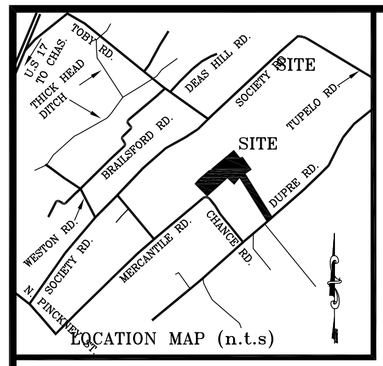


LOCATION MAP (n.t.s)

Zoning Permits Required:
1. Clearing and grubbing, including and grading, drainage, or construction of roads or utilities in a subdivision.
2. Prior to issuance of a Zoning Permit, a pre-construction planning conference for tree preservation, as specified in Article 9.4 of the Charleston County Zoning and Land Development Regulations, shall be held with the Planning Director's representative, the applicants, and any other parties deemed appropriate for the purpose of determining if there is a need for additional tree protection techniques and for designating placement of the tree barricades, construction employee parking, temporary construction offices, and dumpsters.

LINE TABLE		
LINE	LENGTH	BEARING
L1	73.18	N67°09'00"E
L2	46.53	N69°54'33"W
L3	18.97	S45°32'20"E

NOTES:

1. AREA DETERMINED BY COORDINATES.
2. THIS PROPERTY LIES IN FLOOD ZONE ' AE' ELEVATION 15 AS SHOWN ON FEMA MAP 45019C0205J DATED 11-17-04.
3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
5) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
6) DATE OF FIELD SURVEY DEC. 2016.
7) ALL HARDWOOD TREES 24" DBH AND ABOVE LOCATED ON PROPERTY TMS 764-00-00-283 AS SHOWN.

REFERENCE:

1. PLAT OF JEREMY PLANTATION BY T .A. HUGUENIN DATED OCTOBER 1869 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK C PAGE 40.

2. PLAT OF A TRACT OF LAND CONTAINING 2.3 ACRES BY EDWIN C. CUTTINO DATED JUNE 2, 1975 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK AF PAGE 29.

3. PLAT OF LAND OWNED BY ALFRED & DELORES WESTON BY JAMES E. SHULER DATED AUGUST 3, 1977 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK AL PAGE 19.

4. PLAT OF PROPERTY OWNED BY ARTHUR PHYALL, J.R BY W. L. GAILLARD DATED NOVEMBER 3, 1980 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK AR PAGE 44.

5. PLAT OF LAND OWNED BY ALFRED & DELORES WESTON BY D. AUSTIN TURNER DATED SEPTEMBER 7, 1983 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK AZ PAGE 52.

6. PLAT OF PROPERTY OF WILLIAM WASHINGTON JR BY JAMES O. McCLELLAN III DATED JANUARY 18, 1985 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK DF PAGE 200.

7. PLAT OF PROPERTY OF JOE TENTION JR BY JAMES O. McCLELLAN III DATED SEPTEMBER 1 3, 1988 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK BT PAGE 107.

