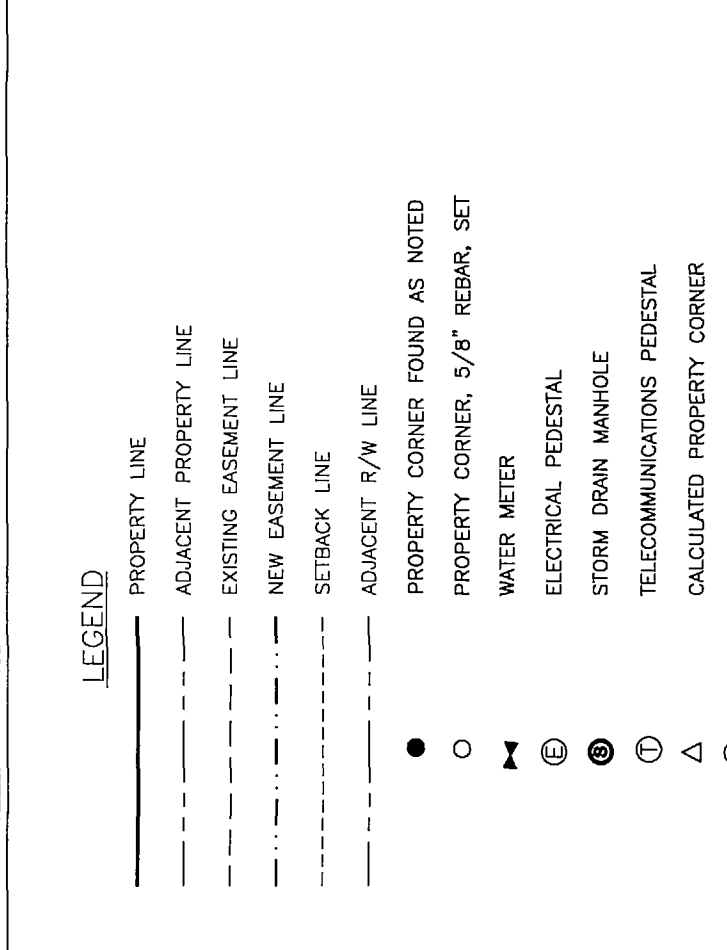
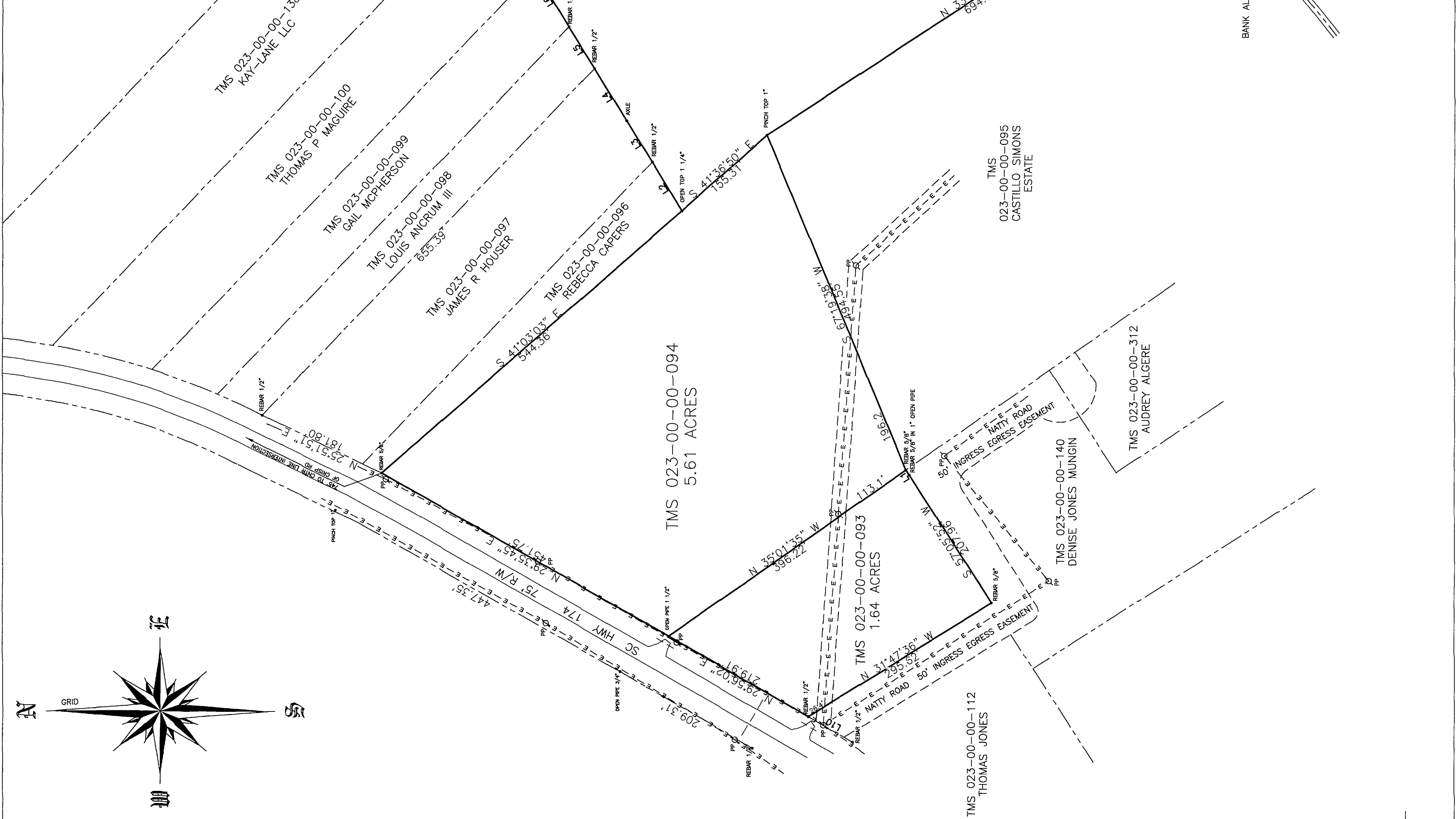


RECORDED
 DATE: November 25, 2009 TIME: 2:32:48 PM
 Book Page: 009 0482 DocType: Large Plat
 Charlie Lyles, Registrar, Charleston County, SC

FILED BY: CHARLESTON COUNTY PLANNING
 \$ 10.00
 Record Fee
 \$ 10.00
 Postage
 TOTAL \$ 20.00
 Drawer: 2
 Clerk: SLR

Location: SC HWY 174

APPROVED PLAT
 John Williams, Public Notary
 580-6018, NOV 27, 2009



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- SETBACK LINE
- ADJACENT R/W LINE
- PROPERTY CORNER FOUND AS NOTED
- PROPERTY CORNER, 5/8" REBAR, SET
- WATER METER
- ELECTRICAL PEDESTAL
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS PEDESTAL
- CALCULATED PROPERTY CORNER
- PERC TEST SITE
- TEMPORARY BENCH MARK
- CONCRETE MONUMENT FOUND
- SIGN
- POWER POLE
- UTILITY POLE

LINE	BEARING	DISTANCE
L1	S 87°01'17" E	87.10'
L2	S 57°00'56" W	76.10'
L3	S 58°05'44" W	68.35'
L4	N 58°27'27" E	83.65'
L5	S 58°09'18" W	66.27'
L6	S 58°14'35" W	90.08'
L7	S 59°15'11" W	68.60'
L8	S 38°35'30" E	85.99'
L9	N 38°42'14" W	19.84'
L10	N 29°59'38" E	70.44'

