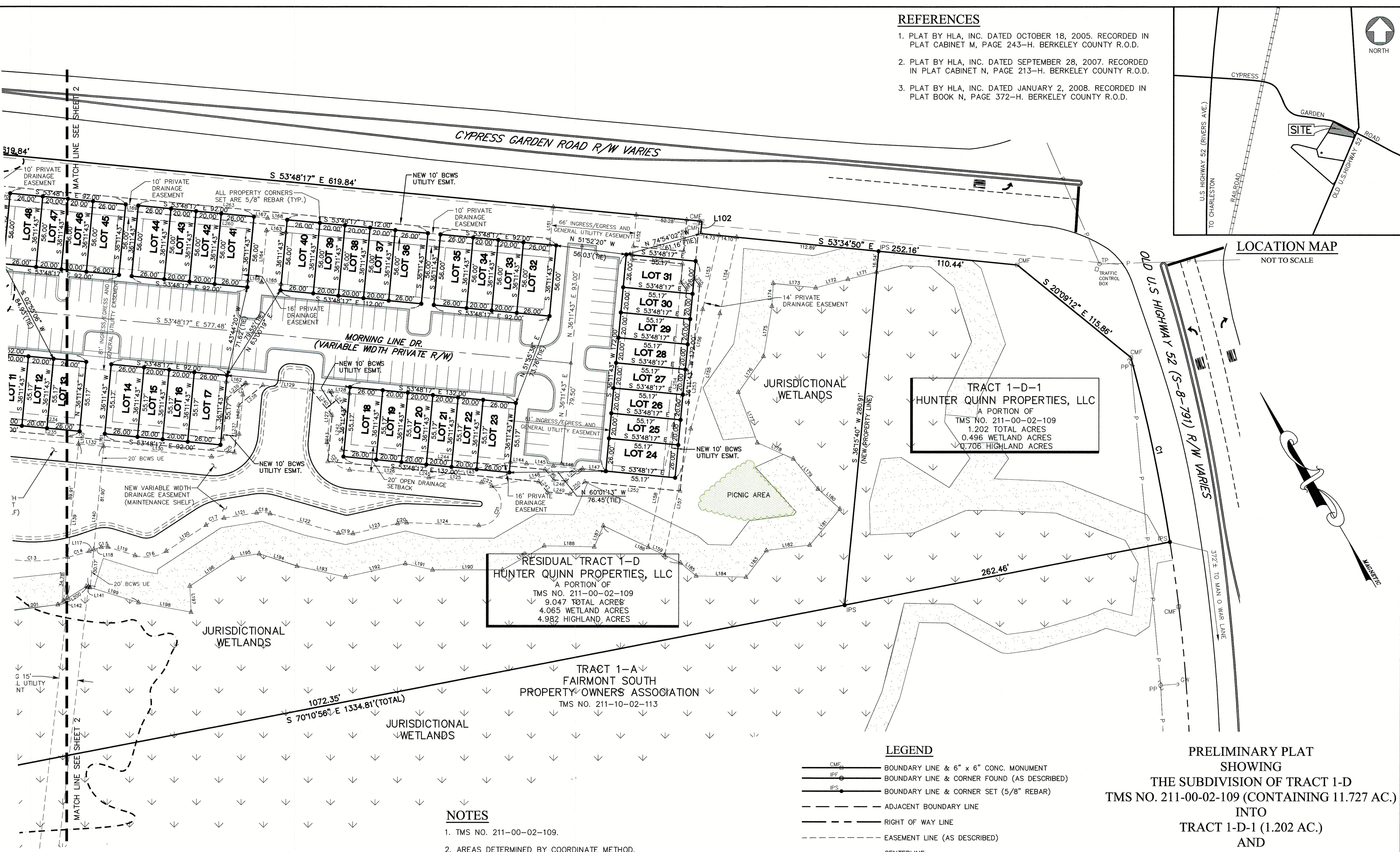


LOT AREAS		
LOT #	Sq. Ft.	Acres
LOT 1	1,434 Sq. Ft.	0.033 Acres
LOT 2	1,103 Sq. Ft.	0.025 Acres
LOT 3	1,103 Sq. Ft.	0.025 Acres
LOT 4	1,103 Sq. Ft.	0.025 Acres
LOT 5	1,103 Sq. Ft.	0.025 Acres
LOT 6	1,434 Sq. Ft.	0.033 Acres
LOT 7	1,434 Sq. Ft.	0.033 Acres
LOT 8	1,103 Sq. Ft.	0.025 Acres
LOT 9	1,103 Sq. Ft.	0.025 Acres
LOT 10	1,103 Sq. Ft.	0.025 Acres
LOT 11	1,103 Sq. Ft.	0.025 Acres
LOT 12	1,103 Sq. Ft.	0.025 Acres
LOT 13	1,434 Sq. Ft.	0.033 Acres
LOT 14	1,434 Sq. Ft.	0.033 Acres
LOT 15	1,103 Sq. Ft.	0.025 Acres
LOT 16	1,103 Sq. Ft.	0.025 Acres
LOT 17	1,434 Sq. Ft.	0.033 Acres
LOT 18	1,434 Sq. Ft.	0.033 Acres
LOT 19	1,103 Sq. Ft.	0.025 Acres
LOT 20	1,103 Sq. Ft.	0.025 Acres
LOT 21	1,103 Sq. Ft.	0.025 Acres
LOT 22	1,103 Sq. Ft.	0.025 Acres
LOT 23	1,434 Sq. Ft.	0.033 Acres
LOT 24	1,434 Sq. Ft.	0.033 Acres
LOT 25	1,103 Sq. Ft.	0.025 Acres
LOT 26	1,103 Sq. Ft.	0.025 Acres
LOT 27	1,103 Sq. Ft.	0.025 Acres
LOT 28	1,103 Sq. Ft.	0.025 Acres
LOT 29	1,103 Sq. Ft.	0.025 Acres
LOT 30	1,434 Sq. Ft.	0.033 Acres
LOT 31	1,434 Sq. Ft.	0.033 Acres
