Since 1991

A.H. SCHWACKE & ASSOCIATES
LAND SURVEYING & CONSTRUCTION LAYOUT
1975 FRAMPTON AVE PH: 843-762-7005 FAX 843-762-0109
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

REFERENCE:

1. PLAT BY J. O'HEAR SANDERS
DATED SEPTEMBER 25, 1974
PLAT BOOK T PAGE 56
RMC CHAS CO.

2. PLAT BY J. O'HEAR SANDERS
DATED JANUARY 16, 1976
PLAT BOOK S APGE 68
RMC CHAS. CO.

3. PLAT BY W.L. STEPHENS, JR.
DATED JULY 26, 1979
PLAT BOOK U PAGE 59
RMC CHAS CO.

4. PLAT BY JAMES C PENNINGTON
DATED AUGUST 2, 1991
PLAT BOOK CE PAGE 44
RMC CHAS. CO.

5. PLAT BY JAMES C. PENNINGTON
DATED JANUARY 17, 1992
PLAT BOOK CJ PAGE 40
RMC CHAS. CO.

6. PLAT BY LAWRENCE J. KENNERTY, JR.
DATED NOVEMBER 19, 2007
PLAT BOOK EL PAGE 343
RMC CHAS. CO.

TMS No. 318-00-00-080
PREPARED FOR: SANDRA LOY

NOTES:
BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.

AREA DETERMINED BY COORDINATE METHOD.

THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE CHARLESTON COUNTY BUILDING & PLANNING DEPARTMENT. THE ARCHITECTURAL REVIEW BOARD RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.

A UNITED STATES ARMY CORPS OF ENGINEERS (USACE) JURISDICTIONAL DETERMINATION IS NOT REQUIRED FOR APPROVAL OF A SUBDIVISION PLAT APPLICATION EXCEPT THAT AN ACCURATE-APPROVED JURISDICTIONAL DETERMINATION IS REQUIRED FOR AREAS LOCATED WITHIN PROPOSED PUBLICLY DEDICATED RIGHTS-OF-WAY AND/OR EASEMENTS PRIOR TO PRELIMINARY PLAT APPROVAL. WHEN A USACE JURISDICTIONAL DETERMINATION FOR THE ENTIRE PROPERTY IS NOT PROVIDED AS PART OF THE SUBDIVISION APPLICATION, THE FOLLOWING NOTES SHALL BE PLACED ON THE PLAT.
I. THE USACE HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATER OF THE UNITED STATES ON THIS PROPERTY/THESE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.
II. CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS ON THIS PROPERTY/THESE PROPERTIES PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE SHADED X AS PER FEMA FLOOD MAPS.
PANEL No. 45019C 0668K
DATED: JANUARY 29, 2021
COMMUNITY No. 450413

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	604.19'	117.26'	117.07'	N 67°00'39" E	11°06'43"
C2	604.19'	94.80'	94.73'	N 51°55'07" E	8°98'11"
C3	115.00'	23.31'	23.18'	N 02°33'50" E	11°36'46"
C4	196.12'	125.33'	123.20'	N 19°22'48" W	36°36'46"
C5	15.00'	13.90'	13.41'	N 21°39'45" W	53°06'47"
C6	50.00'	167.03'	99.83'	N 41°08'24" E	191°14'00"
C7	50.00'	81.45'	72.74'	N 04°18'49" E	93°20'13"
C8	1756.12'	103.33'	91.91'	N 12°22'55" E	3°00'42"

LEGEND:
I.O. IRON OLD (FOUND)
I.N. IRON NEW (SET)
CMO CONCRETE MONUMENT OLD
CS CONCRETE SLAB
PP POWER POLE

BOUNDARY OF
TMS No. 318-00-00-080
5.21 ACRES TOTAL
OWNED BY SANDRA C LOY
LOCATED ON JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

0 50 100 150

DATE: MAY 25, 2022 SCALE: 1" = 50'

SURVEYOR'S CERTIFICATION

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 Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visable encroachments or projections other than shown.

KEVIN W. SCHWACKE, SR. PLS
S.C. Registration Number 20468

SOUTH CAROLINA REGISTERED LAND SURVEYOR 20468 KEVIN W. SCHWACKE

SOUTH CAROLINA A.H. SCHWACKE & ASSOCIATES, INC. No. 000106 CERTIFICATE OF AUTHORIZATION

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

KWORK22/72123