MAGNETIC

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Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 19 day of JUNE, 2001 at
10:31 o'clock in Plat Book EE Page 892 and traving cloth
copy filed in File 7 Drawer Folder 48 Drawing No 7
Original plat (a White Print) delivered to CHAS CO PLANNING
BOARD
SHEET 6 OF 6

Register Mesne Conveyance

BOHICKET CREEK

EXISTING DOCK

CRITICAL LINE O C R M

MATCH LINE TO SHEET 5 OF 6

PROPOSED 10' UTILITY EASEMENT

PROPERTY LINE BEING ABANDONED

SETBACK TYPICAL

SCREENING TYPICAL

43
9.841 AC. TOTAL
5 995 AC ABOVE CRITICAL LINE
3 846± AC BELOW CRITICAL LINE

42
9.529 AC. TOTAL
6 585 AC ABOVE HIGHLAND
(INCLUDING 0 223 AC WETLAND)
1 101± AC BELOW CRITICAL LINE
1 843± AC LAKE

41
3.969 AC. TOTAL
3 540 AC ABOVE HIGHLAND
(INCLUDING 0 236 AC WETLAND)
0 429± AC LAKE

40
3.875 AC. TOTAL
3 185 AC ABOVE HIGHLAND
0 690± AC LAKE

39
4.053 AC. TOTAL
3 115 AC ABOVE HIGHLAND
0 938± AC LAKE

38
3.702 AC. TOTAL
3 040 AC ABOVE HIGHLAND
0 662± AC LAKE

37
3.673 AC. TOTAL
3 002 AC ABOVE HIGHLAND
0 671± AC LAKE

36
3.285 AC. TOTAL
3 069 AC ABOVE HIGHLAND
0 216± AC LAKE

29
3.005 AC.

30
3.001 AC.

31
3.002 AC.

32
3.002 AC.

33
3.015 AC.

34
3.002 AC.

35
3.010 AC.

TMS 199-00-00-017
JOHN B AND
THEODORA W WALPOLE

TMS 199-00-00-023
JOHN B AND
THEODORA W WALPOLE

TMS 199-00-00-016
JOHN B AND
THEODORA W WALPOLE

The road rights-of-way (and drainage easements) are privately owned by a homeowners s Association. The Homeowners Association is responsible for maintenance of these roadways and easements through mandatory financial assessments of the lot owners No public funds are permitted to be spent on maintenance of these roadways. [illegible] d tails are recorded in the Charleston County R M C

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC–OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC–OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT

SIGNATURE — DATE 06-15-01

The critical line shown on this plat is valid for three years from the date of this signature, subject to the cautionary language above

CREEK CENTERLINE (THE PROPERTY LINE)

20' ACCESS EASEMENT FOR DIKE MAINTENANCE

20' DRAINAGE EASEMENT FOR DIKE MAINTENANCE

60' DRAINAGE EASEMENT

40' DRAINAGE EASEMENT

40' DRAINAGE EASEMENT (SHEET 2 OF 6)

50' DRAINAGE EASEMENT

35' FRESHWATER WETLAND SETBACK

50' VEGETATIVE BUFFER

U S ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS

NAIL SET IN GUM

OBSERVED WOOD STORK ROOSTING HABITAT

LAKE

OLD CREEK CENTERLINE (THE PROPERTY LINE)

500 FOOT VISUAL BUFFER & SETBACK FOR HOUSES AND OTHER ANCILLARY FACILITIES

THESE LOTS 4 thru 72 MEET HEALTH DEPARTMENT STANDARDS FOR A MODIFIED CONVENTIONAL SUB-SURFACE DISPOSAL SYSTEM ONLY

SEASONAL 1000 FOOT REDUCED ACTIVITY BUFFER

FUTURE ANCHOR WATCH DRIVE 60' R/W

PIPED 25' DRAINAGE EASEMENT

PROPERTY LINE BEING ABANDONED

LINE TABLE		
LINE	BEARING	DISTANCE
L331	S72°44'10"W	34 07
L332	S67°09'38"W	44 02
L333	S20°11'08"E	27 25
L334	N86°23'31"E	23 72
L335	N70°49'16"W	33 28
L336	S21°32'57"E	53 83
L337	S39°52'02"E	27 95
L338	S75°54'35"W	46 59
L339	N61°20'57"W	51 16
L340	N51°30'36"W	37 82
L341	S80°39'20"W	29 95
L342	S89°27'34"W	32 58
L343	N70°35'21"W	36 34
L344	S46°44'08"W	54 69
L345	N34°22'21"W	35 06
L346	S75°23'03"W	13 65
L347	N01°27'40"E	32 84
L348	N84°46'52"W	10 34
L349	S58°52'23"W	48 54
L350	N84°46'52"W	30 47
L351	S71°54'41"E	37 66
L352	S71°09'53"E	13 80
L353	N20°57'10"W	23 75
L354	N53°09'05"W	51 96
L355	N74°17'57"W	48 59

