

OWNERSHIP AND ADJUSTMENT CHART

OWNERSHIP	TMS NO.	DESCRIPTION
JM PARTNERSHIP WILLIAM M. MOODY & STACEY MOODY SURV. <td>TMS 178-00-01-014</td> <td>8.95 AC PLAT REF. 2 & 4 +0.08 ENCROACHMENT WITH ADJUSTMENT +0.06 IN R/W ERROR -9.03 TOTAL ADJUSTED AREA INCL. 054 8.04 TOTAL ADJUSTED FOR 054</td>	TMS 178-00-01-014	8.95 AC PLAT REF. 2 & 4 +0.08 ENCROACHMENT WITH ADJUSTMENT +0.06 IN R/W ERROR -9.03 TOTAL ADJUSTED AREA INCL. 054 8.04 TOTAL ADJUSTED FOR 054
SOUTH CAROLINA DISTRICT OF THE WESLEYAN CHURCH TRUSTEE	TMS 178-00-01-013	26.90 AC ORIGINAL AREA -0.18 AC ENCROACHMENT OVERLAP TO MOODY +0.18 AC GAP -1-A ALLOCATED TO 013 26.90 AC TOTAL ADJUSTED AREA 013

UNRECORDED PLAT REFERENCES:

JAMES E. SHULER PREPARED A PLAT OF THE SUBJECT SITE SEPTEMBER 29, 1977, REV. JANUARY 24, 1978 LABELED "PLAT OF LAND OWNED BY A.F. LAMBRIGHT SUBDIVIDED AS SHOWN". THIS MAP WAS NEVER RECORDED OR REFERENCED IN ANY DEEDS OF CONVEYANCE. THIS PLAT ON FILE AT ASHLEY LAND SURVEYING.

PROPERTY LINE AGREEMENT NOTE:

WE, THE PROPERTY OWNERS REFERENCED HEREON, HAVE AGREED TO ADJUST THE PROPERTY LINE BETWEEN THE SUBJECT PARCELS TO ELIMINATE THE ENCROACHMENTS BY ALLOWING THE OVERLAP AREA WITH THEIR EXISTING INDIVIDUAL PARCELS.

GLORIA JUDITH MOODY TMS 178-00-01-014
WILLIAM M. MOODY TMS 178-00-01-054
STACEY MOODY TMS 178-00-01-013
WAYNE L. OTTO, SENIOR PASTOR
SOUTH CAROLINA DISTRICT OF THE
WESLEYAN CHURCH TRUSTEE

PURPOSE OF THIS PLAT:

TMS 178-00-01-013 WAS SURVEYED BY PLAT REF. 3 WHOSE METES AND BOUNDS WERE RETRACED AND SHOWN HEREON. THE PROPERTY ENCOMPASSED THEREIN WAS CONVEYED TO THE HEREON NAMED PROPERTY OWNERS BY DEED 9326 PG. 37. THIS PLAT IS BEING PREPARED TO CORRECT THE ENCROACHMENTS AS SHOWN. THE OWNER OF 013 HAS AGREED TO CONVEY THE 0.04 AC GAP AS SHOWN COMMENCING AT THE R/W LINE OF HWY 176 CONTAINS A TOTAL OF 10.821 SF AND WILL BE EQUALLY DIVIDED BETWEEN 013 & 014. THE OWNERS OF 014 & 054 HAVE AGREED TO COMPENSATE THE OWNER OF 013 BY ALLOWING AN ADDITIONAL 1.825 SF TO BE COMBINED WITH 013 IN THE GAP FOR THE OVERLAP.

ENCROACHMENT AREA, A PART OF 178-00-01-013 IS BEING COMBINED WITH:

TMS 178-00-01-054 WILLIAM M. MOODY & STACEY MOODY SURV.
TMS 178-00-01-014 JM PARTNERSHIP (GLORIA JUDITH MOODY)

AREA SUMMARY OF THE GAP:
10.581 SF / 0.24 AC TOTAL IN GAP
5.2905 SF PER SHARE BEFORE ADJUSTMENT
5.2905 SF PER SHARE ALLOCATED TO 014
-1.825 SF AREA ADJUSTMENT
-1.825 SF TOTAL GAP AREA ALLOCATED TO 013
-1.825 SF IS AREA IN THE ENCROACHMENT OVERLAP THAT WAS GRANTED TO 013 & 054 OWNED AS SHOWN HEREON.

