

- LEGEND:**
- I.O. IRON PIN OLD
 - I.N. IRON PIN NEW (5/8 REBAR)
 - △ CALCULATED POINT
 - POWER POLE
- REFERENCES:**
- 1.) T.M.S. 023-00-00-070
 - 2.) PLAT BY GEORGE A.Z. JOHNSON, JR., INC. DATED 17 SEPTEMBER 2003 PLAT BOOK EG. PAGE 672 PLANNING BOARD No. 19371 RMC CHARLESTON COUNTY
 - 3.) PLAT BY JAMES G. PENNINGTON DATED FEBRUARY 22, 1988 PLAT BOOK BQ. PAGE 178 PLANNING BOARD No. 12709 RMC CHARLESTON COUNTY
 - 4.) RMC BY DAVID W. SPELL DATED JUNE 27, 2001 PLAT BOOK DC. PAGE 901 PLANNING BOARD No. 18673 RMC CHARLESTON COUNTY

LINE	LENGTH	BEARING
L1	OMITTED	
L2	13.62	S58°59'25"W
L3	25.55	S73°43'44"W
L4	94.60	N75°43'15"E
L5	77.10	N64°32'05"E
L6	50.02	N84°32'05"E
L7	109.19	N75°43'15"E
L8	102.16	N67°15'02"E
L9	97.59	N60°46'17"E
L10	42.57	S40°05'58"W
L11	43.09	N46°27'29"E
L12	40.36	N28°03'56"E
L13	42.07	N24°51'37"E

I/We hereby dedicate the 20' private ingress/egress easement to the use of the property owners forever. Owners of these lots and their heirs and assigns guarantee its maintenance until such time as it is accepted into a public maintenance system.

Samuel Poinsett
Property Owner

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

Samuel Poinsett
DATE 05-04-06

The critical line shown on this plat is valid for five years from the date of this signature, subject to the ordinary language above.

For Official Use Only

APPROVED FINAL PLAT

John E. Kelly
Director of Planning
Charleston County Planning Commission

20322
Date Oct 6, 2006

Appl. #

Register Mesme Conveyance

THIS PROPERTY IS LOCATED IN A ACR ZONE
MAXIMUM DENSITY 1 DWELLING UNIT PER ACRE
MINIMUM LOT SIZE 30,000 SQ.FT.
MINIMUM LOT WIDTH 100 FEET
FRONT/STREET SIDE 50 FT.
INTERIOR SIDE 15 FT.
REAR 30 FT.
MAXIMUM BUILDING COVER 30%
MAXIMUM HEIGHT 35 FT.

Property of Samuel Poinsett, et al
T.M.S. 023-00-00-133

Property of Rickey & Francine Haynes
T.M.S. 023-00-00-306

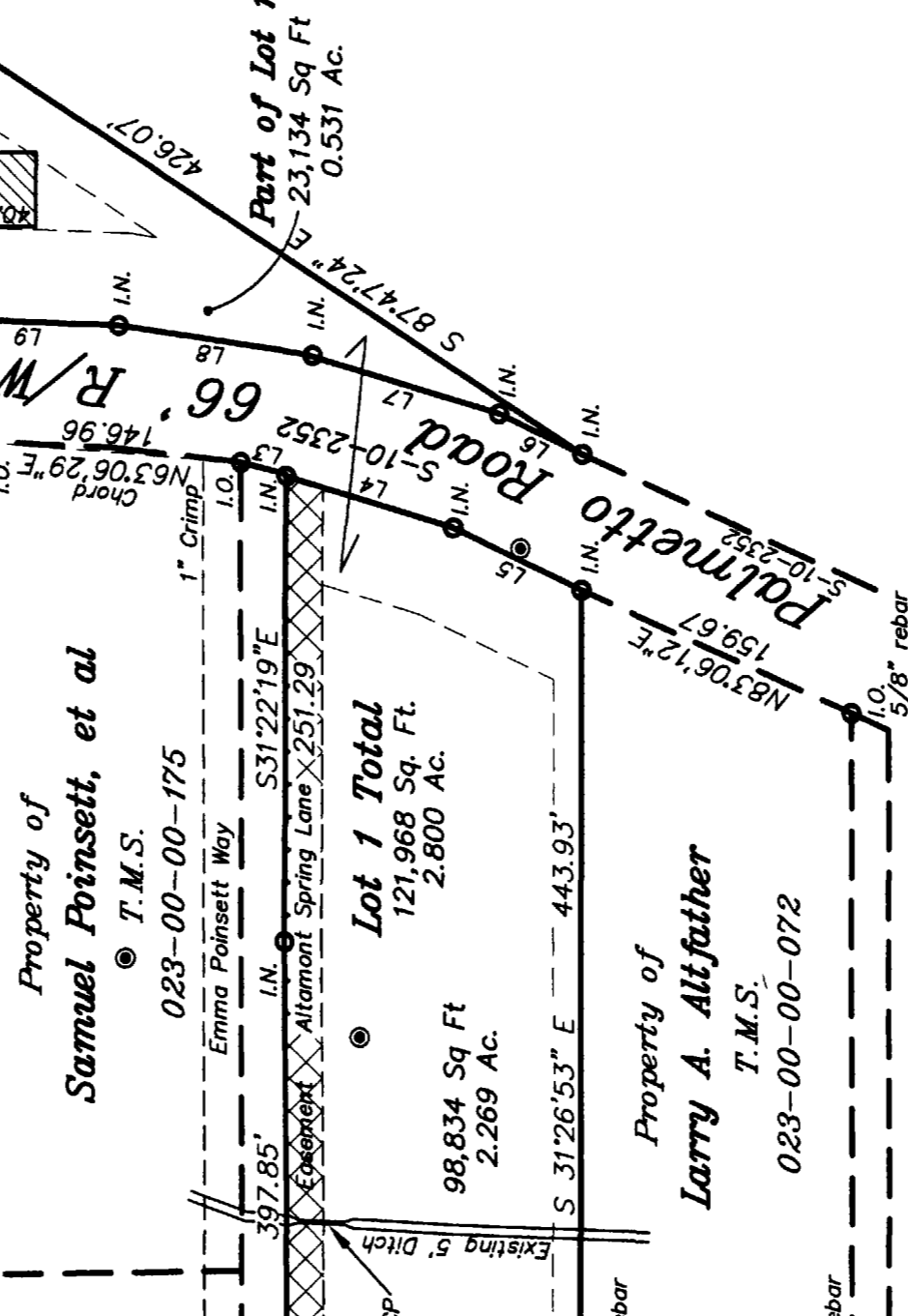
Property of Samuel Poinsett, et al
T.M.S. 023-00-00-175