LOT 32	1,103 Sq. Ft.	0.025 Acres
LOT 33	1,120 Sq. Ft.	0.026 Acres
LOT 34	1,120 Sq. Ft.	0.026 Acres
LOT 35	1,456 Sq. Ft.	0.033 Acres
LOT 36	1,456 Sq. Ft.	0.033 Acres
LOT 37	1,120 Sq. Ft.	0.026 Acres
LOT 38	1,105 Sq. Ft.	0.025 Acres
LOT 39	1,120 Sq. Ft.	0.026 Acres
LOT 40	1,456 Sq. Ft.	0.033 Acres
LOT 41	1,456 Sq. Ft.	0.033 Acres
LOT 42	1,120 Sq. Ft.	0.026 Acres
LOT 43	1,120 Sq. Ft.	0.026 Acres
LOT 44	1,456 Sq. Ft.	0.033 Acres
LOT 45	1,456 Sq. Ft.	0.033 Acres
LOT 46	1,120 Sq. Ft.	0.026 Acres
LOT 47	1,456 Sq. Ft.	0.033 Acres
LOT 48	1,456 Sq. Ft.	0.033 Acres
LOT 49	1,456 Sq. Ft.	0.033 Acres
LOT 50	1,120 Sq. Ft.	0.026 Acres
LOT 51	1,120 Sq. Ft.	0.026 Acres
LOT 52	1,456 Sq. Ft.	0.033 Acres



SEE SHEET 2 FOR CURVE AND LINE TABLES

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN THE INTEREST OF THIS PROPERTY, AND I HERBY DEDICATE THE GENERAL UTILITY EASEMENTS SHOWN HEREON TO THOSE ENTITIES WHICH PROVIDE SAID UTILITIES. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAY OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHT-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

