



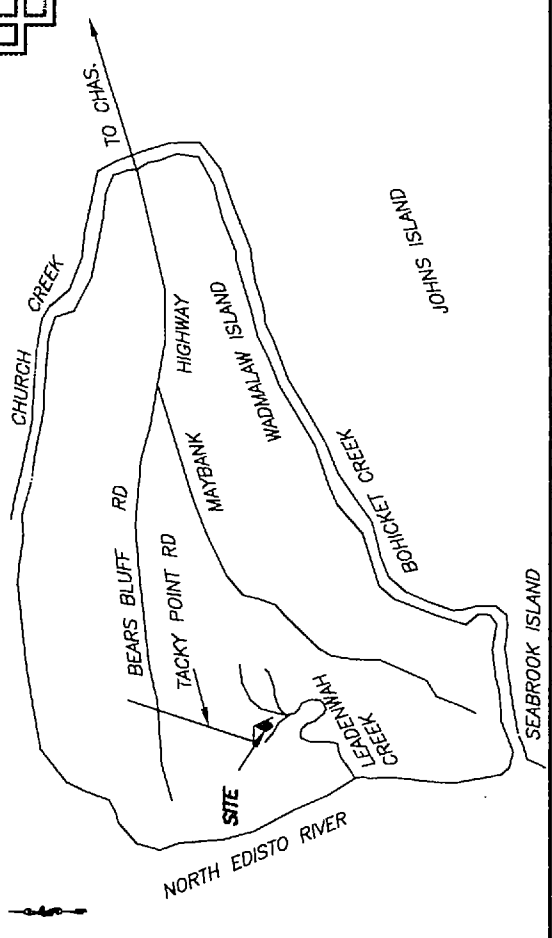
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN, HEREON OR NOT.

*Frederick*  
 SIGNATURE  
 DATE 08-09-07

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

**RECORDED**  
 DATE: September 26, 2008 TIME: 2:58:12 PM  
 Book-Page S08 0070 DocType [Small Plat]  
 Charlie Lybrand, Register, Charleston County, SC  
 Filed By: CHARLESTON COUNTY PLANNING  
 Record Fee \$ 10.00  
 Postage \$ 10.00  
 TOTAL \$ 20.00  
 Drawer: 1  
 Clerk: CFB  
 Location: TACKY POINT RD

**APPROVED FINAL PLAT**  
*Sam Blasing* For *Daniel Kennick*  
 Director of Planning  
 Charleston County Planning Commission  
 21919 Sept 25, 2008  
 App. # Date



