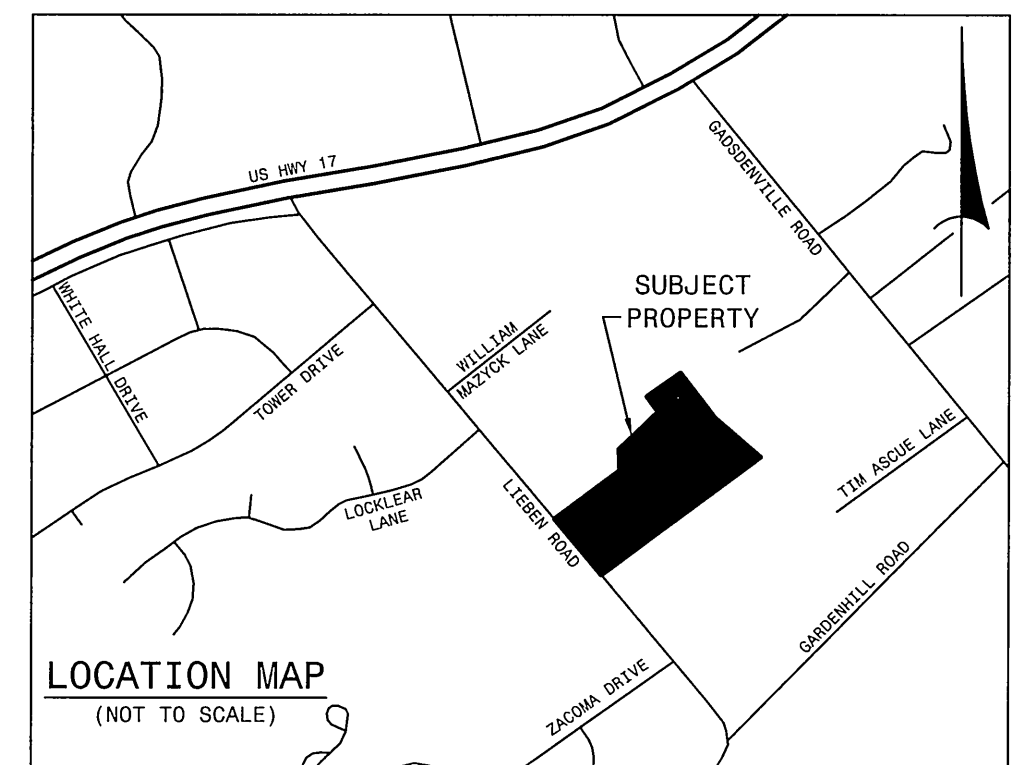


RESERVED FOR RECORDING INFORMATION

PLAT APPROVED
Town of Mount Pleasant, SC
BY: [Signature] TOWN ENGINEER
DATE: 3/12/2015

RECORDED
DATE: 3/13/2015 TIME: 8:37:19 AM
Book-Page: L15 0113 DocType: Large Plat
Charlie Lybrand, Register, Charleston County, SC
HUSSEY, GAY, BELL AND DEYOUNG INC
474 WANDO PARK BLVD. STE 201
MT PLEASANT, SC 29464
COPAHEE LANDING 2/2

LEGEND
PROPERTY CORNER
ROAD CENTERLINE NAIL
PROPERTY CORNER FOUND
PROPERTY CORNER SET
TOWN LIMITS LINE
CABLE TELEVISION PEDESTAL
TELEPHONE PEDESTAL
GAS LINE MARKER
NEW DRAINAGE EASEMENT
APPROX. EDGE OF POND
APPROXIMATE LOCATION OF "FLOOD ZONE" BOUNDARY LINE
JURISDICTIONAL WETLAND
SANITARY SEWER EASEMENT
WATER EASEMENT
NON-JURISDICTIONAL DITCH



AREA SUMMARY
26 LOTS - 3.784 AC. (164,826 S.F.) = 53.8%
3 HOA AREAS - 2.371 AC. (103,274 S.F.) = 33.7%
ROAD R/W - 0.882 AC/ (38,418 S.F.) = 12.5%
TOTAL - 7.037 AC. (306,518 S.F.)

