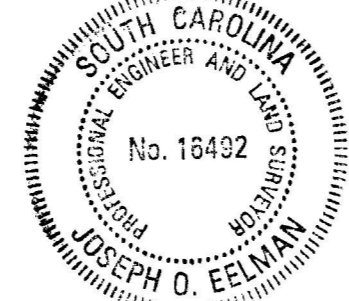


**SURVEYORS NOTES:**

- THIS PROPERTY IS LOCATED IN FLOOD ZONE X, PER F.I.R.M. COMMUNITY PANEL 450068 0330 C, REVISED APRIL 15, 1994.
- THE HORIZONTAL DATUM IS NAD83.
- THE VERTICAL DATUM IS NAVD 88.
- AREA WAS DETERMINED BY COORDINATE METHOD.
- ALL PROPERTY CORNERS SET ARE 5/8" REBAR.
- THIS PROPERTY IS TMS 172-00-00-117, ZONED R-2 AND APPROXIMATELY 18.06 ACRES.
- SETBACKS ARE 20' FRONT, 5/10' SIDE EXCEPT WHERE UTILITY EASEMENTS ARE LARGER. UTILITY EASEMENTS TAKE PRECEDENCE OVER SETBACKS. REAR LOT SETBACK IS 15% OF LOT DEPTH.
- NO CURB CUTS SHALL BE ALLOWED WITHIN 40' OF AN INTERSECTION.
- SIDEWALKS ARE 4-FT WIDE AND SHALL BE LOCATED ON BOTH SIDES OF THE STREETS.
- UTILITY PROVIDERS:  
SEWER DORCHESTER COUNTY WATER & SEWER DEPARTMENT  
WATER DCWS  
ELECTRIC SCE&G  
TELEPHONE BELLSOUTH  
CABLE TIME WARNER
- TOTAL NUMBER OF LOTS IS 45.
- SMALLEST LOT IS 38 AT 6,025 SQ. FT.
- LARGEST LOT IS 24 AT 12,472 SQ. FT.
- ALL H.O.A. AREA IS ALSO A BLANKET DRAINAGE EASEMENT.
- EACH LOT IS SUBJECT TO A 5' GENERAL UTILITY EASEMENT ALONG THE RIGHT-OF-WAY FOR COMMUNICATIONS AND A 10' GENERAL UTILITY EASEMENT FOR POWER REDUCING TO 5' AND 5' ON CORNER LOTS.
- DENSITY FOR THIS PROJECT IS 3.2 UNITS PER ACRE.
- ALL PONDS AND SWALES SHALL BE MAINTAINED BY THE PROPERTY H.O.A.
- LOT NUMBERS 1 & 24-32 ARE SFR-R2. THE REMAINING LOTS ARE GARDEN & CLUSTER.
- THE PURPOSE OF THIS PLAT WAS TO ADJUST THE PROPERTY LINES ON LOT NUMBERS 1 & 15-23.
- THIS PLAT SUPERSEDES THE PLAT PREVIOUSLY RECORDED ON OCT 10, 2012.

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 MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

*Joseph O. Eelman*  
 JOSEPH O. EELMAN - S.C.R.L.S. No. 16492-B  
 1933 Chestnut Oak Lane  
 Charleston, SC 29414  
 Ph: (843) 571-5020



BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY ACCEPTANCE BY DORCHESTER COUNTY OR THE CITY OF NORTH CHARLESTON OF ANY ROADWAY OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY DORCHESTER COUNTY TO MAINTAIN ANY ROADWAY, RIGHTS-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