APPROVALS AND R.M.C. STAMPS

O.C.R.M. STATEMENT

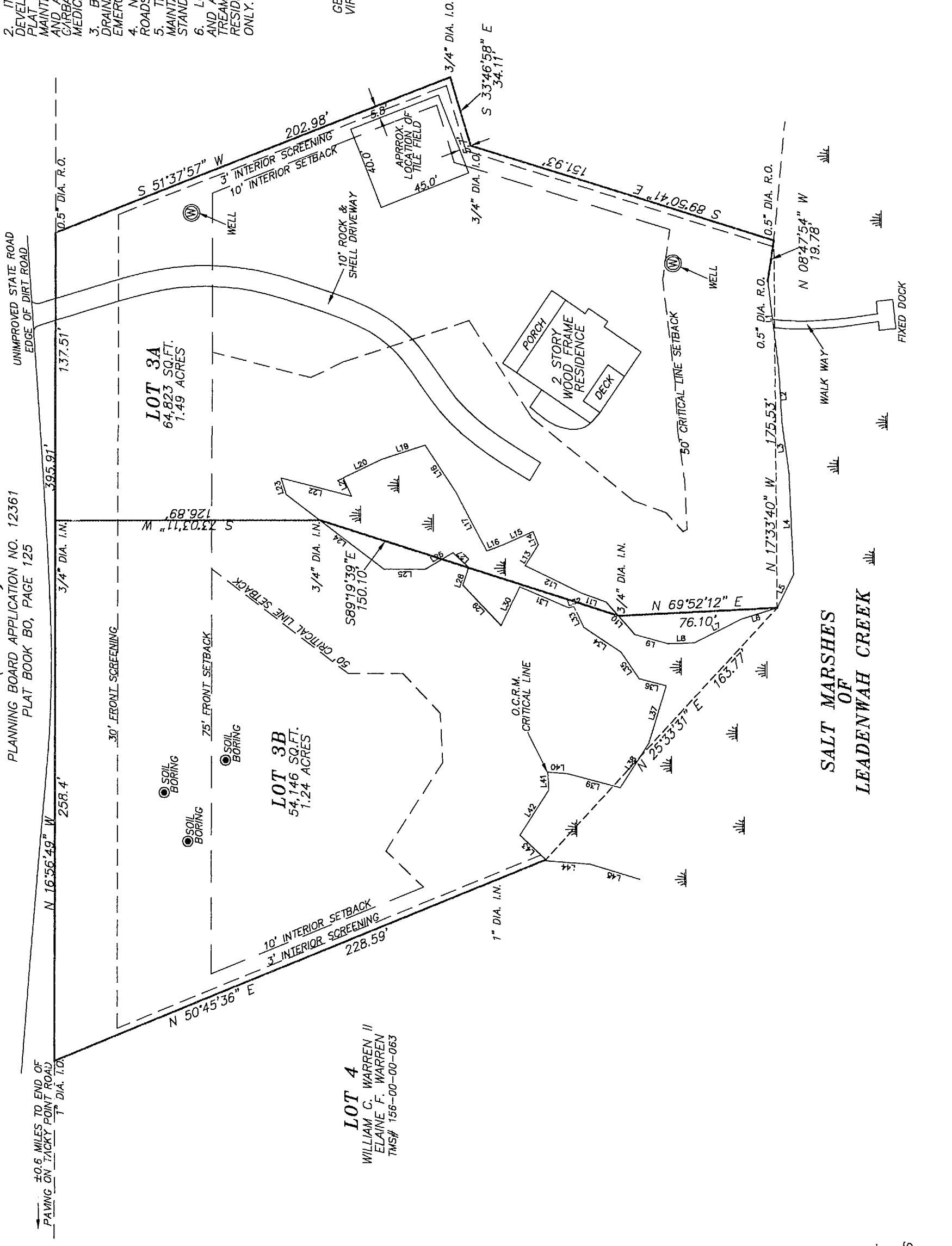
LOCATION MAP

NO SCALE

**SPECIAL NOTES**

- 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 OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON STANDARDS.
- IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER 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 SEWERAGE, 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.
- THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THE 50' RIGHT OF WAY UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.
- LOT 3B MEETS CURRENT MINIMUM REQUIREMENTS OF SC DHEC REGULATION AND APPLICABLE STANDARDS FOR INSTALLATION OF ONE ON-SITE WASTEWATER TREATMENT AND DISPERSAL SYSTEM TO SERVE A 3 BEDROOM SINGLE FAMILY RESIDENCE (360 GALLONS/DAY). LOT 3B APPROVED FOR AN ENGINEERED SYSTEM ONLY. LOT 3A CONTAINS AN EXISTING DWELLING.

