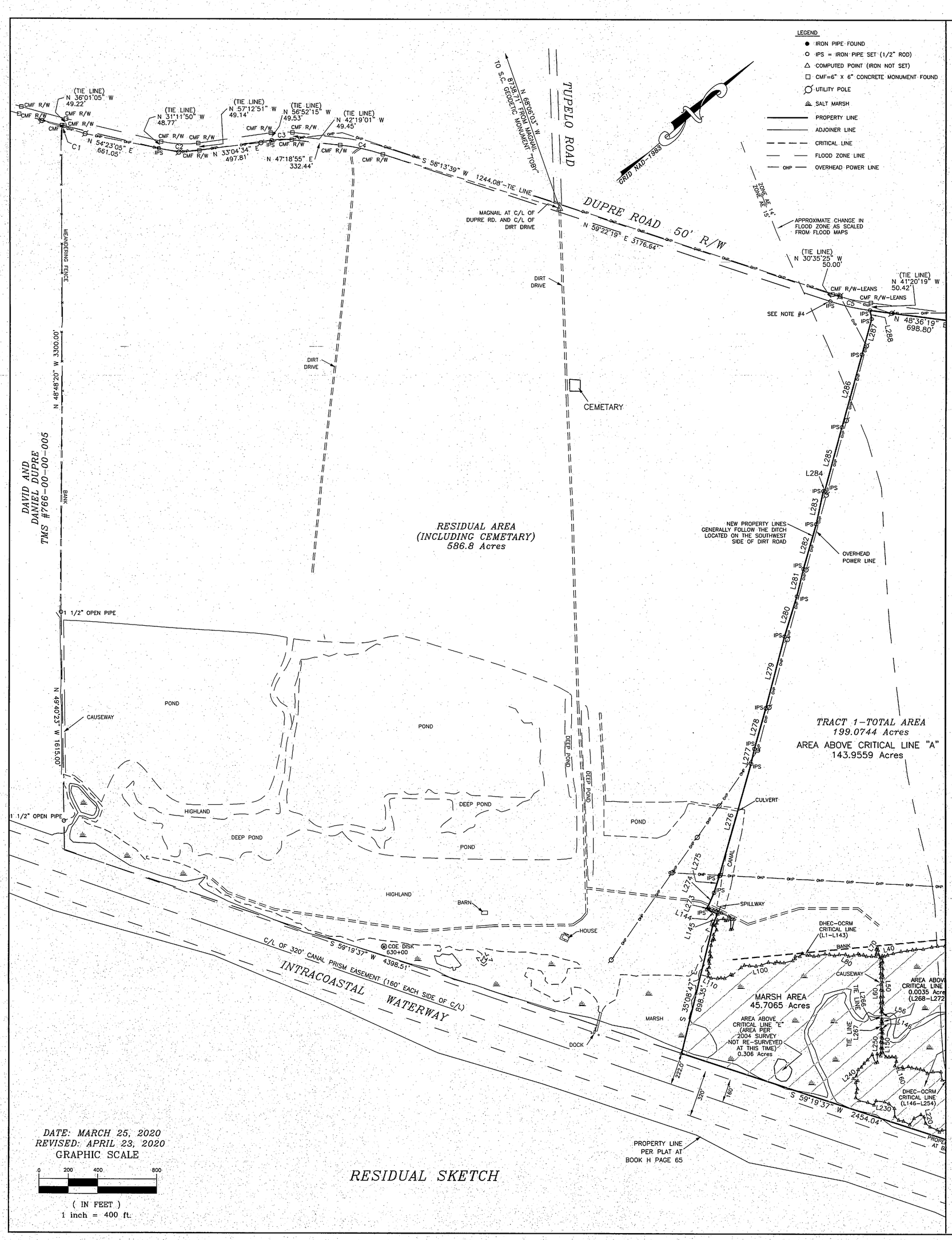
A BOUNDARY SURVEY AND SUBDIVISION OF TRACT 1 FROM THE LANDS OF PALMETTO PLANTATION, INC. LOCATED IN ST. JAMES–SANTEE PARISH CHARLESTON COUNTY SOUTH CAROLINA