Property of Larry A. Altfather
T.M.S. 023-00-00-072

Property of Larry A. & Kathy E. Altfather
T.M.S. 023-00-00-285

Property of Larry A. Altfather
T.M.S. 023-00-00-072

Property of Creekside on Edisto, P.O.A.
T.M.S. 023-00-00-071

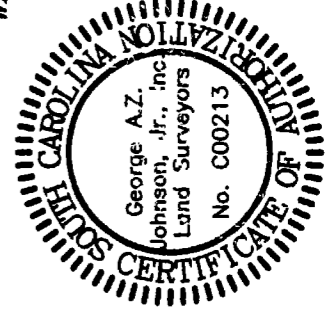
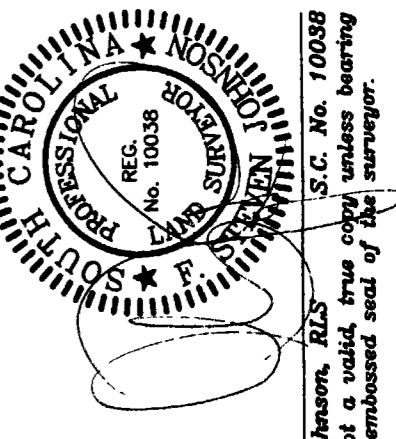


NOTES:

- 1.) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- 2.) AREA DETERMINED BY COORDINATE METHOD.
- 3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 4.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORP OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, ELEVATION 14.0', AS PER FEMA MAP COMMUNITY-PANEL No. 455413 0770 & 0765 J, DATED 17 NOVEMBER 2004. IT IS THE OWNERS/BUILDERS RESPONSIBILITY TO VERIFY THIS FLOOD ZONE WITH LOCAL AUTHORITIES PRIOR TO BUILDING.
- 7.) DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED. IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF GEORGE A.Z. JOHNSON, JR., INC. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF F. STEVEN JOHNSON, PLS, SC REG No. 10038. COPYRIGHT © 2006, F. Steven Johnson.
- 8.) USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION, OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS UNAUTHORIZED USE AND IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.
- 9.) "SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE PROHIBITED.
- 10.) THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 11.) THERE ARE NO SIGNIFICANT HARDWOOD TREES LOCATED IN THE INGRESS/EGRESS EASEMENT.

General Property Survey

I, F. Steven Johnson, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this 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.



F. Steven Johnson, RLS
This plat not a valid, true copy unless bearing the raised, embossed seal of the surveyor.

George A.Z. Johnson, Jr., Inc.
Land Surveyors
No. 000213

DATE OF SURVEY

GEORGE A.Z. JOHNSON, JR., INC.
LAND SURVEYORS
6171 SAVANNAH HIGHWAY
RAVENEL, SOUTH CAROLINA 29470
(843) 889.1492 Charleston No. 722.3892 Edisto No. 889.1495
Fax No. (843) 888.1054

- 12.) ANY FURTHER SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING & LAND DEVELOPMENT REGULATIONS. BEFORE THE COUNTY OF CHARLESTON ACCEPTS ANY DEDICATION OF THE ROAD(S) INTO THE COUNTY SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD(S) TO THE COUNTY OF CHARLESTON ROAD STANDARDS.
- 13.) IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER(S) OF ANY LOTS SHOWN ON THIS PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO GARBAGE DISPOSAL, PUBLIC WATER, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
- 14.) BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE PROBLEMS AND FLOODING PROBLEMS OR PROBLEMS RELEVANT TO THE REAL PROPERTY AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
- 15.) NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THIS PLAT.
- 16.) THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT CONTINUED MAINTENANCE ANY OF THE ROADS AND /OR EASEMENTS SHOWN ON THIS PLAT.
- 16.) WASTEWATER TO BE BY PRIVATE S.C.D.H.E.C. APPROVED SEPTIC SYSTEMS. LOTS 1 AND 2 HAVE BEEN APPROVED BY D.H.E.C. FOR AN ALTERNATIVE SYSTEM. WATER TO BE BY INDIVIDUAL PRIVATE WELL.

PLAT SHOWING

THE SUBDIVISION OF A 5.032 ACRE TRACT INTO LOTS 1, and 2 and EXISTING PARCEL SHOWN AS LOT 3 OWNED BY

SAMUEL POINSETT, et al

LOCATED IN ON EDISTO ISLAND

CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 26 JANUARY 2006
REVISED DATE: 4 OCTOBER 2006
SCALE: 1"=100'

100 50 0 100 200 300
SCALE IN FEET