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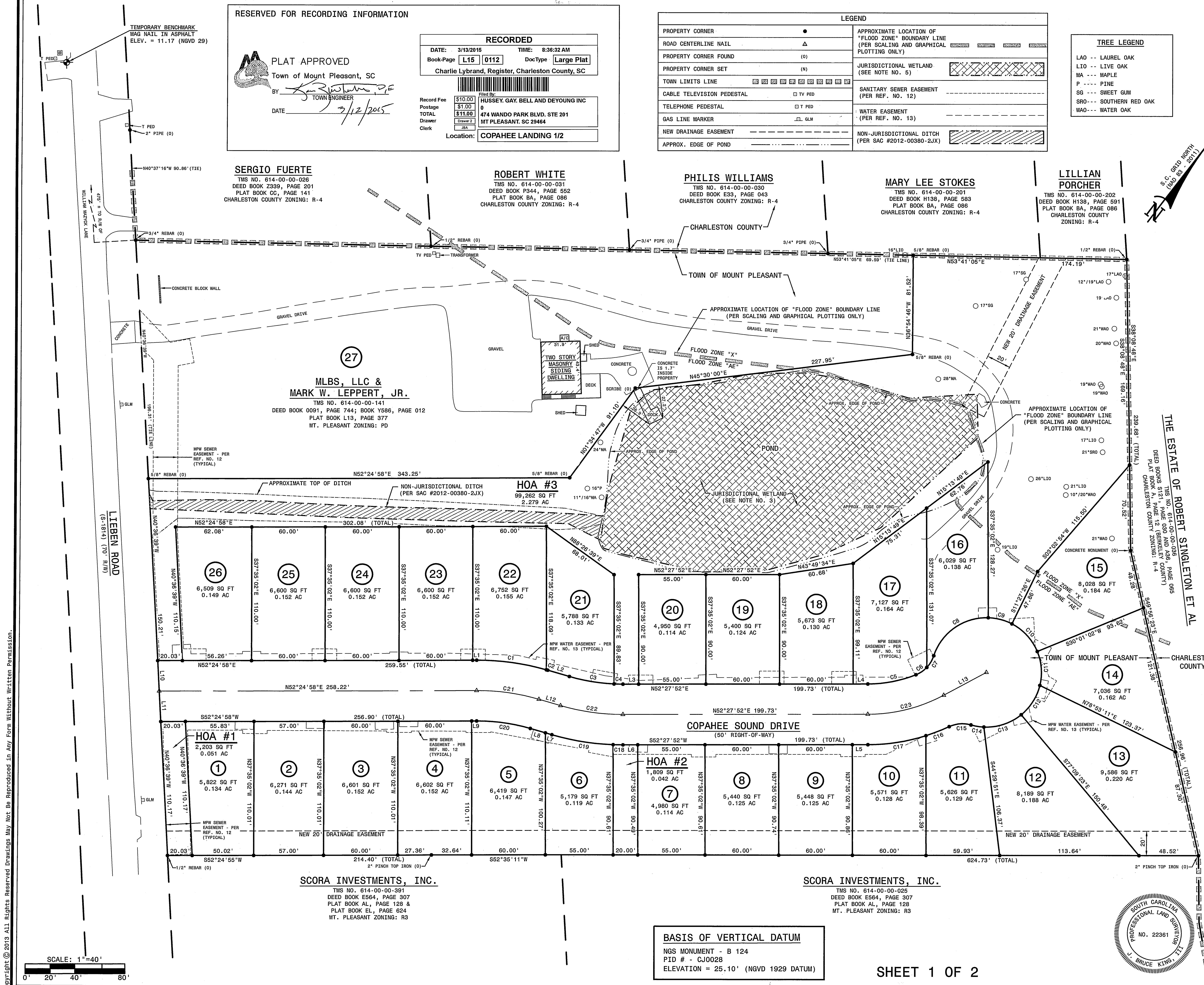

BASIS OF VERTICAL DATUM

NGS MONUMENT - B 124
PID # - CJ0028
ELEVATION = 25.10' (NGVD 1929 DATUM)

SHEET 1 OF 2

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 G. 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, 1881, 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 MCCRADY, 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, 1881, 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.
7. 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.
8. PROJECT PARCEL TMS NO.: 614-00-00-565.
9. PRELIMINARY PLAT WAS APPROVED ON DECEMBER 18, 2013.
10. ALL TREES 16" D.B.H. AND LARGER LOCATED ON THE SUBJECT PROPERTY ARE SHOWN ON THIS PLAT.
11. IRON PINS AT LOT CORNERS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
12. FENCES AND OTHER STRUCTURES SHALL NOT BE ERECTED IN DRAINAGE EASEMENTS.
13. THE H.O.A. SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE POND.
14. TYPICAL ROAD WIDTH (BACK OF CURB TO BACK OF CURB IS 28.2'. TYPICAL PAVEMENT WIDTH IS 24.2'.
15. ALL LOTS ARE ZONED PD-CD, PLANNED DEVELOPMENT-CONSERVATION DESIGN DISTRICT. FINAL READING: SEPTEMBER, 2012.
16. 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 TO 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. 45019C0345J & MAP NO. 45019C0365J BOTH MAPS HAVING AN EFFECTIVE DATE OF NOVEMBER 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.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 22361 J. BRUCE KING, III

J. BRUCE KING, III 2/17/15 S.C.P.L.S. NO. 22361

DATE: DECEMBER 15, 2014
PROJ. # 813002235
SURVEY:# M-14121502-A1446
SCALE: 1" = 40'

FINAL SUBDIVISION PLAT OF COPAHEE LANDING

PREPARED FOR:

DEMETER PROPERTIES SC, LLC

TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA

REVISIONS:

S.F. No.	T.M.S. NO.	BOOK
SEE FILE	614-00-00-565	FILE

HGBD A Bell Company

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION HGBD SURVEYORS, LLC No C03083

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