NOTES: 1. TMS #784–00–00–001.
2. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
3. IPS = IRON PIPE SET. (1/2" REBAR)
4. ALL IRON PIPES SET (IPS) ALONG DUPRE ROAD AND 1 1/2" OPEN PIPES 5' IN LENGTH. ALL OTHER IRONS SET ARE 1/2" REBAR.
5. △ = COMPUTED POINT. (IRONS NOT SET)
6. PLAT REFERENCE: BOOK H PAGE 65, BOOK P PAGE 80, BOOK O PAGE 75, BOOK DA PAGE 793.
7. DUPRE ROAD R/W PER CHARLESTON COUNTY ROAD PLANS AND R/W DEEDS AT BOOK N–72 PAGES 139–141.
8. AREA ABOVE CRITICAL LINE "A" LOCATED IN FLOOD HAZARD ZONE AE MINIMUM ELEVATIONS 14' AND 15' PER FIRM COMMUNITY–PANEL #455413 0210–J PANEL INDEX DATED 11/17/04, MAP REVISED 11/17/04. CAUSEWAY, AREA ABOVE CRITICAL "B" AND "C", AND MARSH IS LOCATED IN THE COASTAL BARRIER RESOURCE AREA IDENTIFIED 11–16–91.



DATE: MARCH 25, 2020
REVISED: APRIL 23, 2020
GRAPHIC SCALE

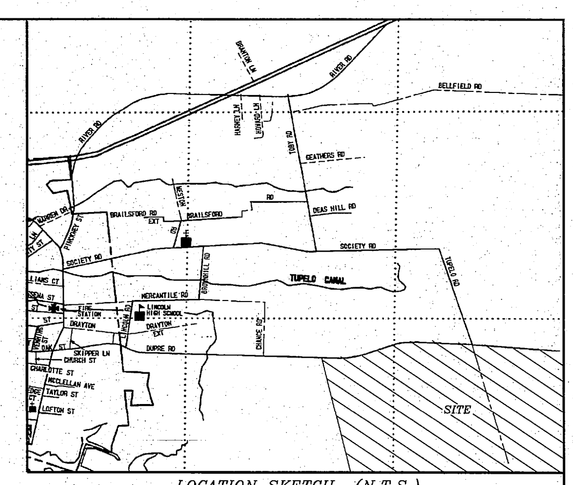
RESIDUAL SKETCH

PROPERTY LINE TRAVERSE

LINE	BEARING	DISTANCE
L144	N 65°18'05" E	73.67'
L145	S 26°47'19" E	79.98'
L273	N 25°45'22" W	8.69'
L274	N 25°45'22" W	110.75'
L275	N 31°14'43" W	120.81'
L276	N 33°03'48" W	789.70'
L277	N 36°02'47" W	104.06'
L278	N 33°11'46" W	285.64'
L279	N 34°18'09" W	502.84'
L280	N 31°54'27" W	284.95'
L281	N 35°32'43" W	190.62'
L282	N 33°10'02" W	315.48'
L283	N 37°12'15" W	229.49'
L284	N 42°31'54" E	9.61'
L285	N 33°54'41" W	448.72'
L286	N 33°45'24" W	510.51'
L287	N 33°36'35" W	249.17'
L288	N 59°13'31" W	59.71'
L289	N 44°20'59" W	41.08'

TIE LINES

LINE	BEARING	DISTANCE
L265	N 58°27'43" W	27.81'
L266	S 54°05'53" E	49.22'
L267	S 47°45'20" E	33.82'



LOCATION SKETCH (N.T.S.)

