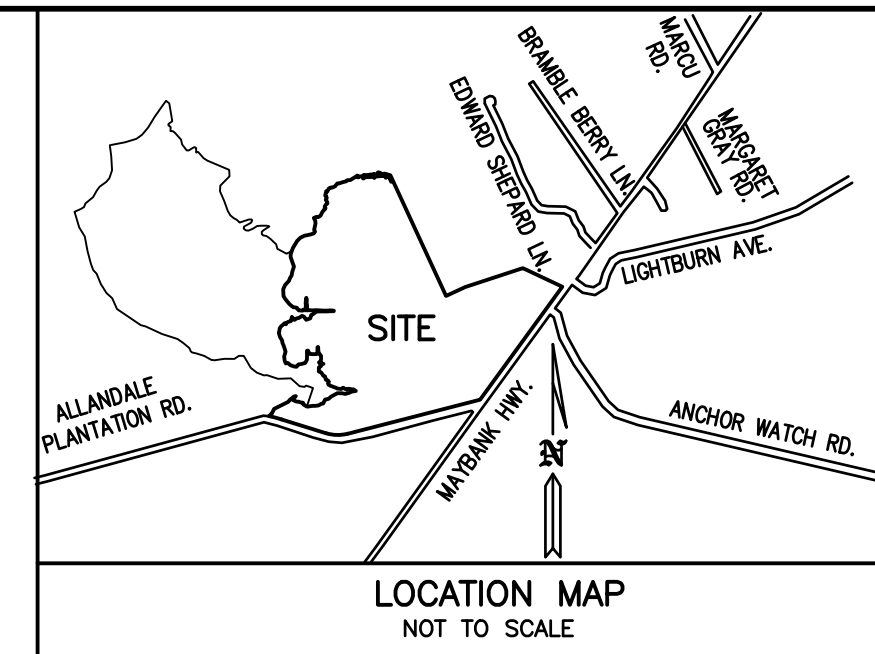


FOR APPROVAL STAMPS



NOTES:

- 1. AREA DETERMINED BY COORDINATES
2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBERS 45019C 0640 AND 0645 K DATED JANUARY 29, 2021. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES AE (ELEV. 10), AE (ELEV. 9), SHADED X AND X.
3. THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING ANY SUBSURFACE CONDITIONS THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.

REFERENCES:

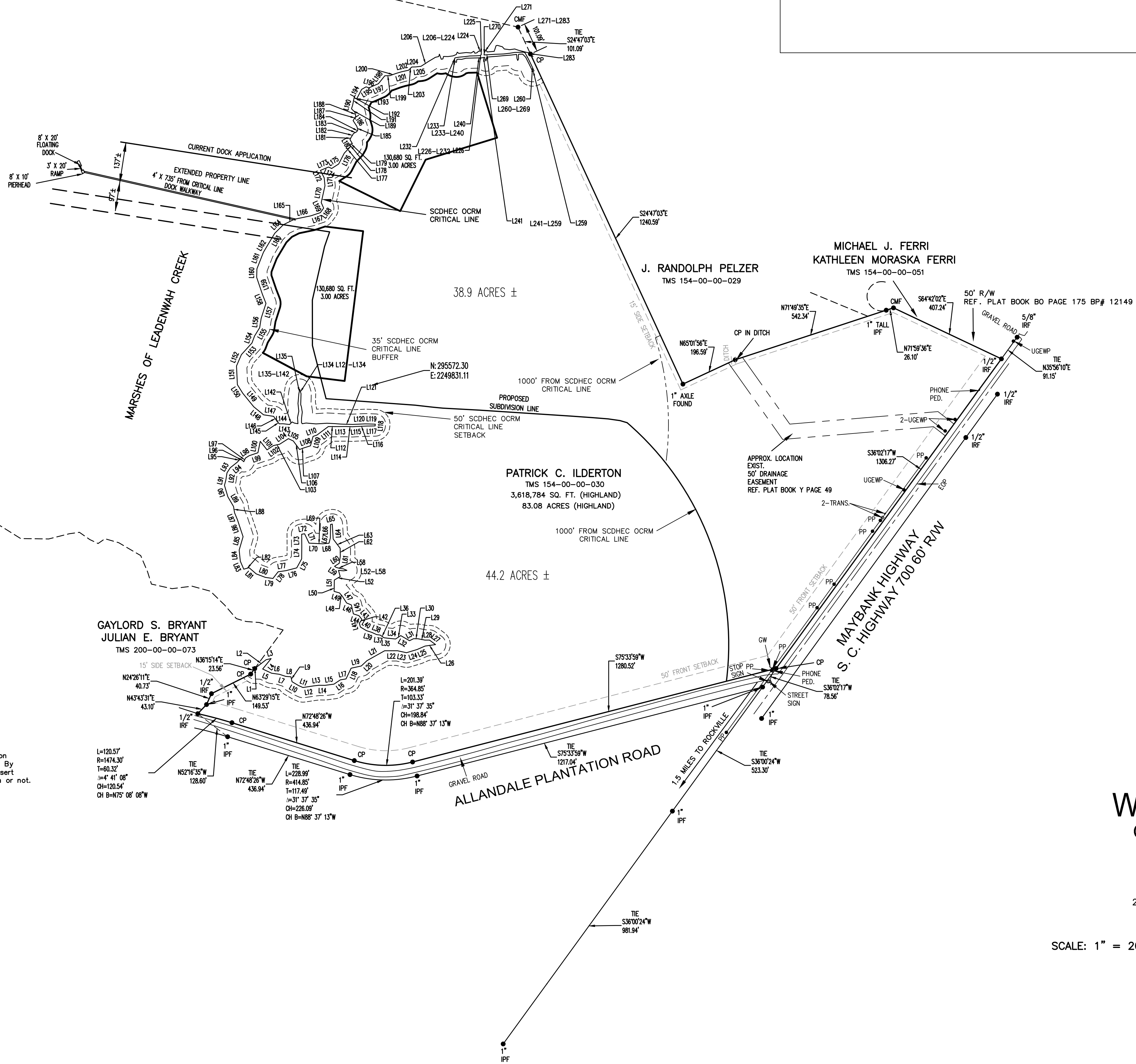
- 1. PLAT BY H. EXO HILTON DATED JAN. 1969. RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK Y PAGE 49
2. PLAT ANDREW C. GILLETTE DATED JUNE 20, 1978. RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK AL PAGE 89 BP# 7217-A
3. PLAT BY ROBERT L. FRANK DATED MARCH 30, 1986. RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK BO PAGE 175 BP# 12149
4. PLAT BY ANDERSON & ASSOCIATES DATED FEB. 19, 1999. RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK ED PAGE 795

