

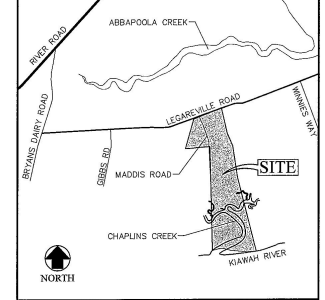
LEGEND

- IPF BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- IS BOUNDARY LINE & CORNER SET (5/8" REBAR)
- IB BOUNDARY LINE & CALCULATED POINT
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- OVERHEAD POWER LINE
- POWER POLE
- FLOOD ZONE
- CRITICAL AREA

- NOTES**
- AREA DETERMINED BY THE COORDINATE METHOD.
 - PROPERTY IS LOCATED IN FLOOD X, X-SHADED, AE(10), AE(11), AE(12), VE(12) AND VE(13) AS PER FEMA MAP NUMBER 450190068K, COMMUNITY PANEL 453413 006 K, EFFECTIVE DATE JANUARY 29, 2021 AND FEMA MAP NUMBER 450190068K, COMMUNITY PANEL 453413 068 K, EFFECTIVE DATE JANUARY 29, 2021. REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
 - ALL FOUND PINS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.

- REFERENCES**
- TMS NO. 273-00-00-116.
 - PLAT BY E. M. SEABROOK, DATED AUGUST 3, 2004, RECORDED IN PLAT BOOK 61, PAGES 410 & 411. CHARLESTON COUNTY RD.
 - PLAT BY LEWIS E. SEABROOK, DATED APRIL 26, 2010, RECORDED IN PLAT BOOK 310, PAGE 0157. CHARLESTON COUNTY RD.
 - PLAT BY LEWIS E. SEABROOK, DATED NOVEMBER 18, 2015, RECORDED IN PLAT BOOK 116, PAGE 0245. CHARLESTON COUNTY RD.
 - PLAT BY ABRAHAM LAND SURVEYING DATED OCTOBER 18, 2019, RECORDED IN PLAT BOOK 119, PAGES 0437-0442. CHARLESTON COUNTY RD.

- PRIVATE ROAD STANDARDS NOTES**
- Any future Subdivision of this Parcel, or road construction or extension of the existing roads shown hereon shall require compliance with applicable Charleston County Ordinances. Before Charleston County will consider acceptance of any dedication of roads into the County road system, the Property Owner(s) shall construct the roads to County of Charleston Road Construction Standards.
 - It is hereby expressly understood by the Property Owner, Developer, or any subsequent purchaser of any Lots shown on this plat that the County of Charleston is not responsible for the maintenance of the Streets, roads, common areas, drainage systems, or any other municipal services which include, but are not limited to, garbage disposal, public sewage, fire protection or emergency medical services.
 - Be aware that the County of Charleston is not responsible for drainage and flooding problems relevant to the road property, and that emergency vehicles may have difficulty accessing the property.
 - No public funds will be obligated for the maintenance of the roads shown on the Plat; and
 - This approval in no way shall release the County of Charleston to maintain the Easement or Right-of-Way until it has been both: (1) constructed to County standards and (2) accepted for maintenance by Charleston County Council; and
 - F. Existing and proposed Ingress/Egress Easements and/or private Rights-of-Way that provide access to the Lots created by this Plat must be constructed, inspected, and approved in compliance with the Charleston County Zoning and Land Development Regulations Ordinance in the location shown on this Plat and shall be constructed from their point of connection to an existing publicly owned and maintained Right-of-Way to the Lot(s) proposed for development prior to the issuance of Zoning Permits for new construction of Structures, with the exception of Additions/renovations to existing Structures that are legally permitted and new construction of Accessory Structures. In addition, Street Signs on named Ingress/Egress Easements and private Rights-of-Way shall be installed and inspected in compliance with the Charleston County Zoning and Land Development Regulations Ordinance.



