

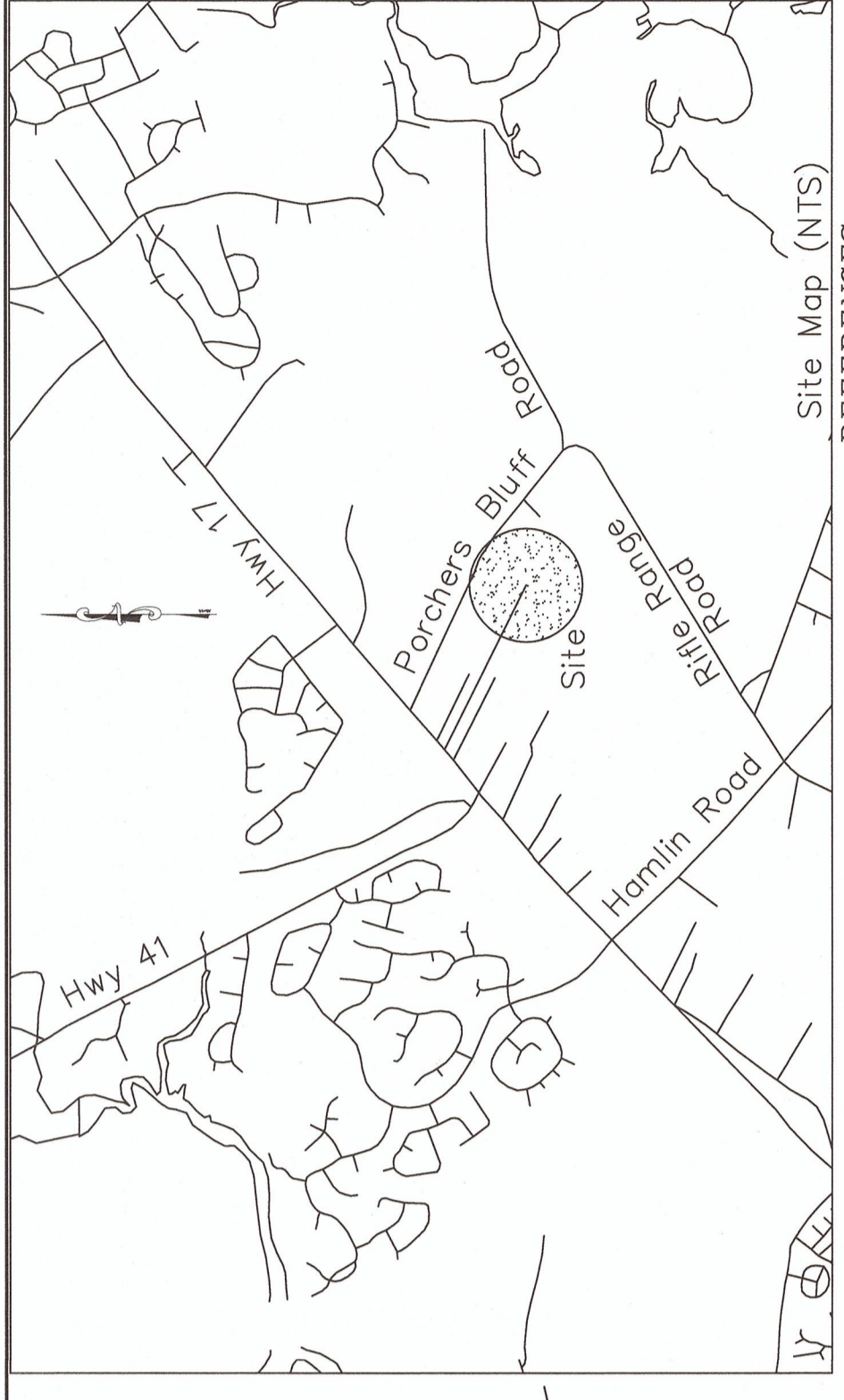
NO.	DATE	DESCRIPTION	BY
1	12/17/14	REVISED LOT LINES PER SWA COMMENTS	JKB
2	1/6/15	REVISED PER MPW COMMENTS	JKB
3	3/2/15	REVISED PROPERTY LINES LOTS 40,41,42	JKB

1035-B Jenkins Road
Charleston, SC 29407
(843) 795-9330



FINAL SUBDIVISION PLAT OF
PORCHERS PRESERVE AT OAKLAND
 OWNED BY PULTE HOME CORPORATION
 LOCATED IN THE TOWN OF MOUNT PLEASANT
 CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 9/17/2014
 DRAWN: JKB
 CHECK: PRB
 CC:
 JOB: 14125
 DWG: 14125 S/D.dwg
 SHEET: 1 OF 2

