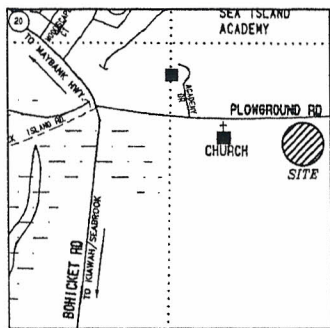


# Exhibit A



## AG-S DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

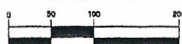
MAXIMUM DENSITY	1 DWELLING UNIT PER 8 ACRES
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	135 FEET
MINIMUM SETBACKS	
FRONT/STREET SIDE	50 FEET
INTERIOR SIDE	15 FEET
REAR	30 FEET
OCRM CRITICAL LINE	50 FEET
MAXIMUM BUILDING COVER	30% OF LOT
MAXIMUM HEIGHT	35 FEET

## SEWER/WATER NOTES:

THIS LOT MEETS CURRENT SC DHEC MINIMUM REQUIREMENTS FOR ONE DISTS SEWAGE TREATMENT AND DISPOSAL SYSTEM TO SERVE A THREE BEDROOM RESIDENCE.  
WATER SUPPLY FOR THIS LOT SHALL BE BY INDIVIDUAL WELL.

ETHELMAE S. BOYD  
TMS #277-00-00-011

MARCH 13, 2012  
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

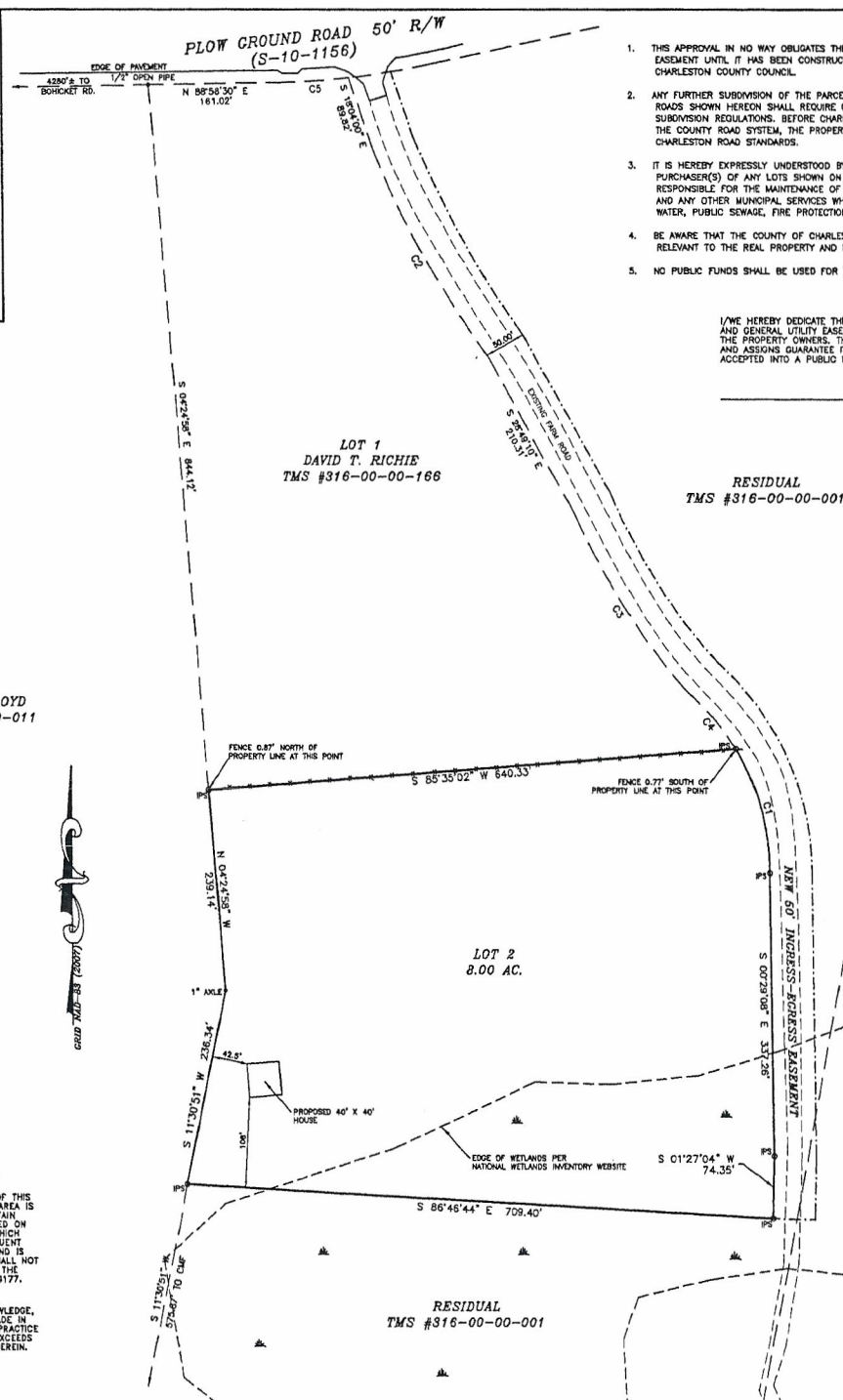


## GENERAL PROPERTY SURVEY

NOTE:  
THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OF THIS PROPERTY AND IS BASED SOLELY ON THE REFERENCES LISTED. AREA IS DETERMINED BY COORDINATE METHOD. THIS PROPERTY MAY CONTAIN WETLANDS NOT DELINEATED HEREON UNLESS SPECIFICALLY STATED ON THE SURVEY. DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT IS PREPARED AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ROBERT FRANK LAND SURVEYING. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROBERT L. FRANK, PLS, SC REG. NO. 4177. COPYRIGHT © 2011, ROBERT L. FRANK

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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.

ROBERT L. FRANK PLS NO. 4177



1. THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THIS INGRESS-EGRESS EASEMENT UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.
