

REFERENCE:
 1. PLAT BY: F. ELLIOTTE QUINN
 DATED: DECEMBER 11, 1998
 BOOK: EC PAGES: 896-897
 RMC CHAS. CO.
 2. PLAT BY: KEVIN M. SCHWACKE, SR.
 DATED: NOVEMBER 14, 2018
 BOOK: L19 PAGE: 0007
 RMC CHAS. CO.
 TAX MAP No. 158-00-00-043

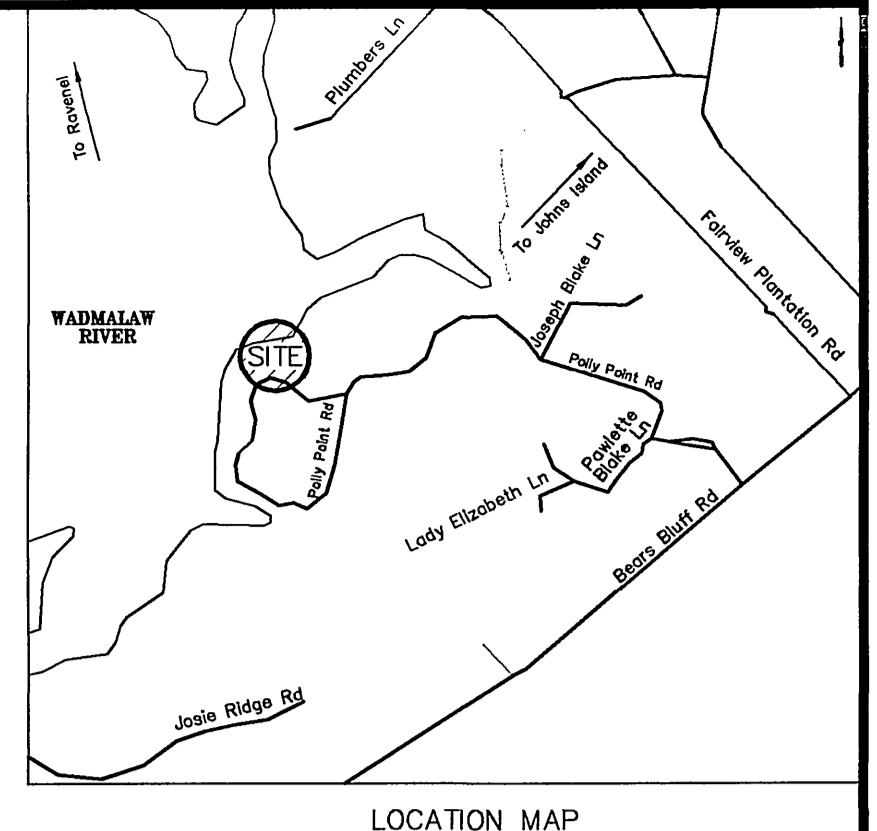
APPROVED PLAT

 Director of Planning
 Charleston County Planning Commission
 App# 01807 10-21-2021
 Date

RECORDED
 DATE: 10/22/2021 TIME: 10:53:38 AM
 Book-Page: L21 0434 DocType: Large Plat
 Michael Miller, Register, Charleston County, SC

Record Fee: \$25.00
 Postage: \$2.00
 TOTAL: \$27.00
 Drawer: 0000000000
 Clerk: 0000000000

Location: POLLY POINT PLTN



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	371.51'	53.64'	53.59'	N 62°05'52" E	81°16'19"
C2	148.31'	69.57'	68.93'	N 52°47'50" E	28°52'30"
C3	148.17'	117.14'	114.12'	S 16°22'07" W	451°7'50"
C4	125.00'	44.26'	44.03'	S 03°54'23" W	201°7'16"
C5	100.00'	58.67'	57.74'	S 30°49'40" W	333°33'7"
C6	50.00'	26.44'	26.13'	S 32°53'41" W	301°7'34"

