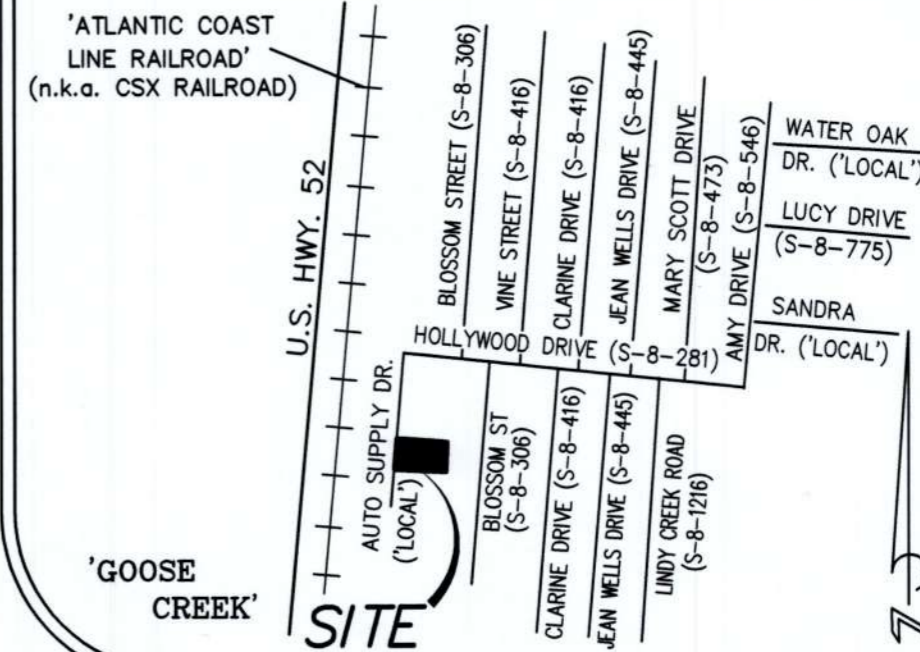
REFERENCE DEED: BOOK C142, PAGES 231 thru 235 (PLAT ATTACHED)

REFERENCE PLAT: CAB./PG. H/356

PERPETUAL EASEMENT AREA IN LOT C-1 (T.M.S. #244-01-01-059); 'A'-'B'-'C'-'D'-'A': 4,269 sq.ft.

PERPETUAL EASEMENT AREA BETWEEN CSX RAILROAD R.O.W. & 50' I.E.&G.U.E./16' E.SMT. AREA; 'A'-'E'-'F'-'B'-'A': 978 sq.ft.

HOLLYWOOD DRIVE
(S-8-281)
#4 RBR (DIST.)



TRACT A-2
TMS #244-01-01-055
(SEE PLAT CAB./PG.: M/306S)

TRACT "B"
PROPERTY OF
NJD ENTERPRISES, LLC
DEED BK./PG.: 9752/225
PLAT CAB./PG.: Q/396H (SEE ALSO: P.C./PG.: M/346-P)
TMS #244-01-01-001

LOT C-1
PROPERTY OF
PHOENIX LANDSCAPE OF CHARLESTON, INC.
DEED BK./PG.: 2317/662
PLAT CAB./PG.: M/346-P
TMS #244-01-01-059

LOT 4
TMS #244-01-01-005

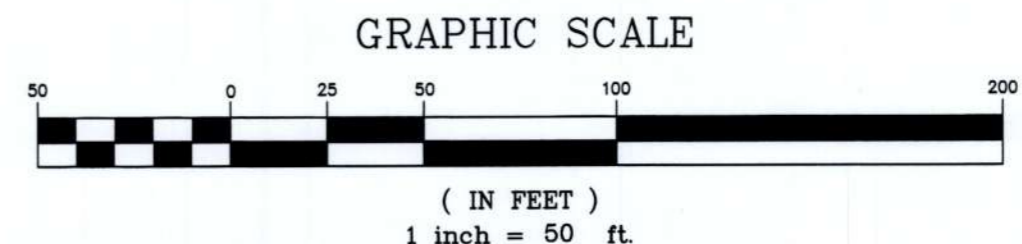
LOT 5
TMS #244-01-01-006

LOT 6
PROPERTY OF
FANNIE LOUISE SHARPE
DEED BK./PG.: 9120/303
PLAT BK./PG.: R/123
TMS #244-01-01-007

LOT 7
PROPERTY OF
FANNIE LOUISE SHARPE
DEED BK./PG.: 9120/303
PLAT BK./PG.: R/123
TMS #244-01-01-008

LOT 8
PROPERTY OF
DON S. PROCTOR & KELLI E. PROCTOR
DEED BK./PG.: 2328/144
PLAT BK./PG.: R/39
TMS #244-01-01-009

LOT 9
TMS #244-01-01-010



AN EASEMENT PLAT OF AN EXISTING
BCWS 15' (WIDE) PERPETUAL EASEMENT
LYING ON AND CROSSING THROUGH (WEST TO EAST)
LOT C-1 (BERKELEY COUNTY T.M.S. No. 244-01-01-059)
THE PROPERTY, NOW OR FORMERLY, OF
PHOENIX LANDSCAPE OF CHARLESTON, INC.
SURVEYED FOR
BERKELEY COUNTY WATER & SANITATION
LOCATED ON THE EASTERN SIDE OF 'AUTO SUPPLY DRIVE', A SEMI-IMPROVED, 'LOCAL' ROAD
TOWN OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA

Date of Field Survey: 4/19/17

Drawn: KAW
 Design: KAW
 Checked: KAW
 Approved: KAW

CAD File: 17009-1(BCWS PE).dwg
F.B. & Pg. _____
P.B. & Pg. Cab./Pg. _____
Pl. Board Appl. # _____

Date	Revision No.

Proj. No.: 17009-001
Sheet 1 Of 1

