

ROBERT FRANK SURVEYING
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MARTINS POINT ROAD

YELLOW HOUSE ROAD 66' R/W

OCTOBER 25, 2016
REVISED FEBRUARY 7, 2018
GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

APPROVAL AND RECORDING STAMPS

TMS #156-00-00-032
MARIE GERATTY AND
MARY FRANCES MIKELL
PLAT BOOK AJ PAGE 51
DEED BOOK V036 PAGE 028

TMS #156-00-00-129
WILLIAM CLIFFORD SLEEMAN III AND
FRANCES MIKELL SLEEMAN
UNRECORDED GEORGE A.Z. JOHNSON, JR.
PLAT DATED JUNE 28, 1979
DEED BOOK 0423 PAGE 829

TMS #156-00-00-127
PETER POULNOT, JR.
PLAT BOOK U PAGE 37

TMS #156-00-00-128
EDWIN HUGHES CHRISTINE WALLACE
PLAT BOOK U PAGE 58

TMS #156-00-00-033
8.445 Acres
PLAT BOOK P PAGE 43

TMS #156-00-00-132
ROBERT AND LAURA WEBSTER
PLAT BOOK AQ PAGE 159

A. BOUNDARY SURVEY OF 6371 BEARS BLUFF ROAD, LOCATED ON WADSWELL ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

- NOTES: 1. TMS #156-00-00-033
2. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
3. 1/2" IRON PIPE SET IN PLACE.
4. DEED REFERENCE: BOOK 0423 PAGE 831.
5. THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATERS OF THE UNITED STATES ON THIS PROPERTY/THESE PROPERTIES AS OF THE DATE OF THE APPROVAL/RECORDING OF THIS PLAT.
6. CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS ON THIS PROPERTY/THESE PROPERTIES PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.
7. PROPERTY OWNED BY: WILLIAM CLIFFORD SLEEMAN III, TRUSTEE, MARY FRANCES MIKELL SLEEMAN IRREVOCABLE TRUST AGREEMENT DATED MARCH 15, 1996.
8. LOCATED IN FLOOD ZONE "X" (NO BASE FLOOD ELEVATION) PER FIRN COMMUNITY-PANEL #465413 0840-1, PANEL INDEX DATED 11/17/04, MAP REVISED 11/17/04. (MAP #46019C0640J).



LOCATION SKETCH (N.T.S.)



FOR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	30.00 SQUARE FEET
MINIMUM LOT DEPTH	100 FEET
FRONT/STREET SIDE	50 FEET
REAR	30 FEET
LEFT	30 FEET
RIGHT	30 FEET
MINIMUM LOT	30 FEET
MINIMUM HEIGHT	30 FEET



GENERAL PROPERTY SURVEY

THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THE PROPERTY UNLESS IT IS STAMPED WITH THE DIMENSIONAL SEAL OF THE SURVEYOR. THE SURVEYOR'S SEAL IS A REQUIREMENT OF THE PRACTICE ACT AND IS ALSO REQUIRED ON THE DIMENSIONAL LISTED. AREA IS WETLANDS NOT DETERMINED HEREON UNLESS SPECIALLY STATED ON THIS PLAT. THIS PLAT IS PREPARED AND IS NOT TRANSMITTABLE TO ANY OTHER PARTY. THE DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ROBERT FRANK SURVEYING, P.L.L.C. 30 REG. NO. 4177.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE AND THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

ROBERT L. FRANK PLS NO. 4177