2. ANY FURTHER SUBDIVISION OF THE PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND SUBDIVISION 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 ROAD STANDARDS.
3. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER(S) OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC WATER, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
4. 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.
5. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THIS PLAT.

I/WE HEREBY DEDICATE THE NEW INGRESS-EGRESS EASEMENT AND GENERAL UTILITY EASEMENT SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS. THE OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE UNTIL SUCH TIME AS IT IS ACCEPTED INTO A PUBLIC MAINTENANCE SYSTEM.

RESIDUAL  
TMS #316-00-00-001

A BOUNDARY SURVEY AND SUBDIVISION  
OF THE LANDS OF  
MJF, A S.C. LIMITED PARTNERSHIP  
LOCATED ON JOHNS ISLAND  
CHARLESTON COUNTY  
SOUTH CAROLINA

NOTES: 1. TMS #316-00-00-001.  
2. IRON PIPES FOUND UNLESS OTHERWISE SHOWN.  
3. IPS = IRON PIPE SET. (1/2" ROD)  
4. Δ = COMPUTED POINT. (IRONS NOT SET)  
5. PLAT REFERENCE: BOOK S11 PAGE 0083, BOOK L10 PAGE 0003, BOOK L PAGE 140, BOOK AR PAGE 150.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	285.63'	154.84'	152.95'	N 15°12'04" W	31°03'39"	79.37'
C2	1084.23'	284.07'	283.23'	S 28°30'41" E	15°17'38"	142.89'
C3	847.78'	256.88'	255.90'	S 32°40'51" E	17°21'39"	129.43'
C4	285.63'	66.92'	86.59'	N 39°28'58" W	17°28'09"	43.80'
C5	895.55'	65.03'	85.00'	N 86°13'34" E	5°26'25"	42.55'

MJF  
TMS #316-00-00-005

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E-mail - robertfranklandsurveying@comcast.net  
WEB ADDRESS: www.robertfranksurveying.com

## CHARLESTON COUNTY STAMPS

RESIDUAL  
TMS #316-00-00-001