CRITICAL LINE TABLE

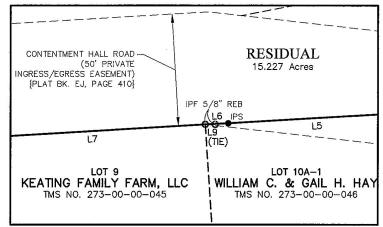
LINE	BEARING	DISTANCE
L31	S 73°40'21" W	54.89'
L32	S 49°25'09" W	45.54'
L33	N 70°48'05" W	22.87'
L34	N 51°35'41" W	25.39'
L35	N 86°58'35" W	25.59'
L36	S 48°17'11" W	19.17'
L37	S 54°31'49" W	34.79'
L38	S 05°50'13" W	22.13'
L39	S 89°49'30" W	28.91'
L40	N 70°45'36" W	39.12'
L41	N 80°32'01" W	30.38'
L42	N 82°11'23" W	30.44'
L43	S 64°48'57" W	48.30'
L44	S 89°43'11" W	39.47'
L45	S 84°47'19" W	25.23'
L46	N 64°50'04" W	44.35'
L47	S 79°28'18" W	60.09'
L48	S 83°59'45" W	41.19'
L49	S 83°58'45" W	16.23'
L50	S 81°33'18" W	32.62'
L51	S 61°14'07" W	38.75'
L52	N 56°44'28" W	30.07'
L53	N 67°32'41" W	65.33'
L54	S 75°49'55" W	49.48'
L55	S 71°37'40" W	29.41'
L56	S 54°53'29" W	23.90'
L57	S 84°56'51" W	50.39'
L58	S 80°37'26" W	42.56'
L59	N 84°41'45" W	47.86'
L60	N 89°51'57" W	44.37'
L61	N 82°59'03" W	16.14'
L62	S 79°40'17" W	11.81'
L63	S 61°46'54" W	10.06'
L64	N 68°47'51" W	26.96'
L65	S 79°49'10" W	80.85'
L66	S 75°06'15" W	21.01'
L67	S 20°53'14" W	12.02'

ACREAGE TABLE

LOT NO.	AC
1	48.207 AC
2	36.096 AC
3	32.490 AC
RESIDUAL	74.82± AC
TOTALS	191.81± AC

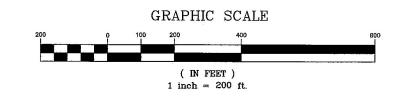
TREE LEGEND

- LAO - LAUREL OAK
- LO - LIVE OAK
- SYC - SYCAMORE
- WO - WATER OAK
- WD - DEAD/DISEASED/DYING
- / - LEANING



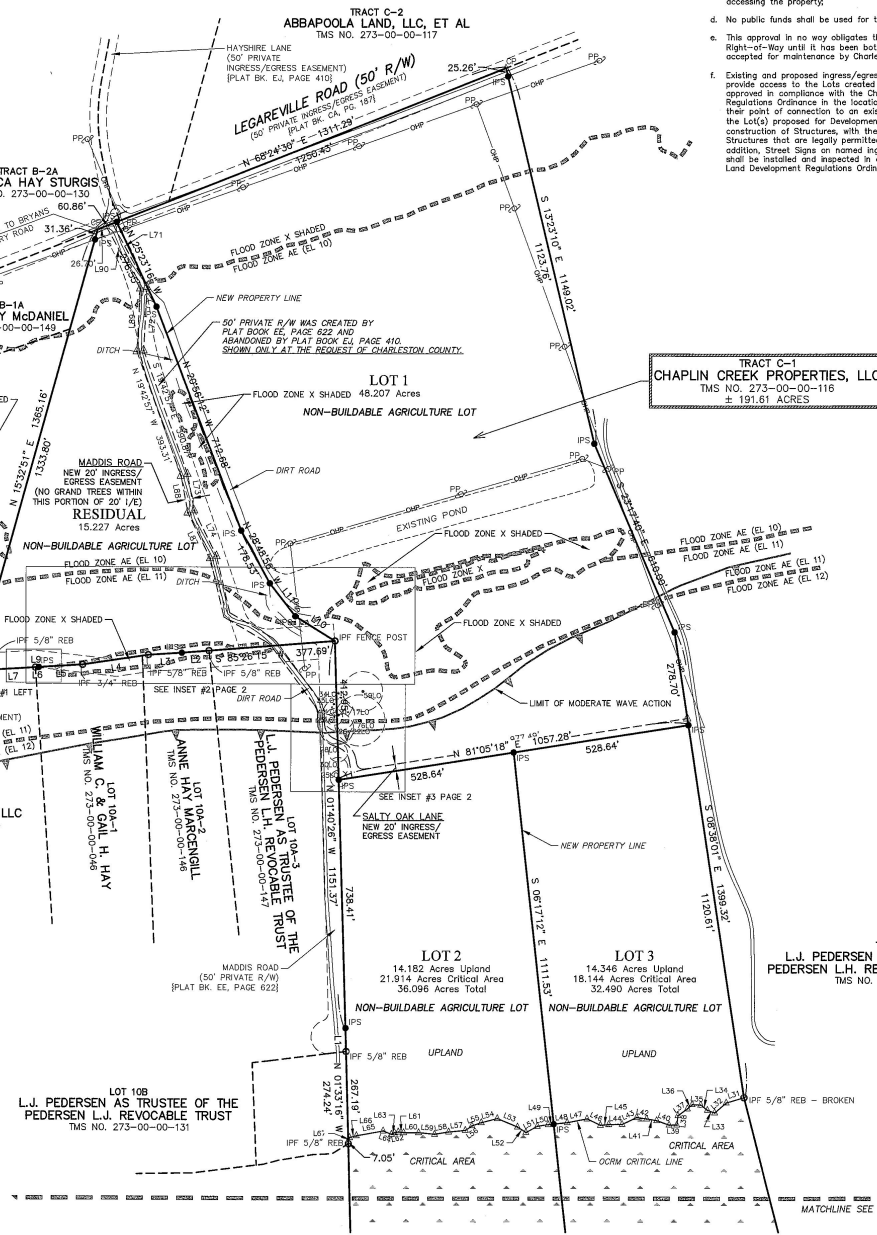
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Richard D. Lacey
RICHARD D. LACEY S.C.P.L.S. 16120



THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCORM) 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 SCOCORM, SCDHEC OCORM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

Brody J. Brown 09/21/2022
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.



PLANNING AND RMC USE

RECORDED

DATE: 10/16/2023 TIME: 10:49:50 AM
Book-Page: L23 | 0387 Do-Type: Large Plat
Karen Hollings, Register of Deeds, Charleston County, SC

APPROVED PLAT

William C. & Gail H. Hay
Director of Planning
Charleston County Planning Commission

SDDV: 0.25± 10.0± 33
Apply Data

Location: LEGAREVILLE RD 112

FINAL PLAT
SHOWING THE SUBDIVISION OF
TMS NO. 273-00-00-116 (±191.61 AC)
TO CREATE
LOT 1 (48.207 AC),
LOT 2 (36.096 AC),
LOT 3 (32.490 AC),
AND
RESIDUAL AREA (±74.82 AC)
PROPERTY OF
CHAPLIN CREEK PROPERTIES, LLC
LOCATED ON
JOHNS ISLAND,
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: AUGUST 1, 2023 SCALE: 1" = 200'

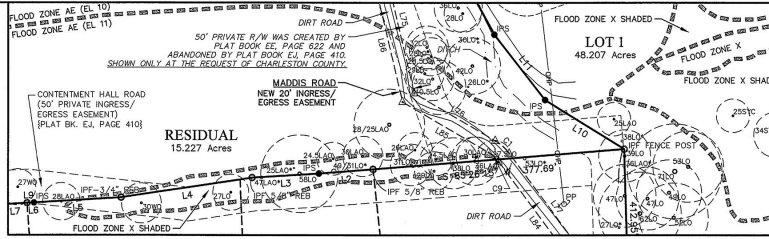
HLA SURVEYING CIVIL ENGINEERING
LAND PLANNING LANDSCAPE ARCHITECTURE
29 Leinbach Drive, A2, Charleston SC 29407-6988
tel: 843.763.1166 fax: 843.763.1999 web: www.hla-inc.com

LEGEND

- IPF BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- PS BOUNDARY LINE & CORNER SET (5/8" REBAR)
- BOUNDARY LINE & CALCULATED POINT
- ADJACENT BOUNDARY LINE
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- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
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- FLOOD ZONE
- CRITICAL AREA

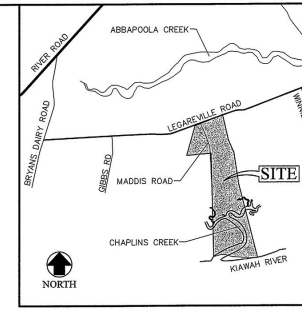
INSET #2

1" = 100'



TREE LEGEND

- LAO - LAUREL OAK
- LO - LIVE OAK
- SYC - SYCAMORE
- WO - WATER OAK
- + - DEAD/DISEASED/DYING
- / - LEANING



LOCATION MAP

NOT TO SCALE

The Property owner(s) of record hereby acknowledge(s) that the surveyed parcel(s) and/or tract remainder has not been approved to determine the availability of on-site waste disposal systems or provisions of public water/sewer services. Recordation of this plat and deed shall not be an implied or expressed consent of Charleston County that the lots or other land divisions shown hereon are capable of being serviced by on-site waste disposal or public water/sewer systems. Unless otherwise stated hereon, all surveyed parcels and/or tract remainders have not been reviewed for on-site waste disposal systems or public water/sewer services.