PORTION LOT 11
 DHEC-OCRM CRITICAL LINE

LINE	BEARING	DISTANCE
L1	S 67°07'44" E	17.93'
L2	S 76°21'19" E	21.88'
L3	S 35°25'52" E	35.98'
L4	N 34°11'05" W	23.76'
L5	N 29°38'31" W	40.95'
L6	S 65°40'50" E	19.93'
L7	N 20°01'34" W	21.26'
L8	N 07°11'52" E	22.92'
L9	N 14°34'39" E	23.53'
L10	N 24°07'19" E	16.41'
L11	N 75°56'19" E	15.09'
L12	S 18°34'33" E	12.45'
L13	N 02°47'44" E	18.47'
L14	N 59°10'37" E	10.91'
L15	N 18°59'21" E	35.42'
L16	S 10°02'22" E	30.99'
L17	S 05°45'43" E	17.70'
L18	N 06°48'31" W	31.72'
L19	N 28°55'23" W	24.50'
L20	N 17°52'12" W	24.44'
L21	N 48°23'14" W	26.10'
L22	N 27°48'32" W	14.98'
L23	N 63°44'09" W	19.13'
L24	N 50°47'17" W	25.42'
L25	N 57°25'35" W	32.11'
L26	N 64°33'04" W	22.87'
L27	N 50°44'38" W	16.04'
L28	S 84°28'20" E	14.95'
L29	N 67°08'33" W	28.98'
L30	N 73°42'29" W	14.72'
L31	S 62°58'15" E	22.39'
L32	N 49°00'06" W	18.10'
L33	N 76°15'25" W	26.52'
L34	N 66°01'01" W	22.17'
L35	N 78°51'35" W	22.55'
L36	N 35°06'52" W	14.14'
L37	S 61°04'06" W	17.58'
L38	S 76°28'26" W	19.79'
L39	S 89°50'04" E	27.08'
L40	S 89°02'48" E	15.49'
L41	S 88°31'25" E	20.53'
L42	S 71°58'44" E	23.32'
L43	N 89°45'27" E	17.24'
L44	N 87°59'34" E	24.73'
L45	S 78°51'36" W	8.37'
L46	N 76°32'53" E	31.11'
L47	N 72°04'50" E	20.25'
L48	N 61°29'44" E	17.81'
L49	N 60°48'18" E	21.38'
L50	N 37°52'28" E	16.28'
L51	N 58°41'22" E	29.16'
L52	N 29°14'21" E	12.59'
L53	N 53°53'57" E	21.89'
L54	S 19°30'33" W	16.45'
L55	N 32°19'02" E	22.79'
L56	N 34°53'46" E	20.17'

