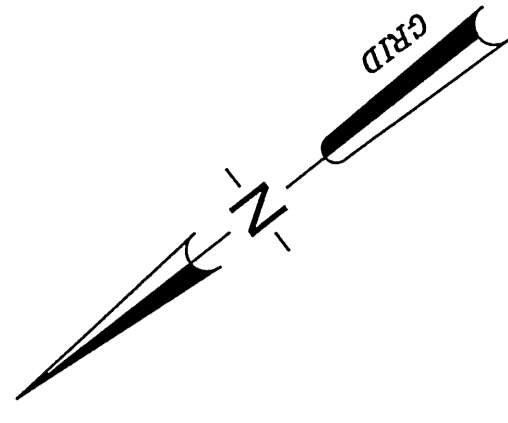


**APPROVED PLAT**  
 RECORDED  
 DATE: 7/13/2018 TIME: 2:38:31 PM  
 Book-Page: L18 0276 Doc-Type: Large Plat  
 Elinor H. Bozeman, Registrar, Charleston County, SC  
 Charleston County Planning Commission  
 586 OS 872 071318  
 Date  
 Record Fee: \$10.00  
 Registration Fee: \$10.00  
 TOTAL: \$20.00  
 Location: US HIGHWAY 78



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	472.08'	30.00'	69.9514°	29.97'	S82°51'28"W	42.40'

**LINE LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- E/W PROPERTY LINE OR EASEMENT TO BE ABANDONED
- EXISTING DRAINAGE EASEMENT
- NEW DRAINAGE EASEMENT

**WETLAND NOTE CONCERNING PARCELS 061, 069, & 076**

A UNITED STATES ARMY CORPS OF ENGINEERS (USACE) JURISDICTIONAL DETERMINATION IS NOT REQUIRED FOR THE PROPOSED SUBDIVISION PLAT DETERMINATION IS REQUIRED FOR AREAS LOCATED WITHIN PROPOSED PUBLICLY DEDICATED RIGHT-OF-WAY AND/OR EASEMENTS PRIOR TO PRELIMINARY PLAT APPROVAL. WHEN A USACE JURISDICTIONAL DETERMINATION FOR THE ENTIRE PROJECT IS OBTAINED, THE FOLLOWING NOTES SHALL BE PLACED ON THE PLAT:  
 1. THE UNITED STATES ARMY CORPS OF ENGINEERS 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 THIS SURVEY.  
 2. THE 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.

