

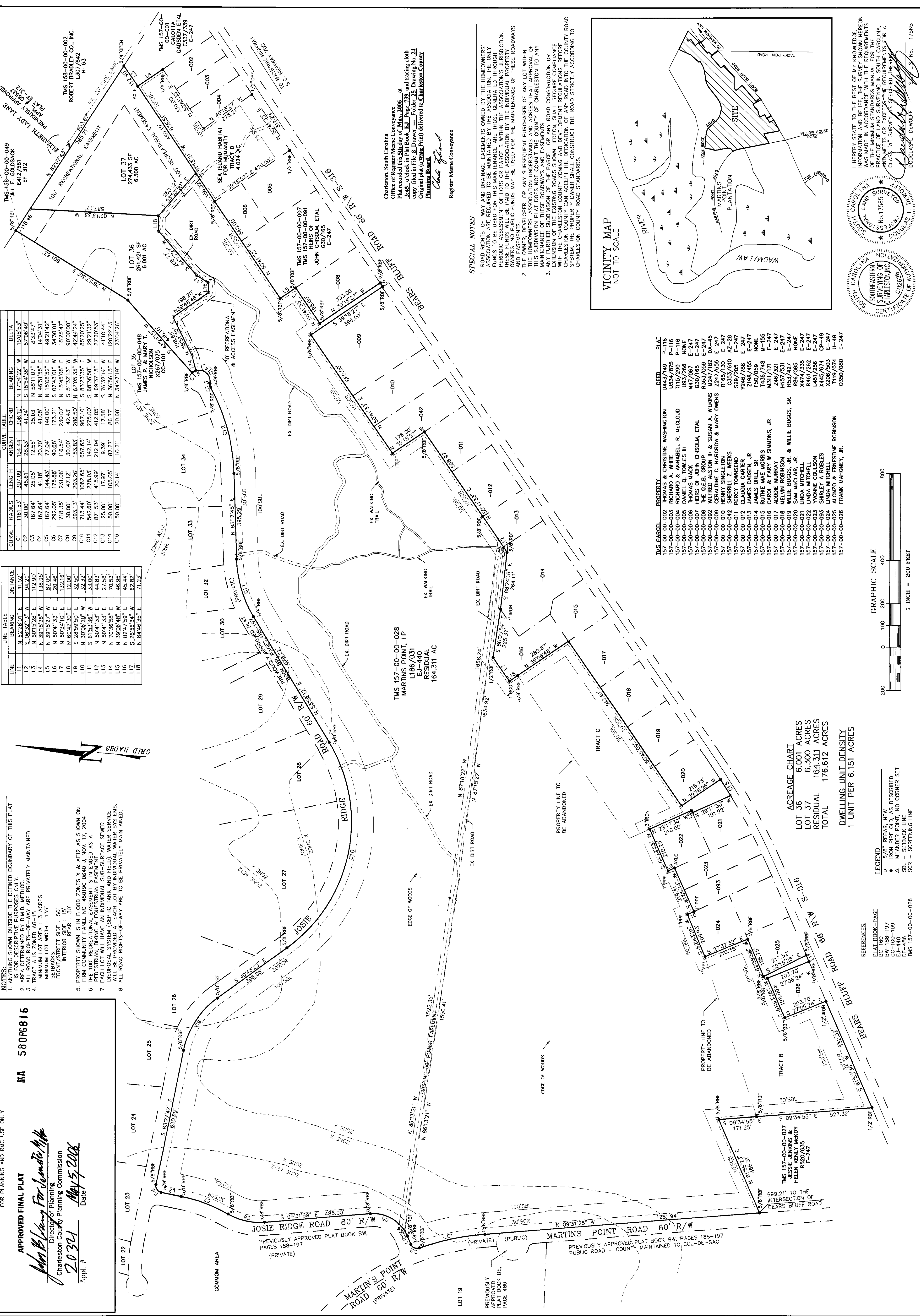
NO.	DATE	DESCRIPTION
1	2/13/06	REVISED PER APPL # 20321 COMMENTS
2	3/20/06	CHANGED LOT NUMBERS
3	3/20/06	REVISED ZONING & SETBACK INFO