Property Owner(s) Signature: *L.H. Pedersen*
Date: 10/2/2023

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE ALL EASEMENTS TO THE USE OF THE PROPERTY OWNERS FOREVER. EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNERS.

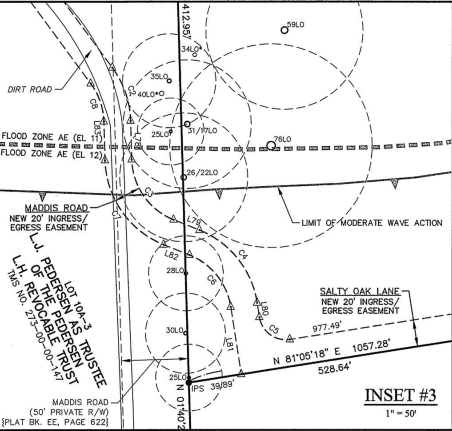
L.H. Pedersen
OWNER/REPRESENTATIVE:

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE ALL EASEMENTS TO THE USE OF THE PROPERTY OWNERS FOREVER. EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNERS.

L.H. Pedersen Trustee
OWNER/REPRESENTATIVE:

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L71	S 28°58'44" E	215.24'
L72	S 02°59'24" W	188.75'
L73	S 10°43'49" E	110.17'
L74	S 26°18'46" E	150.94'
L75	S 13°17'29" E	172.57'
L76	S 59°46'58" E	140.68'
L77	S 36°32'17" E	213.04'
L78	S 01°40'26" E	29.00'
L79	S 68°17'19" E	20.90'
L80	S 08°54'42" E	10.90'
L81	N 08°54'42" W	50.90'
L82	N 68°17'19" W	20.90'
L83	N 01°40'26" W	29.00'
L84	N 36°32'17" W	213.04'
L85	N 59°46'58" W	149.27'
L86	N 13°17'29" W	178.88'
L87	N 26°18'46" W	151.39'
L88	N 10°43'49" W	111.34'
L89	N 02°59'24" E	187.04'
L90	N 28°58'44" W	212.11'



INSET #3

1" = 50'

ACREAGE TABLE

LOT NO.	AC
1	48.207 AC
2	36.096 AC
3	32.490 AC
RESIDUAL	74.82± AC
TOTALS	191.61± AC

EASEMENT CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	70.00'	23°14'41"	14.40'	28.40'	S 48°09'38" E	28.20'
C2	70.00'	34°51'51"	21.98'	42.59'	S 19°06'22" E	41.94'
C3	50.00'	66°36'53"	32.85'	58.13'	S 34°58'53" E	54.91'
C4	70.00'	59°22'37"	39.91'	72.54'	S 38°36'01" E	69.34'
C5	20.00'	90°00'00"	20.00'	31.42"	S 53°54'42" E	28.28'
C6	50.00'	59°22'37"	28.51'	51.82'	N 38°36'01" W	49.53'
C7	70.00'	66°36'53"	45.99'	81.39'	N 34°58'53" W	76.88'
C8	50.00'	34°51'51"	15.70'	30.42'	N 19°06'22" W	29.96'
C9	50.00'	23°14'41"	10.28'	20.28'	N 48°09'38" W	20.15'