DHEC–OCRM CRITICAL LINE TRAVERSE

LINE	BEARING	DISTANCE
L1	N 56°01'06" W	296.74'
L2	S 54°53'44" E	158.51'
L3	S 53°21'41" E	112.19'
L4	S 54°24'13" E	109.23'
L5	S 50°37'21" E	92.80'
L6	S 46°15'57" E	59.84'
L7	S 55°59'26" E	42.77'
L8	S 19°59'05" E	9.83'
L9	N 71°36'10" W	18.14'
L10	S 23°17'02" W	17.50'
L11	N 70°27'56" E	12.44'
L12	S 53°00'04" E	69.94'
L13	S 49°54'52" E	93.45'
L14	S 24°26'53" W	14.37'
L15	N 67°46'12" W	14.77'
L16	S 45°47'05" E	35.77'
L17	S 50°17'19" E	44.01'
L18	S 40°05'15" E	60.60'
L19	S 57°01'30" E	20.10'
L20	S 12°45'29" E	31.53'
L21	N 22°19'49" E	54.41'
L22	N 33°27'04" E	38.34'
L23	N 24°15'31" E	40.99'
L24	S 30°46'36" W	53.58'
L25	S 42°41'02" W	65.01'
L26	S 47°15'20" W	20.19'
L27	S 45°48'17" W	55.74'
L28	S 39°00'22" W	37.28'
L29	S 33°53'18" W	41.81'
L30	S 26°02'27" W	42.76'
L31	S 35°59'05" W	53.00'
L32	S 38°51'05" W	50.06'
L33	S 32°54'10" W	40.16'
L34	S 27°13'09" W	59.28'
L35	S 39°24'19" W	45.83'
L36	S 34°14'45" W	25.66'
L37	S 31°53'34" W	36.64'
L38	S 34°24'53" W	42.13'
L39	S 26°13'43" W	54.06'
L40	S 26°31'25" W	37.91'
L41	S 19°33'47" W	23.23'
L42	S 54°40'25" W	15.43'
L43	S 38°47'52" E	15.19'
L44	S 60°41'14" E	23.25'
L45	S 40°38'48" E	8.03'
L46	S 53°24'45" E	42.46'
L47	S 44°22'57" E	39.87'
L48	S 60°28'13" E	17.60'
L49	S 42°27'26" E	32.61'
L50	S 50°18'08" E	59.77'

DHEC–OCRM CRITICAL LINE TRAVERSE

LINE	BEARING	DISTANCE
L51	S 51°16'32" E	40.08'
L52	S 44°04'20" E	32.84'
L53	S 55°27'52" E	17.68'
L54	S 40°36'13" E	34.89'
L55	S 46°42'19" E	19.74'
L56	S 57°53'44" W	6.26'
L57	N 55°40'51" W	28.36'
L58	N 52°01'01" W	31.72'
L59	N 46°46'24" W	41.16'
L60	N 46°46'31" W	46.49'
L61	N 48°06'21" W	38.38'
L62	N 49°13'18" W	46.31'
L63	N 50°35'38" W	28.47'
L64	N 49°51'26" W	48.50'
L65	N 52°57'08" W	18.59'
L66	N 52°37'53" W	39.02'
L67	N 69°18'07" W	22.74'
L68	N 55°47'19" W	29.70'
L69	N 65°23'14" W	20.76'
L70	S 20°52'26" E	16.37'
L71	S 51°57'30" E	28.77'
L72	S 35°00'08" E	18.47'
L73	S 42°00'03" W	28.00'
L74	S 39°55'46" W	34.15'
L75	S 64°58'55" W	22.04'
L76	N 90°00'00" E	1.00'
L77	S 80°43'36" W	11.70'
L78	S 22°06'59" E	32.33'
L79	S 30°03'06" W	35.10'
L80	S 72°59'03" W	24.19'
L81	S 40°06'56" W	42.58'
L82	S 27°57'14" W	32.21'
L83	S 56°07'10" W	35.26'
L84	S 45°51'51" W	29.95'
L85	S 26°46'40" W	45.25'
L86	S 32°54'03" W	30.37'
L87	S 57°56'58" W	28.39'
L88	S 33°36'29" W	17.37'
L89	S 61°31'27" W	36.57'
L90	S 09°18'59" E	25.39'
L91	S 41°08'11" W	31.06'
L92	S 46°31'39" E	14.83'
L93	S 02°14'51" W	21.01'
L94	S 26°22'00" W	61.33'
L95	S 44°17'54" W	25.75'
L96	S 53°47'47" W	23.30'
L97	S 06°09'01" W	17.83'
L98	S 51°07'23" W	42.33'
L99	S 17°58'44" W	49.76'
L100	S 30°19'08" W	38.46'

