City of Charleston

JOHN J. TECKLENBURG
Mayor

South Carolina
Department of Public Service

LAURA S. CABINESS, PE
Director

PUBLIC WORKS AND UTILITIES COMMITTEE AGENDA

There will be a meeting of the Public Works and Utilities Committee on Tuesday, March 13, 2018 to begin at 3:30 p.m. at 80 Broad Street. The following items will be heard:

A. Invocation

B. Approval of Public Works and Utilities Committee Minutes

November 28, 2017

December 19, 2017

January 23, 2018

C. Request to Set a Public Hearing
To Close and Abandon a portion of Kinlock Court. Right-of-Way running westerly approximately 200 feet from Meeting Street to the Interstate 26 right-of-way.

D. Acceptance and Dedication of Rights-of-Way and Easements

1. a. Whitney Lake, Phase 4 -Horse Mint Alley 25'R/W
   b. Daniel Island, Parcel E, Phase 3- Aera Furnace Lane 20' R/W, Black Powder Lane 50' R/W.
2. Daniel Island, Parcel E4 - Acceptance and Dedication of a portion of Dark Timber Street (50' R/W, 150 LF), a portion of Lesesne Street (50' R/W 1,530 LF) .There are 32 lots. All infrastructure has been completed.
   a. Title to Real Estate
   b. Affidavit for Taxable or Exempt Transfers
   c. Exclusive Storm Water Drainage Easement
   d. Plat
3. Oakfield, Phase 5A- Acceptance and Dedication of a portion of Kemmerlin Street (R/W Varies 1,698 LF) Whisperwood Road (50' R/W 1,003 LF) a portion of Utsey Street (R/W Varies 598 LF) a portion of Gantt Drive (55' R/W 27 LF) a portion of Mossdale Drive (55' R/W 60 LF). There 57 lots. All of the Infrastructure has been bonded.

a. Title to Real Estate
b. Affidavit for Taxable or Exempt Transfers
c. Exclusive Storm Water Drainage Easement
d. Plat

4. Oakfield, Phase 5B- Acceptance and Dedication of a portion of Kemmerlin Street (R/W Varies 1,462 LF) a portion of Utsey Street (R/W Varies 1,524 LF) a portion of Drakeford Drive (R/W Varies 137 LF) Allspice Drive (20' R/W 470 LF) a portion of Crab Orchard Road (50' R/W 45 LF) McCoy Place (20' R/W 1,023 LF) Bullock Street (20'R/W 136 LF) a portion of Duford Road (50' R/W 114 LF) . There are 57 lots. All of the Infrastructure has been bonded.
   a. Title to Real Estate
   b. Affidavit for Taxable or Exempt Transfers
   c. Exclusive Storm Water Drainage Easement
   d. Plat
5. The Villages in St. Johns Woods, Phase 2 –Acceptance and Dedication of Banana Lane (50' R/W 152 LF) , Breadfruit Lane (2O' R/W 463 LF) , Geranium Lane (50' R/W 537 LF), a portion of Halle Road (50' R/W 1,200 LF) Pearl Stone Street (50' R/W 907 LF) a portion of St. Johns Parkway (50' R/W 1,383 LF) Striped Bass Lane (20' R/W 287 LF) Swing Lane 50' R/W 317 LF) Weakfish Lane 20' R/W 549 LF) a portion of Winnsboro Drive (75' R/W 347 LF) . There are 68 lots. All infrastructure with the exception of sidewalks has been completed. The sidewalks have been bonded.
   a. Title to Real Estate
   b. Affidavit for Taxable or Exempt Transfers
   c. Exclusive Storm Water Drainage Easements
   d. Plat

E. Requests for Permanent Encroachments

None

F. Temporary Encroachments Approved By The Department of Public Service (For information only)

1. **571 Wading Place -** installing irrigation encroaching into right-of-way. This encroachment is temporary. **Approved February 2, 2018.**

2. **209 Black Powder Lane -** installing irrigation encroaching into right-of-way. This encroachment is temporary. **Approved February 2, 2018.**

3. **3197 Conservancy Lane -** installing 6-foot wood fence encroaching into drainage easement. This encroachment is temporary. **Approved February 2, 2018.**

4. **3205 Conservancy Lane -** installing 6-foot wood fence encroaching into drainage easement. This encroachment is temporary. **Approved February 2, 2018.**

5. **2669 Doubletree Court. -** installing 4-foot wood fence encroaching into drainage easement. This encroachment is temporary. **Approved February 2, 2018.**

6. **729 Stiles Drive** – installing loose-laid permeable paver driveway extension on sand base encroaching into drainage easement. Drainage easement is not piped and drains to the pond behind the house. Pavers will follow the contour of the easement. This encroachment is temporary. **Approved February 2, 2018.**

7. **118 Brailsford Street** – transfer of irrigation encroachment permit from Weekly Homes to property owners. **Approved February 12, 2018.**

8. **1409 Tannery Row -** installing 6-foot wood fence encroaching into drainage easement. This encroachment is temporary. **Approved February 12, 2018.**

9. **2737 Battery Pringle Drive -** installing 4-foot wood fence encroaching into drainage easement. This encroachment is temporary. **Approved February 12, 2018.**

10. **1726 Batten Drive -** installing 4-foot wood fence encroaching into drainage easement. This encroachment is temporary. **Approved March 2, 2018.**

11. **2623 Colonel Harrison Drive -** installing 4-foot black aluminum fence encroaching into drainage easement. This encroachment is temporary. **Approved March 2, 2018.**

12. **2716 Beadboard Drive -** installing 4-foot wood fence encroaching into drainage easement. This encroachment is temporary. **Approved March 2, 2018.**

13. **3041 Memorial Drive -** installing 4-foot wood fence encroaching into drainage easement. This encroachment is temporary. **Approved March 2, 2018.**

14. **214 Ferryman Lane** – installing 4 irrigation sprinkler heads into right-of-way. This encroachment is temporary. **Approved March 2, 2018.**

15. **845 Savannah Hwy.** – Installing right-angle hanging sign located 8 feet above sidewalk, secured by bracket installed into wall with 3/8" concrete anchors and hung from "S" hooks. **Approved March 2, 2018.**

16. **1036 Oak Bluff Ave.** – Installing poured in place concrete driveway encroaching onto drainage easement. **Approved March 2, 2018.**

17. **1044 Oak Bluff Ave.** – Installing poured in place concrete driveway encroaching onto drainage easement. **Approved March 2, 2018.**

18. **1056 Oak Bluff Ave.** – Installing poured in place concrete driveway encroaching onto drainage easement. **Approved March 2, 2018.**

G. Miscellaneous or Other New Business

a. Update on Church Creek Drainage Basin
b. FEMA Buyout Status
c. Church Creek Basin Study Online Availability Report

Councilmember Keith Waring,
Chairperson

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

Davis, Angela J.

From: O'Brien, Tom F.
Sent: Wednesday, February 28, 2018 3:23 PM
To: Davis, Angela J.
Subject: FW: Kinlock Court Road Re-Abandonment
Attachments: Plat DC-918.pdf

Importance: High

Angela, please use this email and attachment (plat) as the documents for this item on the PWU Agenda. Thanks, Tom

From: Santos, David [mailto:DSantos@mcnair.net]
Sent: Tuesday, February 27, 2018 12:00 PM
To: O'Brien, Tom F.
Cc: Mcqueeney, Daniel
Subject: Kinlock Court Road Re-Abandonment
Importance: High

Tom: Thanks for your time and assistance. I am submitting to you the "exhibit" or "diagram" evidencing what we ask be re-abandoned by the City. Please see the highlighted portion as reflected on plat recorded in Charleston County RMC Office at Book DC, page 918. The dimensions of the highlighted area are shown on the attached plat.

Please let me know if you need anything else from my end at present time. As discussed, we would ask that this submission request be handled for the upcoming meeting, in order to allow the public comment period to run and expire during March. Thanks again, and please confirm receipt.

Kind regards,
David

David F. Santos
Shareholder
dsantos@mcnair.net

McNair Law Firm, P.A.
Charleston Office 100 Calhoun Street | Suite 400 | Charleston, SC 29401
843 723 7831 Main | 843 722 3227 Fax
Mailing Post Office Box 1431 | Charleston, SC 29402
VCard | Bio URL | Website

From: O'Brien, Tom F. [mailto:OBRIENT@charleston-sc.gov]
Sent: Tuesday, February 27, 2018 10:50 AM
To: Santos, David <DSantos@mcnair.net>
Subject: FW: Xerox@charleston-sc.gov

David, per your request. Tom

-----Original Message-----
From: xerox@charleston-sc.gov [mailto:xerox@charleston-sc.gov]
Sent: Friday, February 23, 2018 3:21 PM
To: O'Brien, Tom F.
Subject: Xerox@charleston-sc.gov

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Device.

Attachment File Type: pdf, Multi-Page

For more information on Xerox products and solutions, please visit http://www.xerox.com

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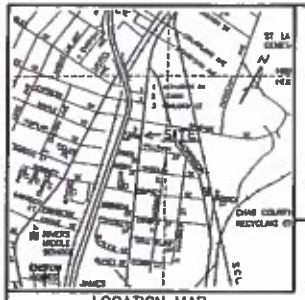


LOCATION MAP
NOT TO SCALE

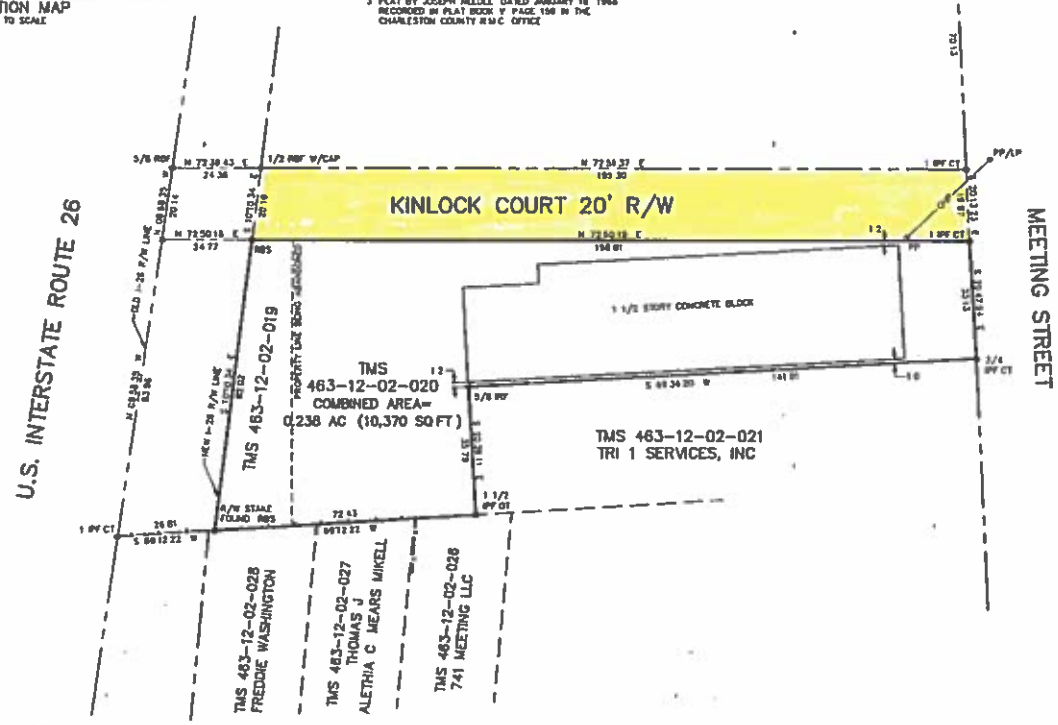
CHARLESTON COUNTY STAMPS AND NOTIFICATIONS

Charleston, South Carolina
Office of Register Mesne Conveyance
This recorded this 17th day of [illegible], 2001 at 10:30 o'clock in Plat Book 39C Page 219 and tracing cloth copy filed in File 1 Drawer 4 Folder 78 Drawing No 79
Original plat in White Print delivered to City of Chas

Register Mesne Conveyance

BUILDING DIVISION CITY OF CHARLESTON
DATE PLAT APPROVED 9-5-01
CITY ENGINEER
APPROVED BY
FOR CITY ENGINEER

REFERENCES
1 PLAT BY DOWRI BOYD NELSON DATED JUNE 4 2001 NOT RECORDED
2 DEED BOOK B 369 PAGE 750 (S C D O T ADDITIONAL R/W)
3 PLAT BY JOSEPH MEDLE DATED JANUARY 18 1966 RECORDED IN PLAT BOOK Y PAGE 198 IN THE CHARLESTON COUNTY R M C OFFICE



I Thomas V Bessent a Professional Land Surveyor of the State of South Carolina hereby state that to the best of my knowledge information and belief the survey shown herein was made in accordance with the requirements of 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 therein

THOMAS V BESSENT
LAND SURVEYOR
S C Reg No 10778

Thomas V Bessent

Stantec Consulting Services Inc
990 Morrison Drive
Charleston SC USA
29403
Tel 843 577 4928
Fax 843 723 0440
www.stantec.com

Stantec

Consultants

Notes

LEGEND
IPF CT — IRON PIPE FOUND CRIMPED TOP
IPF OT — IRON PIPE FOUND OPEN TOP
REF — REBAR FOUND
IRF — IRON ROD FOUND
RBS — 3/8 REBAR SET
PP/LP — POWER POLE/LIGHT POLE
OHP — OVERHEAD POWER LINE

BY FEMA FIRM 45041C 0016 D DATED NOVEMBER 5 1986 (INDEX MAP DATED NOVEMBER 4 1992) THIS PROPERTY IS LOCATED IN FLOOD ZONE A7 ELEVATION 13

Revision	By	Appd	Date

Issued	By	Appd	Date

File Name 78000733.DWG	ADM	TVB		8-21-01
	Dwn	Chkd	Dsgn	Date

Permit Seal

SOUTH CAROLINA
STANTEC CONSULTING SERVICES INC
No C02310
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR
No 10778
THOMAS V BESSENT

Client/Project
PREPARED FOR 741 MEETING LLC

741 MEETING STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

Title
PROPERTY LINE ABANDONMENT
741 MEETING STREET
CITY OF CHARLESTON

Project No	Scale	
78000732	1" = 20'	
Drawing No	**Sheet**	**Revision**
LL-2372	1 of 1	0

DC - 918

VICINITY MAP (NTS)

