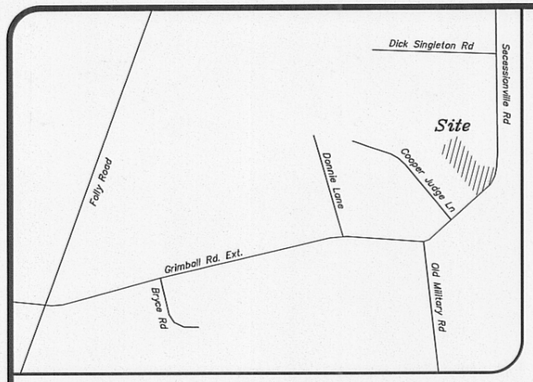


LOCATION MAP
N.T.S.

LEGEND:

- I.O. IRON PIN OLD
- I.N. IRON PIN NEW (5/8 REBAR)
- CONCRETE MONUMENT FOUND
- C.P. CALCULATED POINT
- POWER POLE
- LIGHT POLE
- PROPERTY LINE
- ADJOINER LINE
- FENCE LINE
- OVERHEAD UTILITY LINE
- EASEMENT LINE
- MUNICIPAL LIMIT LINE

REFERENCES:

1.) T.M.S. 427-00-00-075

2.) PLAT BY F. STEVEN JOHNSON
DATED AUGUST 12, 1996
PLAT BOOK EB PAGE 271
RMC CHARLESTON COUNTY

3.) PLAT BY F. STEVEN JOHNSON
DATED JUNE 11, 1997
PLAT BOOK EB PAGE 949
PLANNING BOARD No. 16982
RMC CHARLESTON COUNTY

4.) PLAT BY F. STEVEN JOHNSON
DATED APRIL 9, 2008
PLAT BOOK EL PAGE 602
RMC CHARLESTON COUNTY

5.) PLAT BY KEVIN M. SCHWACKE
DATED JULY 23, 2008
PLAT BOOK L08 PAGE 0013
RMC CHARLESTON COUNTY

I/We hereby dedicate the 25' Ingress/Egress Easement to the use of the property owners forever. Owners of these lots and their heirs and assigns guarantee its maintenance in perpetuity.

