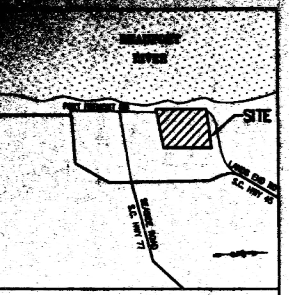



LOCATION MAP
N.T.S.

| | |
|---|---|
| TOTAL PROJECT AREA | 18.39 ACRES |
| OPEN SPACE INCLUDING WETLANDS | 2.33 ACRES |
| TOTAL NUMBER OF LOTS | 27 |

NOTES:

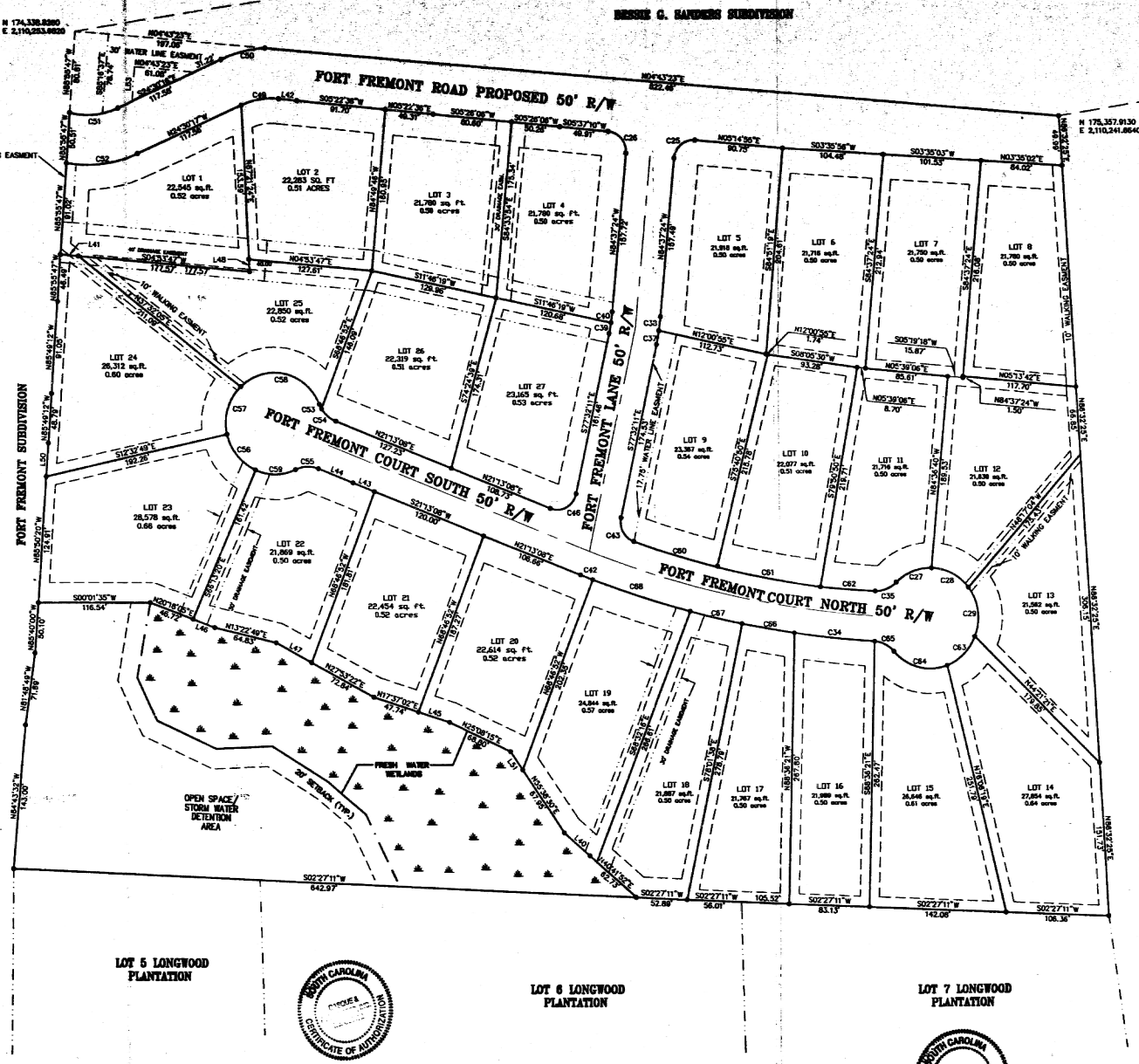
1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
2.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
3.) THIS PROPERTY LIES IN FLOOD ZONE A-9, BASE ELEV. 13.00 AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450025 0125 E. DATED 11/04/92
4.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
5.) ALL CORNERS 1/2" ROD SET UNLESS OTHERWISE SPECIFIED
6.) FRONT SETBACKS 25'; SIDE AND REAR SETBACKS 10'; WETALND SETBACK 20'