PWC AND PLANNING USE ONLY

RECORDED

APPROVED PLAT

DATE

ENGINEERING DIVISION

CITY OF CHARLESTON

WHITNEY LANE PH

ACREAGE CHART

TOTAL AREA	70.838 ACRES
TOTAL R/W AREA	1.342 ACRES
TOTAL NET AREA	9.534 ACRES
TOTAL MSA AREA	19.384 ACRES

MIXED-USE/MIXED DISTRICT TABLE FOR PHASE 4

	PHASE 4					
GENERAL	ACRES		ACRES		ACRES	
[illegible]	[illegible]		[illegible]		[illegible]	
PHASE 4 R/W AREA	0.7		0.00		0	
[illegible]	12.00		0.00		12.00	
NET AREA AND DUS AREA	19.29		00.00		19.00	
LAND USE/DENSITY	ACRES	UNITS	ACRES	UNITS	ACRES	UNITS
NET DENSITY	-	6.57	-	-	-	-
TOTAL UNITS	-	90.2	-	196	-	83
SINGLE FAMILY DETACHED	20.00	100	10.00	100	0.00	0
SINGLE FAMILY ATTACHED	20.70	200	0.00	100	0	0
[illegible]	2	1.4	0	0	0	0
[illegible]	0.0	0	0	0	0	0
DESIGN STANDARDS	ACRES		ACRES		ACRES	
[illegible]	0.70		0.00		0.00	
PLAZA/OS [illegible]	0.0		0		0	
[illegible] PARKS	0.0		0.00		0	
[illegible]	0.00		0.00		0.00	
[illegible]	0.00		0.00		0.00	
OTHER	ACRES		ACRES		ACRES	
[illegible]	0.00		0.00		0.00	
[illegible]	[illegible]		[illegible]		[illegible]	
[illegible]	[illegible]		[illegible]		[illegible]	
[illegible]	0.00		0.00		0.0	
UNAPPROVED DUS	-		0.00		0.00	

REFERENCES:

1. A SUBDIVISION PLAT OF TRACT A, TO CREATE PHASE 2 WHITNEY LANE CONTAINING 61.291 ACRES BY BOUNDARY SURVEYING OF CHARLESTON, INC. DATED JULY 20, 2005 AND RECORDED IN THE CHARLESTON COUNTY R.O.D. IN PLAT BOOK EW, PAGE 4B.
2. A SUBDIVISION PLAT AND DEDICATION AND EASEMENT PLAT OF TRACTS B AND 4B TO BE PHASE 1A, PHASE 1B AND RESERVE TRACT B, BY BOUNDARY SURVEYING OF CHARLESTON, INC. DATED JANUARY 20, 2006 AND RECORDED IN THE CHARLESTON COUNTY R.O.D. IN PLAT BOOK EW, PAGE 372
3. A SUBDIVISION AND EASEMENT PLAT OF TRACTS PHASE 1B, PHASE 2 BY THE LAND COMPANY AND A PORTION OF TRACT B PHASE 2 BY PALMER REAL PROPERTY, LP BY BOUNDARY SURVEYING OF CHARLESTON, INC. DATED APRIL 13, 2006 AND RECORDED IN THE CHARLESTON COUNTY R.O.D. IN PLAT BOOK EA, PAGE 64A.
4. FINAL SUBDIVISION PLAT OF THE GARDENS AT WHITNEY LANE PHASE 2A-1, BY BOUNDARY SURVEYING OF CHARLESTON, INC. DATED MAY 30, 2012 AND RECORDED IN THE CHARLESTON COUNTY R.O.D. IN PLAT BOOK 12E, PAGE 107
5. FINAL SUBDIVISION PLAT OF PHASE 1A THE GARDENS AT WHITNEY LANE, BY BOUNDARY SURVEYING OF CHARLESTON, INC. DATED FEBRUARY 14, 2007 AND RECORDED IN THE CHARLESTON COUNTY R.O.D. IN PLAT BOOK EL, PAGE 750
6. FINAL SUBDIVISION PLAT OF PHASE 1B THE GARDENS AT WHITNEY LANE, BY BOUNDARY SURVEYING OF CHARLESTON, INC. DATED NOVEMBER 21, 2007 AND RECORDED IN THE CHARLESTON COUNTY R.O.D. IN PLAT BOOK EL, PAGE 750
7. FINAL SUBDIVISION PLAT OF PHASE 1B THE GARDENS AT WHITNEY LANE, BY BOUNDARY SURVEYING OF CHARLESTON, INC. DATED NOVEMBER 27, 2007 AND RECORDED IN THE CHARLESTON COUNTY R.O.D. IN PLAT BOOK EL, PAGE 750
8. FINAL SUBDIVISION PLAT OF PHASE 1B THE GARDENS AT WHITNEY LANE, BY BOUNDARY SURVEYING OF CHARLESTON, INC. DATED JANUARY 18, 2008 AND RECORDED IN THE CHARLESTON COUNTY R.O.D. IN PLAT BOOK EL, PAGE 750
9. FINAL SUBDIVISION PLAT OF PHASE 2A THE GARDENS AT WHITNEY LANE, BY BOUNDARY SURVEYING OF CHARLESTON, INC. DATED NOVEMBER 13, 2013 AND RECORDED IN THE CHARLESTON COUNTY R.O.D. IN PLAT BOOK 13E, PAGE 120.
10. FINAL SUBDIVISION PLAT OF PHASE 2B THE GARDENS AT WHITNEY LANE, BY BOUNDARY SURVEYING OF CHARLESTON, INC. DATED JUNE 20, 2014 AND RECORDED IN THE CHARLESTON COUNTY R.O.D. IN PLAT BOOK 14E, PAGE 0000.

DEVELOPER INFORMATION

SABAL HOMES @ WHITNEY LANE, LLC
c/o MATT JONES
421 WANDO PARK LANE, SUITE 230
MOUNT PLEASANT, SC 29464
mjones@sabalhomes.net
843-388-8483

FLOOD NOTE

THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN FROM FEMA FLOOD MAPS, PANEL 108 EFFECTIVE DATE 01/19/2006

NOTES:

1. AREA THAT DETERMINES BY THE DEVELOPER OF THE
2. DETERMINE BASED BETWEEN THE DEFINED BOUNDARY TO PTO DEVELOPER PROPERTY ONLY
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE EXTENT NECESSARY BY THE DEVELOPER BY THE PROPERTY THEY ARE THEY ARE NOT BEYOND A TITLE SEARCH
4. DRAINAGE BASIN, WETLAND AND ENVIRONMENTAL BOUNDARY DETERMINED
5. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OF ANY DEFECT OF ANY LAND CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THE PROPERTY
6. THERE ARE NO APPLICABLE DEED RESTRICTIONS, LAND EASEMENTS OR SETBACKS ON THE PROPERTY
7. NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THE PLAT UNLESS IS INDICATED
8. TOTAL NUMBER OF LOTS = 53 SINGLE FAMILY LOTS. THE LARGEST LOT IS LOT 1 = 2.344 AC – 0.000 AC. THE SMALLEST LOT IS LOT 53 – 0.000 AC – 0.000 AC.
9. CURRENT ZONING IS MIXED-USE DISTRICT SINGLE FAMILY (MU-1). ALL RESIDENTIAL LOTS SHOWN ON PHASE 4 ARE SINGLE FAMILY DETACHED. OPEN SPACE IS ZONED P-OS (PARKS & OPEN SPACE) AND PART OF THE WHITNEY LANE PHASE 4 PROPERTY IS ZONED P-OS (TYPE 2 STREETS) P-O (TYPE 3 STREETS)
10. PUBLIC WATER PROVIDED BY ST. JOHNS WATER DISTRICT. EXTENDED FROM EXISTING WATER FACILITIES IN PHASES 1A AND 1B. PUBLIC SEWER PROVIDED BY ST. JOHNS WATER DISTRICT. EXTENDED FROM EXISTING SEWER FACILITIES IN PHASES 1A AND 1B.
11. ROAD FRONT AND REAR YARDS OF DEVELOPED LOTS ON ALL NON OPEN SPACES, DRAINAGE AREAS AND EASEMENTS ARE PART OF THE WHITNEY LANE HOME OWNERS ASSOCIATION IN ADDITION TO OUTDOOR SPORTS, PLAYGROUNDS, RECREATIONAL SPACES AND PARKS, AND ADMINISTRATIVE AREAS.
12. ALL DRAINAGE SPACE MAINTENANCE WILL BE WITHIN THE JURISDICTION OF THE CITY OF CHARLESTON
13. THE CITY OF CHARLESTON SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE, REPAIR OR REPLACEMENT OF ANY DEVELOPMENT IMPROVEMENTS WHICH PROVIDE ACCESS THE DRAINAGE IMPROVEMENTS WITHIN THE EASEMENT, SUCH AS FENCES, PAVING, LANDSCAPING, SIGNS, FENCES, ETC.
14. ALL STREETS WILL BE PUBLIC
15. THE CITY OF CHARLESTON DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM
16. THE LAKE ACCESS EASEMENT SHOWN IS DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITY. THE LAKE WITH MAINTENANCE AND OPERATION TO THE STORMWATER MANAGEMENT FACILITY IS THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY OR TO THE PROPERTY OWNERS ASSOCIATION (POA) OR MANAGEMENT ASSOCIATION (MA) AND SHALL BE CONSTRUED IN ACCORDANCE WITH THE COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES DEDICATED FOR THIS SUBDIVISION.

DEDICATION STATEMENT

BY THE RECORDING OF THIS PLAT, AND UPON APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, RIGHTS-OF-WAY, AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER

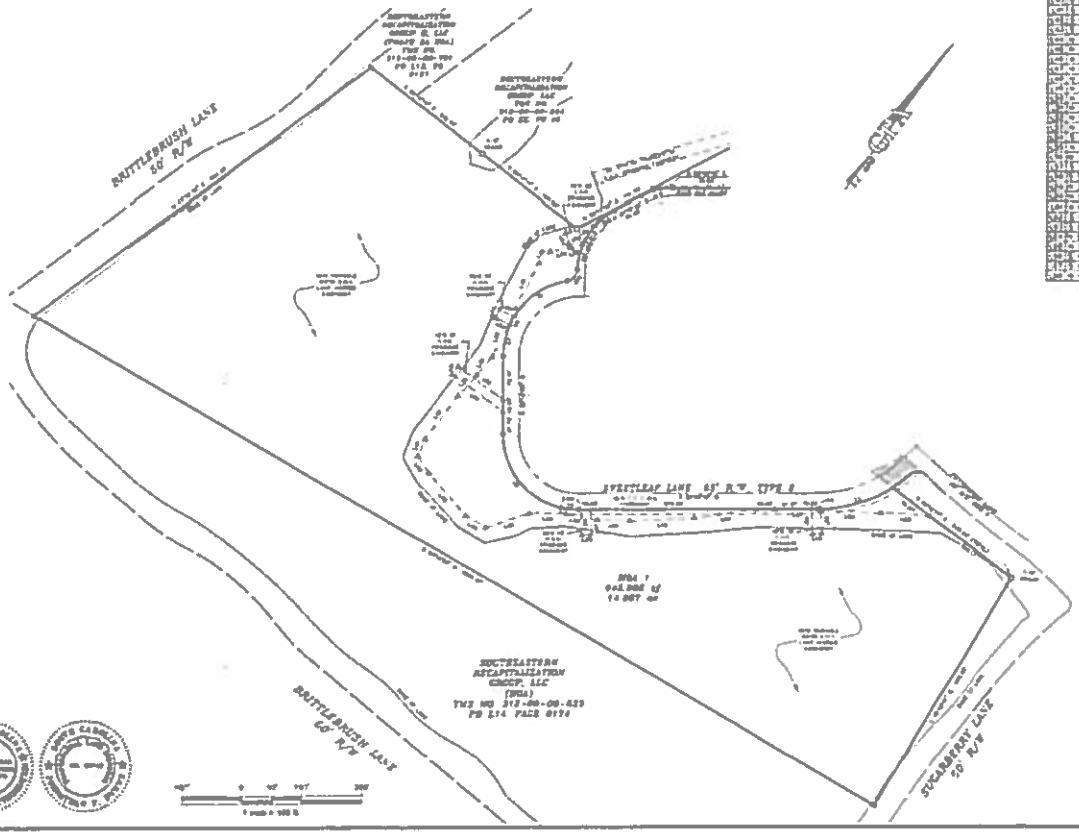
OWNER OR OWNERS'S AGENT DATE

I, JOHNATHAN P. BURNS, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN AND MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND THAT THE PROPERTY INTERSECTING THE ROADS IS SUBJECT TO PUBLIC USE, ALSO THAT THE MONUMENTS ARE AS SHOWN, EXCEPTING OR REGULATIONS GIVEN FROM BEHIND.

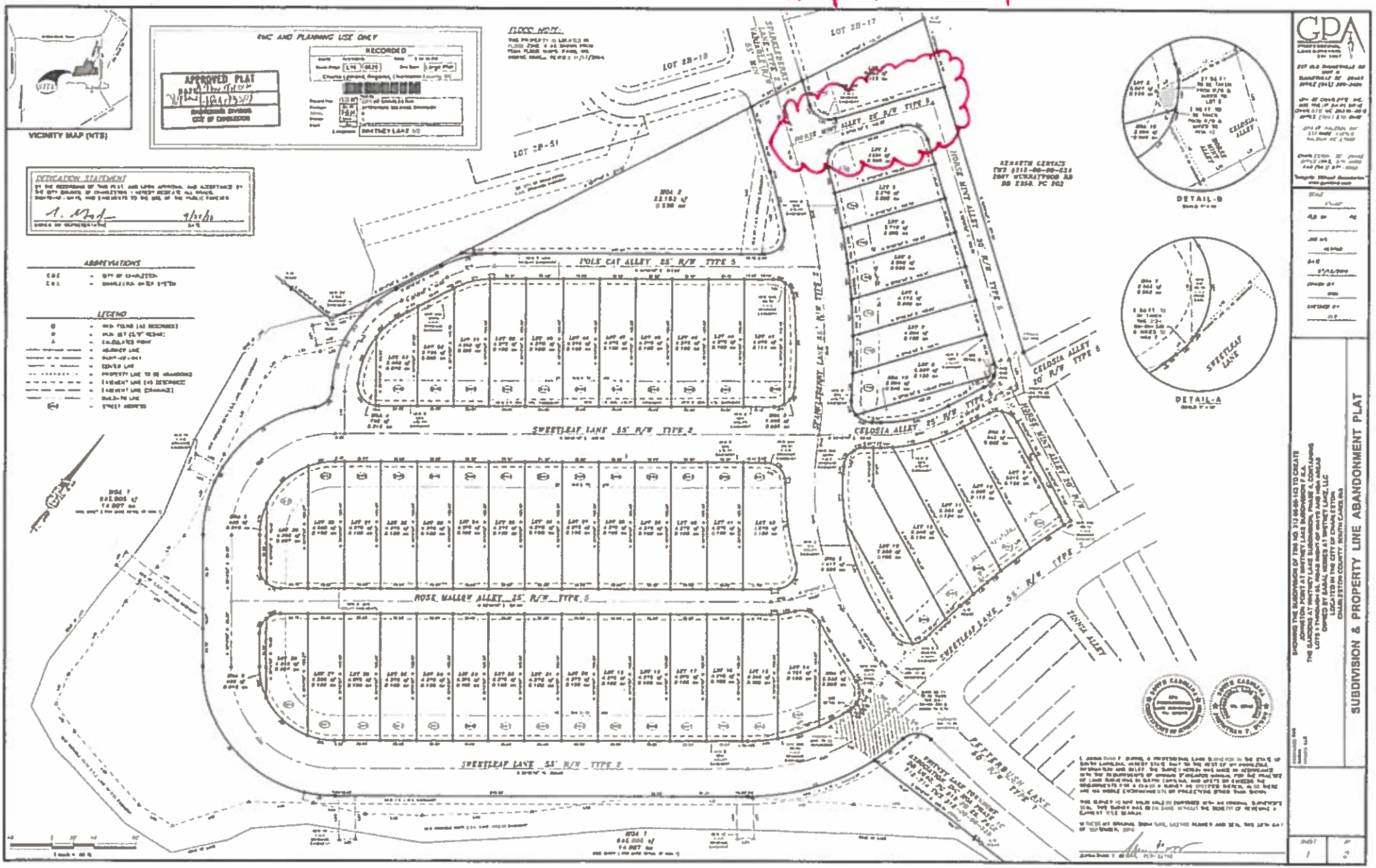
THIS SURVEY IS NOT VALID UNLESS PRINTED WITH AN ORIGINAL SIGNATURE AND SEAL. THE SURVEYOR'S SEAL, THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