**South Eastern Surveying**  
of Charleston, Inc.

147 Wapoo Creek Drive - Suite 102  
Charleston, South Carolina 29412  
843-795-9330 FAX: 795-2007 WWW.SES-SC.COM

A PLAT COMBINING TRACTS B & C and  
A SUBDIVISION PLAT CREATING LOTS 36 & 37  
OWNED BY MARTINS POINT, LP  
LOCATED ON WADMALAW ISLAND,  
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: FEB. 01, 2006
DRAWN: DLD
CHECK: DLD
JOB: 01092
DWG: 01092 lots 36-37
SHEET: 1 OF 1



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	1161.53'	307.08'	154.44'	306.19'	17.04°22' W
C2	30.00'	45.61'	28.53'	41.34'	S 18°54'36" W
C3	167.64'	25.05'	12.55'	25.03'	N 58°11'07" E
C4	167.64'	41.18'	20.70'	41.08'	N 46°51'58" E
C5	167.64'	144.43'	77.04'	140.00'	N 15°08'52" E
C6	292.05'	175.86'	90.66'	173.71'	S 07°43'01" W
C7	718.35'	231.06'	116.54'	230.07'	N 15°46'08" E
C8	30.00'	47.12'	30.00'	42.43'	S 51°32'13" W
C9	393.13'	293.26'	153.81'	286.50'	N 67°05'35" W
C10	213.44'	106.65'	69.65'	98.10'	S 83°23'35" E
C11	82.60'	278.03'	142.14'	275.02'	N 66°36'38" W
C12	82.60'	278.03'	142.14'	275.02'	N 66°36'38" W
C13	25.00'	17.97'	9.99'	17.88'	S 76°52'14" W
C14	50.00'	105.05'	87.27'	98.27'	N 36°56'15" E
C15	50.00'	20.14'	10.21'	20.00'	N 34°47'19" W
C16	50.00'	20.14'	10.21'	20.00'	N 34°47'19" W

LINE	BEARING	DISTANCE
L1	N 62°28'01" E	41.52'
L2	S 06°32'15" W	94.20'
L3	N 50°15'28" E	112.90'
L4	N 39°18'26" W	138.95'
L5	N 39°18'27" W	87.00'
L6	N 50°41'33" E	20.46'
L7	N 50°41'10" E	132.16'
L8	N 60°42'30" E	12.00'
L9	N 30°09'20" W	32.50'
L10	S 61°53'36" W	33.00'
L11	N 50°41'33" E	44.83'
L12	N 50°41'33" E	7.158'
L13	N 50°41'33" E	7.158'
L14	N 19°06'48" W	45.54'
L15	N 19°06'48" W	45.54'
L16	N 82°47'59" E	48.54'
L17	S 26°56'34" W	62.82'
L18	N 84°46'35" E	71.23'

**NOTES:**

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREAS SHOWN BY D.M.D. METHOD.
3. AREAS SHOWN BY D.M.D. METHOD ARE PRIVATELY MAINTAINED.
4. TRACT A IS ZONED AG-15
5. MINIMUM LOT AREA : 3 ACRES
6. MINIMUM LOT WIDTH : 135'
7. FRONT SETBACK SIDE : 50'
8. INTERIOR SETBACK : 30'
9. PROPERTY SHOWN IN FLOOD ZONES X & AET2 AS SHOWN ON FIRM COMMUNITY PANEL NO. 45018C 0640 J. NOV. 17, 2004
10. THE 100' RECREATIONAL EASEMENT IS INTENDED AS A RECREATIONAL EASEMENT FOR THE BENEFIT OF THE PUBLIC.
11. EACH LOT WILL HAVE AN INDIVIDUAL SURFACE SEWER DISPOSAL SYSTEM (SEPIC TANK AND FIELD). WATER SERVICE WILL BE PROVIDED AT EACH LOT BY INDIVIDUAL WATER SYSTEMS.
12. ALL ROAD RIGHTS-OF-WAY ARE TO BE PRIVATELY MAINTAINED.

