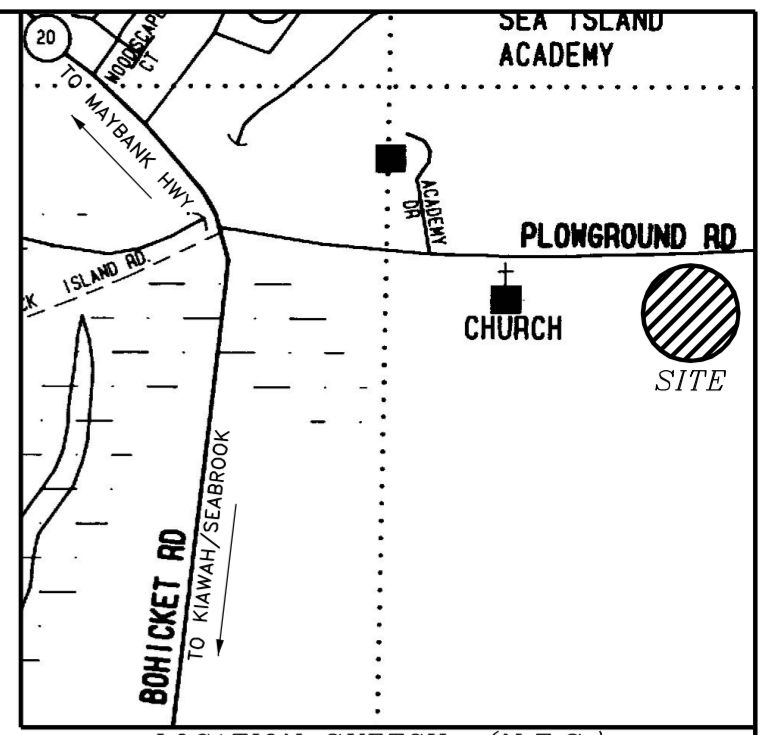


**ROBERT FRANK SURVEYING**  
 1923 MAYBANK HWY. - CHARLESTON, S.C. 29412  
 Phone: 843-762-4608 Fax 843-795-5970  
 E-mail - robertfranklandsurveying@comcast.net  
 WEB ADDRESS: www.robertfranksurveying.com