LINE TABLE		
LINE	BEARING	DISTANCE
L356	N28°35'57"W	21 33
L357	N72 27'09"W	33 10
L226	S08°22'55"W	27 35
L299	S33°24'42"W	48 81
L300	S25°06'18"W	38 33
L307	N52°12'02"W	48 64
L308	S03°14'05"W	41 35
L309	S63°43'58"W	37 13
L310	S36°52'30"W	43 21
L311	S22°11'25"W	22 84
L312	S15°10'52"W	33 41
L313	S14°49'49"W	39 84
L314	S19°13'47"W	42 06
L315	S12°36'02"E	45 48
L316	S42°57'42"W	36.52
L317	S35°51'08"W	32 99
L318	S52°06'37"W	22 93
L319	N01 25'35"W	35 13
L320	S16 21'54"E	35 00
L321	S13°03'55"W	30 70
L322	N19°03'58"E	18 02
L323	S47°35'27"W	24 39
L324	S13°03'56"W	25 67
L325	N12°47'29"W	20 70
L326	S33°21'56" E	15 58
L327	N14°07'24"W	36 45
L328	N61°39'26"W	23 20
L329	S03°45'33"E	32 77
L330	S39°13'54"E	26 14

LINE TABLE		
LINE	BEARING	DISTANCE
L358	N77°03'48"W	41 96
L359	S73°07'29"E	20 36
L360	S83°07'51"W	38.38
L361	S79°09'28"W	35 80
L362	S66°28'02"W	54 44
L363	N69°45'14"W	21 88
L364	S72°45'08"W	25 59
L365	S07°05'00"W	45.09
L366	S68°36'23"W	36 99
L367	N78°30'37"W	28.00
L368	S64°11'55"W	11 72
L369	S26°23'36"W	30 63
L370	N63°30'25"W	31 69
L371	S85°16'30"W	32 23
L372	S87°25'57"W	28.64
L373	N84°22'17"W	53 33
L374	S67°16'39"W	32 29
L375	N74°53'28"W	42 15
L376	N60°35'30"W	47 73
L377	N58°09'14"W	28 97
L378	S58°51'13"E	40 67
L379	N58°51'13"W	40 67
L380	N67 12'59"W	26 36
L381	N58°11'22"W	50 33
L382	N83°56'11"W	54 91
L383	N88°21'21"W	39 52
L384	N15°03'42"W	45 75

LINE TABLE		
LINE	BEARING	DISTANCE
L492	N82°39'35"E	15 01
L493	S03°10'32"E	16 11
L494	S70°10'43"E	7 58
L495	N34°27'08"E	13 67
L496	S14°06'11"E	16 50
L497	S43°24'00"W	15 37
L498	N65°54'55"W	37 99
L499	N65°54'55"W	9 83
L500	N09°14'01"E	37 83
L501	N18°35'00"E	18 70
L502	N63°37'23"W	18 23

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C20	264 68	362 71	138 54	258 84	N83°38'25"W	41°48'36"
C42	174 77	290 00	90 13	172 14	N08°25'30"W	34°31'46"
C43	404 44	230 00	277 78	354 31	N14°06'37"W	100°45'00"
C68	138 81	290 00	70 76	137 49	N22°33'08"E	27°25'30"
C69	87 48	200 00	44 45	86 78	S51°57'17"E	25°03'40"
C70	172 44	260 00	89 53	169 30	S45°29'08"E	38 00'01"
C71	70 37	290 00	35.36	70 20	N57°32'00"W	13°54'14"
C72	125 99	290 00	64 00	125 00	N38°08'08"W	24°53'30"
C73	126 54	200 00	65 47	124 44	N44°36'37"W	36°15'00"
C74	45 16	200 00	22 68	45 07	S32°57'17"E	12°56'20"
C75	88 58	140 00	45 83	87 11	N44°36'37"W	36°15'00"
C76	174 85	563 28	88 13	174 15	S82°01'03"E	17°47'08"
C77	275 99	503 28	141 56	272 55	S88°50'06"E	31°25'14"
C78	67 44	422 71	33 79	67 37	S80°01'31"W	09°08'28"
C79	148 58	422 71	75 07	147 82	N85°20'04"W	20°08'22"
C80	134 04	563 28	67 34	133 73	N82°16'20"E	13°38'05"
C81	209 44	50 00	86 60	86 60	S46°52'31"W	240°00'00"
C82	31 42	30 00	17 32	30 00	S43°07'29"E	60°00'00"
C83	82 89	260 00	41 80	82 54	S55°21'10"E	18°15'57"
C85	102 01	215.00	51 98	101 06	N14°02'14"E	27°11'07"