**LINE TABLE**

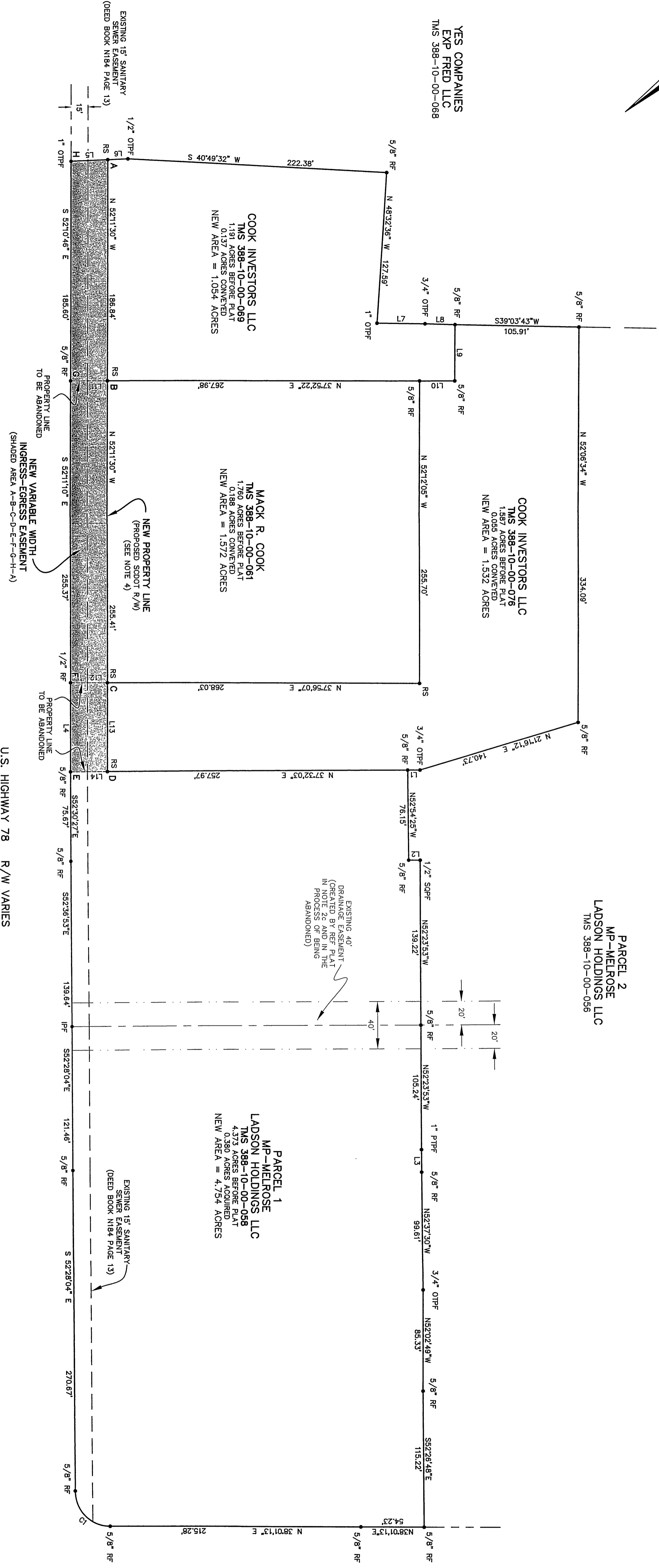
LINE	LENGTH	BEARING
L1	10.87	N37°35'48"E
L2	8.82	S36°03'48"E
L3	19.00	N82°37'30"W
L4	33.74	S82°14'21"E
L5	17.72	S33°38'50"W
L6	41.15	S33°20'51"W
L7	25.52	S33°30'05"W
L8	47.40	N52°03'31"W
L9	29.96	N37°44'14"E
L10	32.04	N37°52'22"E
L11	32.06	N37°58'07"E
L12	75.20	N37°29'03"E
L13	32.00	N37°29'03"E
L14	32.00	N40°31'07"E
L15	22.18	N40°31'07"E

**LEGEND**

- RF - REBAR FOUND
- OTPF - OPEN TOP PIPE FOUND
- PF - PINCH TOP PIPE FOUND
- IPF - IRON PIPE FOUND
- RS - 5/8" REBAR SET

