

NOTES

- Reference Tax Map Number 202-00-00-046
202-00-00-086
- Reference Deed Book Z126 page 010 (Tax Lot 26)
Plat Book CJ page 106 (Tax Lot 46)
Plat Book EB page 766 (Tax Lot 86)
- Property Owner James Simmons (Tax Lot 46)
James & Francena Simmons (Tax Lot 86)
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose
- This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge, said lots are located in the following Flood Hazard areas 45019C0645 J 11/17/04 Zone AE(12) & Zone X Flood Zones should be verified with the proper governing authority prior to construction
- No underground utilities were located on this survey
- Declaration is made to Original Purchaser of the survey It is not transferable to additional institutions or subsequent owner.
- Anything shown outside the defined boundary of this survey is for reference only
- Property Zoned: AGR (1 dwelling unit per acre)
- Water available from St. Johns Water Company Lots serviced by private septic system
- The wetlands shown hereon are under the jurisdiction of the Army Corps of Engineers Reference letter dated September 13, 2010. File Number SAC 2010-0797-1JS

ADDITIONAL COMMENT

- The Residual property meets current minimum requirements of the S.C. DHEC Regulation and applicable standards for installation of one onsite wastewater treatment and disposal system to serve a 3 bedroom single family residence (360 Gallons/Day). Residual DHEC #2010060015 Lots A & B have existing systems

LINE	BEARING	DISTANCE
L 1	N 61° 28' 04" W	82.73
L 2	N 06° 36' 44" W	16.74
L 3	N 43° 52' 06" E	42.89
L 4	N 47° 56' 06" E	29.11
L 5	S 61° 28' 04" E	44.85
L 6	S 35° 15' 14" W	14.51
L 7	S 07° 18' 54" E	33.04
L 8	S 16° 26' 14" W	42.24
L 9	N 61° 28' 04" W	48.89
L 10	S 61° 28' 04" E	60.27
L 11	S 35° 42' 32" W	76.95
L 12	N 28° 31' 56" E	82.50
L 13	S 28° 31' 56" W	82.50
L 14	S 45° 05' 46" W	62.72
L 15	N 08° 41' 23" W	8.79
L 16	N 06° 29' 59" W	37.06
L 17	N 28° 08' 12" W	38.57
L 18	N 01° 57' 03" E	40.14
L 19	N 60° 30' 47" E	23.65
L 20	N 07° 27' 15" W	10.58
L 21	N 10° 37' 34" E	21.54
L 22	N 20° 36' 54" E	161.64

Robert Watson
Tract B, Hopkinson Plantation
(TMS 202-00-00-047)

REFERENCE PLAT BOOK EB PAGE 766

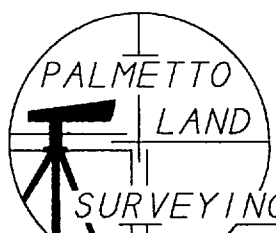
APPROVED FINAL PLAT
James G. Pennington
Director of Planning
Charleston County Planning Commission
SBN-7785
Date JAN 28, 2011

RECORDED TIME: 4:08:13 PM
DATE: January 28, 2011
Book/Sheet: L11 / 0039
DECLARED LARGE PLAT
Charlie Lybrand, Register, Charleston County, SC
SILV
Location: HOPKINSON PLTN