REFERENCES:

ST. HELENA TAX MAP 300-035-0128,0129,0130,131

FRONT AND STREET SETBACKS = 25'
REAR AND SIDE SETBACKS = 10'
WETLAND SETBACK = 20'

| LINE | DIRECTION | DISTANCE |
|---|---|---|
| L36 | N05°13'42"E | 33.74' |
| L37 | N06°28'55"E | 8.72' |
| L38 | S11°48'19"W | 4.81' |
| L39 | N52°40'32"E | 9.76' |
| L40 | N40°41'52"E | 32.47' |
| L41 | S04°53'47"W | 18.56' |
| L42 | S35°29'43"W | 19.24' |
| L43 | S21°13'08"W | 23.64' |
| L44 | N21°13'08"E | 38.12' |
| L45 | N17°37'02"E | 33.35' |
| L46 | N20°19'05"E | 23.84' |
| L47 | N27°53'22"E | 41.51' |
| L48 | N87°21'24"E | 12.10' |
| L50 | N85°50'20"W | 33.06' |
| L51 | N56°39'30"E | 21.92' |
| L53 | S85°16'37"E | 34.16' |




| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING |
|---|---|---|---|---|---|
| C25 | 20.00' | 31.38' | 19.94' | 28.24' | S38°42'38"E |
| C26 | 20.00' | 31.33' | 19.92' | 28.22' | S50°29'53"W |
| C27 | 50.00' | 40.20' | 21.26' | 39.13' | S21°16'38"E |
| C28 | 50.00' | 44.46' | 23.82' | 43.01' | S27°13'54"W |
| C29 | 50.00' | 51.68' | 28.40' | 49.39' | N82°18'17"E |
| C34 | 1025.00' | 83.42' | 41.73' | 83.40' | S06°06'48"W |
| C35 | 30.00' | 25.29' | 13.46' | 24.55' | N20°08'30"W |
| C37 | 225.00' | 13.94' | 6.97' | 13.93' | N79°18'38"W |
| C38 | 225.00' | 13.89' | 6.95' | 13.89' | N82°51'15"W |
| C39 | 175.00' | 10.84' | 5.42' | 10.84' | N79°18'38"W |
| C40 | 175.00' | 10.81' | 5.40' | 10.80' | N82°31'15"W |
| C42 | 1025.00' | 13.34' | 6.67' | 13.34' | N20°50'48"E |
| C43 | 20.00' | 29.17' | 17.87' | 26.60' | N60°41'12"E |
| C46 | 20.00' | 34.47' | 23.32' | 30.36' | N28°09'31"W |
| C49 | 75.00' | 39.27' | 20.10' | 38.82' | S06°30'17"E |
| C50 | 125.00' | 46.73' | 23.64' | 46.46' | S13°47'43"E |
| C51 | 75.00' | 51.16' | 26.63' | 50.20' | N04°57'15"W |
| C52 | 125.00' | 76.07' | 39.25' | 74.90' | N07°04'15"W |
| C53 | 30.00' | 4.99' | 2.50' | 4.99' | N63°01'14"E |
| C54 | 30.00' | 19.39' | 10.05' | 19.06' | N39°44'12"E |
| C55 | 30.00' | 24.38' | 12.91' | 23.72' | S02°03'53"E |
| C56 | 50.00' | 46.84' | 25.30' | 45.15' | N50°36'53"E |
| C57 | 50.00' | 51.14' | 28.06' | 48.94' | S73°14'55"E |
| C58 | 50.00' | 97.51' | 73.76' | 82.78' | S11°55'05"W |
| C59 | 50.00' | 42.87' | 22.85' | 41.57' | N00°47'07"W |
| C60 | 975.00' | 89.56' | 44.81' | 89.52' | S16°35'12"W |
| C61 | 975.00' | 108.96' | 54.54' | 108.90' | N10°05'14"E |
| C62 | 975.00' | 56.65' | 28.33' | 56.64' | N04°29'30"E |
| C63 | 50.00' | 41.63' | 22.11 | 40.44' | S44°14'38"E |
| C64 | 50.00' | 60.36' | 34.47' | 56.76' | N14°11'41"E |
| C65 | 30.00' | 23.04' | 12.12' | 22.48' | N26°46'39"E |
| C66 | 1025.00' | 54.94' | 27.48' | 54.94' | N09°36'50"E |
| C67 | 1025.00' | 54.94' | 27.48' | 54.94' | S13°03'06"W |
| C68 | 1025.00' | 105.30' | 52.69' | 105.25' | S17°31'49"W |

