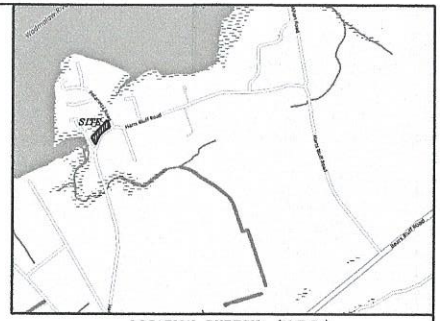
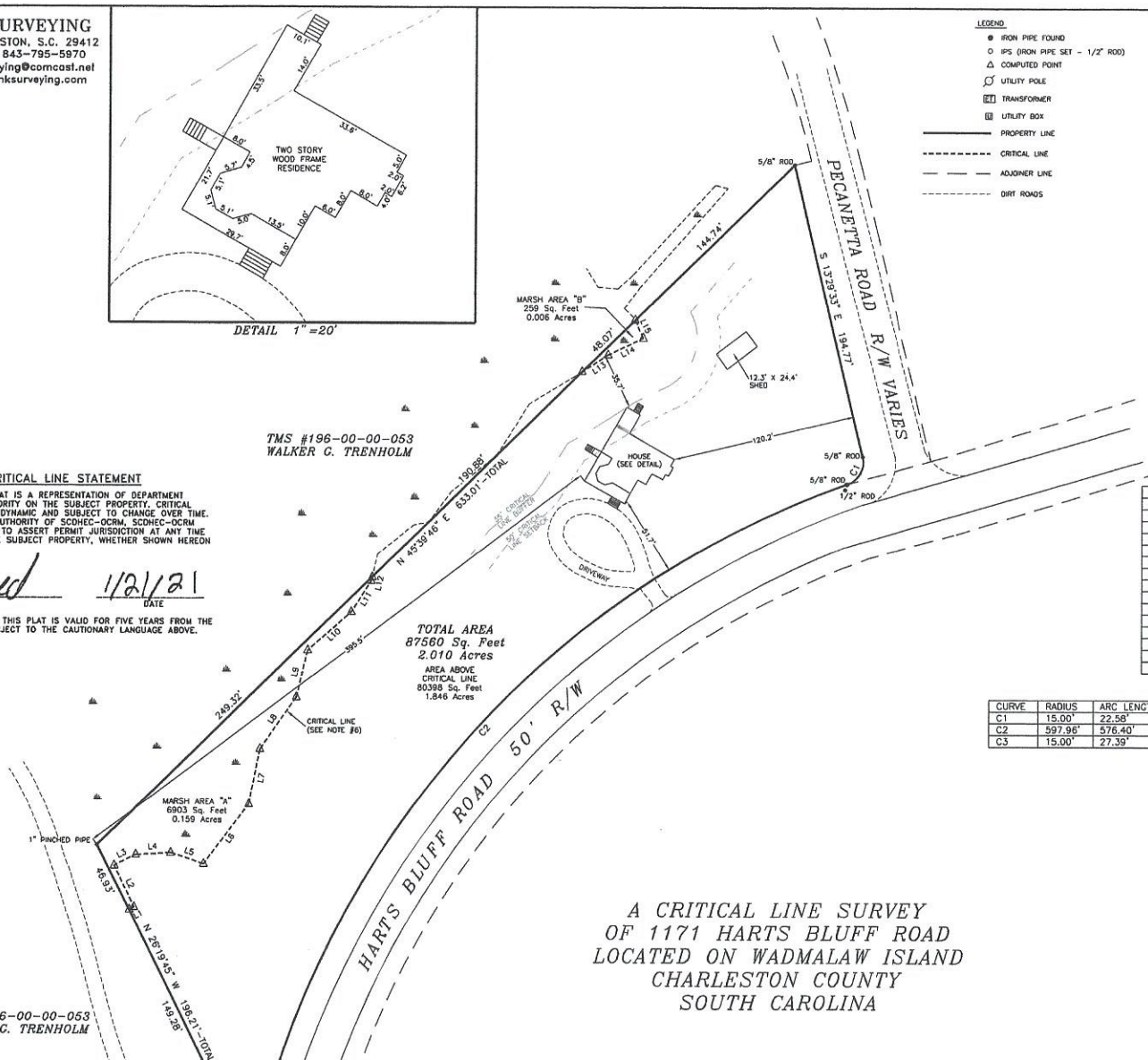
ROBERT FRANK SURVEYING
1923 MAYBANK HWY. – CHARLESTON, S.C. 29412
Phone: 843-762-4608 Fax 843-795-5970
E-mail – robertfranklandsurveying@comcast.net
WEB ADDRESS: www.robertfranksurveying.com

DETAIL 1" =20'



LOCATION SKETCH (N.T.S.)

LEGEND
- IRON PIPE FOUND
- IPS (IRON PIPE SET – 1/2" ROD)
- COMPUTED POINT
- UTILITY POLE
- TRANSFORMER
- UTILITY BOX
- PROPERTY LINE
- CRITICAL LINE
- ADJOINER LINE
- DIRT ROADS



LINE	BEARING	DISTANCE
L1	N 63°40'15" E	3.52'
L2	N 25°13'31" W	29.99'
L3	N 63°17'57" E	15.54'
L4	N 86°40'43" E	22.73'
L5	S 71°48'49" E	22.64'
L6	N 37°06'50" E	48.76'
L7	N 11°17'43" E	36.43'
L8	N 35°03'18" E	41.30'
L9	N 13°24'25" E	31.22'
L10	N 48°29'11" E	37.56'
L11	N 32°27'08" E	23.84'
L12	N 13°23'34" E	2.66'
L13	N 57°10'53" E	19.99'
L14	N 64°09'19" E	25.44'
L15	N 24°25'11" W	12.83'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	22.58'	20.51'	S 29°35'16" W	86°14'36"	14.05'
C2	597.96'	576.40'	554.34'	S 42°59'00" W	55°13'48"	312.81'
C3	15.00'	27.39'	23.74'	S 76°37'08" W	104°36'58"	19.41'

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 1/21/21 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.

A CRITICAL LINE SURVEY OF 1171 HARTS BLUFF ROAD LOCATED ON WADMALAW ISLAND CHARLESTON COUNTY SOUTH CAROLINA

NOTES: 1. TMS #196-00-00-069
2. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
3. IPS = IRON PIPE SET. (1/2" REBAR)
4. PLAT REFERENCE: BOOK AS PAGE 125, BOOK L17 PAGE 0122.
5. LOCATED IN FLOOD HAZARD ZONE AE MINIMUM ELEVATION 12' PER FIRM COMMUNITY-PANEL #455413 0630-J, PANEL INDEX DATED 11/17/04, MAP REVISED 11/17/04. (MAP #45019C0630J).
6. CRITICAL LINE AS SHOWN HEREON IS PER FIELD INSPECTION. DHEC-OCRM SHOULD BE CONSULTED PRIOR TO CONSTRUCTION ACTIVITY NEAR THIS AREA.
7. NOW OWNED BY: LAURA RIESMEYER

DECEMBER 18, 2020
GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.

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 THE 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