AREA FOR APPROVAL & RECORDING STAMPS

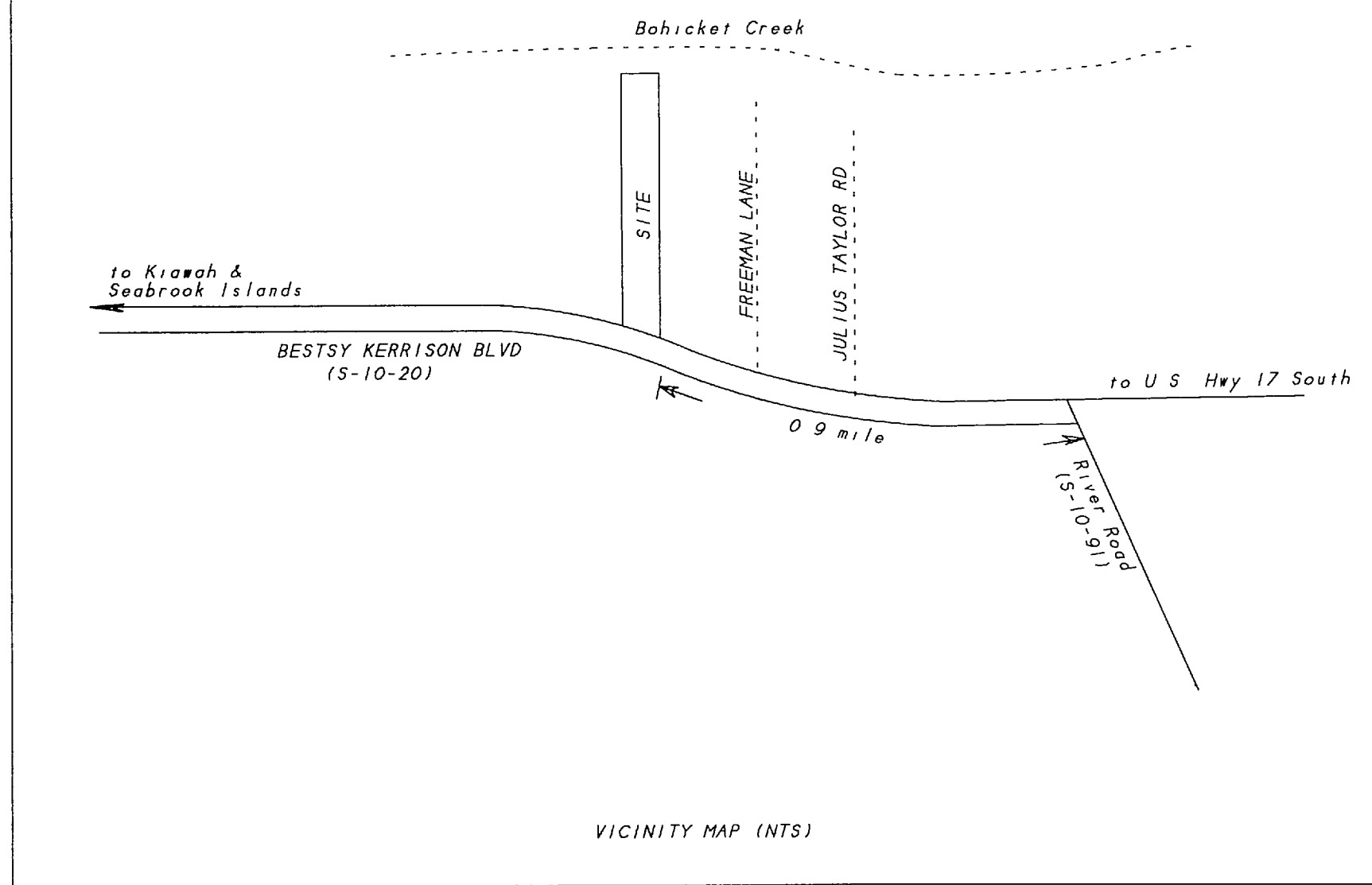
LEGEND

- 1/2" Iron Rod (New)
- 1/2" Iron Rod (old)
- ⊗ Axle
- ⊕ Angle Iron
- ⊙ Power Pole
- ⊠ Electric Transformer
- ▲ S.C. Coastal Critical Line (DHEC-OCRM)



Fax No. (843) 571-7447

2065 SAVANNAH HIGHWAY
Suite 2
CHARLESTON, SC 29407
PHONE: (843) 571-5191



The area shown on this plat is a general representation of DHEC-OCRM permit authority on the subject property. Critical areas, by their nature, are dynamic and subject to change over time. By generally delineating the permit authority of the DHEC-OCRM, the office of OCRM in no way waives the right to assert permit jurisdiction at any time in any critical area on the subject property, whether shown hereon or not.

William C. Egan 11/16/2010
signature date

The critical line shown on this plat is valid for five years from date of this signature, subject to cautionary language above.