DHEC–OCRM CRITICAL LINE TRAVERSE

LINE	BEARING	DISTANCE
L101	S 45°43'29" W	43.54'
L102	S 47°12'03" W	35.32'
L103	S 04°31'22" W	27.28'
L104	S 00°58'13" W	78.45'
L105	S 55°39'18" W	9.97'
L106	S 09°38'46" W	48.77'
L107	S 49°08'44" W	25.28'
L108	S 32°26'36" W	22.59'
L109	S 43°35'58" W	44.31'
L110	S 70°16'41" W	21.97'
L111	N 39°54'16" W	22.36'
L112	N 75°19'28" W	27.09'
L113	N 06°59'40" W	22.18'
L114	N 44°09'18" W	27.24'
L115	N 63°45'05" W	16.92'
L116	N 39°48'36" W	11.74'
L117	N 06°45'34" W	21.47'
L118	N 76°36'31" W	15.93'
L119	N 52°54'28" W	21.22'
L120	N 38°10'40" W	44.96'
L121	N 36°00'39" W	31.46'
L122	N 15°30'12" E	15.61'
L123	N 74°25'05" W	11.98'
L124	N 48°38'47" W	22.32'
L125	N 16°20'17" W	39.52'
L126	N 68°38'02" W	32.66'
L127	N 04°45'37" W	18.62'
L128	N 37°26'06" W	21.91'
L129	N 26°50'27" E	40.49'
L130	N 83°26'36" E	20.42'
L131	N 24°10'28" E	11.82'
L132	N 31°00'48" E	25.31'
L133	S 46°21'36" E	67.82'
L134	S 24°40'06" W	12.18'
L135	N 37°39'48" W	67.21'
L136	S 65°13'09" W	30.88'
L137	S 77°12'29" W	10.18'
L138	S 66°48'58" W	52.50'
L139	S 63°35'57" W	18.28'
L140	S 73°49'29" W	20.58'
L141	N 45°29'45" E	21.68'
L142	S 69°40'05" W	29.85'
L143	S 46°42'02" W	14.28'
L146	N 69°28'15" E	9.63'
L147	S 55°18'10" E	23.63'
L148	S 46°15'08" E	35.26'
L149	S 49°30'37" E	30.65'
L150	S 47°37'42" E	37.94'

DHEC–OCRM CRITICAL LINE TRAVERSE

LINE	BEARING	DISTANCE
L151	S 52°09'58" E	28.60'
L152	S 84°31'00" E	35.95'
L153	S 45°04'28" W	20.11'
L154	S 36°07'10" W	21.63'
L155	S 45°36'36" W	24.15'
L156	S 57°46'30" E	29.84'
L157	S 29°52'54" E	33.09'
L158	N 75°16'50" E	22.57'
L159	N 32°46'20" E	32.62'
L160	S 66°21'53" E	14.30'
L161	N 14°51'26" E	39.65'
L162	N 61°14'10" E	25.07'
L163	N 48°41'30" E	31.31'
L164	N 53°16'09" E	22.10'
L165	N 84°51'55" E	33.73'
L166	N 25°39'16" E	39.16'
L167	N 42°10'40" E	54.25'
L168	S 57°10'19" E	56.32'
L169	N 44°20'19" E	39.15'
L170	S 85°33'21" E	26.27'
L171	S 64°46'13" E	21.79'
L172	S 89°50'57" E	25.10'
L173	S 79°58'52" E	14.15'
L174	S 11°47'41" W	22.65'
L175	S 61°24'48" E	19.85'
L176	N 76°59'26" E	34.36'
L177	N 80°59'11" E	29.16'
L178	N 02°40'05" E	48.34'
L179	N 42°36'39" W	47.02'
L180	N 43°08'38" E	33.05'
L181	N 83°59'06" E	17.10'
L182	N 61°04'35" E	21.09'
L183	N 78°36'13" E	23.05'
L184	N 00°35'41" W	42.96'
L185	N 28°26'28" E	41.43'
L186	N 06°52'36" W	34.09'
L187	N 50°36'39" E	22.29'
L188	N 27°17'56" E	32.23'
L189	S 83°02'04" E	60.66'
L190	N 49°42'24" E	38.75'
L191	N 76°29'54" E	34.85'
L192	S 87°36'30" E	49.65'
L193	N 79°16'07" E	54.65'
L194	N 89°27'51" E	6.96'
L195	S 22°49'41" W	42.85'
L196	S 12°43'28" W	51.68'
L197	S 48°34'02" W	36.62'
L198	S 08°07'40" E	18.63'
L199	S 65°00'53" W	41.43'
L200	S 67°10'54" W	24.32'