LINE TABLE		
LINE	BEARING	DISTANCE
L503	N05°17'45"W	69 29
L504	N18°26'03"E	52 58
L505	N11°03'04"E	19.14
L506	N66°26'05"E	41.35
L507	S59°09'56"E	37 13
L508	S59°09'56"E	43 21
L509	S39°17'26"E	19 25
L510	S43°29'29"W	18 73
L511	N64°26'49"W	45 03
L512	S12°36'02"E	12.58
L513	S35°34'02"E	41 58
L514	S12°57'06"W	82 51
L515	S03°19'16"W	48 24

NOTES FOR CONDITIONAL PLATS

1 THIS PLAT SUBMITTED FOR PRE–SELLING UNDER THE IRREVOCABLE LETTER OF CREDIT PROVISION OF THE SUBDIVISION REGULATIONS
2 APPROVAL OF THIS PLAT DOES NOT AUTHORIZE OCCUPANCY
3 DURATION OF APPROVAL SHALL BE FOR ONE YEAR
4 THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN HEREON

SCREENING FROM LOT LINES OR EASEMENT LINES
30' – FRONTAGE
5' – SIDES AND BACK
50' – OCRM CRITICAL LINE BUFFER

SETBACKS FROM LOT LINES
100'– FRONTAGE
20' – SIDES
30' – REAR
75' – CRITICAL
35' – FRESHWATER WETLAND

LEGEND
CMF – 3"x3" CONCRETE MONUMENT FOUND
IRF – 3/4" IRON ROD FOUND
SRS – 3/4" STEEL ROD SET

SCALE IN FEET
100 50 0 100 200 300

NOTES
1 LOTS MEET MINIMUM HEALTH DEPARTMENT REQUIREMENTS FOR A MODIFIED CONVENTIONAL SUB–SURFACE DISPOSAL SYSTEM
2 APPROVAL OF THE ANCHORAGE PLANTATION ARCHITECTURAL REVIEW COMMITTEE (ARC) IS REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT
3 LOTS 4–72 ARE IN FLOOD HAZARD BOUNDARY ZONES A3, ELEVATION 12, "B" AND "C" WHICH ARE ABOVE THE 100 YEAR AND 500 YEAR FLOODS RESPECTIVELY, AS SHOWN ON COMMUNITY PANEL NUMBER 455413 0395 F DATED APRIL 17, 1987
4 U S ARMY CORPS OF ENGINEERS WETLAND CERTIFICATION DATED APRIL 27, 2000

SOUTH CAROLINA PROFESSIONAL ENGINEER & LAND SURVEYOR REGISTERED SEAL 3523 JOEL P PORCHER

SOUTH CAROLINA ENGINEERING, SURVEYING & PLANNING, INC No. C00155 CERTIFICATE OF AUTHORIZATION

I, JOEL P PORCHER, a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of 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 therein

JOEL P PORCHER
LAND SURVEYOR
S C Reg No 13523

6-15-01

CONDITIONAL PLAT
THE ANCHORAGE PHASE II
LOTS 4 thru 72
WADMALAW ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 100'

MAY 1, 2000
REVISED: MAY 30, 2000
UPDATED: JUNE 8, 2001

SHEET 6 OF 6

APPROVED CONDITIONAL PLAT

John E Wang For Jennifer Miller
Director of Planning
Charleston County Planning Commission

17700-C
App. #

June 14, 2001
Date

WE HEREBY DEDICATE THE ROADS AND DRAINAGE EASEMENTS SHOWN HEREON TO THE USE OF THE ANCHORAGE PLANTATION HOMEOWNERS ASSOCIATION. THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN ON THIS PLAT

JOHN B WALPOLE

THEODORA W WALPOLE

REFERENCE PLATS RECORDED IN CHARLESTON COUNTY R M C OFFICE

PLAT BY	DATED	PLAT BOOK	PAGE
JOHN McCRADY	MARCH 1969	Y	116
JOEL P PORCHER	AUGUST 1, 1995	EA	736
JOEL P PORCHER	SEPTEMBER 16, 1996	NOT RECORDED	
JOEL P PORCHER	SEPTEMBER 20, 1996	EB	891 & 892

ENGINEERING, SURVEYING, & PLANNING, INC.
(803)577–4926 990 MORRISON DR., CHARLESTON, SOUTH CAROLINA 29403

DWG. NO. LL–1328–CP4

WALPCP4 DWG PROJECT JWALPOLE ROTATE 180°17'54"