OWNER'S ACKNOWLEDGMENT:
STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON
THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING.

SIGNATURE OF SUBDIVIDER: [Signature] DATE: 2/17/2015
NAME, ADDRESS, AND TELEPHONE NUMBER OF OWNER OF RECORD:
DEMETER PROPERTIES SC, LLC
19421 LIVERPOOL PARKWAY
CORNELIUS, NC 28031
ATTN: MR. JOE STEVENS
PHONE: 704-622-5722

POND AND DRAINAGE CERTIFICATION.
THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND ANY SUBSEQUENT OWNER, HEIR, SUCCESSOR OR ASSIGN, ACKNOWLEDGES AND AGREES TO THE PERPETUAL MAINTENANCE OF THE POND(S) LOCATED IN THIS SUBDIVISION; AND DOES RELEASE AND HOLD HARMLESS THE TOWN FROM ANY AND ALL LIABILITIES, CLAIMS, DEMANDS, ATTORNEY'S FEES AND COSTS OR JUDGMENTS ARISING FROM SAID POND(S); AND SPECIFICALLY RELEASES THE TOWN FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OR NATURAL CREEKS, RIVER, OR DRAINAGE FEATURES.

SIGNATURE OF OWNER: [Signature] DATE: 2/17/2015

ADDRESS TABLE
LOT STREET # STREET NAME
1 3727 COPAHEE SOUND DRIVE
2 3731 COPAHEE SOUND DRIVE
3 3735 COPAHEE SOUND DRIVE
4 3739 COPAHEE SOUND DRIVE
5 3743 COPAHEE SOUND DRIVE
6 3747 COPAHEE SOUND DRIVE
7 3751 COPAHEE SOUND DRIVE
8 3755 COPAHEE SOUND DRIVE
9 3759 COPAHEE SOUND DRIVE
10 3763 COPAHEE SOUND DRIVE
11 3767 COPAHEE SOUND DRIVE
12 3771 COPAHEE SOUND DRIVE
13 3775 COPAHEE SOUND DRIVE
14 3779 COPAHEE SOUND DRIVE
15 3774 COPAHEE SOUND DRIVE
16 3766 COPAHEE SOUND DRIVE
17 3762 COPAHEE SOUND DRIVE
18 3758 COPAHEE SOUND DRIVE
19 3754 COPAHEE SOUND DRIVE
20 3750 COPAHEE SOUND DRIVE
21 3746 COPAHEE SOUND DRIVE
22 3742 COPAHEE SOUND DRIVE
23 3738 COPAHEE SOUND DRIVE
24 3734 COPAHEE SOUND DRIVE
25 3730 COPAHEE SOUND DRIVE
26 3726 COPAHEE SOUND DRIVE
27 1526 LIEBEN ROAD

OWNER/SUBDIVIDER:
DEMETER PROPERTIES SC, LLC
19421 LIVERPOOL PARKWAY
CORNELIUS, NC 28031 ATTN:
MR. JOE STEVENS PHONE:
704-622-5722

ZONING DATA:
ZONING PD-GD (ORDINANCE #12055)
DENSITY - 12 UNITS PER ACRE
MAXIMUM LOT COVERAGE - 80% OF LOT
BUILDING HEIGHT - 35' FOR MAIN STRUCTURES
40' IN FLOOD PLAIN EXCEPTION
20' ACCESSORY STRUCTURES
BUILDING SETBACKS:
FRONT - 4'
SIDES - 5' MINIMUM (15' BETWEEN STRUCTURES)
REAR - 10' (ZERO WHEN ADJACENT TO HOA SPACE OR REAR YARD DRAINAGE)