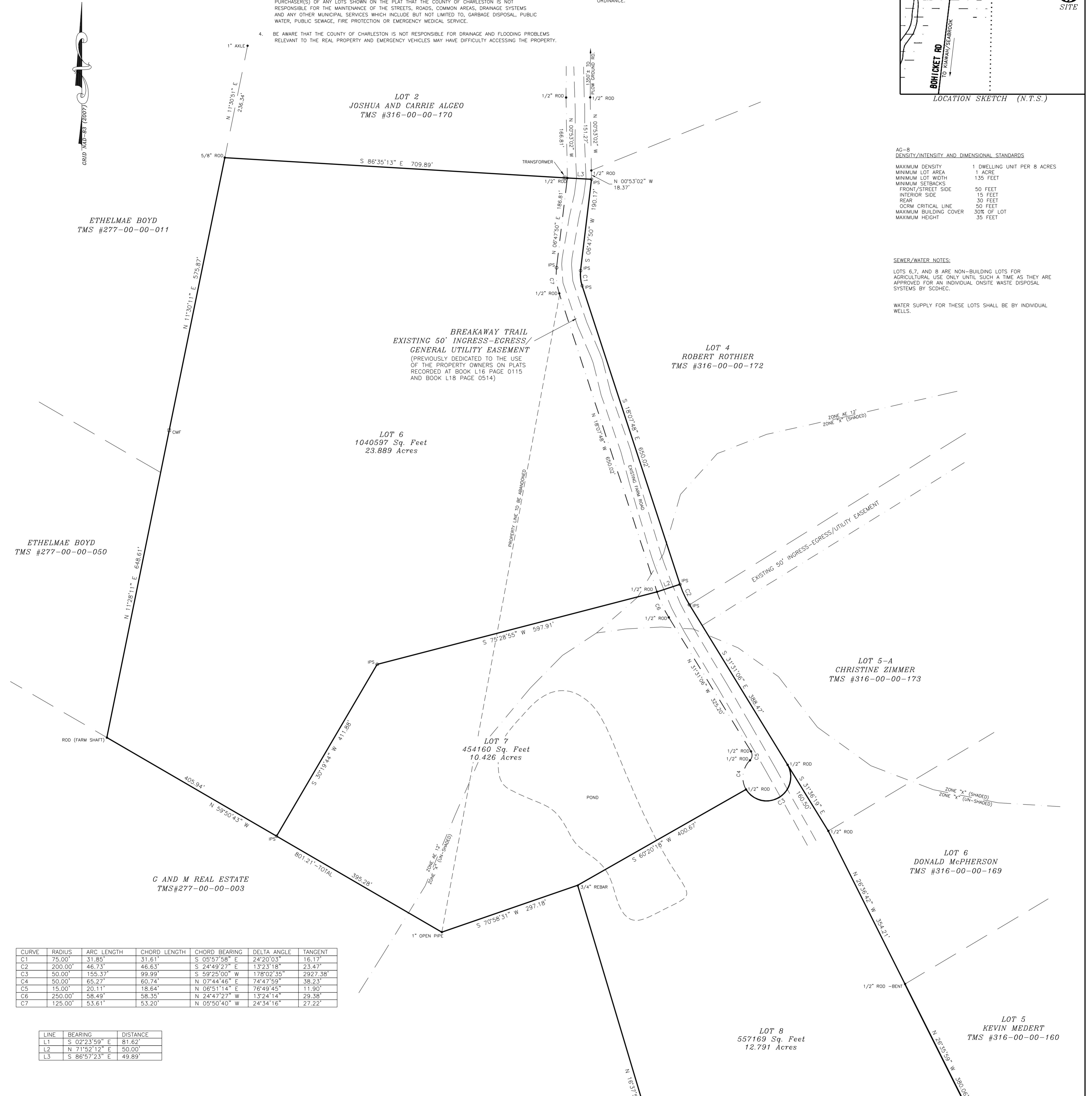
1. THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THIS INGRESS-EGRESS EASEMENT UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.
2. ANY FURTHER SUBDIVISION OF THE PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND SUBDIVISION REGULATIONS. BEFORE CHARLESTON COUNTY ACCEPTS ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF
3. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER(S) OF ANY LOTS SHOWN ON THE 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, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
4. BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
5. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THIS PLAT.
6. EXISTING AND PROPOSED INGRESS/EGRESS EASEMENTS AND/OR PRIVATE RIGHTS-OF-WAY THAT PROVIDE ACCESS TO THE LOTS CREATED BY THIS PLAT MUST BE CONSTRUCTED, INSPECTED, AND APPROVED IN COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE IN THE LOCATION SHOWN ON THIS PLAT AND SHALL BE CONSTRUCTED FROM THEIR POINT OF CONNECTION TO AN EXISTING PUBLICLY OWNED AND MAINTAINED RIGHT-OF-WAY TO THE LOT(S) PROPOSED FOR DEVELOPMENT PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR NEW CONSTRUCTION OF STRUCTURES. WITH THE EXCEPTION OF ADDITIONS/RENOVATIONS TO EXISTING STRUCTURES THAT ARE LEGALLY PERMITTED AND NEW CONSTRUCTION OF ACCESSORY STRUCTURES. IN ADDITION, STREET SIGNS ON NAMED INGRESS/EGRESS EASEMENTS AND PRIVATE RIGHTS-OF-WAY SHALL BE INSTALLED AND INSPECTED IN COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.



AG-8 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

MAXIMUM DENSITY	1 DWELLING UNIT PER 8 ACRES
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	135 FEET
MINIMUM SETBACKS	
FRONT/STREET SIDE	50 FEET
INTERIOR SIDE	15 FEET
REAR	30 FEET
OCRM CRITICAL LINE	50 FEET
MAXIMUM BUILDING COVER	30% OF LOT
MAXIMUM HEIGHT	35 FEET

SEWER/WATER NOTES:  
 LOTS 6, 7, AND 8 ARE NON-BUILDING LOTS FOR AGRICULTURAL USE ONLY UNTIL SUCH A TIME AS THEY ARE APPROVED FOR AN INDIVIDUAL ONSITE WASTE DISPOSAL SYSTEMS BY SCDHEC.  
 WATER SUPPLY FOR THESE LOTS SHALL BE BY INDIVIDUAL WELLS.

