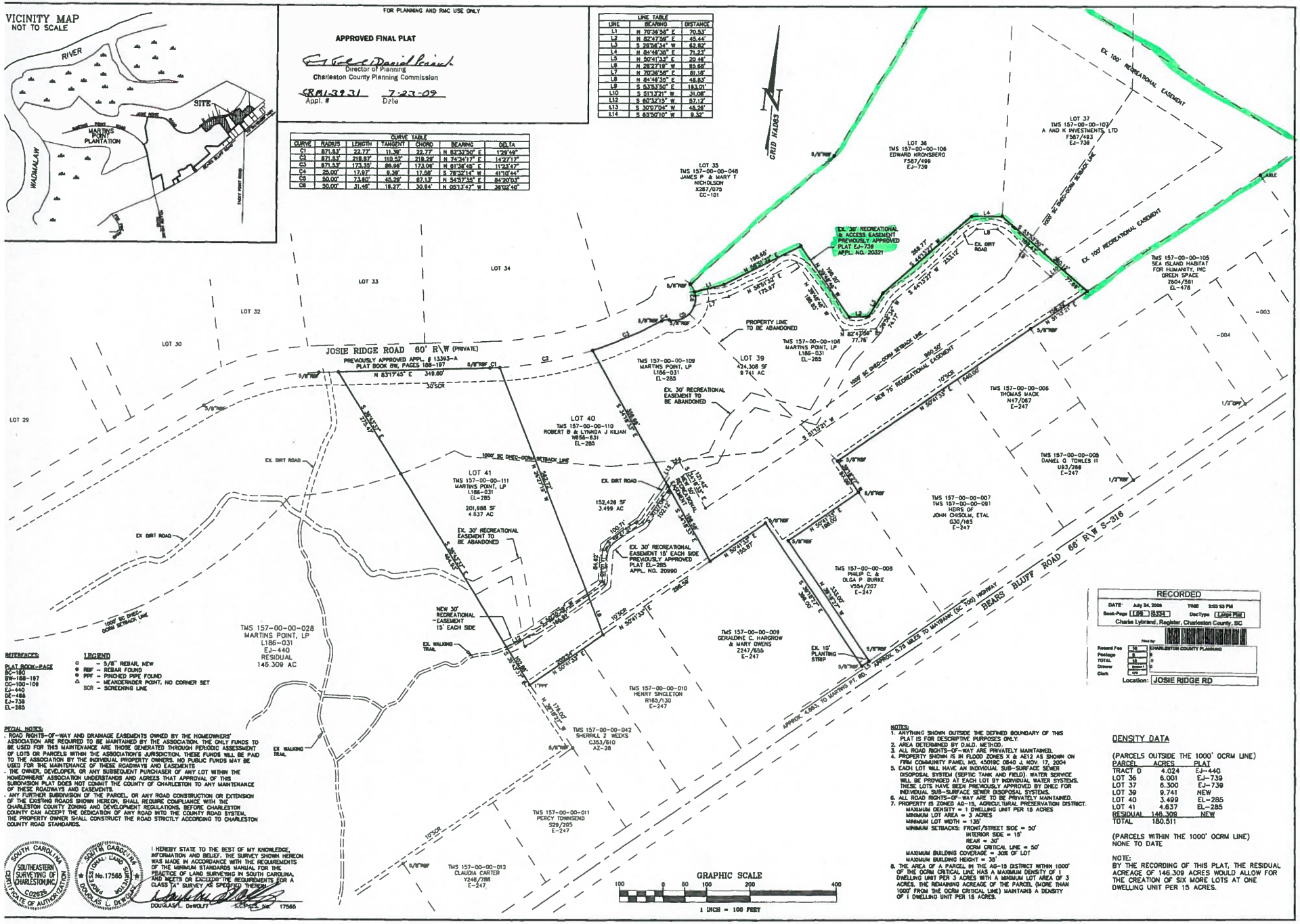

PEGAL NOTES:
- ROAD RIGHTS-OF-WAY AND DRAINAGE EASEMENTS OWNED BY THE HOMEOWNERS' ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY THE ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH PERIODIC ASSESSMENT OF LOTS OR PARCELS WITHIN THE ASSOCIATION'S JURISDICTION. THESE FUNDS WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL PROPERTY OWNERS. NO PUBLIC FUNDS MAY BE USED FOR THE MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
- THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOT WITHIN THE HOMEOWNERS' ASSOCIATION UNDERSTANDS AND AGREES THAT APPROVAL OF THIS SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO ANY MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
- ANY FURTHER SUBDIVISION OF THE PARCEL, OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON, SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND DEVELOPMENT REGULATIONS. BEFORE CHARLESTON COUNTY CAN ACCEPT THE DEDICATION OF ANY ROAD INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD STRICTLY ACCORDING TO CHARLESTON COUNTY ROAD STANDARDS.

NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY D.L.D. METHOD.
3. ALL ROAD RIGHTS-OF-WAY ARE PRIVATELY MAINTAINED.
4. PROPERTY SHOWN IS IN FLOOD ZONES X & AE12 AS SHOWN ON FIRM COMMUNITY PANEL NO. 45019C 0840 J NOV. 17, 2004
5. EACH LOT WILL HAVE AN INDIVIDUAL SUB-SURFACE SEWER DISPOSAL SYSTEM (SEPTIC TANK AND FIELD). WATER SERVICE WILL BE PROVIDED AT EACH LOT BY INDIVIDUAL WATER SYSTEMS. THESE LOTS HAVE BEEN PREVIOUSLY APPROVED BY DHEC FOR INDIVIDUAL SUB-SURFACE SEWER DISPOSAL SYSTEMS.
6. ALL ROAD RIGHTS-OF-WAY ARE TO BE PRIVATELY MAINTAINED.
7. PROPERTY IS ZONED AG-15, AGRICULTURAL PRESERVATION DISTRICT.
   MAXIMUM DENSITY = 1 DWELLING UNIT PER 15 ACRES
   MINIMUM LOT AREA = 3 ACRES
   MINIMUM LOT WIDTH = 135'
   MINIMUM SETBACKS: FRONT/STREET SIDE = 50'
   INTERIOR SIDE = 15'
   REAR = 30'
   OCRM CRITICAL LINE = 50'
   MAXIMUM BUILDING COVERAGE = 30% OF LOT
   MAXIMUM BUILDING HEIGHT = 35'
8. THE AREA OF A PARCEL IN THE AG-15 DISTRICT WITHIN 1000' OF THE OCRM CRITICAL LINE HAS A MAXIMUM DENSITY OF 1 DWELLING UNIT PER 3 ACRES WITH A MINIMUM LOT AREA OF 3 ACRES. THE REMAINING ACREAGE OF THE PARCEL (MORE THAN 1000' FROM THE OCRM CRITICAL LINE) MAINTAINS A DENSITY OF 1 DWELLING UNIT PER 15 ACRES.

DENSITY DATA

(PARCELS OUTSIDE THE 1000' OCRM LINE)

PARCEL	ACRES	PLAT
TRACT D	4.024	EJ-440
LOT 36	6.001	EJ-739
LOT 37	6.300	EJ-739
LOT 39	9.741	NEW
LOT 40	3.499	EL-285
LOT 41	4.637	EL-285
RESIDUAL	146.309	NEW
TOTAL	180.511	

(PARCELS WITHIN THE 1000' OCRM LINE)
NONE TO DATE

NOTE:
BY THE RECORDING OF THIS PLAT, THE RESIDUAL ACREAGE OF 146.309 ACRES WOULD ALLOW FOR THE CREATION OF SIX MORE LOTS AT ONE DWELLING UNIT PER 15 ACRES.

I HEREBY STATE 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.

DOUGLAS L. DeWOLFE S.C.R.L.S. No. 17565

SOUTH CAROLINA SOUTHEASTERN SURVEYING OF CHARLESTON, INC. C02626 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 17565 DOUGLAS L. DeWOLFE

NO.	DATE	DESCRIPTION	BY
1	6/22/09	REVISED PER APPL. NO. 3931	DLD
2	7/14/09	REVISED SIZE OF LOT 39	DLD
3	7/21/09	REMOVED LOT 38	DLD

Southeastern Surveying
OF CHARLESTON, INC.
2083 EXECUTIVE HALL ROAD CHARLESTON, SC 29407
843-795-8350 FAX 795-2007 www.sse-llc.com

A PLAT COMBINING LOTS 38 and 39 into LOT 39 and AN EASEMENT RELOCATION OF LOT 41

OWNED BY MARTINS POINT, LP
LOCATED ON WADMALAW ISLAND,
CHARLESTON COUNTY, SOUTH CAROLINA

DATE:	JUNE 11, 2009
DRAWN:	DLD,
CHECK:	DLD
CC:	JS/LC
JOB:	01092
DWG:	01092 39-41
SHEET:	1 OF 1