GIVEN UNDER MY ORIGINAL SIGNATURE, LEGIBLE MARKED AND SEAL THIS 20TH DAY OF SEPTEMBER, 2014

JOHNATHAN P. BURNS, PLS-11714



Accepted 1-24-17



Accepted 3.28.17

REFERENCES:

PLANNING USE ONLY

LEGEND

SITE

PROJECT Daniel Island, Parcel E, P

VICINITY MAP

The Daniel Isla

COMPANY

A FINAL

SUBDIVISION PLAT O

DANIEL ISLAND

MASTER PLAN PARCE

TO CREATE

PARCEL E

BLOCK H, LOTS 4 THROUGH

BLOCK J, LOTS 14 THROUGH

BLOCK K, LOTS 7 THROUGH

BLOCK L, LOTS 5 THROUGH

BLOCK M, LOTS 1 THROUGH

BLOCK N, LOTS 9 THROUGH

prepared for and owned by

DANIEL ISLAND ASSOCIATES, LLC

THOMAS & HUTTO

682 Johnnie Dodds Blvd Suite 100

PO Box 1522

Mt Pleasant, SC 29465-1522

p 843 849 0200 f 843 849 0203

1 INCH = 40 FEET

SHEET 1 OF

BLACK POWDER LANE

DARK TIMBER STREET

BRASSFORD STREET

PARCEL E, PHASE 2A

PARCEL E, PHASE 2B

PARCEL E, PHASE 2C

PARCEL E, PHASE 2D

CPD SEWER EASEMENT DETAIL "A" NOT TO SCALE

ROAD R/W LINE

ACREAGE BREAKDOWN FOR PARCEL E-PHASE 3

TOTAL LOTS THIS PHASE =	33 LOTS
TOTAL AREA IN LOTS =	9.51 AC
TOTAL AREA IN OPEN SPACE =	3.7 AC
TOTAL AREA IN ROAD RIGHT-OF-WAY =	3.16 AC
TOTAL AREA IN CRITICAL AREA =	13.72 AC
TOTAL AREA IN CRITICAL AREA =	0.31 AC
TOTAL AREA THIS PHASE =	16.28 AC

NOTES:

7/1/17

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Daniel Island Associates L.L.C. ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Berkeley State of South Carolina, identified as (list street names) Lesesne Street (50' City R/W) and Dark Timber Street (50' City R/W)

as shown and designated on a plat entitled "A Final Subdivision Plat of Daniel Island Master Plan Parcel E to Create Parcel E, Block H, Lots 9 through 24, Block M, Lots 11 through 18, Block N, Lots 1 through 8 & Open Space E/H/1, Daniel Island, City of Charleston, Berkeley County, South Carolina, prepared for and owned by Daniel Island Associates L.L.C."

prepared by Phillip P. Gerard, SCPLS No. 26596 of Thomas & Hutton Engineering, dated September 1, 2017, revised _____, and recorded on _____ in Plat Book _____ at Page _____ in the ROD Office for Berkeley County. Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the Daniel Island Residential Investments, LLC dated November 9, 1998 and recorded November 9, 1998 in Book 1478 at Page 286 in the ROD Office for Berkeley County, South Carolina.

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

Portion of TMS No.: 275-00-00-110

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 11th day of January 2018.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Witness Number One

Anna Miller
Printed Name

Witness Number Two

CAROLE L. RASHLEY
Printed Name

Grantor

Daniel Island Associates L.L.C.

By:
Matthew R. Sloan
Printed Name Its President

****

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BERKELEY)

This foregoing instrument was acknowledged before me (the undersigned notary) by Matthew R. Sloan the President of Daniel Island Associates L.L.C., a Delaware LLC, on behalf of the Grantor on the 11th day of January, 2018.

Signature of Notary:
Print Name of Notary: Maggie R. Dusbiber
Notary Public for South Carolina
My Commission Expires 10/16/2024

SEAL OF NOTARY

MAGGIE R. DUSBIBER
MY COMMISSION EXPIRES 10/16/2024
NOTARY PUBLIC
SOUTH CAROLINA

TRF6-2016

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property was transferred by Daniel Island Associates L.L.C. _____ ___
to City of Charleston _____ on _____ ___.

3. Check one of the following: The deed is

(A)_____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(B)_____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

(C)_✓_ exempt from the deed recording fee because (See Information section of affidavit): Conveyance to government entity (explanation required) (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes ____ or No

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

(A)_____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____

(B)_____ The fee is computed on the fair market value of the realty which is _____.

(C)_____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check YES ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____.

6. The deed recording fee is computed as follows:

(A) Place the amount listed in item 4 above here: _____

(B) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)

(C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is Exempt

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor's agent

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

Matthew R. Sloan, President
Print or Type Name Here

Sworn this 11th day of January 20 18
Maggie R. Dusbiber
Notary Public for South Carolina
My Commission Expires: Oct. 16th 2024

MAGGIE R. DUSBIBER
MY COMMISSION
EXPIRES
10/16/2024
NOTARY PUBLIC
SOUTH CAROLINA

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
	)	**EASEMENTS**
COUNTY OF BERKELEY	)	**CITY OF CHARLESTON**

This Agreement is made and entered into this _____ day of _____20__, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and Daniel Island Associates L.L.C. _____ (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of _____ property identified by and designated as Berkeley _____County tax map number 275-00-00-110 _____ and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of _____ the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of _____ property and which are more fully shown on that certain plat entitled;

" A Final Subdivision Plat of Daniel Island Master Plan Parcel E to Create Parcel E, Block H, Lots 9 through 24, Block M, Lots 11 through 18, Block N, Lots 1 through 8 & Open Space E/H/1, Daniel Island, City of Charleston, Berkeley County, South Carolina, prepared for and owned by Daniel Island Associates, LLC"

"

Prepared and executed by Phillip P. Gerard of Thomas & Hutton Engineering dated September 1, 2017 _____, revised on _____, and recorded on _____ _____in Plat Book _____ at Page _____ in the ROD __ Office for Berkeley _____, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

_____
Witness #1

_____
Witness #2

CITY OF CHARLESTON

_____
By: Laura Cabiness
Its: Public Service Director

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the _____ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on _____, 201_

Signature: _____

Print Name of Notary: _____

Notary Public for South Carolina _____

My Commission Expires: _____

SEAL OF NOTARY

WITNESSES:

Witness #1

Witness #2

OWNER:

Daniel Island Associates L.L.C.

By: _____
Matthew R. Sloan, its President

STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Matthew R. Sloan, the President of Daniel Island Associates L.L.C., a Delaware LLC, on behalf of the Owner on Jan 11th, 2018

Signature: _____

Print Name of Notary: Maggie R. Dusbiber

Notary Public for South Carolina

My Commission Expires: 10/16/24

SEAL OF NOTARY

MAGGIE R. DUSBIBER
MY COMMISSION
EXPIRES
10/16/2024
NOTARY PUBLIC
SOUTH CAROLINA

Exhibit A

MATCH LINE - SHEET 2
MATCH LINE - SHEET 1

PARCEL E, PHASE 3

PARCEL E, PHASE 2C

PARCEL E, PHASE 2B

PARCEL E, PHASE 2A

ACREAGE BREAKDOWN FOR PARCEL E, PHASE 4

NOTES

PLANNING USE ONLY

LEGEND

REFERENCES

SITE

PROJECT: Daniel Island, Parcel E, Ph. 4

VICINITY MAP

The Daniel Island Company

A FINAL SUBDIVISION PLAT OF
DANIEL ISLAND
MASTER PLAN PARCEL E
TO CREATE
PARCEL E
BLOCK H, LOTS 9 THROUGH 24,
BLOCK M, LOTS 11 THROUGH 18,
BLOCK N, LOTS 1 THROUGH 8
& OPEN SPACE E/H/1

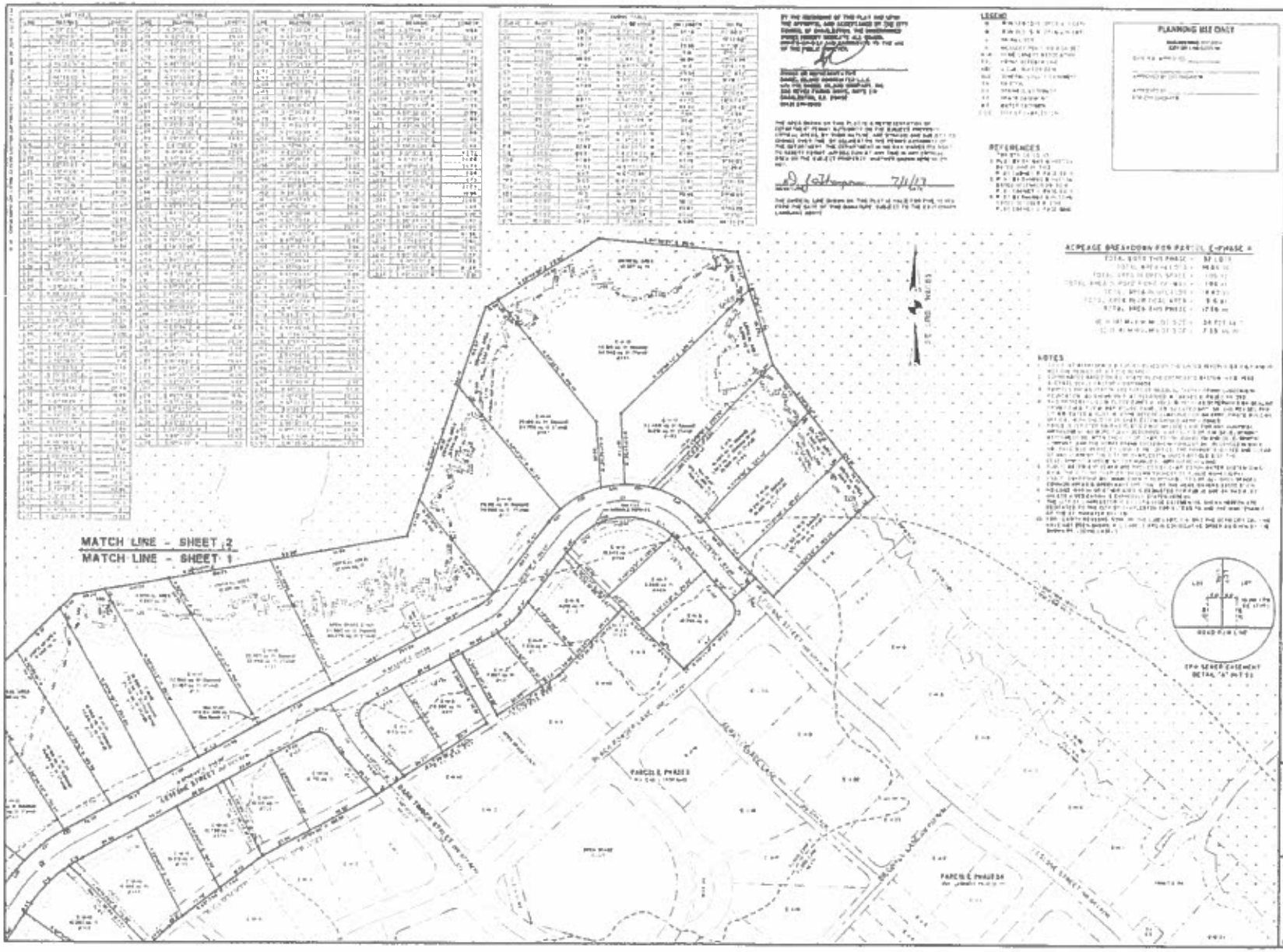
DANIEL ISLAND, CITY OF CHARLESTON
BERKELEY COUNTY, SOUTH CAROLINA

prepared for and owned by
DANIEL ISLAND ASSOCIATES, LLC

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS
682 Johnnie Dodds Blvd. Suite 100
PO Box 1522
Mt Pleasant, SC 29465-1522
p 843.849.0200 f 843.849.0203

1 INCH = 40 FEET

SHEET 1 OF 2


MATCH LINE - SHEET 2
MATCH LINE - SHEET 1
PARCEL E PHASE 3
PARCEL E PHASE 2A
LEGEND
REFERENCES
PLANNING USE ONLY
ACREAGE BREAKDOWN FOR PARCEL E-PHASE 4
NOTES
SITE
PROJECT Daniel Island Parcel E, Ph. 4
VICINITY MAP
The Daniel Island Company
A FINAL
SUBDIVISION PLAT OF
DANIEL ISLAND
MASTER PLAN PARCEL E
TO CREATE
PARCEL E
BLOCK H, LOTS 9 THROUGH 24,
BLOCK M, LOTS 11 THROUGH 18,
BLOCK N, LOTS 1 THROUGH 8
& OPEN SPACE E/H/1
DANIEL ISLAND CITY OF CHARLESTON
BERKELEY COUNTY SOUTH CAROLINA
prepared for and owned by
DANIEL ISLAND ASSOCIATES, LLC
THOMAS & HUTTON
SHEET 3 OF 3

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that PULTE HOME COMPANY, LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston State of South Carolina, identified as (list street names) Kemmerlin Street, Utsey Street, Whisperwood Road, Gantt Drive, and Mossdale Drive

as shown and designated on a plat entitled FINAL PLAT SHOWING THE SUBDIVISION OF OAKFIELD PHASE 5A (32.321 AC.) A PORTION OF TMS NO. 278-00-00-043 CONTAINING LOTS 1 THROUGH 57 (12.140 AC.), RIGHT-OF-WAYS (4.060 AC), HOMEOWNERS ASSOCIATION AREAS (14.357 AC.) AND RESIDUAL TRACT A (1.764 AC.) PREPARED FOR PULTE HOME COMPANY, LLC prepared by HLA, Inc., dated September 27, 2017, revised _____, and recorded on _____ in Plat Book _____ at Page _____ in the RMC Office for Charleston County.

Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the SHADE TREE PARTNERS, LLC dated January 8, 2016 and recorded January 12, 2016 in Book 0528 at Page 540 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

Portion of TMS No.: 278-00-00-043

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 24 day of January 2018.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness Number One

Scott Utsey
Printed Name

Witness Number Two

Xavier Dewayne Mac Fums
Printed Name

Grantor

Matthew Raines
Printed Name VP Land Development

****

STATE OF South Carolina)
COUNTY OF Charleston) ACKNOWLEDGEMENT

This foregoing instrument was acknowledged before me (the undersigned notary) by Matthew Raines, the VP of Land Development of Pulte Home Company, LLC, a _____, on behalf of the Grantor on the 24 day of January, 2018.

Signature of Notary: _____
Print Name of Notary: LeeAnn Mora
Notary Public for SC
My Commission Expires: 8/11/27

LeeAnn Mc... My Comm. Expires August 11, 2027 Notary Public South Carolina

SEAL OF NOTARY

TRE6-2016

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property was transferred by PULTE HOME COMPANY, LLC to THE CITY OF CHARLESTON on _____.

3. Check one of the following: The deed is

   (A)_____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   (B)_____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

   (C)✓ exempt from the deed recording fee because (See Information section of affidavit): #2 (explanation required) (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes ____ or No ____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

   (A)_____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____

   (B)_____ The fee is computed on the fair market value of the realty which is _____.

   (C)_____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check YES ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____.

6. The deed recording fee is computed as follows:

   (A) Place the amount listed in item 4 above here: _____

   (B) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here.)

   (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

_____
Responsible Person Connected with the Transaction

Matthew Raines
Print or Type Name Here VP Land Development

Sworn this 24 day of January 20 18
_____
Notary Public for SC
My Commission Expires: Aug. 11, 20 27

LeeAnn Mora
My Comm. Expires
Notary
Public
August 11, 2027
South Carolina

ATET4-2013

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
	)	**EASEMENTS**
COUNTY OF **CHARLESTON**	)	**CITY OF CHARLESTON**

This Agreement is made and entered into this _____ day of _____20__, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and PULTE HOME COMPANY, LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of property identified by and designated as Charleston County tax map number 278-00-00-043 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of property and which are more fully shown on that certain plat entitled;

" FINAL PLAT SHOWING THE SUBDIVISION OF OAKFIELD PHASE 5A (32.321 AC.) A PORTION OF TMS NO. 278-00-00-043 CONTAINING LOTS 1 THROUGH 57 (12.140 AC.), RIGHT-OF-WAYS (4.060 AC), HOMEOWNERS ASSOCIATION AREAS (14.357 AC.) AND RESIDUAL TRACT A (1.764 AC.) PREPARED FOR PULTE HOME COMPANY, LLC

"

Prepared and executed by HLA, Inc. dated September 27, 2017, revised on _____, and recorded on _____ in Plat Book _____ at Page _____ in the RMC Office for Charleston, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

_____
Witness #1

_____
Witness #2

CITY OF CHARLESTON

_____
By: Laura Cabiness
Its: Public Service Director

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the _____ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on _____.

Signature: _____

Print Name of Notary: _____

Notary Public for _____

My Commission Expires: _____

SEAL OF NOTARY

WITNESSES:

_____
Witness #1

_____
Witness #2

OWNER:

_____
Name: Matthew Raines
VP Land Development

STATE OF South Carolina)
COUNTY OF Charleston)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Matthew Raines, the VP of Land Development of Pulte Home Company LLC a _____, on behalf of the Owner on 1/24/2018.

Signature: LeeAnn Mora

Print Name of Notary: LeeAnn Mora

Notary Public for SC

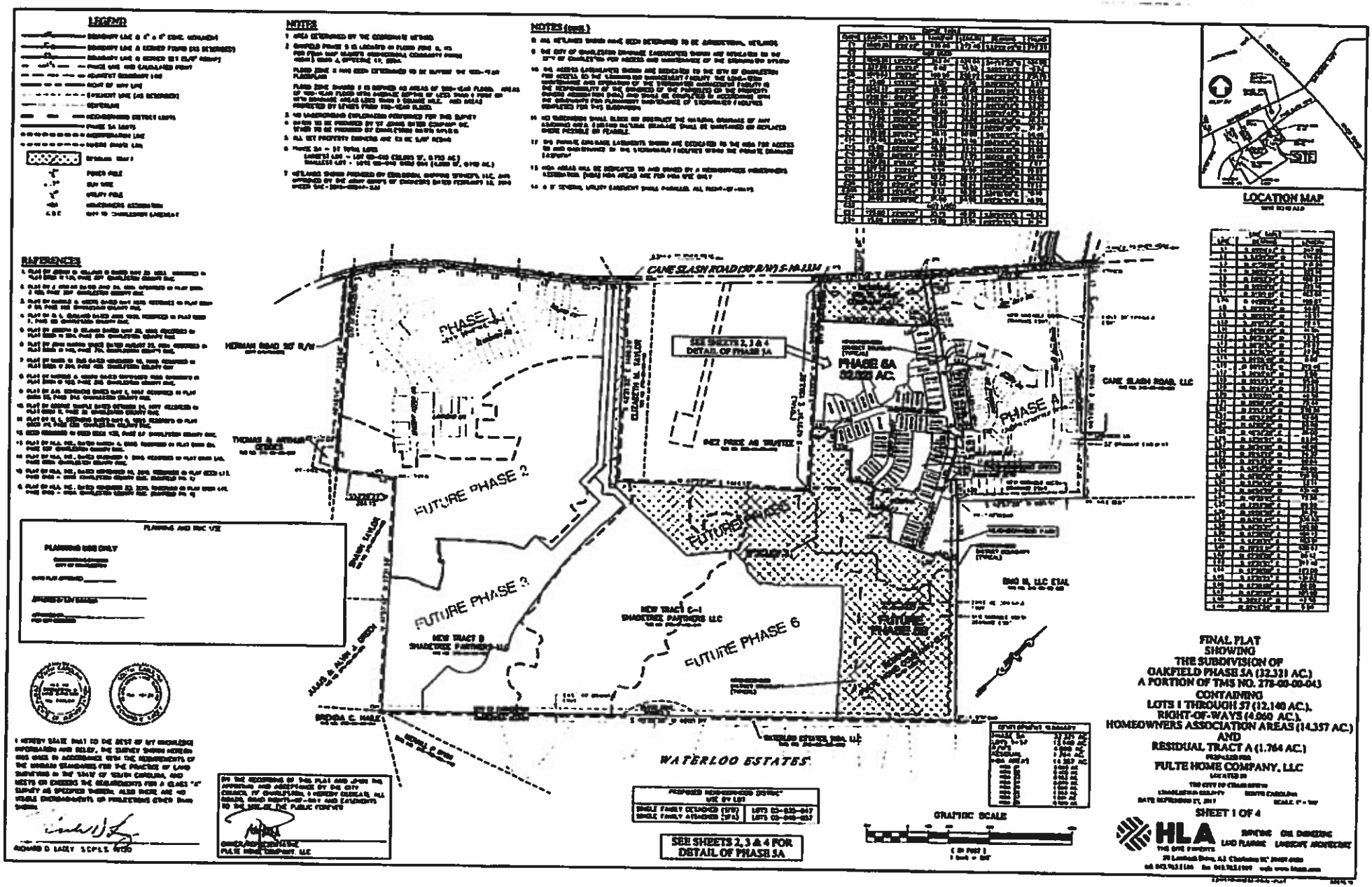
My Commission Expires: 8/11/27

SEAL OF NOTARY

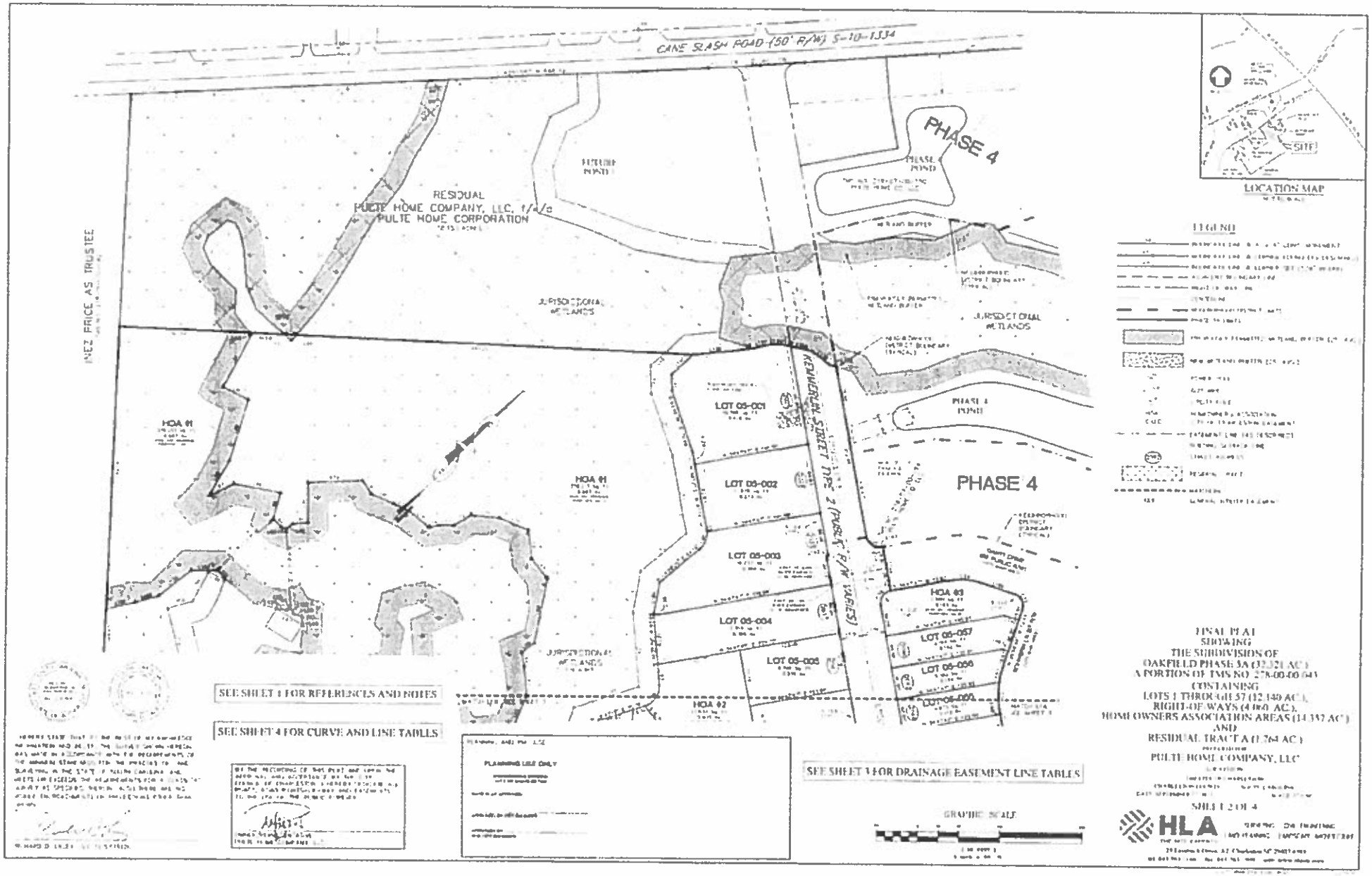
LeeAnn Mora
My Comm. Expires
Notary
Public
August 11, 2027
South Carolina

ESWDE8-2016

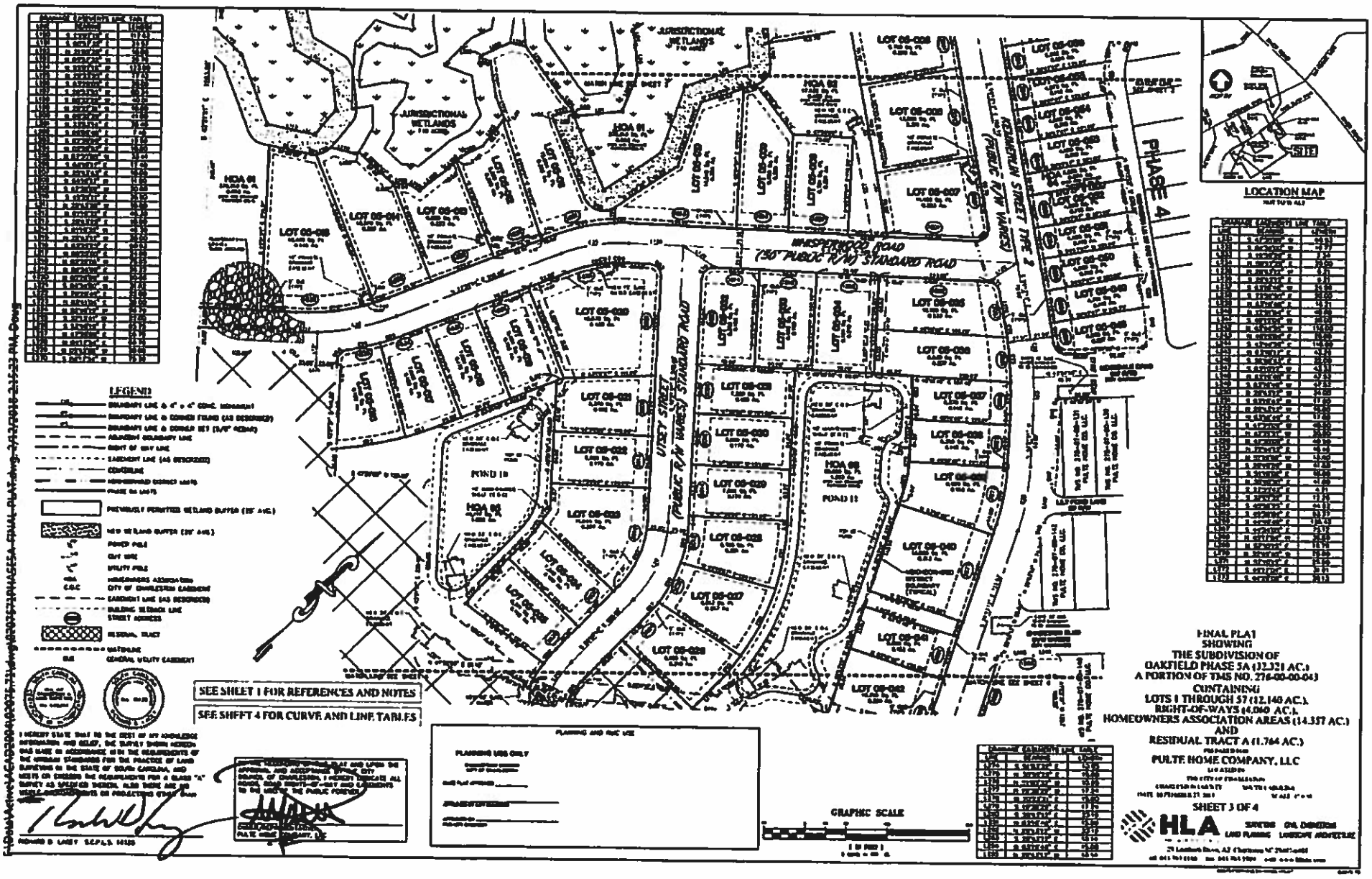
EXHIBIT "A"

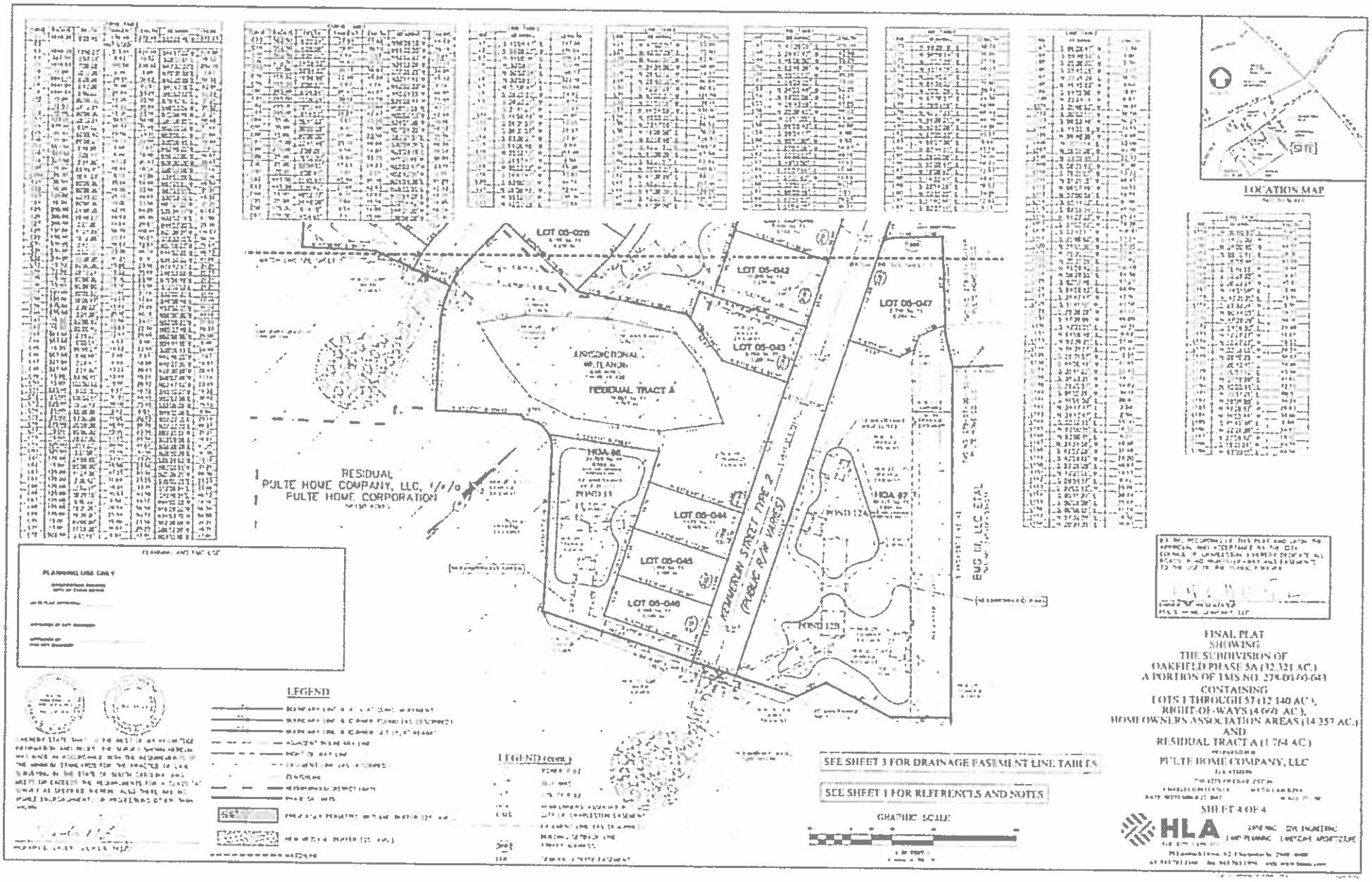


1 of 4


CANE SLASH ROAD (50' R/W) S-10-1334
PHASE 4
RESIDUAL
PULTE HOME COMPANY, LLC, f/k/a
PULTE HOME CORPORATION
JURISDICTIONAL WETLANDS
JURISDICTIONAL WETLANDS
JURISDICTIONAL WETLANDS
INEZ PRICE AS TRUSTEE
HOA 01
HOA 01
LOT 05-001
LOT 05-002
LOT 05-003
LOT 05-004
LOT 05-005
HOA 02
HOA 03
LOT 05-007
LOT 05-008
LOT 05-009
PHASE 4
SEE SHEET 1 FOR REFERENCES AND NOTES
SEE SHEET 4 FOR CURVE AND LINE TABLES
SEE SHEET 1 FOR DRAINAGE EASEMENT LINE TABLES
GRAPHIC SCALE
LOCATION MAP
SITE
LEGEND
FINAL PLAT
SHOWING
THE SUBDIVISION OF
OAKFIELD PHASE 3A (32.321 AC)
A PORTION OF TMS NO. 278-00-00-043
CONTAINING
LOTS 1 THROUGH 57 (12.140 AC),
RIGHT-OF-WAYS (4.060 AC),
HOME OWNERS ASSOCIATION AREAS (14.337 AC)
AND
RESIDUAL TRACT A (1.764 AC)
PULTE HOME COMPANY, LLC
SHEET 2 OF 4
HLA

2 of 4


LEGEND
JURISDICTIONAL WETLANDS
HOA 01
HOA 02
HOA 03
POND 10
POND 11
WHISPERWOOD ROAD
(50' PUBLIC R/W) STANDARD ROAD
UISET STREET
(PUBLIC R/W) WIDEN STANDARD ROAD
KOMINSKI LANE
(PUBLIC R/W) WIDEN STANDARD ROAD
PHASE 4
LOCATION MAP
SITE
SEE SHEET 1 FOR REFERENCES AND NOTES
SEE SHEET 4 FOR CURVE AND LINE TABLES
PLANNING USE ONLY
GRAPHIC SCALE
FINAL PLAT
SHOWING
THE SUBDIVISION OF
OAKFIELD PHASE 5A (12.221 AC.)
A PORTION OF TMS NO. 276-00-00-043
CONTAINING
LOTS 1 THROUGH 57 (12.140 AC.)
RIGHT-OF-WAYS (4.040 AC.)
HOMEOWNERS ASSOCIATION AREAS (14.357 AC.)
AND
RESIDUAL TRACT A (1.764 AC.)
PREPARED FOR
PULTE HOME COMPANY, LLC
SHEET 3 OF 4
HLA
SURVEYING CIVIL ENGINEERING
LAND PLANNING LANDSCAPE ARCHITECTURE


LOCATION MAP
LOT 05-026
LOT 05-043
LOT 05-047
LOT 05-044
LOT 05-045
LOT 05-046
RESIDUAL TRACT A
RESIDUAL
PULTE HOME COMPANY, LLC, c/o
PULTE HOME CORPORATION
KENNETTON STREET TYPE 2
(PUBLIC R/W VARIES)
POND 11
POND 12A
POND 12B
HOA 96
HOA 97
LEGEND
LEGEND (CONT.)
SEE SHEET 3 FOR DRAINAGE EASEMENT LINE TABLES
SEE SHEET 1 FOR REFERENCES AND NOTES
GRAPHIC SCALE
FINAL PLAT
SHOWING
THE SUBDIVISION OF
OAKFIELD PHASE 5A (12.321 AC.)
A PORTION OF TMS NO. 279-00-00-083
CONTAINING
LOTS 1 THROUGH 57 (12.340 AC.),
RIGHT-OF-WAYS (4.660 AC.),
HOMEOWNERS ASSOCIATION AREAS (14.257 AC.)
AND
RESIDUAL TRACT A (1.764 AC.)
PULTE HOME COMPANY, LLC
SHEET 4 OF 4
HLA

4 of 4

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that PULTE HOME COMPANY, LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston State of South Carolina, identified as (list street names) Kemmerlin Street, Utsey Street, _____

as shown and designated on a plat entitled FINAL PLAT SHOWING THE SUBDIVISION OF OAKFIELD PHASE 5B (25.058 AC.) A PORTION OF TMS NO. 278-00-00-128 CONTAINING LOTS 58 THROUGH 114 (9.143 AC.), RIGHT-OF-WAYS (4.770 AC), HOMEOWNERS ASSOCIATION AREAS (11.088 AC.) AND PUMP STATION OUTPARCEL (0.057 AC.) PREPARED FOR PULTE HOME COMPANY, LLC prepared by HLA, Inc., dated September 28, 2017, revised _____, and recorded on _____ in Plat Book _____ at Page _____ in the RMC Office for Charleston County.

Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the SHADE TREE PARTNERS, LLC dated January 8, 2016 and recorded January 12, 2016 in Book 0528 at Page 540 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

Portion of TMS No.: 278-00-00-128

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 24 day of January 20 18.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness Number One

Scott Utsey
Printed Name

Witness Number Two

Xavier Phanye Mae Evans
Printed Name

Grantor

Matthew Raines
Printed Name VP Land Development

****

STATE OF South Carolina)
) ACKNOWLEDGEMENT
COUNTY OF Charleston)

This foregoing instrument was acknowledged before me (the undersigned notary) by Matthew Raines, the VP of Land Development of Pulte Home Company LLC, a _____, on behalf of the Grantor on the 24 day of January, 20 18.

Signature of Notary: LeeAnn Mora

Print Name of Notary: LeeAnn Mora

Notary Public for SC

My Commission Expires: 8/11/27

LeeAnn Mora
My Comm. Expires
Notary
Public
August 11, 2027
South Carolina

SEAL OF NOTARY

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property was transferred by PULTE HOME COMPANY, LLC to THE CITY OF CHARLESTON on _____.

3. Check one of the following: The deed is

   (A)_____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   (B)_____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

   (C)✓ exempt from the deed recording fee because (See Information section of affidavit): #2 (explanation required) (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes ____ or No ____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

   (A)_____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____

   (B)_____ The fee is computed on the fair market value of the realty which is _____.

   (C)_____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check YES ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____.

6. The deed recording fee is computed as follows:

   (A) Place the amount listed in item 4 above here: _____

   (B) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here.)

   (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

_____
Responsible Person Connected with the Transaction

Matthew Raines
Print or Type Name Here VP Land & Development

Sworn this 24 day of January, 2018
LeeAnn Mora
Notary Public for SC
My Commission Expires: 8 / 11, 2021

LeeAnn Mora
My Comm. Expires
Notary
Public
August 11, 2021
South Carolina

ATET4-2013

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
	)	**EASEMENTS**
COUNTY OF CHARLESTON	)	**CITY OF CHARLESTON**

This Agreement is made and entered into this _____ day of _____20__, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and PULTE HOME COMPANY, LLC _____ (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of _____ property identified by and designated as Charleston _____County tax map number 278-00-00-128 _____ and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of _____ the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of _____ property and which are more fully shown on that certain plat entitled;

" FINAL PLAT SHOWING THE SUBDIVISION OF OAKFIELD PHASE 5B (25.058 AC.) A PORTION OF TMS NO. 278-00-00-128 CONTAINING LOTS 58 THROUGH 114 (9.143 AC.), RIGHT-OF-WAYS (4.770 AC), HOMEOWNERS ASSOCIATION AREAS (11.088 AC.) AND PUMP STATION OUTPARCEL (0.057 AC.) PREPARED FOR PULTE HOME COMPANY, LLC

"

Prepared and executed by HLA, Inc. _____ dated September 28, 2017 _____, revised on _____, and recorded on _____ in Plat Book _____ at Page _____ in the RMC Office for Charleston _____, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

_____
Witness #1

_____
Witness #2

CITY OF CHARLESTON

_____
By: Laura Cabiness
Its: Public Service Director

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the _____ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on _____.

Signature: _____

Print Name of Notary: _____

Notary Public for _____

My Commission Expires: _____

SEAL OF NOTARY

WITNESSES:

_____
Witness #1

_____
Witness #2

OWNER:

_____
Name: Matthew Raines
VP Land Development

STATE OF South Carolina)
)
COUNTY OF Charleston)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Matthew Raines, the VP of Land Development of Pulte Home Company, LLC, on behalf of the Owner on 1/24/2018.

Signature: LeeAnn Mora

Print Name of Notary: LeeAnn Mora

Notary Public for SC

My Commission Expires: 8/11/27

SEAL OF NOTARY

LeeAnn Mora
My Comm. Expires
Notary
Public
August 11, 2027
South Carolina

LEGEND

- BOUNDARY LINE & 4" x 4" CONC. MONUMENT
- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- PHASE LINE AND CALCULATED POINT
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- NEIGHBORHOOD DISTRICT LIMITS
- PHASE 5B LIMITS
- INCORPORATION LINE
- FUTURE PHASE LINE
- ▨ RESIDUAL TRACT
- HOA HOMEOWNERS ASSOCIATION
- COCE CITY OF CHARLESTON EASEMENT

NOTES

1. AREA DETERMINED BY THE COORDINATE METHOD.
2. OAKFIELD PHASE 5B IS LOCATED IN FLOOD ZONE X, AS PER FEMA MAP NUMBER [illegible] COMMUNITY PANEL [illegible] & EFFECTIVE [illegible] 17, 2004.

   FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
3. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY
4. WATER TO BE PROVIDED BY ST JOHNS WATER COMPANY INC. SEWER TO BE PROVIDED BY CHARLESTON WATER SYSTEM.
5. ALL SET PROPERTY CORNERS ARE TO BE 5/8" REBAR.
6. PHASE 5B = 57 TOTAL LOTS
   LARGEST LOT = LOT [illegible] (14,[illegible] SF, 0.343 AC.)
   SMALLEST LOT = VARIOUS LOTS ([illegible] SF, [illegible] AC.)
7. WETLANDS SHOWN PROVIDED BY ECOLOGICAL MAPPING SERVICES, LLC, AND APPROVED BY THE ARMY CORPS OF ENGINEERS DATED FEBRUARY 12, [illegible] UNDER SAC-[illegible] (EXPIRES FEBRUARY 12, 2021)
8. ALL WETLANDS SHOWN HAVE BEEN DETERMINED TO BE JURISDICTIONAL WETLANDS.
9. THE CITY OF CHARLESTON DRAINAGE EASEMENT(S) SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS AND MAINTENANCE OF THE STORMWATER SYSTEM.

