

- NOTES:**
- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
 - 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 4) THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH TO PERFORM THE REQUESTED SERVICES. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
 - 5) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - 6) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED BY ASHLEY LAND SURVEYING, INC. FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 7) THIS PROPERTY IS LOCATED IN FLOOD ZONE X SEE FIRM PANEL 45015C 0440 E, MAP EFFECTIVE 12/7/2018
 - 8) THIS PROPERTY IS ZONED FLEX 1

- REFERENCES:**
- 1) PLAT BY WILLIAM H. DENNIS, DATED SEPTEMBER 29, 1993 RECORDED IN THE R.O.D. OFFICE OF BERKELEY COUNTY IN PLAT CABINET K, AT PAGE 181.
 - 2) PLAT BY ANDREW B. WADSWORTH, DATED JANUARY 2, 2020 RECORDED IN THE R.O.D. OFFICE OF BERKELEY COUNTY IN PLAT INSTRUMENT #2020000900.
 - 3) PLAT BY KEITH K. RUDDY, DATED JANUARY 2, 2020 RECORDED IN THE R.O.D. OFFICE OF BERKELEY COUNTY IN PLAT CABINET N, AT PAGE 284.
 - 4) PLAT BY C. LAWSON JR., DATED OCTOBER 21, 2022 THIS PLAT WAS NOT RECORDED PENDING THE PROPERTY OBTAINING AN SCDHEC PERC TEST.