*Indigo Palms Phase IV, LLC*  
 OWNER / REPRESENTATIVE  
 NAME - TITLE - COMPANY NAME  
 INDIGO PALMS PHASE IV, LLC

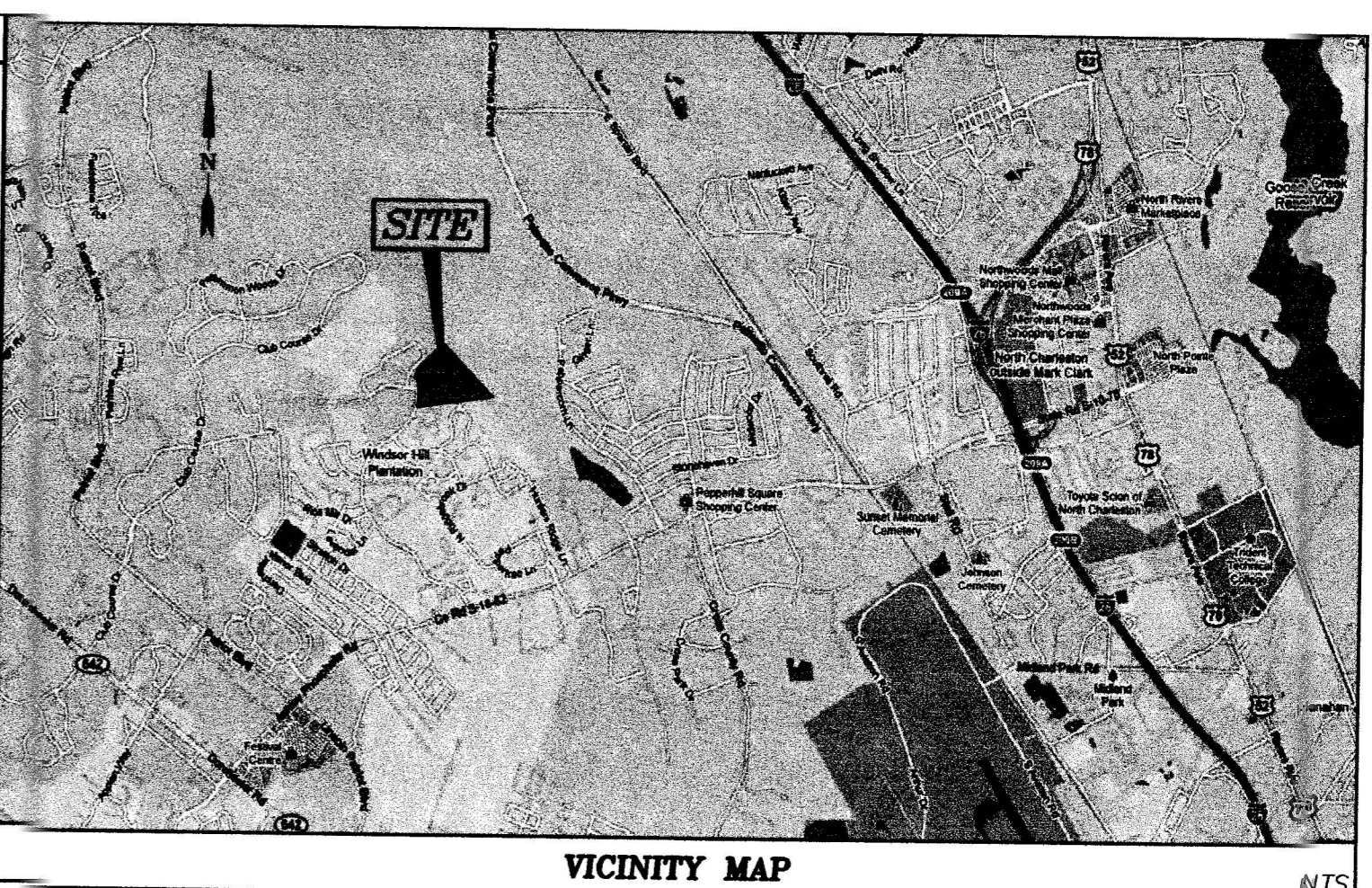
- LEGEND**
- PROPERTY LINE W/ 5/8" RFB
  - PROPERTY LINE W/ 5/8" RBS
  - ADJACENT PROPERTY LINE
  - EASEMENT LINE
  - ROAD RIGHT-OF-WAY
  - WETLAND LINE
  - SANITARY SEWER EASEMENT
  - GENERAL UTILITY EASEMENT
  - DRAINAGE EASEMENT

**FINAL PLAT**  
 SHOWING  
**INDIGO PALMS, PHASE IV**  
 WITHIN THE EXISTING SUBDIVISION OF  
**WINDSOR HILL**  
 FOR THE PROPERTY OF  
**INDIGO PALMS IV, LLC**  
 TO ADJUST THE PROPERTY LINES ON  
 LOT NUMBERS 1 & 15-23  
 LOCATED IN  
**CITY OF NORTH CHARLESTON**  
 DORCHESTER COUNTY  
 SCALE 1" = 50'  
 SEPTEMBER 23, 2012

- REFERENCES:**
- PLAT SHOWING TRACTS A-2 & A-2B DATED NOV 14, 2011 BY JOSEPH O. EELMAN AND RECORDED IN PLAT CABINET L, PAGE 176 ON DEC 16, 2011.
  - FINAL PLAT OF THIS PROPERTY DATED SEPT 4, 2012 BY JOSEPH O. EELMAN AND RECORDED IN PLAT CABINET L, PAGE 192 ON OCT 10, 2012.

**PLANNING & R.M.C. USE ONLY**

#81  
 APPROVED PLAT  
 Exempt from Section 18-22 (a) and  
 18-23 (a) of Subdivision Regulations.  
 Date: 10/15/12  
 Attest: *Michelle Stebbins*  
 PLANNING DIRECTOR  
 CITY OF NORTH CHARLESTON