NOTES (cont.)

10. THE ACCESS EASEMENT(S) SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITY. THE LONG-TERM MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITY IS THE RESPONSIBILITY OF THE OWNER(S) OF THE PARCEL(S) OR THE PROPERTY OWNERS ASSOCIATION (HOA) AND SHALL BE COMPLETED IN ACCORDANCE WITH THE COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES COMPLETED FOR THIS SUBDIVISION.
11. NO SUBDIVISION SHALL BLOCK OR OBSTRUCT THE NATURAL DRAINAGE OF ANY ADJOINING AREA. EXISTING NATURAL DRAINAGE SHALL BE MAINTAINED OR REPLACED WHERE POSSIBLE OR FEASIBLE.
12. THE PRIVATE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE HOA FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENT.
13. HOA AREAS WILL BE DEDICATED TO AND OWNED BY A NEIGHBORHOOD HOMEOWNERS ASSOCIATION. (HOA) HOA AREAS ARE FOR HOA USE ONLY.
14. A 5' GENERAL UTILITY EASEMENT SHALL PARALLEL ALL RIGHT-OF-WAYS.

PLANNING AND PWC USE

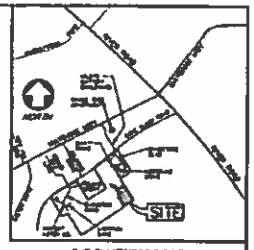
PLANNING USE ONLY

[illegible]
CITY OF CHARLESTON

DATE PLAT APPROVED ____________

APPROVED BY [illegible] ____________

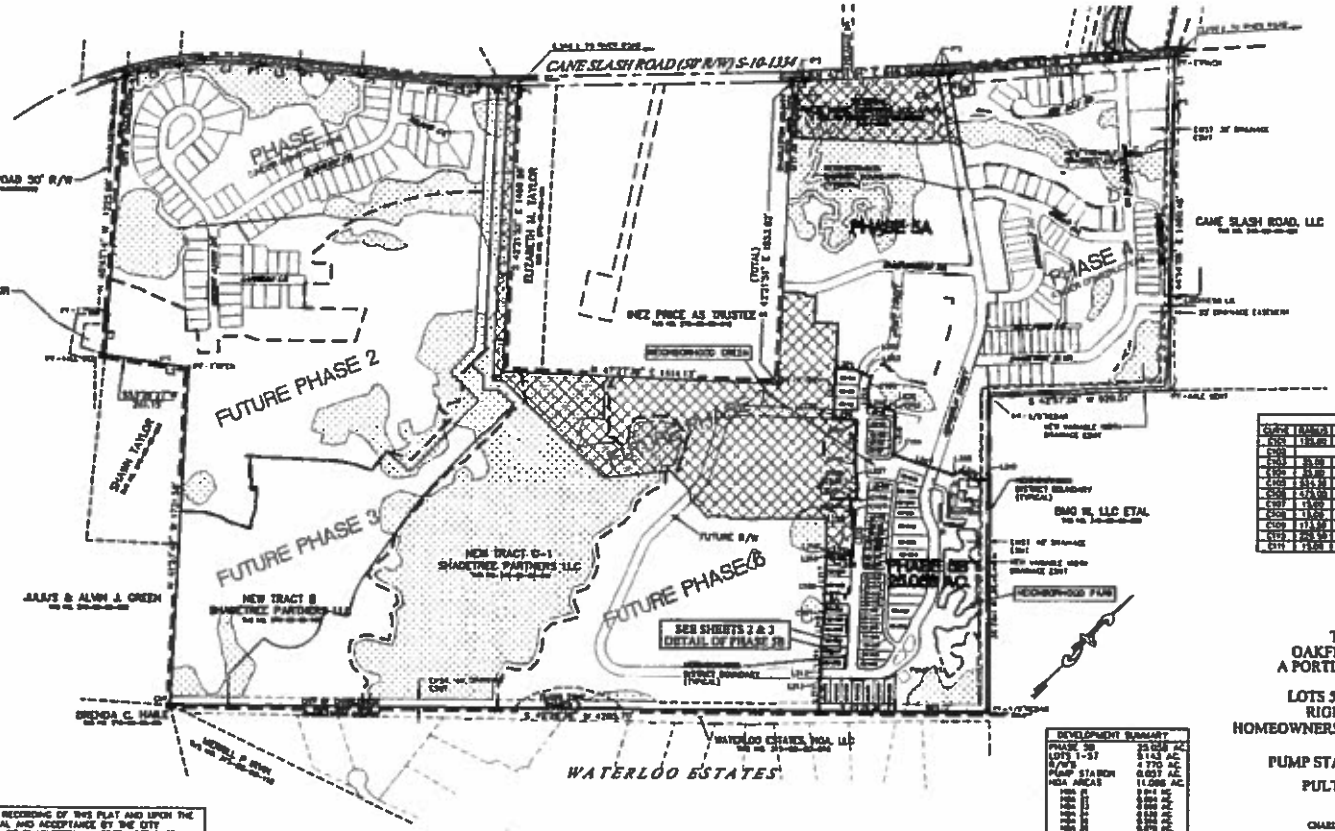
APPROVED BY ____________
FOR CITY [illegible]



LOCATION MAP
NOT TO SCALE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	NOT USED					
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE	BEARING	LENGTH
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L7A	[illegible]	[illegible]



LINE	BEARING	LENGTH
[illegible]	[illegible]	[illegible]

LINE TABLE
PHASE 5B BOUNDARY

CURVE TABLE PHASE 5B BOUNDARY

CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD
C101	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C102	NOT USED					
C103	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C104	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C105	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C106	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C107	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C108	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C109	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C110	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C111	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

REFERENCES

1. PLAT BY [illegible] DATED MAY 25, 1982. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
2. PLAT BY [illegible] DATED [illegible]. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
3. PLAT BY HAROLD A. MOORE DATED MAY 1976. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
4. PLAT BY [illegible] DATED [illegible]. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
5. PLAT BY [illegible] DATED MAY 20, [illegible]. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
6. PLAT BY [illegible] DATED AUGUST 27, [illegible]. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
7. PLAT BY [illegible] DATED [illegible]. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
8. PLAT BY HAROLD A. MOORE DATED SEPTEMBER [illegible]. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
9. PLAT BY [illegible] DATED MAY [illegible], 1997. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
10. PLAT BY GEORGE SAMPLE DATED [illegible] 24, 1977. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
11. PLAT BY [illegible] DATED MAY [illegible]. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
12. DEED RECORDED IN DEED BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
13. PLAT BY HLA, INC., DATED MARCH [illegible]. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
14. PLAT BY HLA, INC., DATED DECEMBER 1, 2015. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC.
15. PLAT BY HLA, INC., DATED SEPTEMBER [illegible], 2016. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC. (OAKFIELD PH. [illegible])
16. PLAT BY HLA, INC., DATED NOVEMBER 22, 2016. RECORDED IN PLAT BOOK [illegible], PAGE [illegible]. CHARLESTON COUNTY RMC. (OAKFIELD PH. [illegible])

HLA, INC.

No. 10130

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 FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

RICHARD D. LACEY S.C.P.L.S. 10130

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

OWNER/REPRESENTATIVE
PULTE HOME COMPANY, LLC

SEE SHEETS 2 & 3 FOR
DETAIL OF PHASE 5B

DEVELOPMENT SUMMARY	
PHASE 5B	25.058 AC.
LOTS 1-57	9.143 AC.
R/W'S	4.770 AC.
PUMP STATION	0.057 AC.
HOA AREAS	11.088 AC.
[illegible]	[illegible]

GRAPHIC SCALE

(IN FEET)
1 inch = [illegible]

FINAL PLAT
SHOWING
THE SUBDIVISION OF
OAKFIELD PHASE 5B (25.058 AC.)
A PORTION OF TMS NO. 278-00-00-128
CONTAINING
LOTS 58 THROUGH 114 (9.143 AC.), RIGHT-OF-WAYS (4.770 AC.), HOMEOWNERS ASSOCIATION AREAS (11.088 AC.) AND PUMP STATION OUTPARCEL (0.057 AC.)

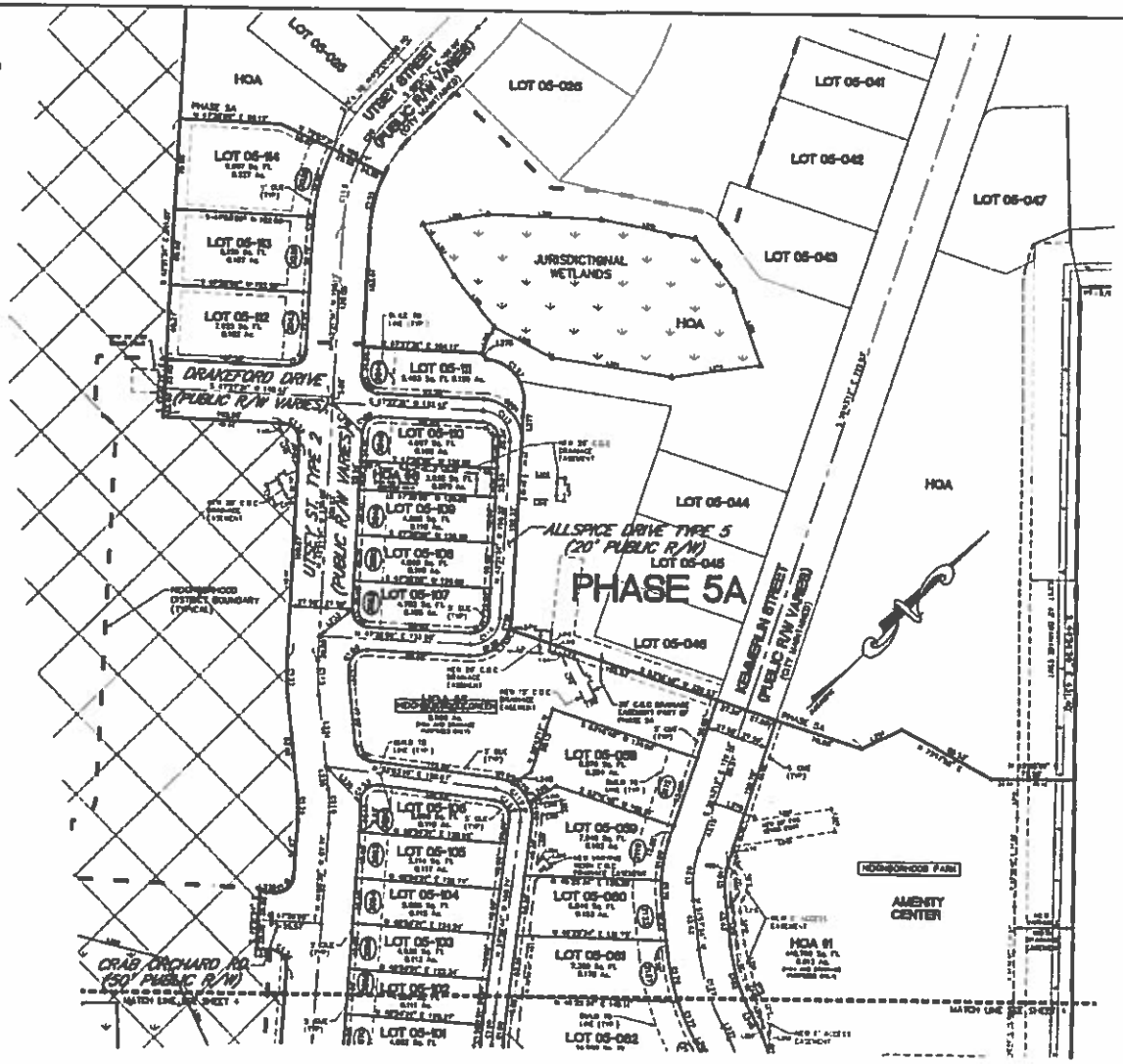
PREPARED FOR
PULTE HOME COMPANY, LLC
LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY SOUTH CAROLINA
DATE: SEPTEMBER [illegible], 2017 SCALE: 1" = [illegible]

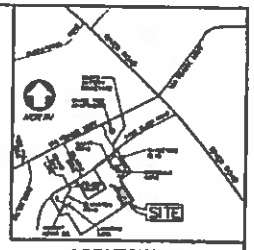
SHEET 1 OF 4

HLA
THE SITE EXPERTS
SURVEYING CIVIL ENGINEERING
LAND PLANNING LANDSCAPE ARCHITECTURE
[illegible] Drive, A2 Charleston SC [illegible]
tel: 843 763 1166 fax: 843 763 [illegible] web: www.hlainc.com

LEGEND

- BOUNDARY LINE & 4" x 4" CONC. MONUMENT
- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- PHASE LINE AND CALCULATED POINT
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- NEIGHBORHOOD DISTRICT LIMITS
- PHASE 5B LIMITS
- EASEMENT LINE (AS DESCRIBED)
- BUILDING SETBACK LINE
- NEW WETLAND BUFFER (25' AVG.)
- HOA — HOMEOWNERS ASSOCIATION
- C.O.C. — CITY OF CHARLESTON EASEMENT
- (9172) — STREET ADDRESS
- MATCHLINE
- G.U.E. — GENERAL UTILITY EASEMENT





LOCATION MAP
NOT TO SCALE

PLANNING AND ZONE USE

PLANNING USE ONLY
CHARLESTON COUNTY
CITY OF CHARLESTON

DATE PLAT APPROVED _____

APPROVED BY CITY ENGINEER _____

APPROVED BY _____
PLAN CITY ENGINEER _____

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 FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREON. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN

RICHARD D. LACEY R.L.S. 19172

SEE SHEET 1 FOR NOTES AND REFERENCES

SEE SHEET 4 FOR CURVE AND LINE TABLES

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

OWNER/REPRESENTATIVE:
PULTE HOME COMPANY, LLC

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

FINAL PLAT
SHOWING
THE SUBDIVISION OF
OAKFIELD PHASE 5B (25.038 AC.)
A PORTION OF TMS NO. 278-00-00-128
CONTAINING
LOTS 58 THROUGH 114 (9.143 AC.),
RIGHT-OF-WAYS (4.770 AC.),
HOMEOWNERS ASSOCIATION AREAS (11.088 AC.)
AND
PUMP STATION OUTPARCEL (0.057 AC.)