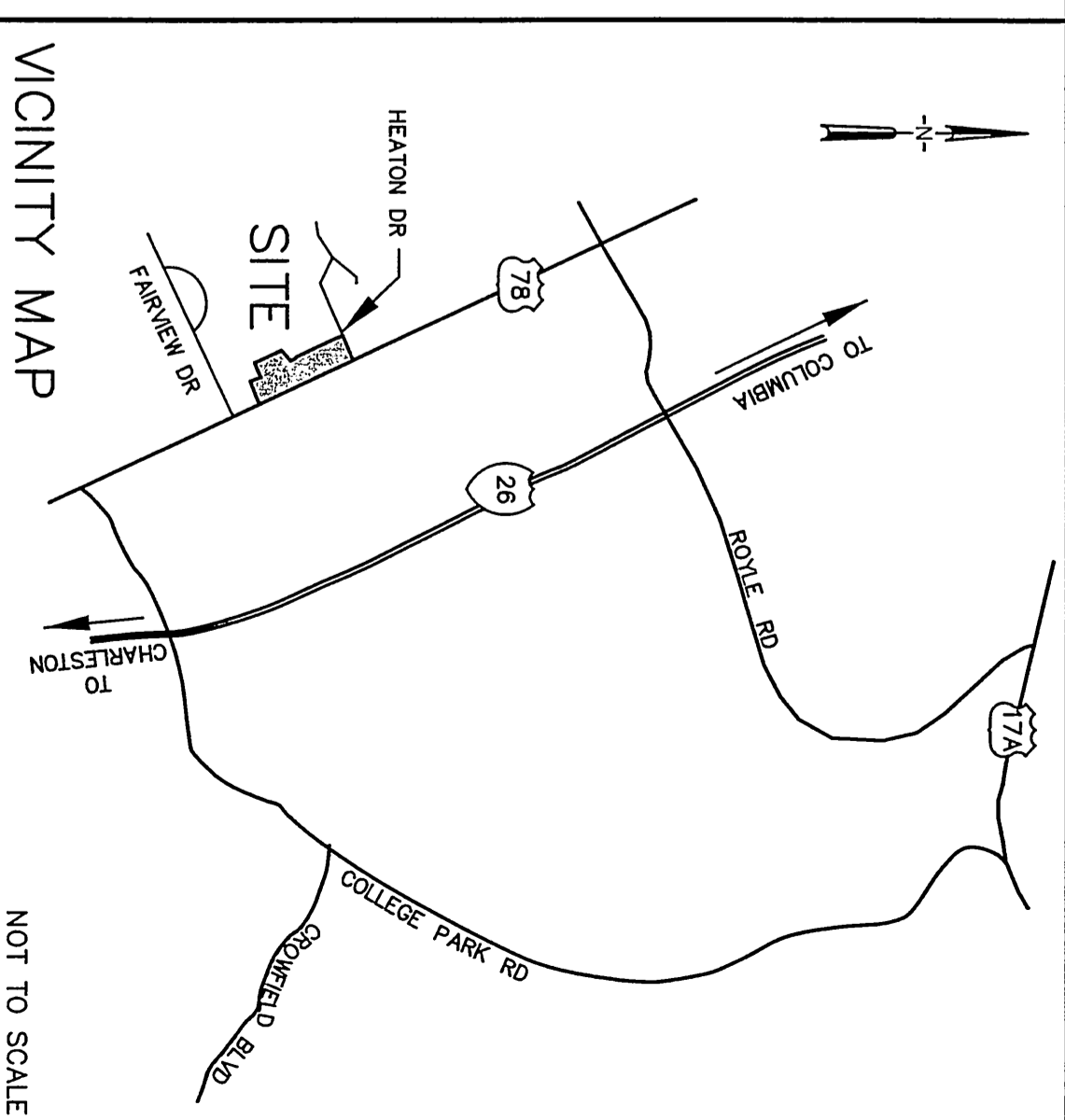
**PARCEL 2**  
 MP-MELROSE  
 LADSON HOLDINGS, LLC  
 TMS 388-10-00-056

**PARCEL 1**  
 MP-MELROSE  
 LADSON HOLDINGS, LLC  
 TMS 388-10-00-058  
 4,373 ACRES BEFORE PLAT  
 0,380 ACRES ACQUIRED  
 NEW AREA = 4,754 ACRES