**PARCEL CURVE DATA**

NUMBER	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	21.10'	125.00'	5801207°W	10.60'	21.10'	S89°02'00"W
C2	6.50'	200.00'	S82°30'34"W	4.20'	6.50'	S81°25'50"W
C3	0.32'	200.00'	S82°45'07"W	0.16'	0.32'	S82°42'00"W
C4	54.20'	200.00'	N81°41'41"W	27.31'	54.12'	N89°28'17"W
C5	1.94'	222.00'	N82°10'12"W	0.97'	1.94'	N81°30'38"W
C6	56.07'	222.00'	S82°31'30"W	28.10'	55.92'	N89°24'18"W
C7	55.20'	222.00'	S81°05'30"W	27.70'	55.13'	S78°13'37"W
C8	27.00'	222.00'	S81°05'30"W	14.00'	27.07'	S82°28'54"W
C9	28.62'	200.00'	S70°00'07"W	14.44'	28.62'	S69°01'00"W
C10	24.31'	200.00'	S77°05'57"W	12.17'	24.30'	S73°07'00"W
C11	31.27'	180.00'	S89°51'03"W	15.80'	31.22'	S71°20'00"W
C12	46.48'	180.00'	S48°19'28"W	23.40'	46.31'	S37°34'47"W
C13	23.40'	180.00'	S48°19'28"W	11.72'	23.30'	S48°04'00"W
C14	5.30'	25.00'	S53°07'48"W	2.88'	5.34'	S47°00'11"W
C15	18.88'	25.00'	N81°48'14"W	10.37'	18.18'	S79°38'47"W
C16	8.17'	50.00'	S87°41'18"W	4.80'	8.16'	N87°03'28"W
C17	41.48'	50.00'	S48°08'28"W	22.02'	40.30'	S83°08'22"W
C18	38.44'	50.00'	S27°50'30"W	18.81'	31.67'	S21°34'23"W
C19	38.44'	50.00'	S33°32'10"W	18.81'	31.67'	S17°27'14"W
C20	28.10'	50.00'	S33°32'10"W	14.05'	27.78'	S47°19'57"W
C21	10.83'	25.00'	S38°48'18"W	6.30'	10.74'	S31°19'57"W
C22	14.87'	25.00'	S31°18'00"W	7.50'	14.44'	S22°02'00"W
C23	82.60'	180.00'	S89°50'52"W	31.73'	82.30'	S17°42'48"W
C24	48.88'	180.00'	S48°28'48"W	23.81'	48.51'	S37°12'20"W
C25	10.28'	25.00'	S22°08'21"W	5.50'	10.19'	S33°33'20"W
C26	8.07'	25.00'	S17°28'20"W	4.87'	8.08'	S11°47'20"W
C27	81.40'	50.00'	S80°20'12"W	28.23'	48.18'	S30°53'20"W
C28	43.83'	50.00'	N88°28'30"W	23.43'	42.44'	S88°28'21"W
C29	43.83'	50.00'	N81°31'22"W	23.43'	42.44'	N44°19'51"W
C30	17.11'	50.00'	N82°29'04"W	8.84'	17.02'	N82°29'04"W
C31	18.57'	25.00'	N35°17'32"W	9.50'	18.70'	N17°27'14"W
C32	3.72'	25.00'	N43°49'18"W	1.80'	3.60'	N49°33'24"W
C33	82.80'	338.07'	N34°32'22"W	26.40'	82.74'	N39°20'40"W
C34	81.00'	338.07'	N42°32'02"W	30.20'	80.82'	N42°42'12"W
C35	81.00'	338.07'	N41°41'47"W	30.20'	80.82'	N19°21'38"W
C36	80.88'	338.07'	N37°40'47"W	25.33'	80.81'	N8°54'44"W
C37	38.77'	25.00'	N89°35'50"W	22.82'	33.54'	N47°44'40"W
C38	81.48'	488.50'	S12°40'41"W	46.88'	81.38'	S70°34'34"W
C39	14.21'	488.50'	S14°29'23"W	7.11'	14.21'	S13°33'02"W
C40	84.48'	488.50'	S24°48'00"W	42.38'	84.37'	S19°38'42"W
C41	84.42'	488.50'	S33°10'00"W	42.30'	84.30'	S29°00'00"W
C42	84.37'	488.50'	S40°11'27"W	34.70'	84.32'	S28°28'47"W
C43	288.81'	501.00'	S43°12'27"W	153.80'	288.34'	S39°28'28"W
C44	11.94'	488.50'	N87°13'22"W	5.87'	11.84'	N40°20'20"W
C45	47.58'	25.00'	S81°22'27"W	23.20'	46.72'	S49°16'13"W
C46	73.28'	288.07'	S23°10'00"W	36.94'	73.08'	S18°24'44"W
C47	83.31'	288.07'	S40°24'13"W	41.80'	83.02'	S32°07'07"W
C48	17.18'	288.07'	S43°48'18"W	8.59'	17.18'	S48°28'44"W
C49	38.50'	25.00'	N48°38'48"W	25.23'	38.52'	S89°01'14"W
C50	32.74'	110.00'	N28°25'43"W	16.44'	32.62'	N37°01'19"W
C51	202.88'	110.00'	N77°34'40"W	145.07'	178.30'	N24°13'58"W
C52	8.07'	110.00'	N80°12'07"W	3.02'	8.07'	N82°37'03"W
C53	18.83'	200.00'	N49°00'00"W	8.32'	18.83'	N48°28'00"W
C54	24.30'	200.00'	N78°44'47"W	12.14'	24.30'	N81°40'21"W
C55	13.26'	200.00'	N78°44'47"W	6.58'	13.26'	N78°44'47"W
C56	18.83'	200.00'	N80°12'07"W	8.32'	18.83'	N77°40'10"W
C57	158.28'	840.23'	S07°58'18"W	78.31'	158.07'	S43°37'47"W

#2293