FOR PLANNING AND RMC USE ONLY

**APPROVED FINAL PLAT**

**BA 580P6816**

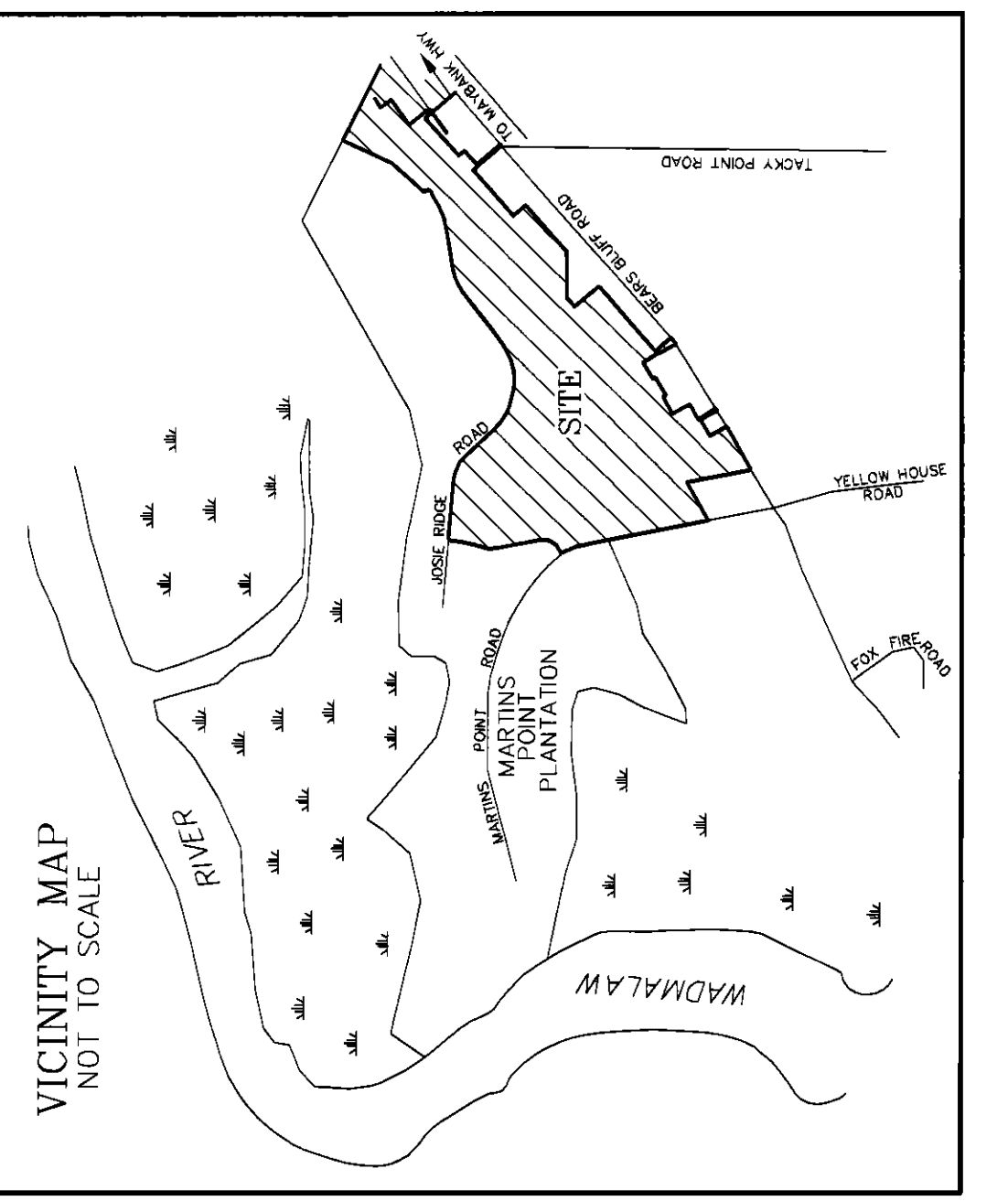
*John B. King For Jennifer M. King*  
Director of Planning  
Charleston County Planning Commission  
20321  
Date: **May 5, 2006**

Charleston, South Carolina  
Office of Register Mesne Conveyance  
Plat recorded this 5th day of May, 2006, at 3:45, o'clock in Plat Book E.J. Page 739 and tracing cloth copy filed in File & Drawer --- Folder 25, Drawing No. 24 Original plat (a White Print) delivered to Charleston County Planning Board.