OWNER / DEVELOPER

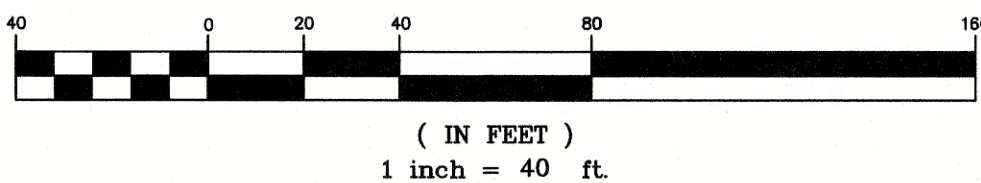
NOTES

- TMS NO. 211-00-02-109.
- AREAS DETERMINED BY COORDINATE METHOD.
- NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
- PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 13), X (SHADED) AND X AS PER FEMA MAP NO. 4501SC0585E, COMMUNITY PANEL 450029 0585 E, EFFECTIVE DECEMBER 7, 2018.
FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOODPLAIN.
FLOOD ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
FLOOD ZONE AE - BASE FLOOD ELEVATION HAS BEEN DETERMINED.
- PROPERTY IS ZONED PD-MU.
- BERKELEY COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAYS AND DRAINAGE SYSTEM.
- THE PRIVATE DRAINAGE STRUCTURES, PIPES, PONDS, OUTFALL STRUCTURES, OPEN SPACES, COMMON AREAS, AND SWALES WILL BE OWNED AND MAINTAINED BY THE HOA.

LEGEND

- CMF ——— BOUNDARY LINE & 6" x 6" CONC. MONUMENT
- IPF ——— BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- IPS ——— BOUNDARY LINE & CORNER SET (5/8" REBAR)
- ADJACENT BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- P ——— OVERHEAD POWER LINE
- WETLANDS
- WETLAND BUFFER
- PP — EX. POWER POLE
- GM — GAS MARKER
- NM — NITRO MARKER
- GV — GAS VALVE
- SP — EX. SERVICE POLE

GRAPHIC SCALE

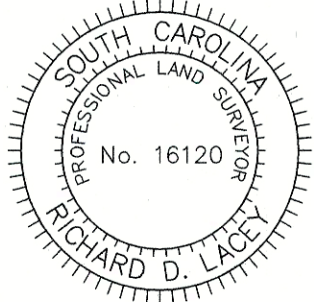


PRELIMINARY PLAT
SHOWING
THE SUBDIVISION OF TRACT 1-D
TMS NO. 211-00-02-109 (CONTAINING 11.727 AC.)
INTO
TRACT 1-D-1 (1.202 AC.)
AND
FAIRMONT SOUTH TOWNHOMES
CONTAINING
LOTS 1 THROUGH 52 (1.478 AC.)
AND
RESIDUAL TRACT 1-D (9.047 AC.)
PROPERTY OF
HUNTER QUINN PROPERTIES, LLC
LOCATED IN
BERKELEY COUNTY SOUTH CAROLINA
DATE: MARCH 14, 2019 SCALE: 1" = 40'
SHEET 1 OF 2

HLA THE SITE EXPERTS
SURVEYING CIVIL ENGINEERING
LAND PLANNING LANDSCAPE ARCHITECTURE
29 Leinbach Drive, A2, Charleston SC 29407-6988
tel: 843.763.1166 fax: 843.763.1909 web: www.hla-inc.com