ZONING:

Table with zoning regulations for AG-15 Waterfront Development, including density, lot area, and setback requirements.

LEGEND

- CMF CONCRETE MONUMENT FOUND
CP COMPUTED POINT
GW GUY WIRE
EOP EDGE OF PAVEMENT
IPF IRON PIPE FOUND
IRF IRON REBAR FOUND
IRS IRON REBAR SET
PP POWER POLE
UGEWP UNDERGROUND ELECTRIC WARNING POST



Coordinate points: N32° 38' 39.44" W80° 10' 41.68" N:296076.31 E:2252945.53
N32° 38' 35.14" W80° 10' 42.98" N:295640.89 E:2252837.78



BERNARD J. M. KELLEY, JR. TMS 200-00-00-075

GAYLORD S. BRYANT JULIAN E. BRYANT TMS 200-00-00-073

PATRICK C. ILBERTON TMS 154-00-00-030 3,618,784 SQ. FT. (HIGHLAND) 83.08 ACRES (HIGHLAND)

J. RANDOLPH PELZER TMS 154-00-00-029

MICHAEL J. FERRI KATHLEEN MORASKA FERRI TMS 154-00-00-051

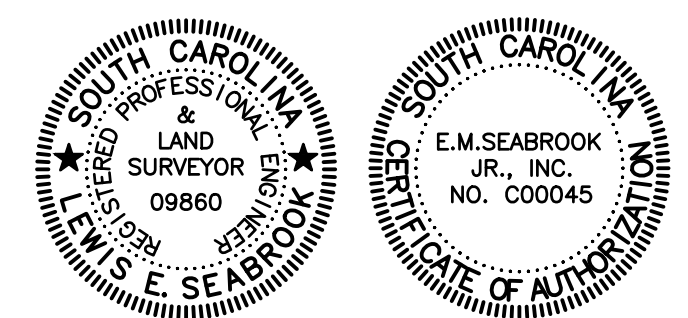
The area shown on this plot is a representation of department (SCDHEC OCRM) permit authority on the subject property. Critical areas by their nature are dynamic and subject to change over time. By delineating the permit authority of SCDHEC OCRM, SCDHEC OCRM in no way waives its right to assert permit jurisdiction at any time in any critical area on the subject property, whether shown hereon or not.

SIGNED BY OCRM STAFF MCKINZIE O'CONNOR 7/22/22 SIGNATURE 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.

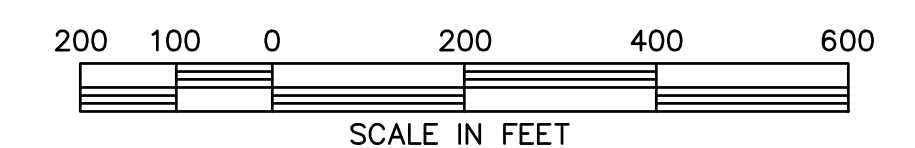
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

Lewis E. Seabrook CIVIL ENGINEER & LAND SURVEYOR S. C. REG. NO. 09860 P. O. BOX 96 MOUNT PLEASANT, S. C. 29465 (843) 884-4496



SHEET 1 OF 2 WADMALAW ISLAND CHARLESTON COUNTY, S. C.

SUBDIVISION OF TMS 154-00-00-030 CONTAINING 83.08 ACRES (HIGHLAND) OWNED BY PATRICK C. ILBERTON



SCALE: 1" = 200'

AUGUST 29, 2023

E.M. SEABROOK Engineers | Surveyors 1037 Chuck Dawley Blvd. Building F - Suite 200 Post Office Box 96 Mount Pleasant, SC 29465 Phone (843) 884-4496 www.emseabrook.com

21392-ILBERTON SUBD 8-16-23