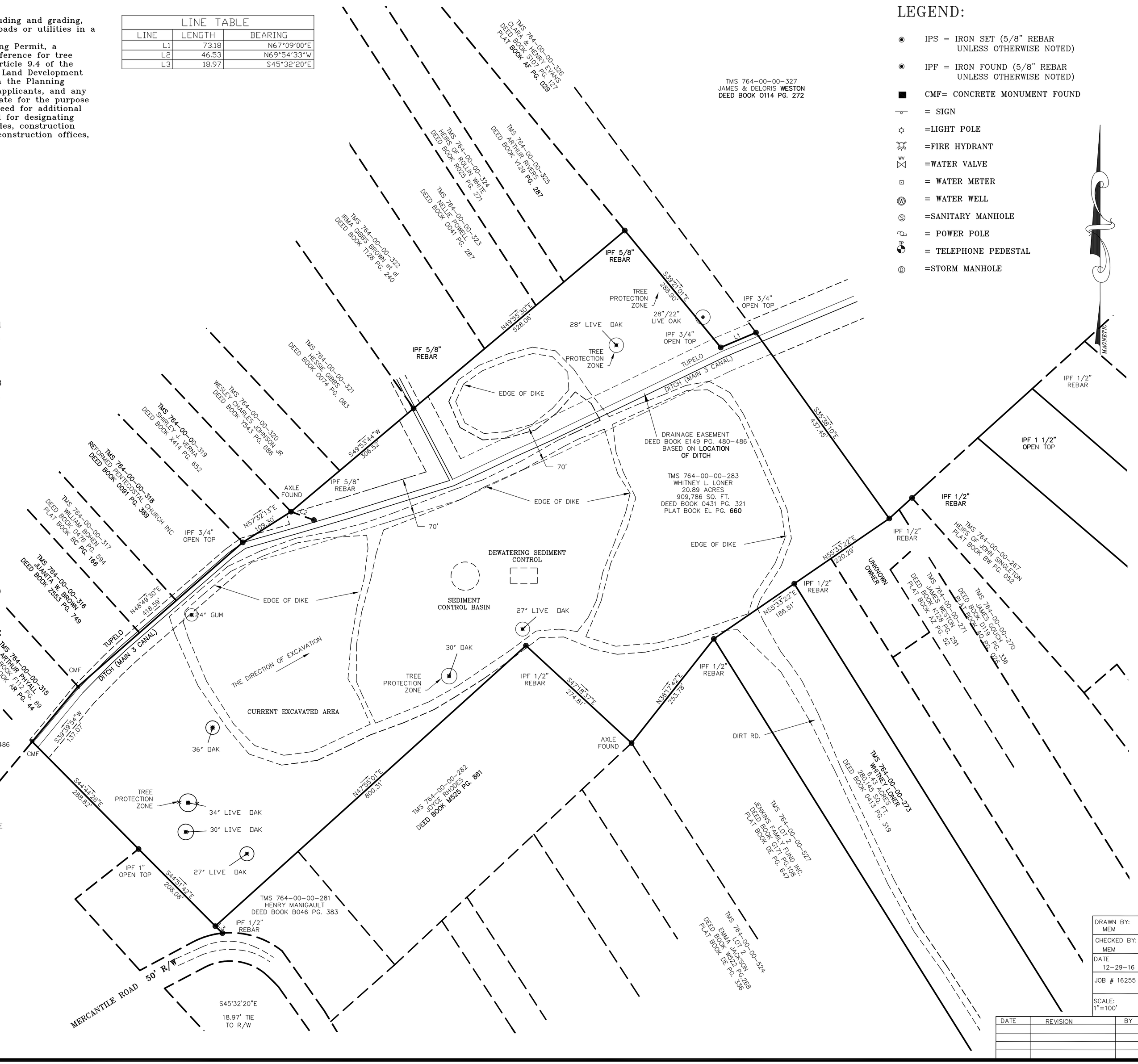
8. PLAT OF PROPERTY OF HEIRS OF JOHN SINGLETON BY JAMES O. McCLELLAN III DATED JUNE 17, 198 9 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK BT PAGE 107.

9. GENERAL PROPERTY SURVEY AND PLAT OF SUBDIVISON PROPERTY OF JOSEPHINE GRANT BY JAMES O. McCLELLAN III DATED JULY 24, 2004 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK DE PAGE 336.

10. PLAT TO SUBDIVIDE 8.00 ACRES, PROPERTY OF JENKINS FAMILY FUND BY JAMES G. PENNINGTON DATED NOVEMBER 12, 2004 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK DE PAGE 647.

11. GENERAL PROPERTY SURVEY AND PLAT OF SUBDIVISON PROPERTY OF SAMPLE & ASSOCIATES, LLC BY JAMES O. McCLELLAN III DATED JULY 18, 200 6 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK DF PAGE 200.

12. ESTATE OF KATERINE L. DUPRE PROBATE CASE 2007-ES-01667.



LEGEND:

- IPS = IRON SET (5/8" REBAR UNLESS OTHERWISE NOTED)
- IPF = IRON FOUND (5/8" REBAR UNLESS OTHERWISE NOTED)
- CMF= CONCRETE MONUMENT FOUND
- = SIGN
- =LIGHT POLE
- =FIRE HYDRANT
- =WATER VALVE
- = WATER METER
- = WATER WELL
- =SANITARY MANHOLE
- = POWER POLE
- = TELEPHONE PEDESTAL
- =STORM MANHOLE

I, Matthew E. McBeath, a Professional Land Surveyor in the State of South Carolina, hereby state that to the best of my knowledge, information and belief, the survey herein 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 visible encroachments or projections other than shown. Witness my original signature and license number and seal on this day the 29th day of December 2016.

Matthew E. McBeath

Matthew E. McBeath
1500 Huxley Drive Mount Pleasant, South Carolina 29466
Telephone (843) 856-1277

EAST COOPER LAND SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466
OFFICE (843) 856-1277 E-MAIL ecls@DELLSOUTH.NET

REGISTERED LAND SURVEYOR REG. NO. 24280 MATTHEW E. MCBEATH PROFESSIONAL SEAL

SOUTH CAROLINA EAST COOPER LAND SURVEYING, LLC COA No. 3845 CERTIFICATE OF AUTHORIZATION

CHARLESTON COUNTY
SOUTH CAROLINA

A 20.89 ACRE TRACT & A 6.43 ACRE TRACT
DUPRE ROAD SAINT JAMES SANTEE PARISH
TMS 764-00-00-273 TMS 764-00-00-283
DRAINAGE SITE PLAN

PREPARED FOR:
WHITNEY L. LONER

DRAWN BY:	MEM
CHECKED BY:	MEM
DATE	12-29-16
JOB #	16255
SCALE:	1"=100'

DATE	REVISION	BY

SHEET
1 OF 1