- REFERENCES**
- PLAT BY H. EXO HILTON DATED OCT 1985
 - RECORDED IN PLAT BOOK #1 PAGE 178 CHAS CO RMC
 - PLAT BY H. EXO HILTON DATED APRIL 14, 1989
 - RECORDED IN PLAT BOOK #1 PAGE 084 CHAS CO RMC
 - RECORDED IN PLAT BOOK #1 PAGE 121 CHAS CO RMC
 - PLAT BY H. EXO HILTON DATED FEB 1988 CORDED
 - COMPILED MAP BY DAVID W. SPELL DATED JUNE 27, 1990
 - PLAT NOT RECORDED
 - PLAT NOT RECORDED
 - PLAT BY ROBERT LEE FRANK DATED JANUARY 4, 2004
 - RECORDED IN PLAT BOOK #1 PAGE 838 CHAS CO RMC
 - PLAT BY DAVID W. SPELL DATED MAY 18, 1996
 - RECORDED IN PLAT BOOK #1 PAGE 038 CHAS CO RMC
 - RECORDED IN PLAT BOOK #1 PAGE 038 CHAS CO RMC
 - PLAT BY DAVID W. SPELL DATED JAN 5, 2001, 1989
 - RECORDED IN PLAT BOOK #1 PAGE 587 CHAS CO RMC
 - RECORDED IN PLAT BOOK #1 PAGE 287 CHAS CO RMC
 - REFERENCE PLAT BY FRANK D. BAKER DATED APRIL 8, 1998
 - DEED RECORDED IN BOOK #598 PAGE 130
 - TMS 023-00-00-093, 094, & 103

CERTIFICATION STATEMENT:
 I hereby certify that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the laws of the State of South Carolina and that the same was made by the methods or means specified therein.

LAWRENCE J. KENNERTY, JR., PLS #12520, 42 LORD CALVERT DRIVE
 CHARLESTON, SC 29470 (843) 571-2121

- NOTES**
- THIS PLAT DELINEATES A BOUNDARY SURVEY OF THIS PROPERTY AND IS NOT TO BE CONSIDERED A RE-TRACK OF DEEDS AND PLATS REFERENCED HEREIN AND LOCATION OF FIELD SURVEY MONUMENTATION FOUND.
 - ONLY THOSE MONUMENTS ON THIS PROPERTY AND ADJOINING PROPERTIES AND RIGHTS-OF-WAY PERTINENT TO THE BOUNDARIES OF THIS TRACT WERE SURVEYED AND SHOWN AS BOUNDARIES. THIS TRACT WERE SURVEYED AND SHOWN AS TMS 023-00-00-093, 094 & 103 AND IS NOT A SURVEY OF ADJOINING TRACTS.
 - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REPRESENT THE LOCATION OF ANY SUBSURFACE WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - GRID MERICAN REFERENCED TO NAD 1983 HORIZONTAL DATUM (SCSPG ZONE 3900). VERTICAL DATUM REFERENCED TO NAVD 1929.
 - PROPERTY IS ZONED AGR (AGRICULTURAL RESIDENTIAL) IN CHARLESTON COUNTY. MINIMUM LOT SIZE IS 30000 SQ FT. MAXIMUM DENSITY IS 1 (ONE) UNIT PER ACRE.
 - BUILDING SETBACKS ARE: 50' FRONT SETBACK, 15' SIDE SETBACK, AND 30' REAR SETBACK.
 - PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES. MINIMUM ELEVATION, AS PER FIRM MAP 4501900630J, EFFECTIVE DATE OF NOVEMBER 17, 2004.
 - TOTAL ACREAGE IS 17.21 ACRES.
 - PUBLIC SEWER & WATER ARE APPROXIMATELY 20 MILES FROM THIS SITE AND IS THEREFORE NOT AVAILABLE FOR THE PROPERTY.

SPECIAL NOTES:

- ALL PUBLIC EASEMENTS OF THIS PLAT ARE CONSIDERED AS EXTENSION OF THE UNIFIED ORDINANCE. BEFORE CHARLESTON COUNTY ACCEPTS ANY DEDICATION OF ROADS TO THE COUNTY OF CHARLESTON STANDARDS, THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON STANDARDS.
- IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THIS PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY AREAS DRAINAGE SYSTEMS OR ANY OTHER MUNICIPAL SERVICE WHICH INCLUDES BUT IS NOT LIMITED TO: GARBAGE DISPOSAL, PUBLIC SEWER, THE PROTECTION OR EMERGENCY MEDICAL SERVICE.
- BE AWARE THAT THE CHARLESTON COUNTY IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY. EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
- IF PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON APPROVAL OF THIS PLAT IN NO WAY RELIEVES THE COUNTY OF CHARLESTON TO MAINTAIN THE INGRESS-EGRESS EASEMENT UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.