LINE TABLE
NO. BEARING LENGTH
L1 N52°24'58"E 3.26'
L2 N68°58'20"E 18.42'
L3 N52°27'52"E 12.78'
L4 N52°27'52"E 11.95'
L5 S52°27'52"W 12.69'
L6 S52°27'52"W 12.03'
L7 S68°58'20"W 5.52'
L8 S68°58'20"W 12.90'
L9 S52°24'58"W 4.04'
L10 N40°36'39"W 25.03'
L11 N40°36'39"W 25.03'
L12 N68°58'20"E 18.42'
L13 N24°03'35"E 39.44'

CURVE TABLE
NO. LENGTH RADIUS DELTA CH BRNG CH LENGTH
C1 57.51' 203.00' 16°13'55" N60°31'56"E 57.32'
C2 1.15' 203.00' 0°19'27" N68°48'37"E 1.15'
C3 36.86' 153.00' 13°48'06" N62°04'17"E 36.77'
C4 7.23' 153.00' 2°42'22" N53°49'03"E 7.23'
C5 40.18' 105.00' 21°55'39" N41°30'02"E 39.94'
C6 10.76' 25.00' 24°40'07" N18°12'10"E 10.68'
C7 11.18' 25.00' 25°37'24" N6°56'36"W 11.09'
C8 58.19' 45.00' 74°05'41" N17°17'32"E 54.22'
C9 20.17' 45.00' 25°40'45" N67°10'45"E 20.00'
C10 31.41' 45.00' 39°59'55" S79°58'55"E 30.78'
C11 28.45' 45.00' 36°13'24" S41°52'16"E 27.98'
C12 29.06' 45.00' 36°59'43" S5°15'43"E 28.55'

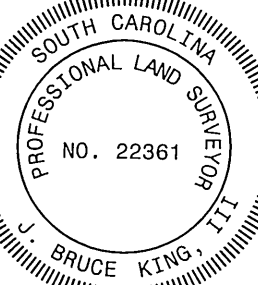
CURVE TABLE
NO. LENGTH RADIUS DELTA CH BRNG CH LENGTH
C13 32.92' 45.00' 41°54'55" S34°11'36"W 32.19'
C14 10.71' 45.00' 13°38'13" S61°58'10"W 10.69'
C15 18.15' 25.00' 41°35'59" S47°59'17"W 17.76'
C16 20.31' 155.00' 7°30'29" S30°56'32"W 20.30'
C17 48.07' 155.00' 17°48'05" S43°34'49"W 47.87'
C18 7.97' 203.00' 2°14'56" S53°35'20"W 7.97'
C19 50.52' 203.00' 14°15'32" S61°50'34"W 50.39'
C20 44.21' 153.00' 16°33'22" S60°41'39"W 44.06'
C21 51.43' 178.00' 16°33'22" N60°41'39"E 51.26'
C22 51.28' 178.00' 16°30'28" N60°43'06"E 51.11'
C23 64.45' 130.00' 28°24'17" N38°15'43"E 63.79'

Certificate
Owner & Covenants Affidavit
The undersigned designee has the authority to represent the owner(s) of this property for the purpose described herein. I understand South Carolina State Law Section 6-29-1145 and certify compliance therewith by my signature below.
Print Name: [Signature]
Signature: [Signature]
Date of Signature: 2/17/2015