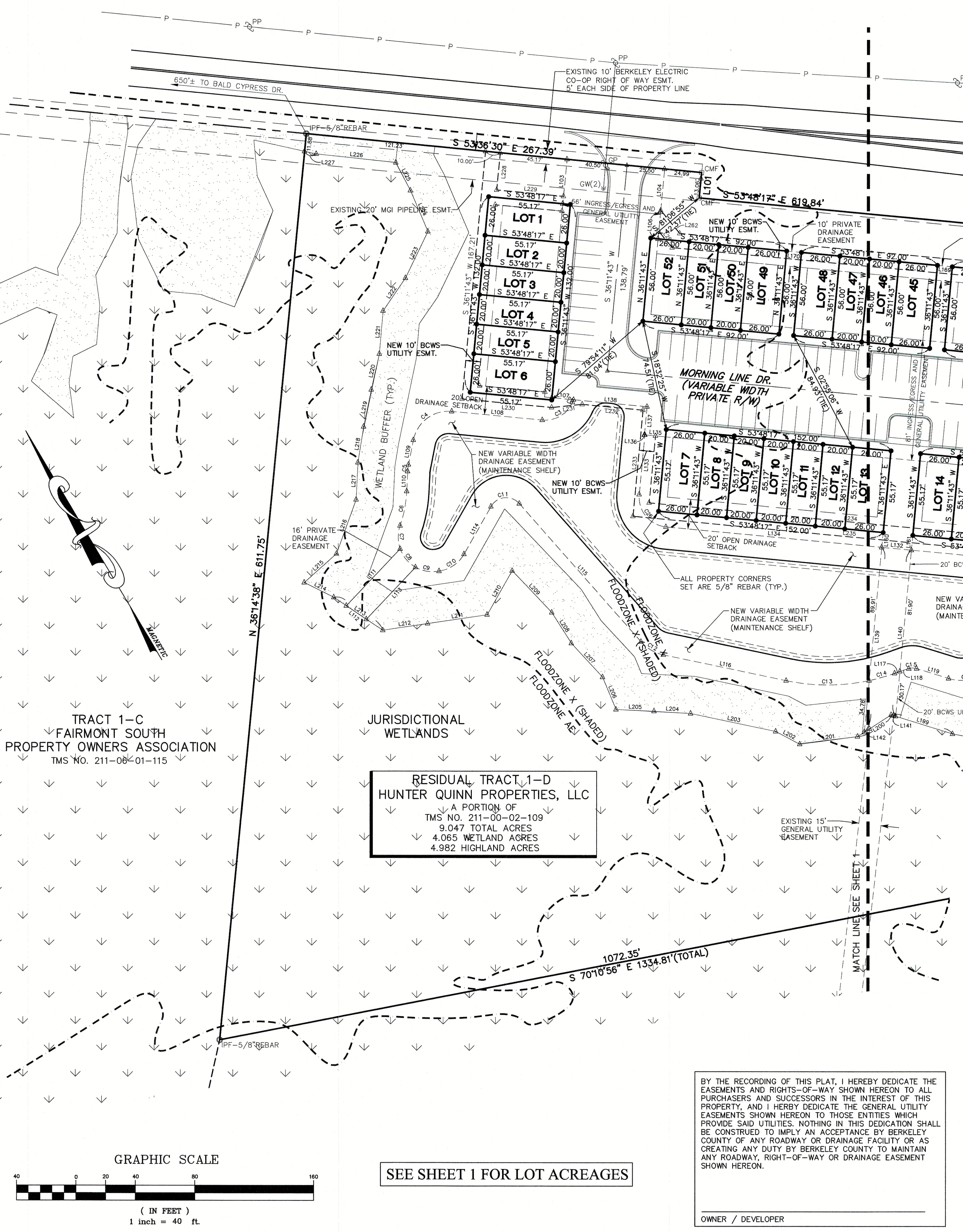
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LINE TABLE		
LINE	BEARING	LENGTH
L101	S 36°27'07" W	17.12
L102	S 37°29'31" W	9.88
L103	S 36°11'43" W	30.02
L104	N 36°11'43" E	29.13
L105	NOT USED	
L106	N 36°11'43" E	18.08
L107	S 53°48'17" E	14.66
L108	S 53°48'17" E	61.30
L109	N 41°59'53" E	16.88
L110	N 33°27'22" E	13.40
L111	N 74°11'06" E	52.69
L112	N 25°17'03" W	16.22
L113	N 74°11'06" E	48.19
L114	S 60°24'02" W	36.83
L115	N 10°38'30" W	123.82
L116	N 47°21'24" W	84.43
L117	S 78°46'24" E	3.74
L118	N 78°46'24" W	5.47
L119	N 42°01'32" W	22.50
L120	S 87°31'52" W	37.64
L121	N 68°28'05" W	26.10
L122	N 43°19'24" W	56.31
L123	N 71°54'59" W	36.21
L124	N 57°01'59" W	57.23
L125	S 53°48'17" E	41.98
L126	S 53°48'17" E	63.03
L127	S 36°11'43" W	40.17
L128	S 53°48'17" E	14.00
L129	S 53°48'17" E	68.13
L130	S 53°48'17" E	86.00
L131	N 36°11'43" E	31.17
L132	S 53°48'17" E	20.00
L133	S 36°11'43" W	40.17
L134	S 53°48'17" E	146.00
L135	N 53°48'17" W	14.00
L136	S 53°48'17" E	0.32
L137	S 36°11'43" W	19.00
L138	S 53°48'17" E	49.62
L139	S 36°11'43" W	124.70
L140	S 36°11'43" W	112.07
L141	N 42°01'32" W	1.53
L142	N 88°07'03" E	4.20
L143	S 69°58'18" E	65.64
L144	S 53°48'17" E	13.00
L145	S 53°48'17" E	21.33
L146	S 53°48'17" E	23.21
L147	S 53°48'17" E	18.46
L148	S 69°58'18" E	73.23
L149	NOT USED	
L150	NOT USED	
L151	S 36°11'43" W	30.00
L152	N 36°11'43" E	31.89
L153	S 43°16'53" W	59.72
L154	S 43°16'53" W	61.61
L155	S 44°57'27" W	94.10
L156	S 44°57'27" W	94.20
L157	S 42°29'17" W	102.09
L158	S 42°29'17" W	98.93
L159	N 33°36'56" W	14.42
L160	S 36°11'43" W	10.00
L161	S 36°11'43" W	10.00
L162	S 53°48'17" E	15.75
L163	N 53°48'17" W	15.48
L164	S 36°11'43" W	41.00
L165	S 53°48'17" E	15.48
L166	N 53°48'17" W	11.00
L167	S 53°48'17" E	11.00
L168	S 53°48'17" E	15.48
L169	S 53°48'17" E	10.00
L170	S 53°48'17" E	10.00
L171	N 73°21'42" W	23.28
L172	S 73°51'44" E	26.48
L173	S 53°16'35" E	33.83
L174	N 33°56'23" E	18.17
L175	N 40°21'36" E	40.04
L176	N 65°46'47" E	34.77
L177	N 10°06'30" E	42.64
L178	N 35°10'25" W	31.30
L179	N 08°25'22" W	30.68
L180	N 17°06'50" W	23.58
L181	N 70°51'09" E	37.24
L182	S 66°24'31" E	34.65
L183	N 68°08'49" E	26.50
L184	S 57°49'12" E	39.60
L185	S 19°11'24" E	16.01