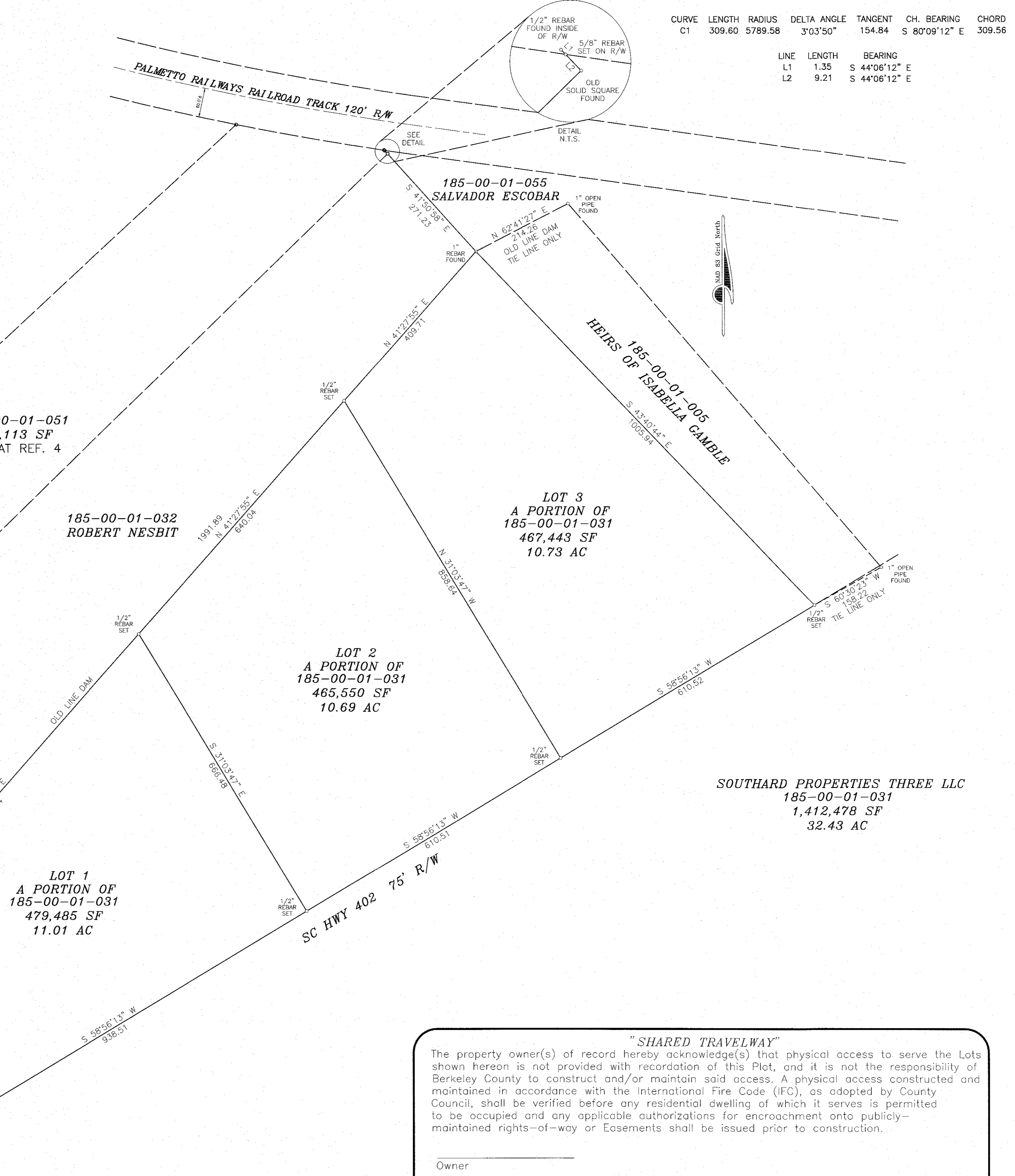
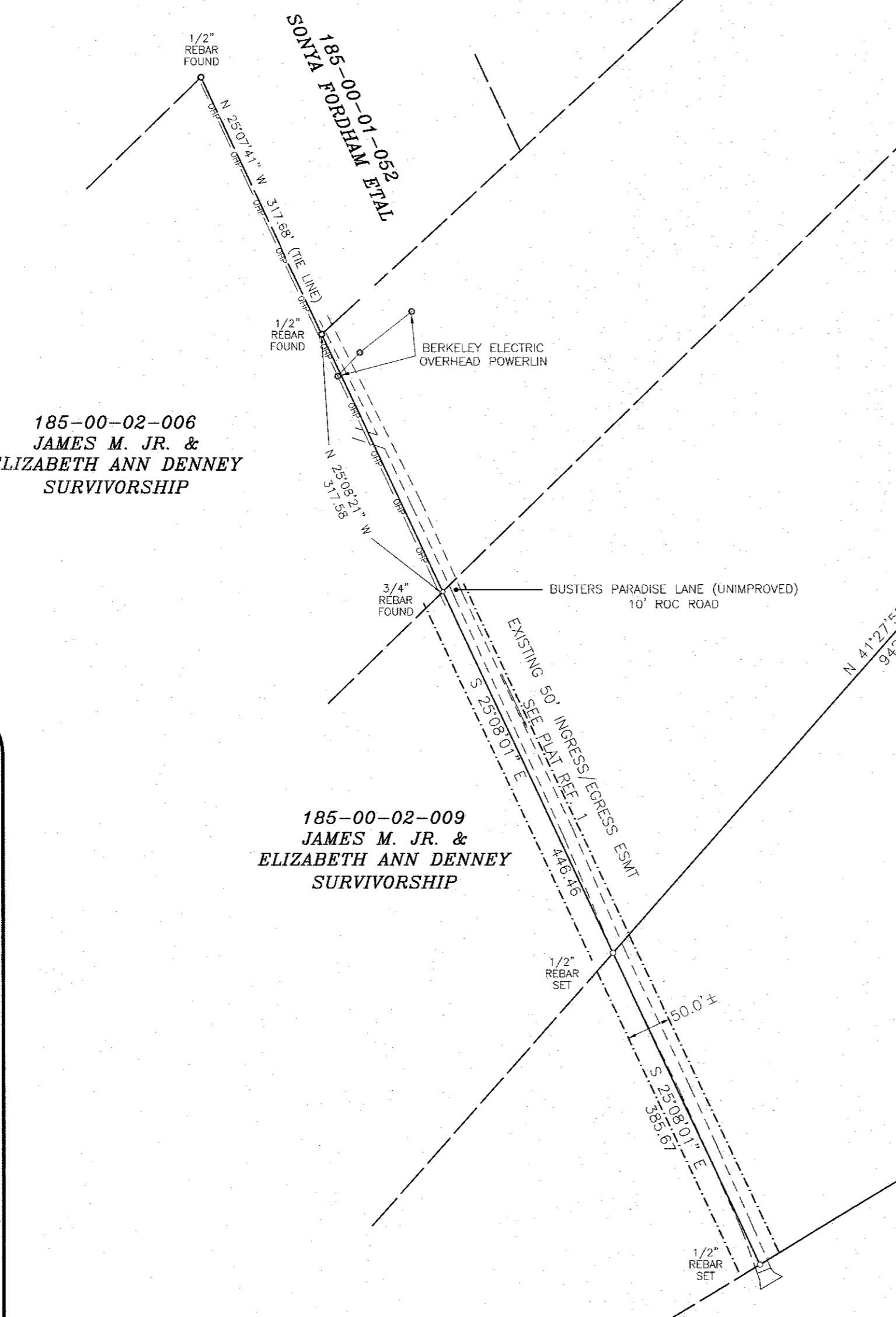
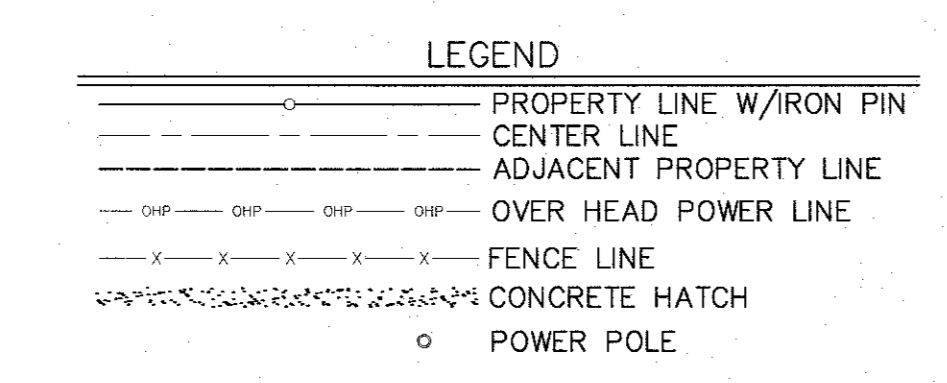
GLOBAL DEDICATION STATEMENT FOR THE FOLLOWING STATEMENTS