STREET ADDRESSING INFORMATION
PROVIDED BY BEAUFORT COUNTY GIS

| LOT NUMBER | STREET ADDRESS |
|---|---|
| 1 | 92 FORT FREMONT RD |
| 2 | 96 FORT FREMONT RD |
| 3 | 102 FORT FREMONT RD |
| 4 | 106 FORT FREMONT RD |
| 5 | 110 FORT FREMONT RD |
| 6 | 112 FORT FREMONT RD |
| 7 | 116 FORT FREMONT RD |
| 8 | 118 FORT FREMONT RD |
| 9 | 21 FORT FREMONT COURT |
| 10 | 25 FORT FREMONT COURT |
| 11 | 29 FORT FREMONT COURT |
| 12 | 33 FORT FREMONT COURT |
| 13 | 37 FORT FREMONT COURT |
| 14 | 36 FORT FREMONT COURT |
| 15 | 32 FORT FREMONT COURT |
| 16 | 30 FORT FREMONT COURT |
| 17 | 28 FORT FREMONT COURT |
| 18 | 24 FORT FREMONT COURT |
| 19 | 20 FORT FREMONT COURT |
| 20 | 1 FORT FREMONT COURT |
| 21 | 5 FORT FREMONT COURT |
| 22 | 9 FORT FREMONT COURT |
| 23 | 13 FORT FREMONT COURT |
| 24 | 14 FORT FREMONT COURT |
| 25 | 10 FORT FREMONT COURT |
| 26 | 6 FORT FREMONT COURT |
| 27 | 2 FORT FREMONT COURT |

BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS
FINAL PLAN APPROVAL

This is to certify that the Beaufort County Development Review Team has found the site plan shown hereon to be in compliance with the Beaufort County Zoning & Development Standards Ordinance and has granted tentative approval.

Date of Dev. Rev. Team approval: 6/13/96
Development Permit #:
Certified by: [signature]
Final - 4/29/98
Revised - 6/16/98

THE ROADS SHOWN HEREON ARE HEREBY DEDICATED TO BEAUFORT COUNTY FOR MAINTENANCE AND PUBLIC U

Wyman Vay

PLAT BOOK 65
PAGE 119
DATE 6-16-98

LOT 5 LONGWOOD PLANTATION

LOT 6 LONGWOOD PLANTATION

LOT 7 LONGWOOD PLANTATION

SOUTH CAROLINA GASQUE & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION

NOTE:

THIS PLAT SUPERSEDES ANY PLATS PREVIOUSLY RECORDED FOR FORT PLACE ESTATES AS PER THE REVISION DATE OF 06/05/98

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that to the best of my knowledge, information and belief, the 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, also there are no encroachments or projections other than shown. This survey is not valid unless it bears the original signature and has an embossed seal.

David E. Gasque, R.L.S.
S.C. Registration Number 10505

GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.


GASQUE & ASSOCIATES INC.
LAND SURVEYORS · PLANNERS
701 BLADEN STREET, SUITE 207, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(803) 522-1798


# PLAT SHOWING FORT PLACE ESTATES PREPARED FOR WYMAN FORT FREMONT

ST. HELENA ISLAND

BEAUFORT COUNTY-SOUTH CA

DATE 08/14/96
REVISED 05/21/98
REVISED 06/05/98

SCALE 1"=60

FOLDER#
BK
PG
96 JUN 16 PM 4:48
JOHN A. SULLIVAN-RMC
BEAUFORT COUNTY, S.C.
FILED

JOB # 4542REC REF 4542 DRA

22X

ORIGINAL DOCUMENT
POOR CONDITION OR CONTRAST