Property Owner

For Official Use Only

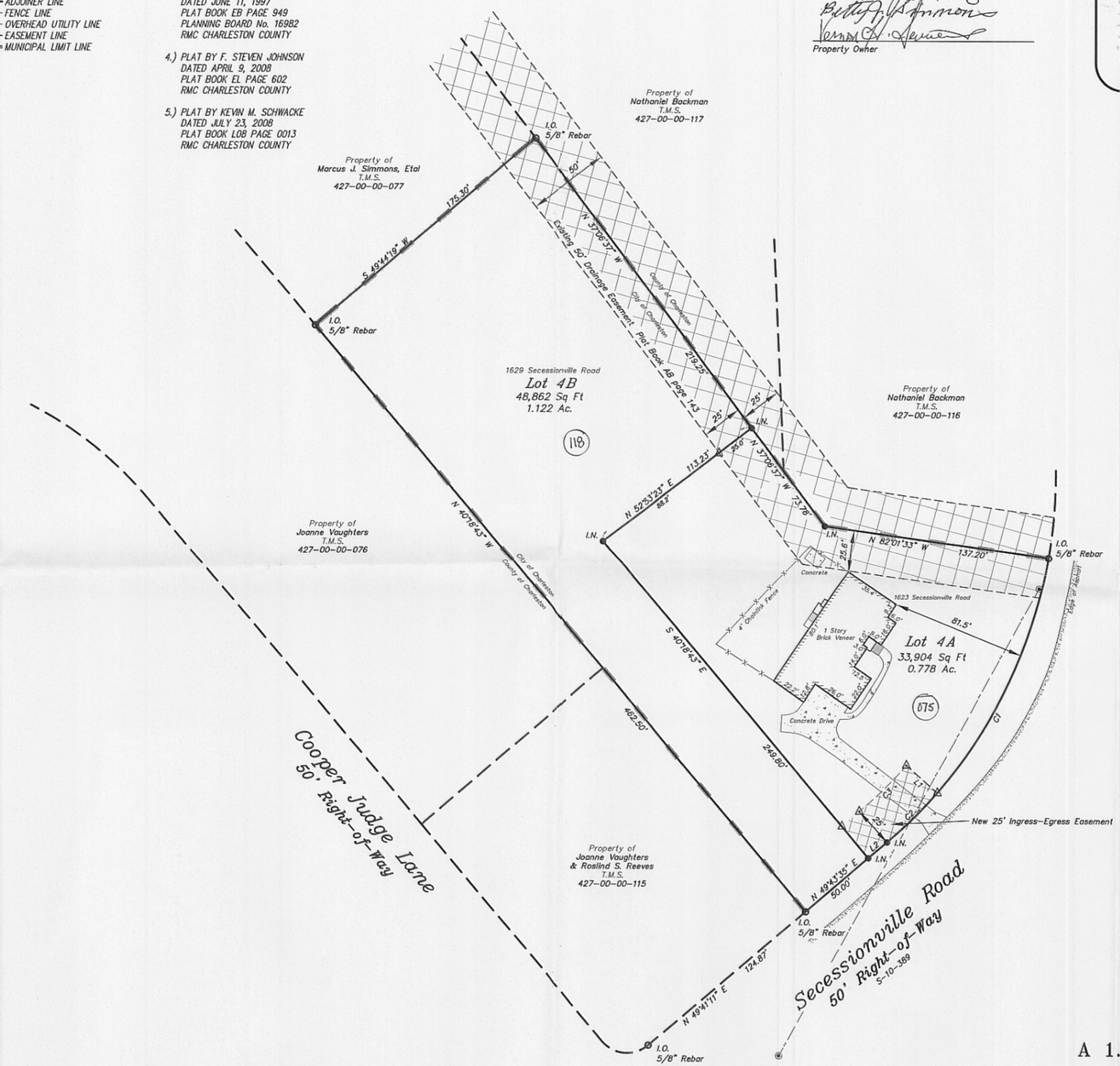
APPROVED PLAT
DATE 1-4-13
ENGINEERING DIVISION
CITY OF CHARLESTON

RECD. PAYMENT 1/7/13
PER CLERK SW
RMC OFFICE
CHARLESTON COUNTY, SC
L13-0005

427-00-00-(#)

Curve	Delta	Radius	Arc	Tangent	Chord Brg.	Chord
C1	39°50'46"	289.53'	201.35'	104.94'	N29°42'52"E	197.32'
C2	8°26'19"	289.53'	42.64'	21.36'	N45°25'05"E	42.60'
C3	8°37'14"	264.53'	39.80'	19.94'	N45°30'32"E	39.76'

LINE	LENGTH	BEARING
L1	25.00'	N48°48'05"W
L2	14.77'	N49°43'35"E



NOTES:

1.) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

2.) AREA DETERMINED BY COORDINATE METHOD.

3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.

4.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORP OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.

5.) TREE SPECIES SHOWN HEREON ARE OUR OPINION ONLY AND HAVE NOT BEEN VERIFIED BY A CERTIFIED ARBORIST. PRIOR TO ANY DEVELOPMENT OR TREE REMOVAL TREE SPECIES SHALL BE VERIFIED.

6.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.

7.) THIS PROPERTY IS LOCATED IN FLOOD ZONE AE ELEVATION 12, AS PER FEMA MAP COMMUNITY-PANEL No. 455413 0679 J, DATED 11/17/04. IT IS THE OWNER'S/BUILDER'S RESPONSIBILITY TO VERIFY THIS FLOOD ZONE WITH LOCAL AUTHORITIES PRIOR TO BUILDING.

8.) DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED. IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF GEORGE A.Z. JOHNSON, JR., INC. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF F. STEVEN JOHNSON, Jr., PE & PLS, SC REG No. 25478. COPYRIGHT © 2012, F. Steven Johnson, Jr.

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10.) "SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE PROHIBITED.

11.) THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

12.) PUBLIC WATER IS AVAILABLE AND PROVIDED BY CHARLESTON WATER SYSTEM. PUBLIC SEWER IS AVAILABLE AND PROVIDED BY JAMES ISLAND PUBLIC SERVICE DISTRICT.

General Property Survey

I, F. Steven Johnson, Jr., a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this 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 therein.

SOUTH CAROLINA
PROFESSIONAL ENGINEER & LAND SURVEYOR
No. 25478
F. STEVEN JOHNSON, JR.

SOUTH CAROLINA
George A.Z. Johnson, Jr., Inc.
Engineers
Land Surveyors
No. CO0213
CERTIFICATE OF AUTHORIZATION

F. Steven Johnson, Jr., PE & PLS S.C. No. 25478
This plat not a valid, true copy unless bearing the raised, embossed seal of the surveyor.

JOB# 23670 F.B.# 922 DRAWN BY: MZJ

GEORGE A.Z. JOHNSON, JR., INC.
ENGINEERS · PLANNERS · LAND SURVEYORS
6171 SAVANNAH HIGHWAY
RAVENEL, SOUTH CAROLINA 29470
(843) 889.1492 Charleston No. 722.3892 GAZJ@COMCAST.NET
Fax No. (843) 889.1054

PLAT SHOWING
THE SUBDIVISION OF LOT 4,
A 1.900 ACRE TRACT, INTO LOTS 4A AND 4B
OWNED BY MARCUS J. SIMMONS, ETAL
LOCATED ON JAMES ISLAND
IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

REV. DATE: NOVEMBER 30, 2012
DATE: NOVEMBER 8, 2012

SCALE: 1" = 40'

40 20 0 40 80 120
SCALE IN FEET

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