DHEC–OCRM CRITICAL LINE TRAVERSE

LINE	BEARING	DISTANCE
L201	S 57°45'27" W	30.16'
L202	S 73°55'57" W	44.74'
L203	N 46°45'02" W	16.22'
L204	N 22°11'36" E	19.76'
L205	N 57°00'59" W	8.67'
L206	S 59°25'00" W	25.03'
L207	S 68°10'04" W	51.31'
L208	S 42°02'28" W	45.24'
L209	S 55°08'50" W	35.38'
L210	S 26°58'10" W	60.23'
L211	N 68°44'53" W	21.95'
L212	N 64°46'23" W	39.16'
L213	S 57°41'23" W	57.63'
L214	S 39°42'05" W	37.59'
L215	S 38°58'50" W	41.93'
L216	S 01°44'55" W	22.12'
L217	S 87°53'05" W	21.44'
L218	S 62°46'51" W	52.39'
L219	S 81°08'44" W	39.49'
L220	N 62°06'12" W	43.68'
L221	S 78°24'50" W	26.44'
L222	S 12°15'32" E	53.44'
L223	S 14°49'33" E	51.05'
L224	S 70°31'20" W	48.65'
L225	S 52°33'55" W	32.86'
L226	S 85°43'54" W	36.25'
L227	N 51°29'59" W	53.75'
L228	S 82°11'16" W	47.55'
L229	S 64°38'48" W	32.75'
L230	S 49°15'04" W	57.99'
L231	S 22°51'11" E	32.72'
L232	S 64°22'36" W	44.70'
L233	S 54°05'46" W	60.23'
L234	S 81°28'39" W	29.85'
L235	N 41°45'02" W	35.29'
L236	N 34°01'47" W	26.02'
L237	N 63°58'24" W	42.73'
L238	N 02°28'27" W	19.67'
L239	S 63°44'49" W	34.23'
L240	N 00°37'24" E	29.96'
L241	N 33°14'14" W	43.62'
L242	N 02°20'44" E	27.67'
L243	N 12°52'46" W	31.94'
L244	N 03°22'59" W	33.08'
L245	N 08°52'03" W	48.09'
L246	S 70°29'17" E	59.90'
L247	N 25°53'39" E	12.99'
L248	N 49°36'08" W	56.51'
L249	N 73°59'36" E	26.80'
L250	N 45°23'56" W	34.14'
L251	N 51°03'41" W	39.63'
L252	N 42°10'16" W	32.73'
L253	N 48°33'31" W	32.03'
L254	N 52°24'37" W	24.74'
L255	N 21°40'12" E	5.94'
L256	S 54°17'50" E	37.72'
L257	S 45°10'32" E	18.37'
L258	S 60°15'35" E	24.07'
L259	S 42°43'23" E	18.12'
L260	S 57°54'58" E	11.16'
L261	S 37°40'43" E	21.26'
L262	N 55°40'12" W	35.86'
L263	S 50°13'21" E	31.68'
L264	S 52°08'08" E	60.21'
L268	N 54°40'26" W	19.48'
L269	S 52°32'12" E	12.08'
L270	S 26°50'22" W	7.97'
L271	N 44°42'53" W	18.89'
L272	N 34°55'17" W	15.01'

RIGHT–OF–WAY CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	00°10'44"	N 54°35'35" E	9.23	5906.76	18.45	18.45
C2	21°25'00"	N 43°47'04" E	140.16	741.20	277.05	275.44
C3	14°15'00"	N 40°11'25" E	68.49	547.96	136.28	135.93
C4	12°01'43"	N 53°19'28" E	148.27	1407.29	295.44	294.90
C5	10°46'00"	N 53°59'19" E	137.34	1457.40	273.87	273.46
C6	01°34'38"	N 49°23'38" E	12.80	929.98	25.60	25.60

DHEC–OCRM CRITICAL LINE STATEMENT

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC–OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC–OCRM, SCDHEC–OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE 4/27/20 DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

SOUTH CAROLINA REGISTERED NO. 4177 LAND SURVEYOR ROBERT L. FRANK

SOUTH CAROLINA ROBERT FRANK SURVEYING No.C02250 CERTIFICATE OF AUTHORIZATION

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 THIS 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.
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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 RLF

APPROVAL AND RECORDING STAMPS

APPROVED PLAT
Director of Planning
Charleston County Planning Commission
EBC 01448 12-10-2020
Appl# Date

RECORDED
DATE: 12/11/2020 TIME: 2:54:13 PM
Book-Page L20 0480 DocType Large Plat
Michael Miller, Register, Charleston County, SC

Record Fee	$25.00	Filed By: CHARLESTON COUNTY PLANNING
Postage	$0.00	0
TOTAL	$25.00	0
Drawer	Drawer 5	0
Clerk	JSH	

Location: DUPRE RD 2/2

SHEET 2 OF 2

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