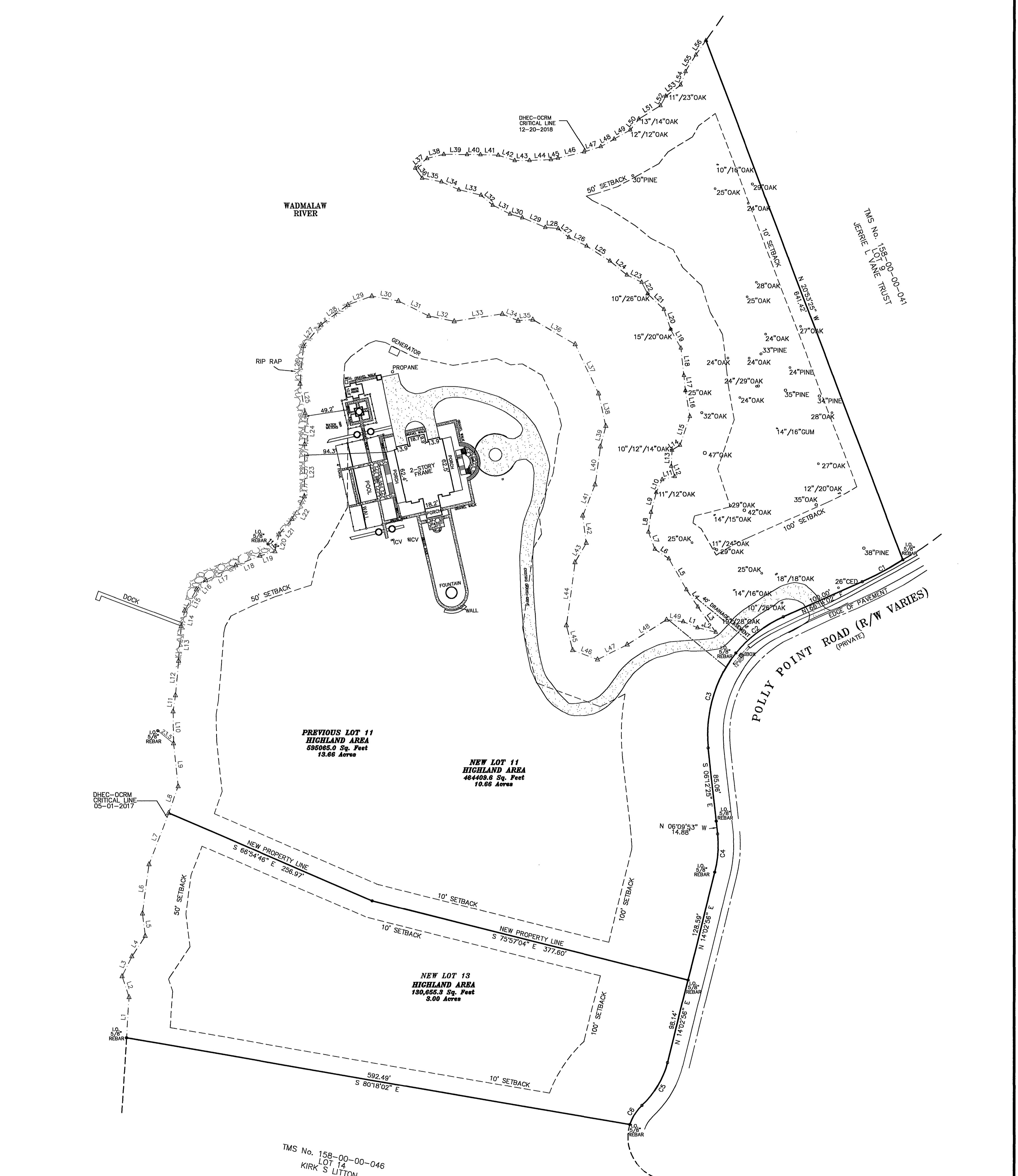
LOTS 11 & 13
 DHEC-OCRM CRITICAL LINE
 05-01-2017