PREPARED FOR
PULTE HOME COMPANY, LLC

LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY SOUTH CAROLINA

DATE: SEPTEMBER 26, 2017 SCALE: 1" = 50'

SHEET 2 OF 4

HLA
THE SITE EXPERTS
SURVEYING CIVIL ENGINEERING
LAND PLANNING LANDSCAPE ARCHITECTURE
29 Leinbach Drive, A.I. Charleston SC 29407-4699
tel: 843.763.1166 fax: 843.763.1909 web: www.hlaloc.com

LEGEND

- BOUNDARY LINE & 4" x 4" CONC. MONUMENT
- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- PHASE LINE AND CALCULATED POINT
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- NEIGHBORHOOD DISTRICT LIMITS
- PHASE 5B LIMITS
- EASEMENT LINE (AS DESCRIBED)
- BUILDING SETBACK LINE
- NEW WETLAND BUFFER (25' AVG.)
- HOA — HOMEOWNERS ASSOCIATION
- C.O.C — CITY OF CHARLESTON EASEMENT
- (#115) — STREET ADDRESS
- MATCHLINE
- G.U.E. — GENERAL UTILITY EASEMENT

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

OWNER/REPRESENTATIVE
PULTE HOME COMPANY, LLC

SEE SHEET 1 FOR NOTES AND REFERENCES

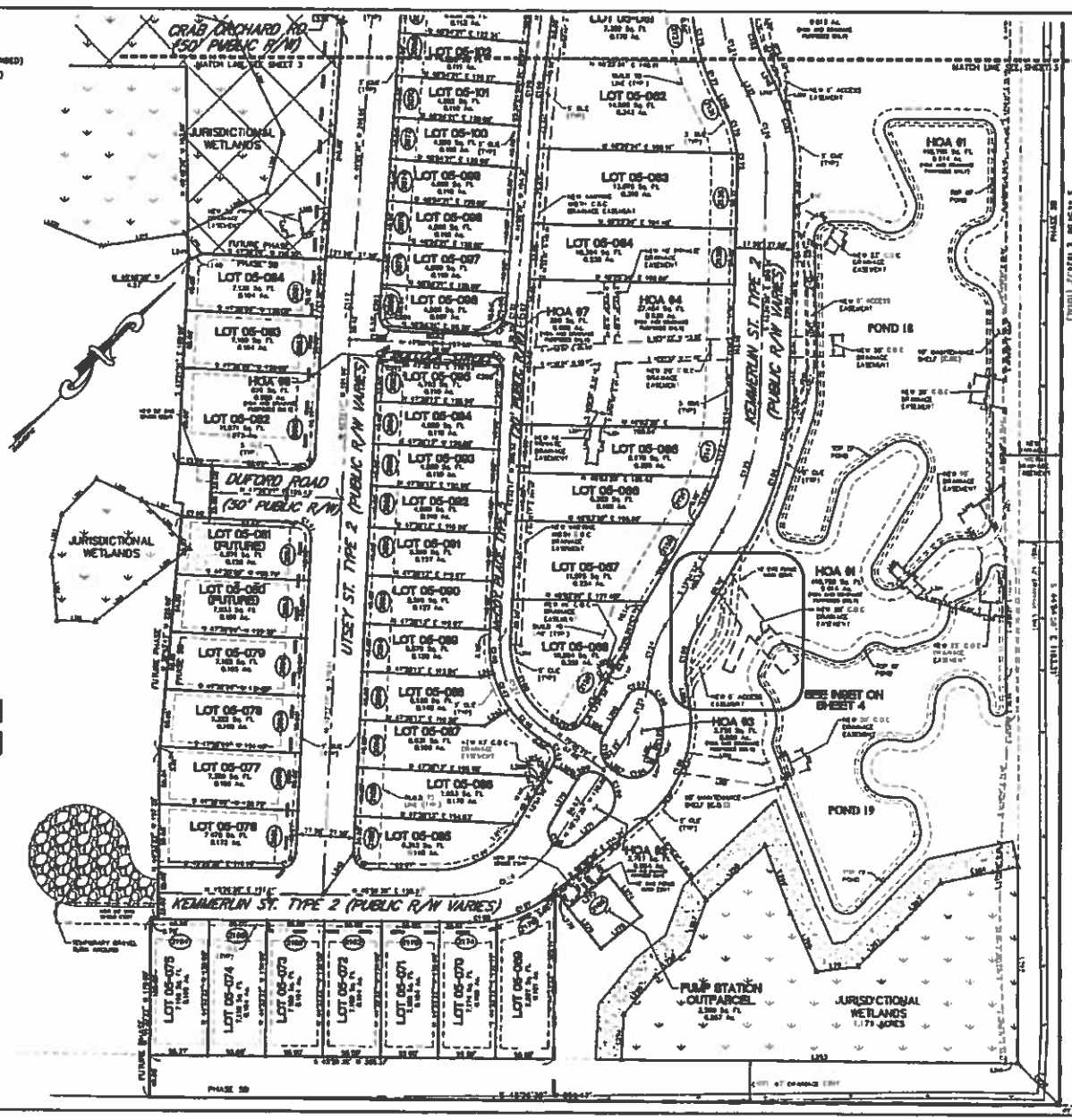
SEE SHEET 4 FOR CURVE AND LINE TABLES

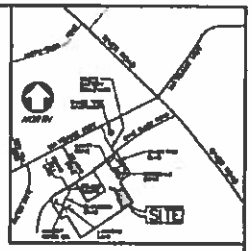
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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 FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREON; ALSO THERE ARE NO VISIBLE ENCROACHMENTS ON PROJECTIONS OTHER THAN SHOWN.

RICHARD D. LACEY S.C.P.L.S. #9725





LOCATION MAP
NOT TO SCALE

PLANNING AND BMC USE

PLANNING USE ONLY

FINAL PLAT
SHOWING
THE SUBDIVISION OF
OAKFIELD PHASE 5B (25.058 AC.)
A PORTION OF TMS NO. 278-00-00-128
CONTAINING
LOTS 58 THROUGH 114 (9.143 AC.),
RIGHT-OF-WAYS (4.770 AC.),
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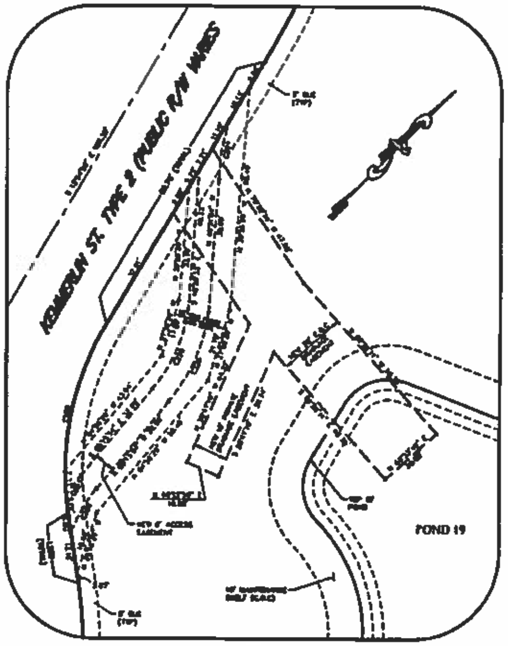
AND
PUMP STATION OUTPARCEL (0.057 AC.)
PREPARED FOR
PULTE HOME COMPANY, LLC
LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY SOUTH CAROLINA
DATE SEPTEMBER 28, 2017 SCALE: 1" = 50'

SHEET 3 OF 4

HLA
THE SITE EXPERTS
SURVEYING CIVIL ENGINEERING
LAND PLANNING LANDSCAPE ARCHITECTURE
39 Leinbach Drive, A.2, Charleston, SC 29407-8989
tel: 843.763.1160 fax: 843.763.7989 web: www.hlainc.com



INSET
NOT TO SCALE

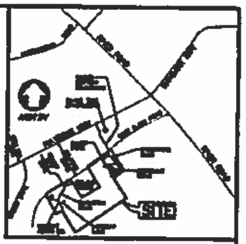
CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE	BEARING	LENGTH
[illegible]	[illegible]	[illegible]

LINE	BEARING	LENGTH
[illegible]	[illegible]	[illegible]

LINE	BEARING	LENGTH
[illegible]	[illegible]	[illegible]



LOCATION MAP
NOT TO SCALE

PLANNING AND GUC USE

PLANNING USE ONLY

SEE SHEET 1 FOR NOTES AND REFERENCES

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 FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

RICHARD B. LACEY S.C.P.L.S. 10120

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL PUBLIC ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

OWNER REPRESENTATIVE
PULTE HOME COMPANY, LLC

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

FINAL PLAT
SHOWING
THE SUBDIVISION OF
OAKFIELD PHASE 5B (25.058 AC.)
A PORTION OF TMS NO. 278-00-00-128
CONTAINING
LOTS 58 THROUGH 114 (9.143 AC.),
RIGHT-OF-WAYS (4.770 AC.),
HOMEOWNERS ASSOCIATION AREAS (11.088 AC.)
AND
PUMP STATION OUTPARCEL (0.057 AC.)
PREPARED FOR
PULTE HOME COMPANY, LLC
LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY SOUTH CAROLINA
DATE: SEPTEMBER 20 2017 SCALE: NONE

SHEET 4 OF 4

HLA
SURVEYING CIVIL ENGINEERING
LAND PLANNING LANDSCAPE ARCHITECTURE

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that PEARLSTINE REAL ESTATE INVESTMENT CO., LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston State of South Carolina, identified as (list street names)

Banana Lane, Bread Fruit Lane, Geranium Lane, Halle Road, Pearl Stone Street, St. Johns Parkway, Striped Bass Lane, Swing Lane, Weakfish Lane, Winnsboro Drive

as shown and designated on a plat entitled

FINAL PLAT SHOWING THE SUBDIVISION OF TMS NO. 279-00-00-143 (22.761 AC) TO CREATE THE VILLAGES IN ST. JOHNS WOODS PHASE V-2 CONTAINING 68 LOTS (13.884 AC). RIGHT OF WAYS (6.133 AC). H.O.A. AREAS (2.744 AC). PROPERTY OF PEARLSTINE REAL ESTATE INVESTMENT CO., LLC LOCATED IN THE CITY OF CHARLESTON. CHARLESTON COUNTY. SOUTH CAROLINA

prepared by HLA, Inc.,
dated September 25, 2017, revised _____, and recorded on _____
in Plat Book _____ at Page _____ in the RMC Office for Charleston County.
Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the The Summerton Inn, Inc. dated March 21, 1996 and recorded March 22, 1996 in Book V266 at Page 634 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

Portion of TMS No.: 279-00-00-143

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 11th day of January 2018.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness Number One

LARRY A. LIPOV
Printed Name

Witness Number Two

BRODGET BUSHNELL
Printed Name

Grantor

President

Edwin S. Pearlstine
Printed Name

****

STATE OF South Carolina)
COUNTY OF Charleston)

ACKNOWLEDGEMENT

This foregoing instrument was acknowledged before me (the undersigned notary) by Edwin S. Pearlstine, the President of Pearlstine Real Estate Investment LLC, a _____, on behalf of the Grantor on the 11th day of January, 2018.

Signature of Notary: _____

Print Name of Notary: Shelia Pace

Notary Public for South Carolina

My Commission Expires: 2/27/2024

SHELIA PACE
Notary Public, State of South Carolina
My Commission Expires February 27, 2024

SEAL OF NOTARY

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property was transferred by PEARLSTINE REAL ESTATE INVESTMENT CO., LLC to THE CITY OF CHARLESTON on _____.

3. Check one of the following: The deed is

   (A)_____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   (B)_____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

   (C)✓ exempt from the deed recording fee because (See Information section of affidavit): #2 (explanation required) (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes ____ or No ____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

   (A)_____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____

   (B)_____ The fee is computed on the fair market value of the realty which is _____.

   (C)_____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check YES ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____.

6. The deed recording fee is computed as follows:

   (A) Place the amount listed in item 4 above here: _____

   (B) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here.)

   (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction
President

Edwin S. Pearlstine
Print or Type Name Here, President

Sworn this 11th day of January 2018

Notary Public for South Carolina
My Commission Expires: 2/27, 2024

SHELIA PACE
Notary Public State of South Carolina
My Commission Expires February 27, 2024

ATET4-2013

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
	)	**EASEMENTS**
COUNTY OF CHARLESTON	)	**CITY OF CHARLESTON**

This Agreement is made and entered into this _____ day of _____20__, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and PEARLSTINE REAL ESTATE INVESTMENT CO., LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of property identified by and designated as Charleston County tax map number 279-00-00-143 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of property and which are more fully shown on that certain plat entitled;

" FINAL PLAT SHOWING THE SUBDIVISION OF TMS NO. 279-00-00-143 (22.761 AC) TO CREATE THE VILLAGES IN ST. JOHNS WOODS PHASE V-2 CONTAINING 68 LOTS (13.884 AC), RIGHT OF WAYS (6.133 AC), H.O.A. AREAS (2.744 AC), PROPERTY OF PEARLSTINE REAL ESTATE INVESTMENT CO., LLC LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA "

Prepared and executed by HLA, Inc. dated September 25, 2017, revised on _____, and recorded on _____ in Plat Book _____ at Page _____ in the RMC Office for Charleston, South Carolina (herein the "Plat"). A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

_____
Witness #1

_____
Witness #2

CITY OF CHARLESTON

_____
By: Laura Cabiness
Its: Public Service Director

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the _____ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on _____.

Signature: _____

Print Name of Notary: _____

Notary Public for _____

My Commission Expires: _____

SEAL OF NOTARY

WITNESSES:

Witness #1

Witness #2

OWNER

Name: President

STATE OF South Carolina)
)
COUNTY OF Charleston)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Edwin S. Pearlstine, the President of Pearlstine Real Estate Investments LLC, a _____, on behalf of the Owner on 1/11/2018.