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE 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. 16120



SEE SHEET 1 FOR LOT ACREAGES

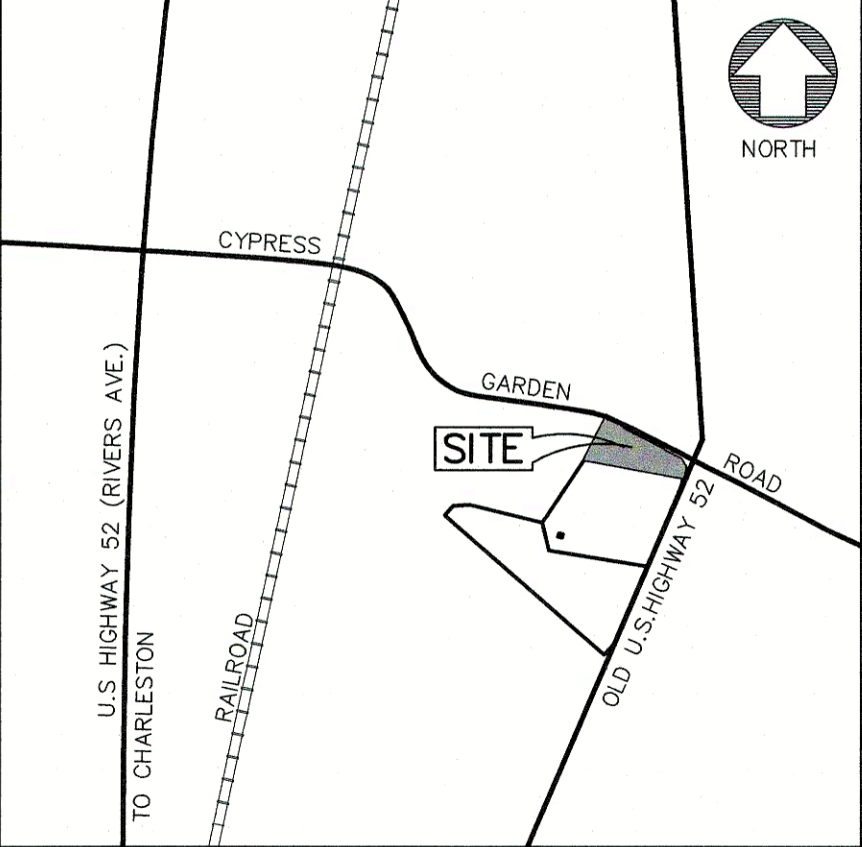
BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN THE INTEREST OF THIS PROPERTY, AND I HEREBY DEDICATE THE GENERAL UTILITY EASEMENTS SHOWN HEREON TO THOSE ENTITIES WHICH PROVIDE SAID UTILITIES. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAY OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHT-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