*Register Mesne Conveyance*

**SPECIAL NOTES**

1. 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 THE ASSOCIATION'S FUNDING MECHANISM. THE ASSOCIATION'S FUNDING MECHANISM 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.
2. THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOT WITHIN THIS SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO ANY MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
3. ANY FURTHER SUBDIVISION OF THE PARCEL, OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON, SHALL REQUIRE COMPLIANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE OF CHARLESTON COUNTY. 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.

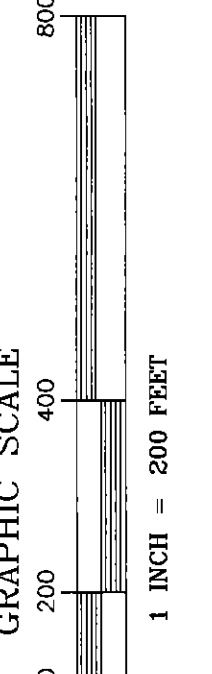


DEED	PLAT	PROPERTY
U443/149	P-116	THOMAS & CHRISTINE WASHINGTON
U534/875	P-116	RICHARD A. WHITE
T115/290	P-116	RICHARD & ANNABELL R. MCCLOUD
U93/266	NONE	DANIEL O. TOWLES III
N47/067	E-247	THOMAS MACK
G30/165	E-247	HERS OF JOHN CHISOLM, ETAL
H357/059	E-247	THE C.E.M. GROUP III & SUSAN A. WILKINS
H357/059	E-247	THE C.E.M. GROUP III & SUSAN A. WILKINS
G20/165	E-247	GERALDINE C. HARGROW & MARY OWENS
Z247/655	E-247	HENRY SINGLETON
R165/130	E-247	SHERRILL Z. WEEKS
C353/610	AZ-28	PERCY TOWNSEND
S28/205	E-247	CLAUDIA CARTER
Y246/788	E-247	JAMES GARDEN, JR
Z188/455	E-247	JAMES O'NEIL, SR
F507/059	NONE	WILLIE BUGGS, JR.
M311/716	E-247	CARDOL & FARY W. SIMMONS, JR
Z46/231	E-247	ADDIE MURRAY
H157/531	E-247	MELVIN ROBINSON
R53/427	E-247	WILLIE BUGGS, JR. & WILLIE BUGGS, SR.
R86/085	E-247	SAM McCLAIR, JR.
X474/335	E-247	LINDA MITCHELL
K461/282	E-247	LINDA MITCHELL
X445/674	CP-48	SHREY A. ROBLES
X206/503	E-247	LINDA MITCHELL
T119/074	U-48	ALONZO & ERNESTINE ROBINSON
O350/080	E-247	FRANK MAHONEY, JR.

**ACREAGE CHART**

LOT 36 6.001 ACRES  
LOT 37 6.300 ACRES  
RESIDUAL 164.311 ACRES  
TOTAL 176.612 ACRES

**DWELLING UNIT DENSITY**  
1 UNIT PER 6.151 ACRES



**LEGEND**

- 5/8" REBAR, NEW
- IRON PIPE OLD, AS DESCRIBED
- MC SETBACK LINE, NO CORNER SET
- SBL - SETBACK LINE
- SCR - SCREENING LINE

**REFERENCES:**

- PLAT BOOK - PAGE
- BC-160-197
- BW-188-197
- CC-100-109
- CE-460
- CU-460
- TS 157-00-00-028

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED 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 HEREON.

*Charles H. King*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
SOUTH CAROLINA  
No. 17565