Signature: _____

Print Name of Notary: _____

Notary Public for _____

My Commission Expires: _____

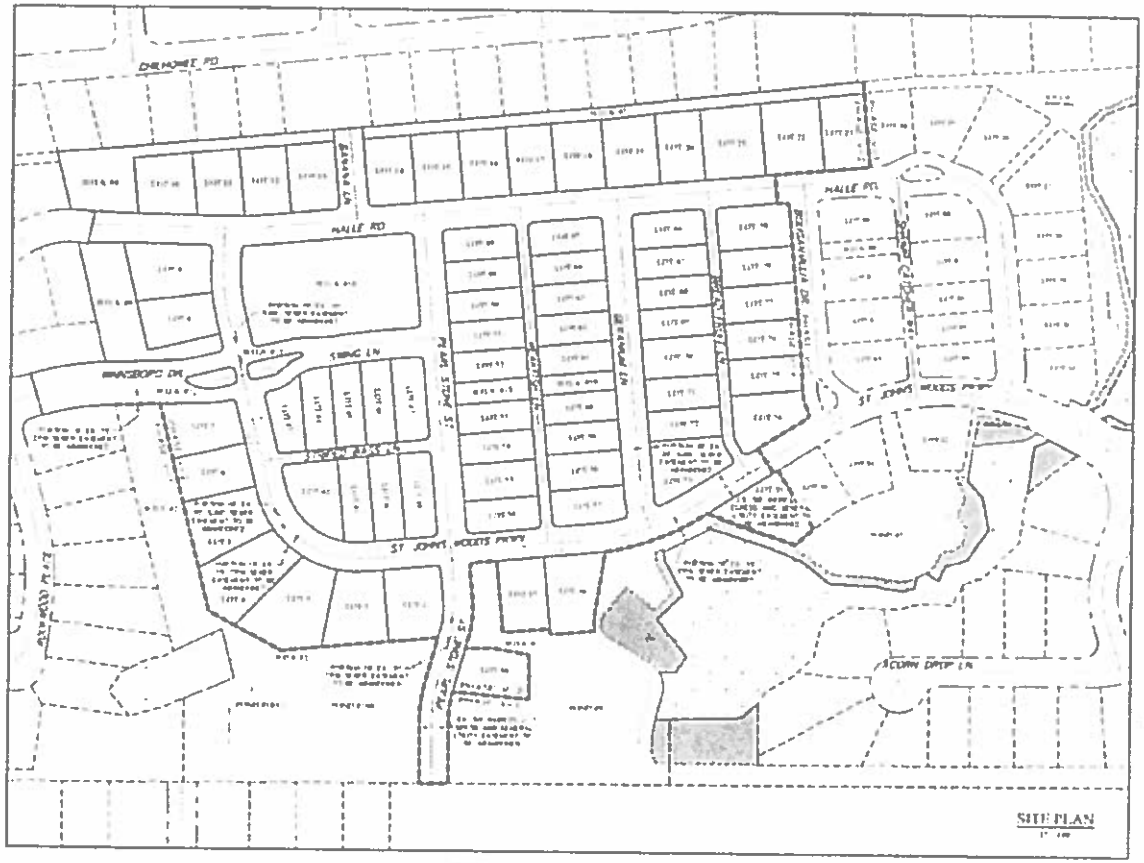
SEAL OF NOTARY

SHELIA PACE
Notary Public, State of South Carolina
My Commission Expires February 27, 2024

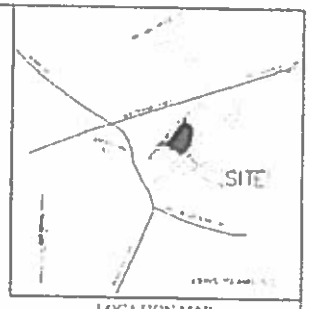
EXHIBIT "A"

LEGEND

NOTES



SITE PLAN



LOCATION MAP

REFERENCES

EASEMENTS TO BE ARRANGED ARE NOT

DEVELOPMENT SUMMARY

PLANNING USE ONLY

GRAPHIC SCALE

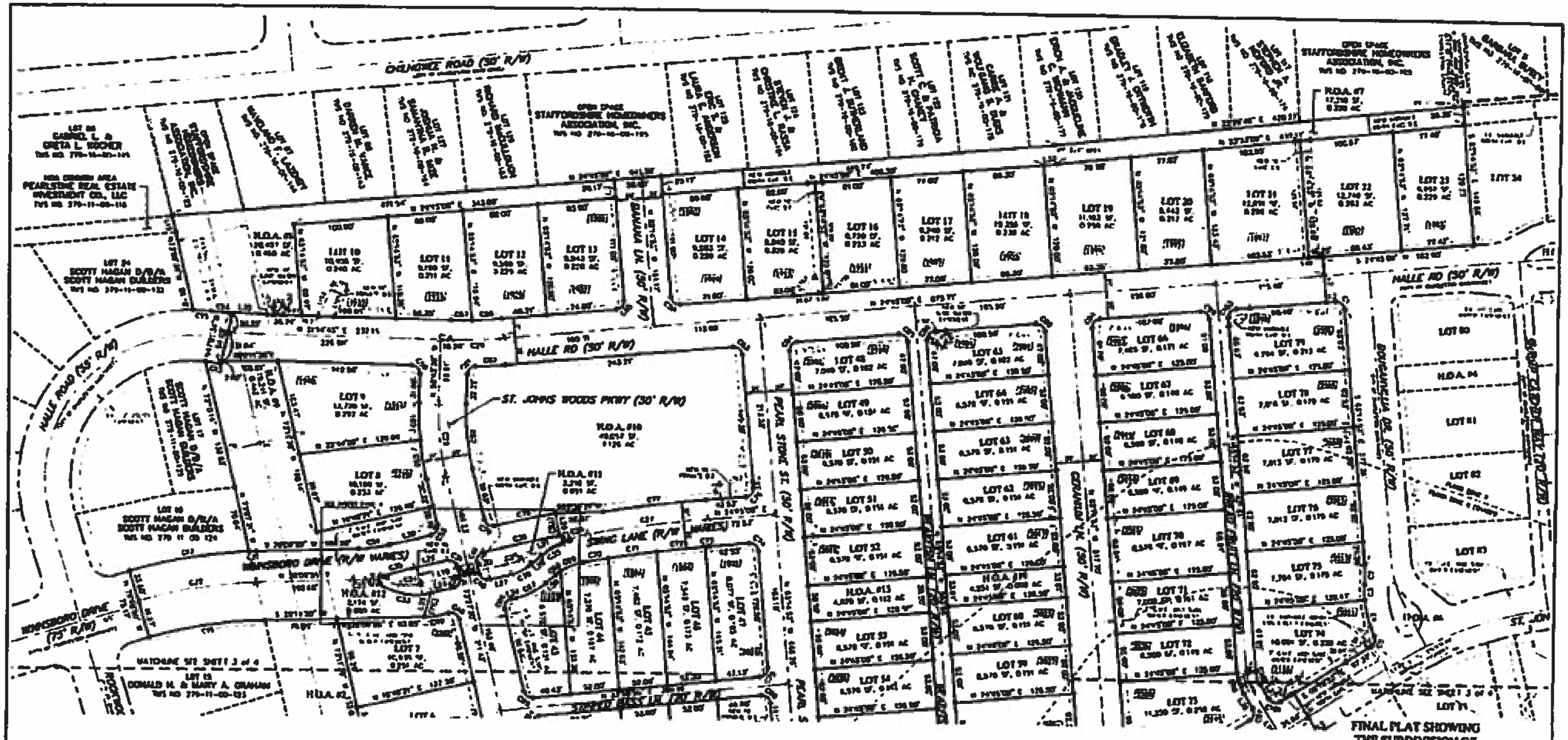
FINAL PLAT SHOWING
THE SUBDIVISION OF
TMS NO. 279-00-00-143 (22.761 AC)
TO CREATE
THE VILLAGES IN
ST. JOHNS WOODS PHASE V-2
CONTAINING 68 LOTS (11.884 AC),
RIGHT OF WAYS (6.133 AC),
H.O.A. AREAS (2.744 AC)

PEARLSTINE REAL
ESTATE INVESTMENT CO., LLC

SHEET 1 OF 4

HLA INC

1064

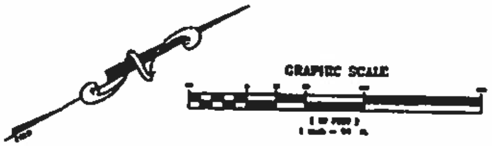


FINAL PLAT SHOWING
THE SUBDIVISION OF
TMS NO. 279-00-00-143 (22.761 AC)
TO CREATE
THE VILLAGES IN
ST. JOHNS WOODS PHASE V-2

CONTAINING 68 LOTS (13.884 AC),
RIGHT OF WAYS (6.133 AC),
H.O.A. AREAS (2.744 AC)
PROPERTY OF
PEARLSTINE REAL
ESTATE INVESTMENT CO., LLC
LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
[illegible]
SHEET 2 OF 4

HLAINC

THIS SUBDIVISION WILL BE KNOWN AS THE ARBORS AT ST. JOHNS WOODS



PLANNING AND GIS USE

PLANNING USE ONLY

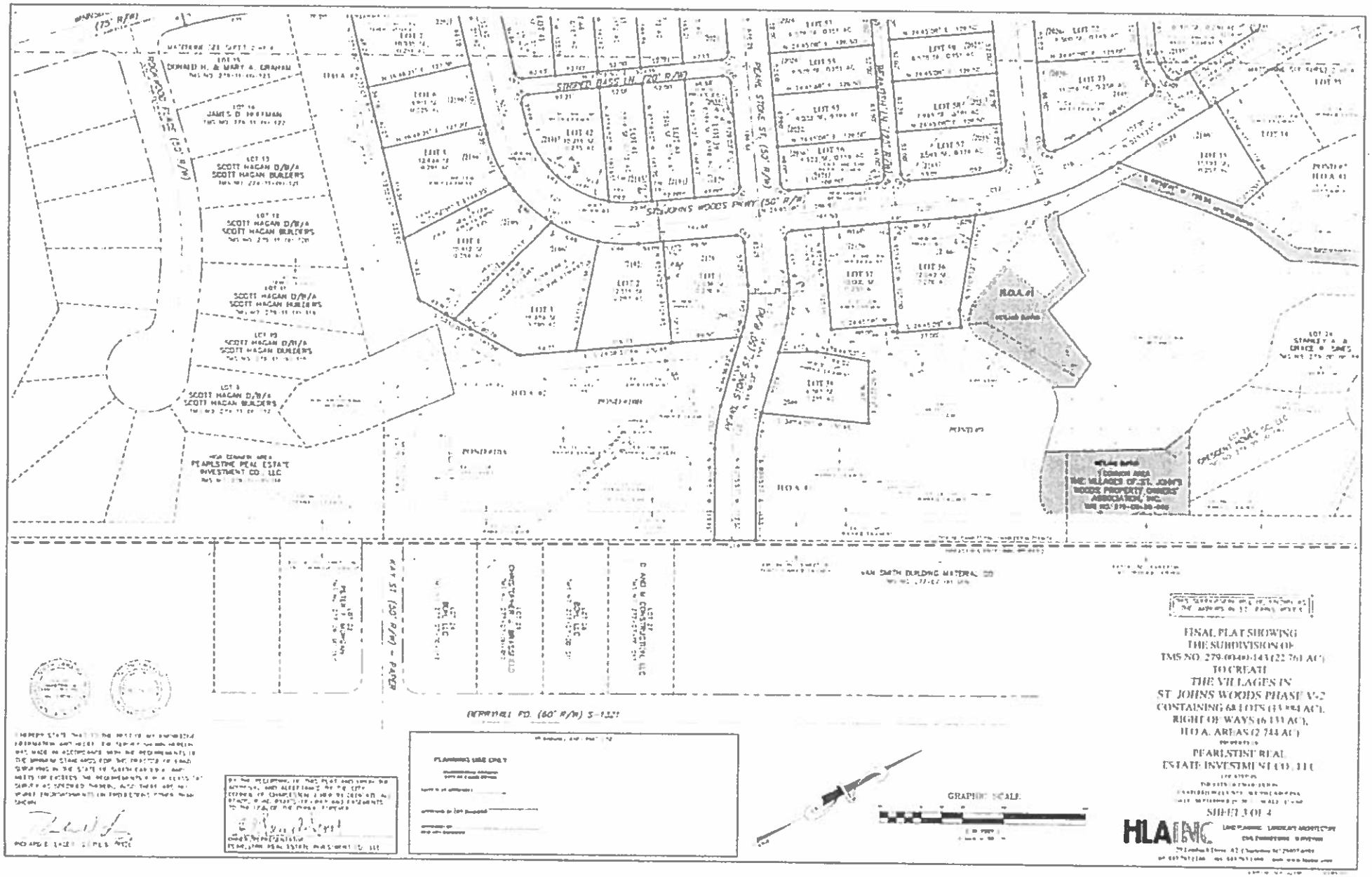
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

RICHARD D. LACEY S.C.P.L.S. [illegible]

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL STREETS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER

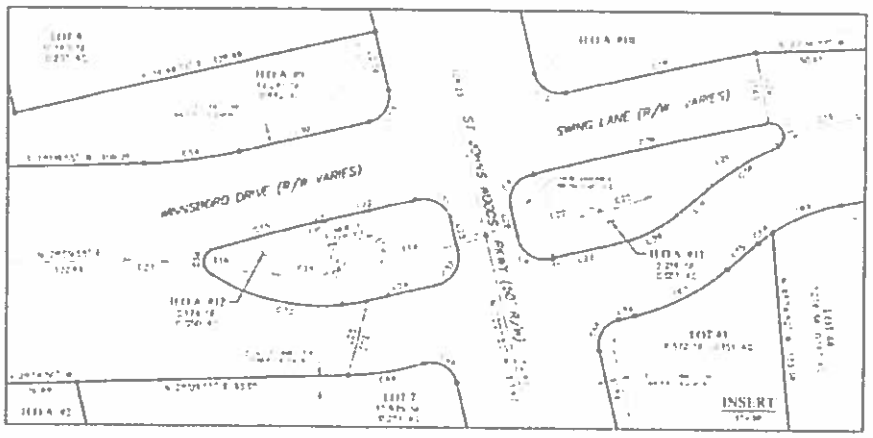
OWNER/REPRESENTATIVE:
PEARLSTINE REAL ESTATE INVESTMENT CO., LLC

2064


FINAL PLAT SHOWING
THE SUBDIVISION OF
TMS NO. 279-00-00-143 (22.761 AC)
TO CREATE
THE VILLAGES IN
ST. JOHNS WOODS PHASE V-2
CONTAINING 68 LOTS (13.984 AC),
RIGHT OF WAYS (6.131 AC),
H.O.A. AREAS (2.744 AC)
PEARLSTINE REAL
ESTATE INVESTMENT CO., LLC
SHEET 3 OF 4
HLA INC
GRAPHIC SCALE
PLANNING USE ONLY
STONEY BASS LN. (20' R/W)
ST. JOHNS WOODS PKWY. (50' R/W)
PEARL STONE ST. (50' R/W)
H.O.A. #1
PEARLSTINE REAL ESTATE INVESTMENT CO., LLC
VAN SMITH BUILDING MATERIAL CO.

3 of 4

LEGEND



GRAPHIC SCALE

PLANNING LINE ONLY

FINAL PLAT SHOWING
THE SUBDIVISION OF
TMS NO. 279-00-00-143 (22.761 AC)
TO CREATE
THE VILLAGES IN
ST. JOHNS WOODS PHASE V-2
CONTAINING 68 LOTS (13.884 AC),
RIGHT OF WAYS (6.133 AC),
H.O.A. AREAS (2.744 AC)

PEARLSTINE REAL
ESTATE INVESTMENT CO., LLC

SHEET 4 OF 4

HLA INC

4 of 4