SPECIAL NOTES

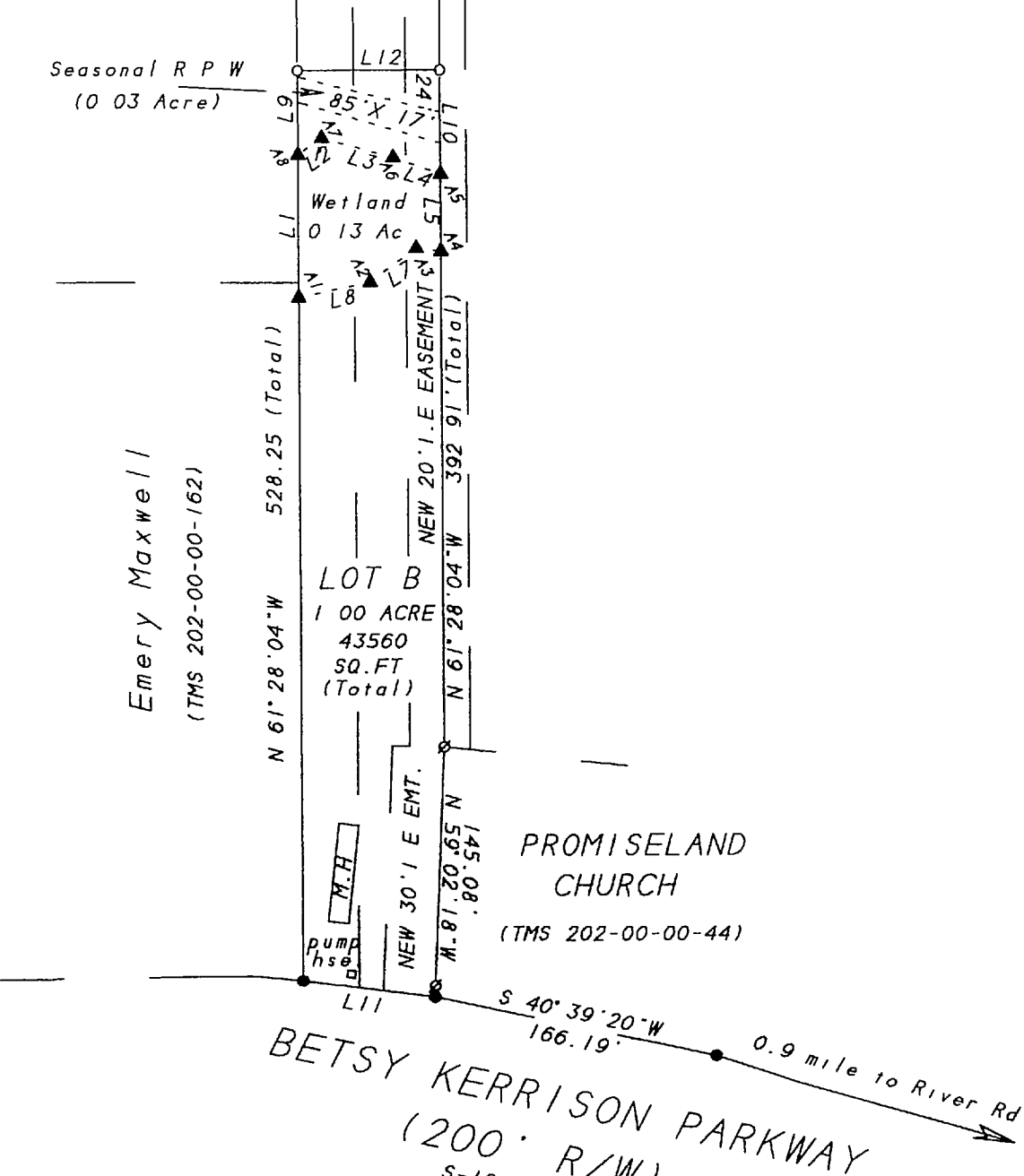
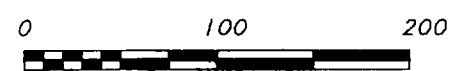
- This approval in no way obligates the County of Charleston to accept for maintenance any of the roads and/or easements shown on the plat until such time they have been constructed to County standards and accepted for maintenance by Charleston County Council.
- Any future subdivision of this parcel or road construction or extension of the existing roads shown hereon shall require compliance with the Charleston County Zoning & Land Development Regulations. Before Charleston County accepts any dedication of roads into the County road system, the property owners shall construct the roads to the County of Charleston Standards.
- 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, road common areas, drainage systems and any other municipal services which include but not limited to, garbage disposal, public sewage fire protection or emergency medical service.
- 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.
- No public funds shall be used for the maintenance of the roads shown on the plat.

I hereby dedicate the New 20' & 30' Ingress Egress Easement to the use of the property owners. The owners of these lots and their heirs and assigns guarantee its maintenance.

James Simmons
James Simmons

Plat
TO SUBDIVIDE 5.46 ACRES
LOT A & LOT B
NORTHERN PORTION OF LOT 4 (Residual)
HOPKINSON PLANTATION
JOHNS ISLAND
Charleston County, South Carolina

FIELD DATE April 20, 2010 SCALE 1" = 100'
REVISED October 1, 2010
REVISED November 24, 2010
REVISED COMMENTS: January 25, 2011



I hereby state that 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.

James G. Pennington, P.L.S. No. 10221
Palmetto Land Surveying, Inc.
Charleston, S.C. 29407 571-5191