**TACKY POINT ROAD EXTENSION 50' R/W**  
 (S-1768)



**LINE TABLE**

LINE	LENGTH	BEARING
L1	42.74	N24°00'53"W
L2	25.02	N20°32'31"W
L3	24.06	N24°59'06"W
L4	48.84	N19°50'34"W
L5	17.83	N09°37'47"E
L6	17.55	N55°09'06"E
L7	25.52	N46°07'57"E
L8	12.81	N71°12'00"E
L9	16.32	N88°09'27"E
L10	20.87	S58°49'21"E
L11	12.96	S87°27'32"E
L12	29.55	S81°07'53"E
L13	11.87	S15°23'29"W
L14	6.87	S37°59'20"E
L15	15.74	N49°13'25"E
L16	8.47	N52°12'59"E
L17	31.99	S44°57'14"E
L18	26.55	S50°10'31"E
L19	21.53	N54°52'47"E
L20	20.80	N47°22'05"E
L21	9.55	S41°51'43"E
L22	34.89	N87°26'10"E
L23	8.17	N34°15'50"W
L24	58.85	N69°35'50"W
L25	20.18	S73°04'27"W
L26	15.35	S41°54'26"W
L27	10.22	N63°29'54"W
L28	8.88	N01°23'07"E
L29	26.73	N60°26'05"W
L30	20.48	S08°42'20"W
L31	25.51	N84°14'50"W
L32	2.41	S58°00'23"W
L33	11.11	N42°55'44"W
L34	21.42	N73°05'34"W
L35	15.38	N51°34'42"W
L36	13.40	S86°48'25"W
L37	28.74	N00°15'31"W
L38	25.18	N15°51'33"E
L39	26.34	N87°37'31"E
L40	9.34	N76°29'15"E
L41	8.67	N20°01'09"W
L42	25.30	N15°41'32"E
L43	17.80	N63°11'15"W
L44	20.76	S77°00'54"W
L45	24.93	N90°00'00"W

**LOT 2**  
 GEORGE A. HUTCHINSON  
 VIRGINIA B. HUTCHINSON  
 TMS# 156-00-00-066

**LOT 4**  
 WILLIAM C. WARREN II  
 ELAINE F. WARREN  
 TMS# 156-00-00-063

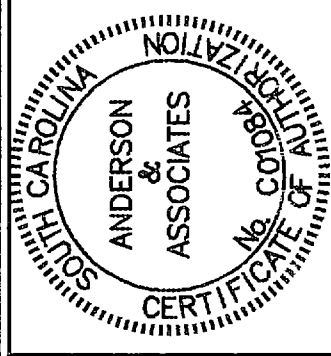
**LEGEND**

- I.O. IRON OLD
- I.N. IRON NEW
- C.M.O. CONCRETE MONUMENT OLD
- R.O. ROD OLD
- R.N. ROD NEW

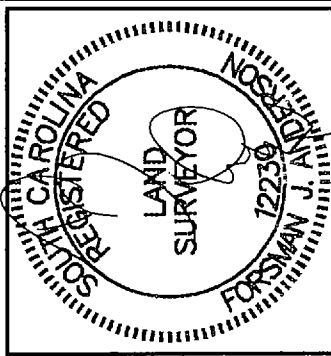
**NOTES**

- REF.: PLAT BOOK 80, PAGE 125  
 PLAT BOOK N, PAGE 53
- PRESENTLY OWNED BY STEPHEN M. BRODERICK AND CELESTE BRODERICK
- T.M.S. NUMBER 156-00-00-064
- TOTAL ACREAGE OF PROPERTY IS 2.57 ACRES.
- TACKY POINT ROAD IS PUBLICLY MAINTAINED.
- THE ADDRESS IS 1785 TACKY POINT RD. EXT.
- ON-SITE WASTEWATER DISPOSAL (SEPTIC) REQUIRED.
- PROPERTY IS ZONED AGR - 1 DWELLING UNIT PER ACRE.

TITLE



**ANDERSON & ASSOCIATES**  
 LAND SURVEYING AND PLANNING, INC.  
 P.O. BOX 87, JOHNS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA 29457  
 PHONE (843)571-0900



**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 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 HEREIN.

PLAT SHOWING THE SUBDIVISION OF LOT 3 INTO LOT 3A AND LOT 3B, TACKY POINT ROAD, LOCATED ON WADMALAW ISLAND, CHARLESTON COUNTY, S.C.

DATE: SEPTEMBER 15, 2006  
 REV.: SEPT 11, 2008  
 DRAWING NUMBER: 7604.DWG