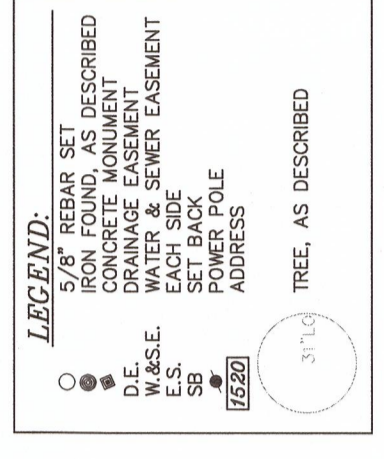


REFERENCES:

DEED BOOK	PAGE	PLAT BOOK	PAGE
Y512	174	L	122
E516	071	L1	0510
L594	203	X	020
M	886	AM	114
0270	886	AM	115
P338	530	BH	121
530	530	AU	047
X188	475	BL	277-278
M128	401	EL	137
0417	370	M	053
0339	599	BF	151
		AX	167
		AO	091
		BN	138
		L14	0307

TRAFFIC LEGEND:

- G OAK TREE
- M MAPLE TREE
- W WATER OAK TREE
- L LIVE OAK TREE
- ELM TREE
- P PALM TREE



TMS# 578-00-00-159
 TMS# 578-00-00-160
 TMS# 578-00-00-273
 TMS# 578-00-00-280

SCOTT HWY DOCKET 10.239 A
 WETLAND DWG BY SOUTHEASTERN
 SURVEYING OF CHARLESTON, INC.
 DATED: 9/28/09

HSA PROJECT No. 437-1230-00.
 DATED AUGUST 1, 2013.
 OWNER'S ACKNOWLEDGMENT
 STATE OF SOUTH CAROLINA
 COUNTY OF CHARLESTON

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE PUBLIC USE OF THE PORCHERS PRESERVE AT OAKLAND H.O.A. FOREVER THE ROAD R/W AREA
 ROAD R/W AREA 2.432 AC.
 NEW DRAINAGE EASEMENTS 2.479 AC. (ON SITE POND AREAS INCLUDED)
 EXISTING VARIABLE DRAINAGE ESMT 1.285 AC. (OFF SITE POND AREAS INCLUDED)

POND AND DRAINAGE CERTIFICATION
 THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON AND ANY SUCCESSOR OWNER, SUCCESSOR OR ASSIGNEE, ACKNOWLEDGES AND AGREES TO THE PERPETUAL MAINTENANCE OF THE POND(S) LOCATED IN THIS SUBDIVISION, AND DOES RELEASE AND HOLD HARMLESS THE TOWN FROM ANY AND ALL LIABILITIES, CLAIMS, DEMANDS, ATTORNEY'S FEES AND COSTS OR JUDGMENTS ARISING FROM SAID POND(S); AND SPECIFICALLY RELEASES THE TOWN FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OR NATURAL CREEKS, RIVER, OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE TOWN FROM FLOODING AND FOR THE EMERGENCY MAINTENANCE OF THE POND(S) BY THESE REGULATIONS AND THE DIRECTOR OF PLANNING AND DEVELOPMENT. THE TOWN MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE RE-NECESSARY TO REMEDY A CONDITION, WHICH, IN THE JUDGMENT OF THE DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL BE LIMITED TO THE NECESSARY MAINTENANCE OPERATIONS NECESSARY TO OBLIGATION ON THE PART OF THE TOWN.

SIGNATURE OF OWNER:
 PULTE HOME CORPORATION
 COASTAL CAROLINA DIVISION
 NORTH CHARLESTON, SC 29405
 CONTACT: MAIT RAINES
 OFFICE: (843) 740-7270

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING AND ENGINEERING IN SOUTH CAROLINA, AND EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
 CERTIFICATE OF A PROFESSIONAL LAND SURVEYOR
 No. 28597
 PHILIP R. BRAUN, JR.
 S.P.L.S. No. 28597