OWNER / DEVELOPER

LINE TABLE		
LINE	BEARING	LENGTH
L186	S 33°36'56" E	68.00
L187	N 53°41'56" E	18.19
L188	S 58°03'47" E	39.71
L189	S 89°11'24" E	38.08
L190	S 59°17'20" E	55.38
L191	S 46°10'40" E	22.24
L192	S 71°54'58" E	48.50
L193	S 46°43'51" E	39.35
L194	S 40°55'35" E	31.58
L195	S 68°28'05" E	21.46
L196	N 87°31'53" E	40.36
L197	N 28°06'34" E	20.70
L198	S 48°57'23" E	42.30
L199	S 42°01'32" E	43.23
L200	N 88°07'03" E	26.87
L201	S 66°46'47" E	39.24
L202	S 31°22'07" E	18.37
L203	S 47°21'23" E	58.50
L204	S 55°45'15" E	24.72
L205	S 56°31'09" E	25.56
L206	S 08°11'42" W	23.46
L207	S 12°01'32" E	31.07
L208	S 01°40'50" E	24.44
L209	S 12°48'55" E	38.73
L210	N 60°24'02" E	34.03
L211	S 67°35'01" E	40.49
L212	S 67°53'55" E	30.59
L213	S 25°17'03" E	39.73
L214	S 32°36'45" E	22.21
L215	S 78°50'32" W	29.16
L216	S 50°48'38" W	38.50
L217	S 33°27'22" W	25.02
L218	S 39°55'34" W	24.50
L219	S 42°29'51" W	25.39
L220	S 43°21'30" W	24.62
L221	S 35°44'34" W	29.10
L222	S 65°13'26" W	26.71
L223	S 56°39'17" W	34.65
L224	S 07°41'22" W	30.02
L225	S 03°12'57" W	21.22
L226	S 53°00'24" E	53.87
L227	S 46°45'42" E	8.09
L228	S 36°11'43" W	25.17
L229	S 53°48'17" E	45.17
L230	S 53°48'17" E	60.66
L231	S 65°03'17" E	20.66
L232	S 53°48'17" E	41.02
L233	S 36°11'43" W	71.61
L234	S 53°48'17" E	272.44
L235	S 53°48'17" E	292.44
L236	N 36°11'43" E	31.82
L237	N 36°11'43" E	37.68
L238	N 81°11'43" E	24.73
L239	N 81°11'43" E	18.88
L240	S 08°48'17" E	26.06
L241	S 08°48'17" E	20.20
L242	S 36°11'43" W	30.89
L243	S 36°11'43" W	36.74
L244	S 53°48'17" E	162.07
L245	S 53°48'17" E	167.83
L246	S 08°48'17" E	10.61
L247	S 08°48'17" E	9.86
L248	S 53°48'17" E	18.14
L249	S 53°48'17" E	15.24
L250	N 81°11'43" E	15.24
L251	N 81°11'43" E	15.24
L252	S 53°48'17" E	75.82
L253	N 36°11'43" E	163.14
L254	N 36°11'43" E	149.00
L255	N 08°48'17" W	7.07
L256	N 08°48'17" W	7.07
L257	S 53°48'17" W	40.17
L258	N 36°11'43" E	25.00
L259	N 53°48'17" W	40.17
L260	N 53°48'17" W	516.42
L261	N 08°48'17" W	14.22
L262	S 08°48'17" E	20.08
L263	S 53°48'17" E	512.28