- REFERENCES:
1. PLAT SHOWING A 9.27 ACRE TRACT OF LAND LOCATED IN CHRIST CHURCH PARISH, CHARLESTON COUNTY, S.C., BY PRECISION LAND SURVEYING, CO., DATED SEPTEMBER 22, 1983, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK BX, PAGE 138.
2. WETLAND PLAT SHOWING TMS 614-00-00-141 (9.269 ACRES), PROPERTY OF MARK W. LEPPERT, JR., BY TIM ELMER RLS, LLC, DATED APRIL 18, 2012.
3. PLAT SHOWING A RE-SURVEY OF THE EASTERN HALF OF A LOT FORMERLY OWNED BY DAVID GREEN, ET AL, A PORTION OF LOT R, BEE HIVE PLANTATION, PRESENTLY OWNED BY: LEONARD BROWN & DORIS C. BROWN, BY CHARLES F. DAWLEY, JR., DATED MARCH 26, 1990, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK CC, PAGE 141.
4. PLAT OF TWO, ONE ACRE LOTS, CUT OUT OF LOT "R" OF A PLAT OF "BEE HIVE", BY W.B. GUERARD, JAN. 6, 1981, LOCATED IN CHRIST CHURCH PARISH, CHARLESTON COUNTY, S.C., LOT NO. 1 IS ABOUT TO BE CONVEYED TO HENRY HUTCHINSON AND LOT NO. 2, TO LEROY HUTCHINSON, BY THE OWNER, EST. AARON WHITE, BY J.B. WESTON, DATED MAY, 1949, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK X50, PAGE 161.
5. PLAT OF ESTATE OF CHRISTOPHER WILLIAMS AND ESTATE OF PHILIS WILLIAMS, SUBDIVISION OF CHRISTOPHER WILLIAMS ESTATE INTO LOTS 1-6, BY CUMMINGS MCCRAHY, DATED MAY 23, 1983, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK BA, PAGE 086.
6. PLAT OF SURVEY TO COMBINE LANDS OF JAMES GLOVER, ET. AL., SUSAN ANN GLOVER & FRED GLOVER, LOCATED IN BEE HIVE PLANTATION, CHRIST CHURCH PARISH, CHARLESTON COUNTY, SOUTH CAROLINA, BY GEORGE D. SAMPLE, DATED AUGUST 17, 1978, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK AL, PAGE 128.
7. BEE HIVE PLANTATION, TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, S.C., SUBDIVISION PLAT OF LOT T CONTAINING 10.06 ACRES INTO LOT T CONTAINING 9.40 ACRES AND INTO LOT T-A CONTAINING 0.66 ACRE, OWNED BY SCORA INVESTMENTS, INC., BY EM SEABROOK, JR., INC., DATED FEBRUARY 25, 2008, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK EL, PAGE 624.
8. PLAT OF A PORTION OF BEE HIVE PLANTATION, BY W.B. GUERARD, DATED JUNE 6, 1981, AND RECORDED IN THE BERKELEY COUNTY R.M.C. OFFICE IN PLAT BOOK A, PAGE 12.
9. S.C.D.O.T. HIGHWAY PLANS, ROADS S-2049, S-1813, S-1814, FILE NO. 10.815, SHEETS NO. 8 & 9 OF 22.
10. TOPOGRAPHICAL MAP & TREE SURVEY OF CHARLESTON COUNTY TMS PARCEL NO. 614-00-00-141, PREPARED FOR DEMETER PROPERTIES SC, LLC., BY HGBD SURVEYORS, LLC., DATED AUGUST 21, 2013.
11. PRELIMINARY PLAT OF COPAHEE LANDING, PREPARED BY HGBD SURVEYORS, LLC, DATED OCTOBER 22, 2013 AND REVISED JANUARY 22, 2014.
12. PLAT SHOWING NEW 20' MPW SEWER EASEMENTS ACROSS PROPERTIES OWNED BY MARK W. LEPPERT, JR., MLBS, LLC AND DEMETER PROPERTIES SC, LLC, BY HGBD SURVEYORS, LLC AND DATED NOVEMBER 18, 2014.
13. PLAT SHOWING NEW 15' MPW WATER EASEMENT ACROSS PROPERTY OWNED BY DEMETER PROPERTIES SC, LLC, BY HGBD SURVEYORS, LLC AND DATED NOVEMBER 20, 2014.
14. PLAT SHOWING THE SUBDIVISION OF TMS NO. 614-00-00-141 TO CREATE LOT 27 AND RESIDUAL PARCEL CURRENTLY OWNED BY MLBS, LLC AND MARK W. LEPPERT, JR., PREPARED AT THE REQUEST OF DEMETER PROPERTIES SC, LLC, BY HGBD SURVEYORS, LLC, DATED OCTOBER 24, 2013 AND RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK L13, PAGE 377.
15. CHARLESTON COUNTY TMS NO. 614-00-00-565.

- NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THE SUBJECT PROPERTY IS FOR DESCRIPTIVE PURPOSES ONLY.
2. THIS DRAWING IS BASED ON THE PUBLIC RECORDS REFERENCED HEREON. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL MATTERS WHICH WOULD BE REVEALED BY A CURRENT AND ACCURATE TITLE REPORT.
3. THE WETLANDS SHOWN HEREON WERE NOT SURVEYED BY HGBD SURVEYORS, LLC. WETLANDS LOCATIONS ARE BASED ON INFORMATION OBTAINED FROM REFERENCE NO. 2 AND U.S. ARMY CORPS OF ENGINEERS SAC #2012-00380-2JX.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 29 DATUM.
5. BENCHMARK IS A MAG NAIL IN THE ASPHALT OF LIEBEN ROAD AS SHOWN HEREON, ELEVATION = 11.17' (NGVD 29).
6. WATER AND SANITARY SEWER TO BE PROVIDED BY MOUNT PLEASANT WATERWORKS. PRIVATE DESIGN ELEMENTS FOR STREET TREATMENTS, LANDSCAPE OR SIGNAGE IN RIGHT-OF-WAY, BRIDGE, HOMEOWNER OR DEVELOPER INITIATED BUFFERYARDS SHALL BE MAINTAINED BY THE H.O.A.
7. PROJECT PARCEL TMS NO.: 614-00-00-565.
8. PRELIMINARY PLAT WAS APPROVED ON DECEMBER 18, 2013.
9. ALL TREES 16" D.B.H. AND LARGER LOCATED ON THE SUBJECT PROPERTY ARE SHOWN ON THIS PLAT.
10. IRON PINS AT LOT CORNERS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
11. FENCES AND OTHER STRUCTURES SHALL NOT BE ERRECTED IN DRAINAGE EASEMENTS.
12. THE H.O.A. SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE POND.
13. TYPICAL ROAD WIDTH (BACK OF CURB TO BACK OF CURB IS 28.2'. TYPICAL PAVEMENT WIDTH IS 24.2'.
14. ALL LOTS ARE ZONED PD-CD, PLANNED DEVELOPMENT-CONSERVATION DESIGN DISTRICT. FINAL READING: SEPTEMBER, 2012.
15. THE PHASE I ENVIRONMENTAL STUDY FOR THIS SITE WAS PREPARED BY COASTAL ENGINEERING & TESTING ON NOVEMBER 12, 2012. GEOTECHNICAL REPORTS FOR THIS SITE WERE PREPARED BY COASTAL ENGINEERING & TESTING ON NOVEMBER 9, 2012 AND SEPTEMBER 11, 2013. HGBD SURVEYORS, LLC HAS MADE REFERENCE THESE REPORTS HEREON AT THE SPECIFIC REQUEST OF TOWN OF MT. PLEASANT OFFICIALS. HGBD SURVEYORS, LLC MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY REGARDING THE CONTENTS OF THESE REPORTS.

FLOOD STATEMENT:
I HEREBY STATE THAT I HAVE CONSULTED FEMA FLOOD INSURANCE RATE MAP NO. 4501900345J & MAP NO. 4501900365J BOTH MAPS HAVING AN EFFECTIVE DATE OF SEPTEMBER 17, 2004. BASED ON SCALING AND GRAPHICAL PLOTTING ONLY, I HAVE DETERMINED THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY LIES WITHIN A SHADED ZONE "X" AND A ZONE "AE" (EL. 13) OF SAID MAPS.
SURVEYORS CERTIFICATE:
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND IS IN ACCORDANCE WITH A CLASS "A" SURVEY.
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 "A" SURVEY AS SPECIFIED THEREIN.



J. BRUCE KING, III
DATE: DECEMBER 15, 2014
PROJ. # 813002235
SURVEY: # M-14121502-A1446
SCALE: N/A