ROAD DEDICATION STATEMENT
 BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY 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.

SEPTIC NOTE
 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.

PROPERTY OWNER _____ DATE _____
 TMS 185-00-01-031

APPROVAL AND RECORDING STAMP AND SIGNATURE BOX



CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CH. BEARING	CHORD
C1	309.60	5789.58	3°03'50"	154.84	S 80°09'12" E	309.56

LINE	LENGTH	BEARING
L1	1.35	S 44°06'12" E
L2	9.21	S 44°06'12" E

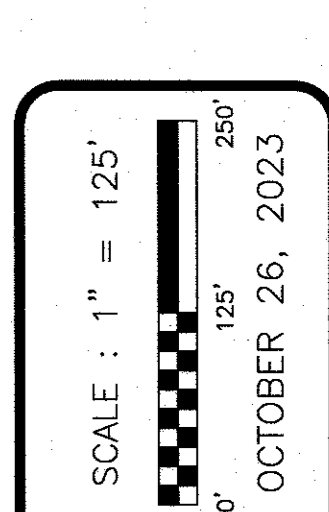
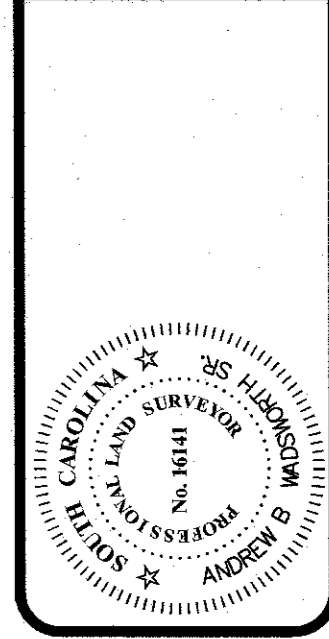
"SHARED TRAVELWAY"
 The property owner(s) of record hereby acknowledge(s) that physical access to serve the Lots shown hereon is not provided with recordation of this Plat, and it is not the responsibility of Berkeley County to construct and/or maintain said access. A physical access constructed and 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.

Owner _____
 Date: _____
 TMS 185-00-01-031

SEE REFERENCE MAP NUMBER 2022-6245-001

ANDREW B. WADSWORTH, SR., R.L.S.
 2009 VESTRY DRIVE
 CHARLESTON, S.C. 29414
 (843) 709-3425
 andrew.wadsworthsr@gmail.com

BOUNDARY SURVEY OF
 TMS 185-00-01-031 OWNED BY
 SOUTHARD PROPERTIES THREE LLC
 & SUBDIVISION CREATING LOTS 1, 2 & 3
 LOCATED IN THE CORDESVILLE AREA
 BERKELEY COUNTY, SOUTH CAROLINA



REV. MAY 30, 2024 FOR SUBDIVISION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE SURVEYING AND MAPPING PROFESSION IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

ANDREW B. WADSWORTH, SR., S.C. REC. NO. 16141

2023-0335-001-A BCC