SEE SHEET 1 FOR NOTES AND REFERENCES

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD
C1	1382.39	6°10'57"	74.66	149.17	N18°47'45"E	149.10
C2	24.00	4°16'22"	0.90	1.79	S56°04'59"W	1.79
C3	20.00	7°21'45"	14.60	25.22	S89°55'44"E	23.58
C4	24.00	84°11'50"	21.68	35.27	S48°05'48"W	32.18
C5	30.75	8°32'31"	2.30	4.58	S37°43'37"W	4.58
C6	81.25	16°39'25"	11.89	23.62	N41°47'04"E	23.54
C7	23.25	39°07'25"	8.26	15.88	S30°33'04"W	15.57
C8	23.25	40°31'38"	8.58	16.45	S09°16'28"E	16.10
C9	23.25	38°10'57"	8.05	15.49	S48°37'45"E	15.21
C10	23.25	51°52'43"	11.31	21.05	N86°20'24"E	20.34
C11	11.75	108°57'27"	16.46	22.34	N65°07'14"W	19.13
C12	27.75	36°42'54"	9.21	17.78	S28°59'57"E	17.48
C13	135.25	23°51'54"	28.58	56.33	S59°17'21"E	55.93
C14	135.25	6°55'49"	8.19	16.36	S75°18'29"E	16.35
C15	9.75	36°44'51"	3.24	6.25	N60°23'58"W	6.15
C16	29.25	50°26'35"	13.78	25.75	S67°14'50"E	24.93
C17	36.75	24°00'02"	7.81	15.39	N80°28'06"W	15.28
C18	24.75	25°08'41"	5.52	10.86	N55°53'45"W	10.77
C19	23.25	28°35'35"	5.92	11.60	S57°37'11"E	11.48
C20	27.75	14°53'00"	3.62	7.21	N64°28'29"W	7.19
C21	17.00	147°54'42"	59.11	43.89	N49°00'40"E	32.68
C22	17.00	28°51'36"	4.37	8.56	N39°22'29"W	8.47
C23	20.00	90°00'00"	20.00	31.42	S08°48'17"E	28.28
C24	24.00	22°01'28"	4.67	9.23	S47°12'27"W	9.17
C25	20.00	90°00'00"	20.00	31.42	N81°11'43"E	28.28
C26	20.00	90°00'00"	20.00	31.42	S08°48'17"E	28.28



LOCATION MAP
NOT TO SCALE

LEGEND

- CMF Boundary line & 6" x 6" CONC. MONUMENT
- IPF Boundary line & CORNER FOUND (AS DESCRIBED)
- IPS Boundary line & CORNER SET (5/8" REBAR)
- Adjacent boundary line
- Right of way line
- Easement line (as described)
- Centerline
- P Overhead power line
- Wetlands
- Wetland buffer
- EX. POWER POLE
- GAS MARKER
- NITRO MARKER
- GAS VALVE
- EX. SERVICE POLE

PLANNING AND RMC USE

PRELIMINARY PLAT
SHOWING
THE SUBDIVISION OF TRACT 1-D
TMS NO. 211-00-02-109 (CONTAINING 11.727 AC.)
INTO
TRACT 1-D-1 (1.202 AC.)
AND
FAIRMONT SOUTH TOWNHOMES
CONTAINING
LOTS 1 THROUGH 52 (1.478 AC.)
AND
RESIDUAL TRACT 1-D (9.047 AC.)
PROPERTY OF
HUNTER QUINN PROPERTIES, LLC

LOCATED IN
BERKELEY COUNTY SOUTH CAROLINA
DATE: MARCH 14, 2019 SCALE: 1" = 40'

SHEET 2 OF 2

HLA THE SITE EXPERTS
SURVEYING CIVIL ENGINEERING
LAND PLANNING LANDSCAPE ARCHITECTURE

29 Leinbach Drive, A2, Charleston SC 29407-6988
tel: 843.763.1166 fax: 843.763.1909 web: www.hlainc.com