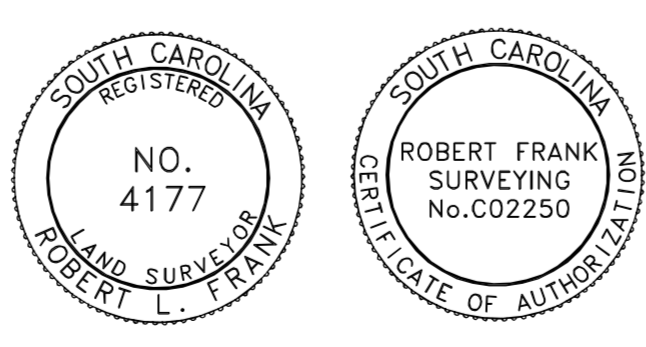


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	75.00'	31.85'	31.61'	S 05°57'58" E	24°20'03"	16.17'
C2	200.00'	46.73'	46.63'	S 24°49'27" E	13°23'18"	23.47'
C3	50.00'	155.37'	99.99'	S 59°25'00" W	178°02'35"	2927.38'
C4	50.00'	65.27'	60.74'	N 07°44'46" E	74°47'59"	38.23'
C5	15.00'	20.11'	18.64'	N 06°51'14" E	76°49'45"	11.90'
C6	250.00'	58.49'	58.35'	N 24°47'27" W	13°24'14"	29.38'
C7	125.00'	53.61'	53.20'	N 05°50'40" W	24°34'16"	27.22'

LINE	BEARING	DISTANCE
L1	S 02°23'59" E	81.62'
L2	N 71°52'12" E	50.00'
L3	S 86°57'23" E	49.89'

A BOUNDARY SURVEY AND SUBDIVISION OF THE RESIDUAL LANDS OF MJF, A S.C. LIMITED PARTNERSHIP LOCATED ON JOHNS ISLAND CHARLESTON COUNTY SOUTH CAROLINA

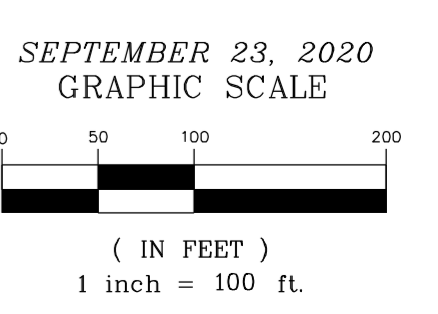
NOTES: 1. TMS #316-00-00-001.006  
 2. IRON PIPES FOUND UNLESS OTHERWISE SHOWN.  
 3. IPS = IRON PIPE SET. (1/2" ROD)  
 4. Δ = COMPUTED POINT. (IRONS NOT SET)  
 5. PLAT REFERENCE: BOOK L18 PAGE 0514, BOOK L16 PAGE 0115, BOOK S11 PAGE 0083, BOOK L10 PAGE 0003, BOOK L PAGE 140, BOOK AR PAGE 150.  
 6. LOCATED IN FLOOD HAZARD AE MINIMUM ELEVATION 12' AND ZONE "X" (SHADED AND UN-SHADED) PER FIRM COMMUNITY-PANEL 455413 0660-J, PANEL INDEX DATED 11/17/04. MAP REVISED 11/17/04.



GENERAL PROPERTY SURVEY  
 NOTE: THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OF THIS PROPERTY AND IS BASED SOLELY ON THE REFERENCES LISTED. AREA IS DETERMINED BY COORDINATE METHOD. THIS PROPERTY MAY CONTAIN WETLANDS NOT DELINEATED HEREON UNLESS SPECIFICALLY STATED ON THE SURVEY. DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT IS PREPARED AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ROBERT FRANK LAND SURVEYING. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROBERT L. FRANK, PLS., SC REG. NO. 4177. COPYRIGHT © 2020, ROBERT L. FRANK.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN 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.  
 ROBERT L. FRANK PLS NO. 4177

ZLDR ARTICLE 8.5.9  
 i. 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 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.



APPROVAL AND RECORDING STAMPS