

SUBDIVISION SURVEY BEING PART OF
TMS# 087-00-02-076 AND CONTAINING
35.830 ACRES OWNED BY
PAULETTE C. BAUCOM
INTO LOT "1" BEING 6.591 ACRES
(29.239 AC RESIDUAL PROPERTY)
PROPERTY LOCATED IN MACEDONIA AREA
BERKELEY COUNTY, SOUTH CAROLINA
DATED: APRIL 23rd, 2023
SCALE 1" = 160'

RESERVED FOR PLANNING & ZONING APPROVAL

THE PROPERTY OWNER(S) OF RECORD HEREBY ACKNOWLEDGE(S) THAT LOTS SHOWN HEREON ARE CONSIDERED NON-BUILDABLE UNTIL PUBLIC WATER AND/OR SEWER IS MADE AVAILABLE TO THESE LOTS OR SCHEC APPROVES AN ONSITE 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 30' WIDE INGRESS/EGRESS EASEMENT AND GENERAL UTILITY EASEMENT AND CUL-DE-SAC TURN AROUND SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN INTEREST OF THIS PROPERTY, AND I HEREBY DEDICATE 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 ON RIGHT-OF-WAY SHOWN HEREON.

PAULETTE C. BAUCOM
DATE: 4/29/23

NOTES:
BERKELEY COUNTY HOLD HARMLESS AND INDEMNIFICATION AGREEMENT SUBMITTED WITH THIS PLAT.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PROPERTY UNLESS SPECIFICALLY SHOWN.
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.
IS FOR DESCRIPTIVE PURPOSES ONLY.
IT IS NOT THE INTENT OF THIS PLAT TO SHOW THE EXISTENCE OR NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEERS "JURISDICTIONAL WETLANDS".

I HEREBY CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM), AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY LIES IN FLOOD ZONE X. FLOOD MAP 45015C0275E, COMMUNITY 450028 0275 E DATE: DECEMBER 07, 2018. ALL STRUCTURES LIE IN ZONE X.
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED IN THE REIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

RESERVED FOR RMC RECORDING

RANDY SHANE & KIRSTY
SULLIVAN MITCHELL
TMS# 087-00-03-064

BRUCE DRIGGERS JR.
TMS# 087-00-03-024

MARTIN & CARRIE LYNN
MCGINNIS SURVIVORSHIP
TMS# 087-00-02-057

PAULETTE C. BAUCOM
PART OF TMS# 087-00-02-076
RESIDUAL +/- 29.239 AC

CHARLES LEROY
TINDALL JR.
TMS# 087-00-02-048

JOHN L. JR. & ERICA
DANIELLE WATERS
SURVIVORSHIP
TMS# 087-00-02-047

DEWEY B. OR DEBORAH M.
MARTIN
TMS# 087-00-02-046

PAULETTE C. BAUCOM
PART OF TMS# 087-00-02-076
LOT "1"
6.591 AC

RAY A. & DIMPLES COOPER
INABINET
TMS# 087-00-02-078

LINE TABLE		CURVE TABLE			
LINE	LENGTH	BEARING	CURVE	RADIUS	CHORD BEARING
L1	55.56	S48°45'54"E	C1	275.00	N2°09'35"W
L2	71.72	N39°11'48"E	C2	241.34	N48°47'12"E
L3	45.15	S40°57'43"E			
L4	48.00	N03°55'56"W			
L5	48.00	S04°22'03"E			



SCALE: 1" = 160' (PRINT 11x17)



LOCATION MAP N.T.S.

LEGEND:

- IRS = IRON ROD SET
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- GUE = GENERAL UTILITY EASEMENT
- △ = COMPUTED POINT (CP)

REFERENCES:

- PLAT BY William H. Dennis, PLS
Dated October 8th, 1999
Recorded Cabinet O, Pg 130-G
- PLAT BY J. Hutchins, PLS
Dated Feb. 2, 2008
Recorded CAB M, Pg 347-P
- PLAT BY Robert J. Samples, PE, PLS
Dated June 23rd, 2008
Recorded Cabinet M, Pg 159-R
- PLAT BY Robert J. Samples, PE, PLS
Dated July 2, 2006
Recorded Cabinet R, Pg 156-F
- PLAT BY Paul C. Lawson, Jr., PLS
Dated Feb. 1st, 1994
Recorded Cabinet K, Pg 273-A
- BERKELEY COUNTY GIS
FEMA FIRM MAPS

ZONING
FLE1



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