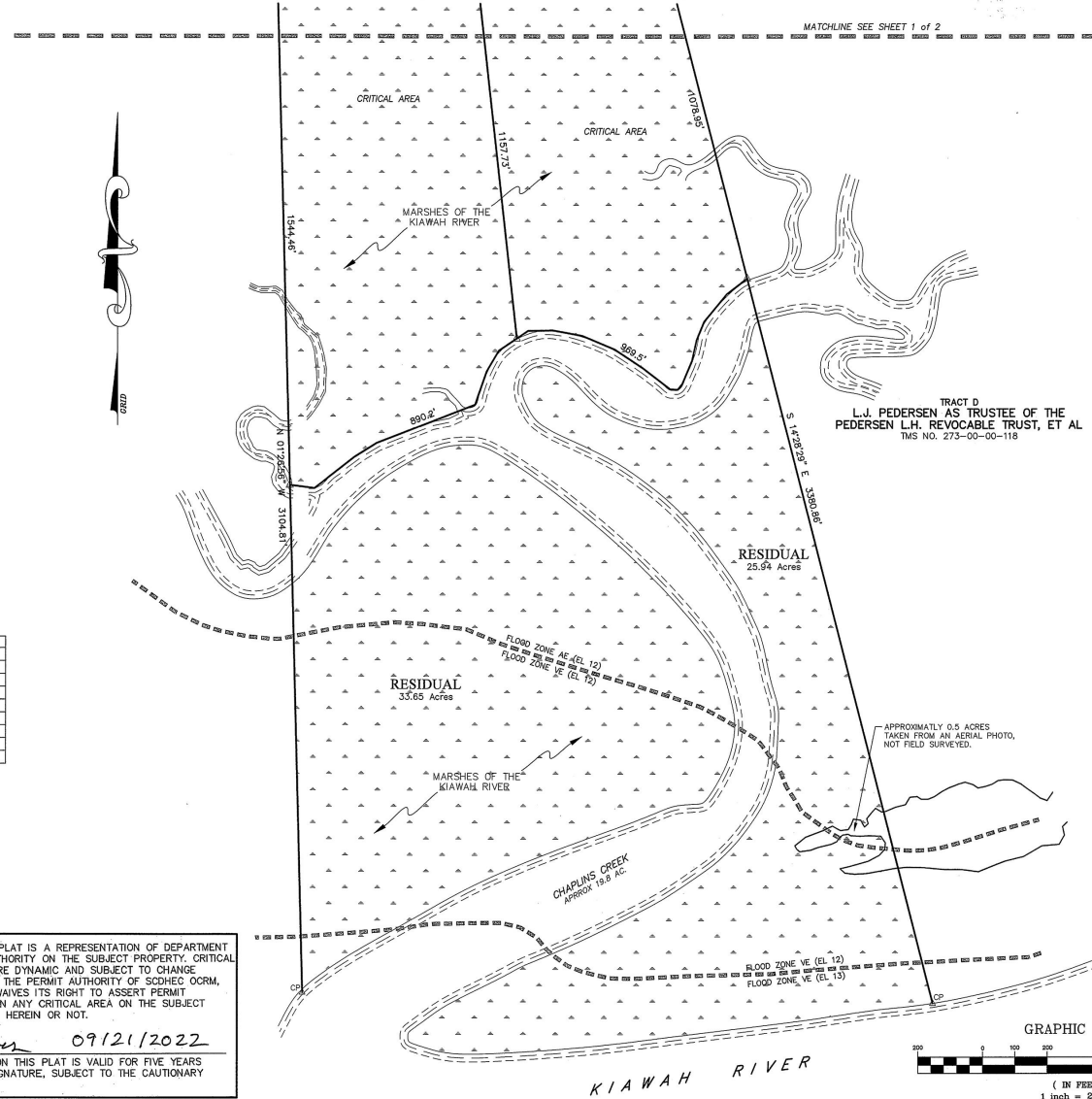


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Richard D. Lacey
RICHARD D. LACEY S.C.P.L.S. 16120

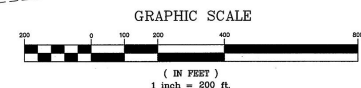
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Brody Jones 09/21/2022
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TRACT D
L.J. PEDERSEN AS TRUSTEE OF THE
PEDERSEN L.H. REVOCABLE TRUST, ET AL
TMS NO. 273-00-00-118

APPROXIMATELY 0.5 ACRES
TAKEN FROM AN AERIAL PHOTO,
NOT FIELD SURVEYED.



PLANNING AND RMC USE

RECORDED

DATE: 10/02/23 TIME: 10:41:59 AM
Book Page: **L23 | 0388** DocType: **Large Plat**
Karen Hollings, Register of Deeds, Charleston County, SC

APPROVED PLAT
Jane Averett
Director of Planning
Charleston County Planning Commission
680-02502 10-03-23
App# Date

Record Fee: \$25.00
Postage: \$0.00
TOTAL: \$25.00
Drawn: []
Check: []
Location: LEGAREVILLE RD 2/2

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SHOWING THE SUBDIVISION OF
TMS NO. 273-00-00-116 (±191.61 AC)
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LOCATED ON
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CHARLESTON COUNTY, SOUTH CAROLINA
DATE: AUGUST 1, 2023 SCALE: 1" = 200'
SHEET 2 OF 2

HLA SURVEYING CIVIL ENGINEERING
LAND PLANNING LANDSCAPE ARCHITECTURE
THE SITE EXPERTS
29 Leinbach Drive, A2, Charleston SC 29407-6988
tel: 843.763.1166 fax: 843.763.1909 web: www.hlainc.com