**NOTES**

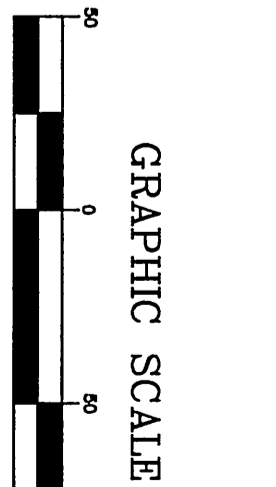
- 1) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45019C 0289 J DATED 12/19/99, THIS PROPERTY LIES IN ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE.
- 2) REFERENCE THE FOLLOWING PLATS RECORDED AT THE CHARLESTON COUNTY RMC OFFICE:
  - a. LADSON, APRIL 30, 1984, R-99
  - b. JAMES F. BENNETT, MAY 1976, AG-21
  - c. D.L. BROWN, SR., JANUARY 25, 1980, AS-8
  - d. HAGER E. METTS, APRIL 15, 1985, BE-102
  - e. DANIEL C. FORSBERG, MAY 24, 2010, L10-0255
  - f. THOMAS W. MAULL, MARCH 28, 2016, L16-0156
- 3) REFERENCE "A" PROPERTY LINE & INGRESS/EGRESS EASEMENT ABANDONMENT PLAT (RECORDED) 12, 2016 BY FORSBERG ENGINEERING AND SURVEYING, INC. (UNRECORDED).
- 4) REFERENCE "SCOOT R/W EXHIBIT" WITH PROJECT TITLE "LADSON PLACE APARTMENTS" DATED DECEMBER 19, 2017 BY DAVIS & FLOYD. (UNRECORDED).
- 5) REFERENCE AN INGRESS/EGRESS EASEMENT TERMINATION RECORDED AT THE CHARLESTON COUNTY RMC OFFICE ON FEBRUARY 24, 2016 IN DEED BOOK 0536 PAGE 807.
- 6) IT IS NOT THE INTENT OF THIS SURVEY TO SHOW THE EXISTENCE OR NON-EXISTENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL FRESHWATER WETLANDS. FOR ALL MATTERS PERTAINING TO WETLANDS ON PARCEL 1, REFER TO SAC-2009-00037.
- 7) THERE ARE NO IMPROVEMENTS SHOWN ON THIS SURVEY.
- 8) THERE ARE NO GRAND TREES LOCATED WITHIN THE NEW VARIABLE WIDTH INGRESS-EGRESS EASEMENT.



**VICINITY MAP**  
 NOT TO SCALE

I/WE HEREBY DEDICATE THE VARIABLE WIDTH INGRESS/EGRESS EASEMENT TO THE PUBLIC AND TO THE USE OF THE STATE OF SOUTH CAROLINA IN ACCORDANCE WITH THAT EASEMENT AGREEMENT ENTERED INTO BETWEEN THE PROPERTY OWNERS AND TO BE RECORDED WITH THE CHARLESTON COUNTY REGISTER OF DEEDS SUBSEQUENT TO THE RECORDING OF THIS PLAT.

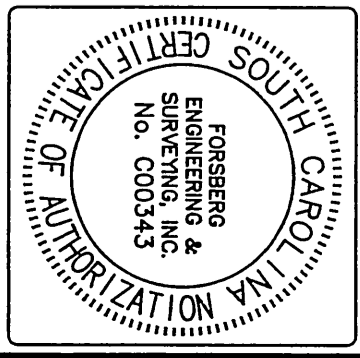
MP-MELROSE LADSON HOLDINGS, LLC



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.

JEFFREY STEVEN COOPER, R.L.S. No. 12516

**PLAT SHOWING PROPERTY LINE ADJUSTMENTS**  
**BETWEEN TMS # 388-10-00 PARCELS 058, 061, 069, AND 076;**  
**AND THE CREATION OF A NEW INGRESS-EGRESS EASEMENT**  
**LADSON AREA, CHARLESTON COUNTY, SOUTH CAROLINA**



**FORSBERG ENGINEERING AND SURVEYING, INC.**  
 1587 SAVANNAH HIGHWAY SUITE B  
 CHARLESTON, SOUTH CAROLINA 29417  
 (843) 571-2622 FAX (843) 571-6780  
 CIVIL ENGINEERING, SURVEYING AND LAND PLANNING

DATE: MARCH 22, 2018  
 DRAWN/CHECKED: JSC/TWM  
 LAST REVISED: JUNE 29, 2018  
 APPROVED: JSC  
 SCALE: 1" = 50'  
 PROJECT NO.: 4865-2  
 SHEET NUMBER: 1  
 OF 1