LINE	BEARING	DISTANCE
L1	N 03°38'18" E	47.03'
L2	N 18°40'56" W	25.43'
L3	S 25°57'22" W	25.76'
L4	N 33°37'54" E	28.01'
L5	N 06°52'35" W	26.00'
L6	N 07°40'59" E	57.43'
L7	N 20°58'14" E	23.36'
L8	N 19°43'34" E	32.88'
L9	N 06°05'17" W	49.81'
L10	N 01°02'44" W	36.80'
L11	N 08°45'05" E	18.95'
L12	N 03°06'18" E	39.74'
L13	N 04°16'06" E	40.17'
L14	N 12°44'36" E	18.33'
L15	N 28°55'31" E	27.81'
L16	N 45°13'13" E	15.44'
L17	N 64°10'18" E	38.83'
L18	N 68°24'35" E	30.40'
L19	N 72°10'12" E	18.11'
L20	N 13°55'33" E	20.07'
L21	N 40°10'32" E	23.39'
L22	N 28°18'54" E	29.45'
L23	N 00°27'03" E	60.41'
L24	N 01°06'16" E	36.03'
L25	N 10°08'19" W	34.18'
L26	N 04°55'42" E	43.78'
L27	N 39°57'53" E	31.97'
L28	N 53°22'01" E	38.77'
L29	N 70°02'43" E	29.83'
L30	S 79°43'09" E	31.51'
L31	S 63°28'51" E	39.08'
L32	S 78°14'33" E	29.99'
L33	N 61°15'05" E	56.43'
L34	S 66°30'26" E	20.06'
L35	N 85°55'00" E	16.98'
L36	S 59°46'01" E	56.72'
L37	S 25°48'48" E	62.96'
L38	N 12°41'16" W	38.41'
L39	S 14°54'26" W	24.60'
L40	S 08°10'46" W	44.31'
L41	S 21°25'07" W	38.60'
L42	S 07°31'08" E	31.59'
L43	S 30°17'17" W	26.07'
L44	S 07°49'36" W	73.37'
L45	S 14°13'08" E	29.54'
L46	S 68°47'00" E	30.84'
L47	N 63°35'50" E	38.36'
L48	N 57°45'16" E	53.88'
L49	S 83°38'32" E	19.51'

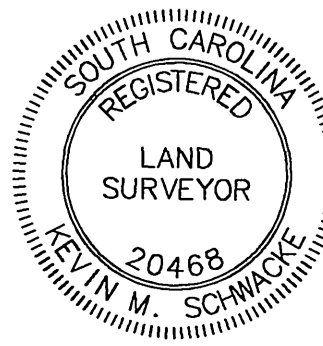
NOTES:
 BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.
 AREA DETERMINED BY COORDINATE METHOD.
 THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE CHARLESTON COUNTY ARCHITECTURAL REVIEW BOARD. THE ARCHITECTURAL REVIEW BOARD RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.
 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.
 THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
 NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT, THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (EL. 9'/10') AS PER FEMA FLOOD MAPS. PANEL No. 45019C 0640K DATED: JANUARY 29, 2021 COMMUNITY No. 455413

SURVEYOR'S CERTIFICATION

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 Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.



ZLRD 4.4.3.B
 B. Development Along Critical Line
 The area of a parcel in the AG-15 district within 1,000 feet of the OCRM Critical Line has a Maximum Density of one dwelling unit per three acres with a minimum lot area of three acres. The remaining acreage of the parcel (more than 1,000 feet from the OCRM Critical Line) maintains a density of one dwelling unit per 15 acres.



FRED MALLET
 SIGNATURE
 05-01-2017
 DATE
 The critical line shown on this plot is valid for five years from the date of this signature, subject to the cautionary language above.

DHEC-OCRM FOR PORTION OF LOT 11
 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.

KELSEY MURDAUGH
 SIGNATURE
 12-20-2018
 DATE
 The critical line shown on this plot is valid for five years from the date of this signature, subject to the cautionary language above.

- LEGEND:
 I.O. IRON OLD (FOUND)
 ICV IRRIGATION CONTROL VALVE
 J.BOX JUNCTION BOX
 25" OAK 25" (DBH) OAK TREE
 --- BOUNDARY
 - - - EASEMENT
 - - - SETBACK
 --- WALK
 --- DRIVE
 --- OCRM CRITICAL LINE

SUBDIVISION PLAT
 LOT 11
 TMS No. 158-00-00-043
 PREVIOUS ACREAGE: 13.66 ACRES
 NEW ACREAGE: 10.66 ACRES
 OWNER: HELEN S. SIEDELL
 CREATING
 LOT 13
 3.00 ACRES
 POLLY POINT PLANTATION
 LOCATED IN WADMALAW ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

0' 60' 120' 180'
 DATE: MAY 18, 2021 SCALE: 1" = 60'
 REVISED: AUGUST 6, 2021 (COMMENTS)