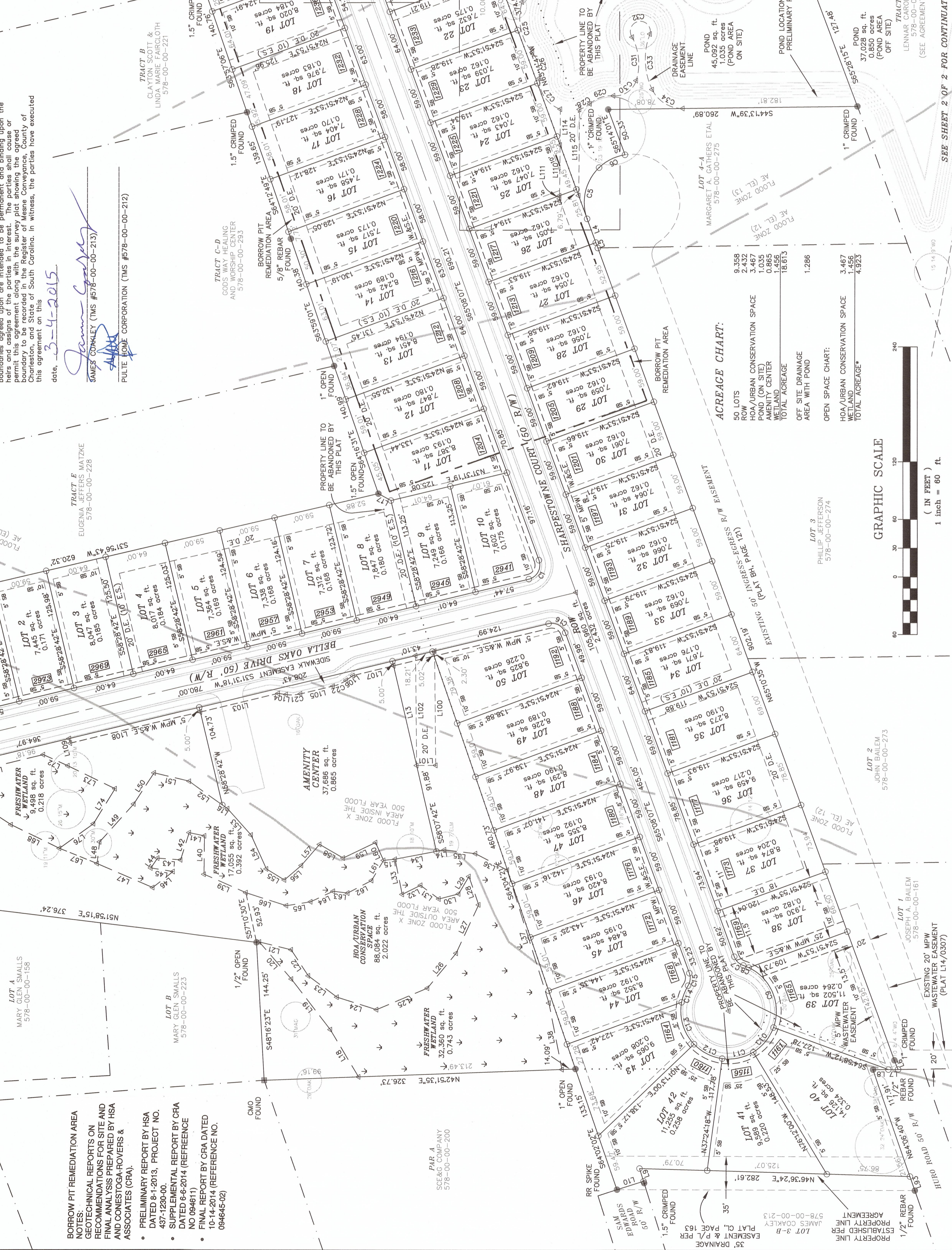
FOR RMC USE ONLY

PLAT APPROVED
 Town of Mount Pleasant, SC
 BY: [Signature]
 DATE: 4/9/15

RECD. PAYMENT 4/9/15
 PER CLERK JJA
 RMC OFFICE
 CHARLESTON COUNTY, SC

PLAT BOOK: L15, PAGE: 0154

* AT THE REQUEST OF THE PROPERTY OWNERS LISTED BELOW THIS PROPERTY LINE AGREEMENT HAS BEEN ADDED TO THIS PLAT:
 The undersigned agree the location of their common boundaries are located as shown on this plat. Further, the undersigned parties have agreed on a boundary line that is intended to be permanent and binding upon the heirs and assigns of the parties in interest. The parties shall cause or permit this agreement, along with the survey plat showing the agreed boundaries, to be recorded in the Public Records Office of Charleston, South Carolina. In witness, the parties have executed this agreement on this date, 3-4-2015.



BORROW PIT REMEDIATION AREA
 NOTES:
 • GEOTECHNICAL REPORTS ON SITE AND FINAL ANALYSIS PREPARED BY HSA AND CONESTOGA-ROVERS & ASSOCIATES (CRA).
 • PRELIMINARY REPORT BY HSA DATED 8-1-2013, PROJECT NO. 437-1230-00.
 • SUPPLEMENTAL REPORT BY CRA DATED 6-6-2014 (REFERENCE NO. 094611).
 • FINAL REPORT BY CRA DATED 10-14-2014 (REFERENCE NO. 094645-02).

ACREAGE CHART:

50 LOTS	9,358
ROW	2,432
HOA/URBAN CONSERVATION SPACE	3,467
POND (ON SITE)	1,035
OFF SITE DRAINAGE AREA WITH POND	1,466
TOTAL ACREAGE	18,613
OPEN SPACE CHART:	
HOA/URBAN CONSERVATION SPACE	1,286
POND (ON SITE)	3,467
OFF SITE DRAINAGE AREA WITH POND	4,925
TOTAL ACREAGE*	9,678

GRAPHIC SCALE
 (IN FEET)
 1 inch = 80 ft.

SEE SHEET 2 OF 2 FOR CONTINUATION