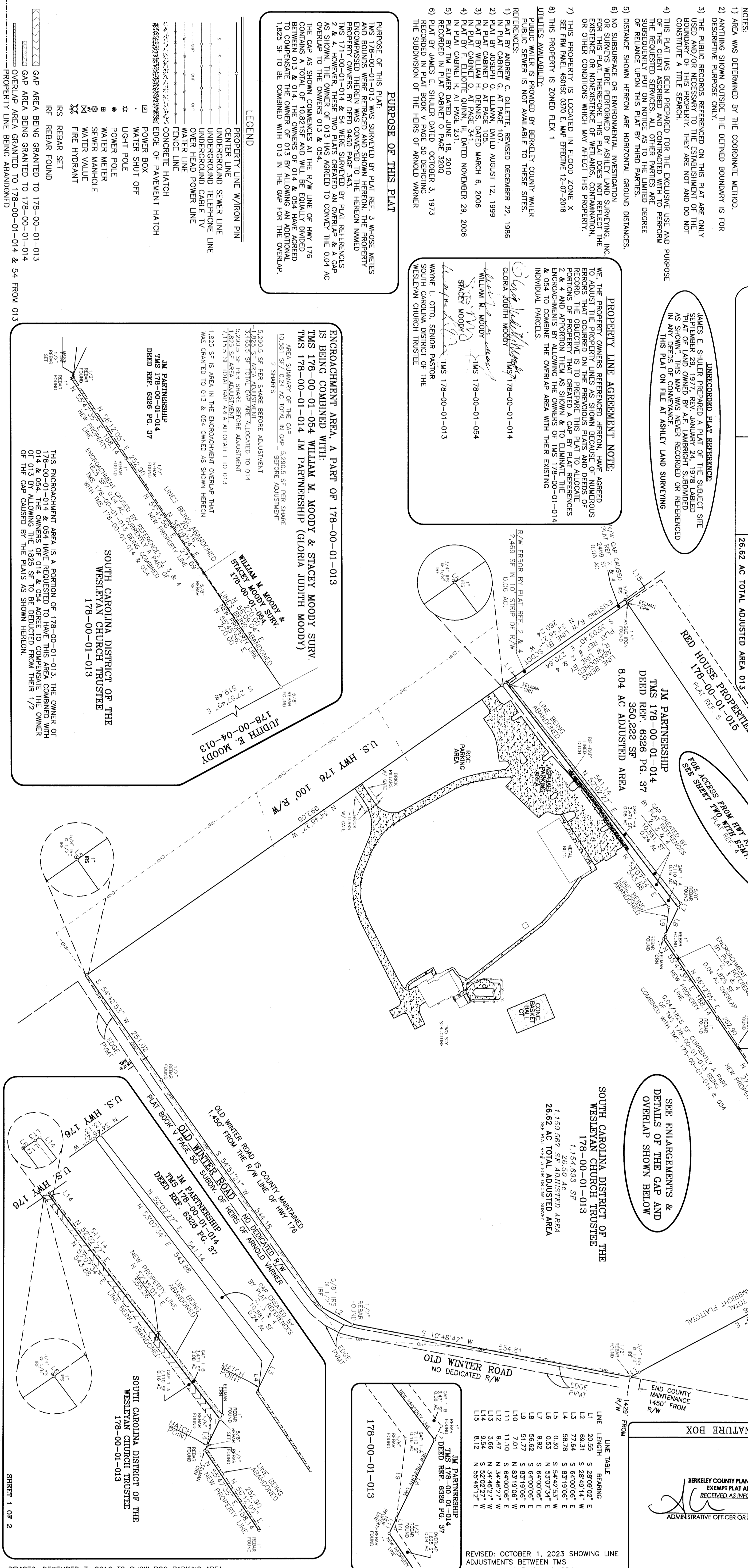
JM PARTNERSHIP
TMS 178-00-01-014
DEED REF. 6326 PG. 37

ELLMAN PLAT ERRORS

AGE RANGE ERROR ON JOE ELLMAN PLAT RECORDED IN CABINET O PAGE 105 C THIS PLAT CORRECTS THE AGE RANGE ERROR MENTIONED IN THE ELLMAN PLAT. PRESENT R/W OF US HWY 176 IS 100'. THE QUINN PLAT MISTAKENLY USED THE 120' R/W. THE PRESENT R/W IS 100'. THEREBY SHORING THIS PARCEL OF 10' DEPTH. SEE THIS ADDITIONAL AREA BEING ADDED TO CORRECT THIS ERROR.

QUINN PLAT ERRORS

THE PLAT BY ELLIOTT QUINN RECORDED IN CABINET R PAGE 231-C IS IN ERROR. THIS PLAT CORRECTS THE AGE RANGE ERROR MENTIONED IN THE ELLMAN PLAT. PRESENT R/W OF US HWY 176 IS 100'. THE QUINN PLAT MISTAKENLY USED THE 120' R/W. THE PRESENT R/W IS 100'. THEREBY SHORING THIS PARCEL OF 10' DEPTH. SEE THIS ADDITIONAL AREA BEING ADDED TO CORRECT THIS ERROR.



APPROVAL AND RECORDING STAMP AND SIGNATURE BOX

BERKELEY COUNTY PLANNING & ZONING EXEMPT PLAT APPROVAL RECEIVED AS INFORMATION

ADMINISTRATIVE OFFICER OR DESIGNEE: [Signature] DATE: 10-24-2024

2024000860
PRESENTED & RECORDED:
01-10-2024 11:56:22 AM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC