

- REFERENCES:
1. PLAT OF AN EXISTING 3.94 AC. TRACT OF LAND OWNED BY JOHN B. WADSWORTH, SITUATE ON WADMALAW ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA DATED DECEMBER 12, 1977 AND RECORDED IN PLAT BOOK AC, PAGE 33.
 2. FINAL SUBDIVISION PLAT OF A 39.302 ACRE TRACT OF LAND TMS 197-00-00-071, LOTS 1 THRU 12 AND 15 THRU 20, OWNED BY WALPOLE GROUP LIMITED PARTNERSHIP, WADMALAW ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA DATED JANUARY 13, 2001, REVISED FEBRUARY 26, 2001, AND RECORDED IN PLAT BOOK EE, PAGE 674.
 3. TREE AND TOPOGRAPHIC SURVEY, PEERLESS VILLAGE, LOCATED ON WADMALAW ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA DATED JUNE 29, 2006 BY ANDERSON & ASSOCIATES, LAND SURVEYING AND PLANNING, INC.

- NOTES:
1. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X" PER FEMA MAP COMMUNITY PANEL NUMBER 45019C 0645U, DATED NOVEMBER 17, 2004.
 2. AREAS DETERMINED BY THE COORDINATE METHOD.
 3. ALL PROPERTY CORNERS SET ARE 3/4" REBAR.
 4. CHARLESTON COUNTY TAX MAP NUMBER 197-00-00-070
 5. CURRENT ZONING IS OR, OR ZONING ALLOWS ONLY ONE (1) DWELLING UNIT IS ALLOWED PER LOT.

- SPECIAL NOTES:
1. ANY FUTURE SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING & LAND DEVELOPMENT 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 STANDARDS.
 2. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY, THE INFORMATION CONTAINED HEREIN, OR THE RESULTS OF THE SURVEY. THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EASEMENTS, AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
 3. 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.
 4. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THE PLAT.
 5. THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN OR REPAIR ANY EXISTING OR FUTURE UTILITIES OR TO ACCEPT ANY UTILITIES OR TO ACCEPT ANY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.
 6. THESE LOTS WILL BE SERVICED BY DHEC APPROVED SEPTIC SYSTEMS.

64 PG 548

PLANNING AND R.M.C. USE ONLY

APPROVED FINAL PLAT

Chas Co Planning

Charleston County Planning Commission

24303 7-2008

Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 11th day of July, 2008, at
3:10 PM, in Book E.L. Page 633, and tracing cloth
3179 and 3178, Drawer 2, Folder 63, Drawing No. 08,
Original Plat (a White Print) delivered to Chas Co Planning Board

Chas Co Planning
Register Mesne Conveyance

LOCATION MAP

N.T.S.



LINE TABLE		BEARING	
LINE	LENGTH		
L1	30.89'	S04°37'08"W	

CURVE DATA			
CURVE	RADIUS	LENGTH	TANGENT
C1	200.00'	59.00'	19.56'
		DELTA	BEARING
		117°02'22"	N00°38'03"W
			CHORD
			38.94'

PROPERTY OF
ESTATE OF ELIZA JEWINS
TMS 197-00-00-069

PROPERTY OF
LIBERIA ROAD LLC
TMS 197-00-00-186

PROPERTY OF
LIBERIA ROAD LLC
TMS 197-00-00-185

- LEGEND
- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
 - PROPERTY LINE WITH PROPERTY CORNER SET
 - RIGHT OF WAY LINE
 - CENTER LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT
 - 26" GUM
 - 28" PINE
 - 28" LO
 - PP/GW/OHP

- GUM TREE
- PINE TREE
- LINE OAK TREE
- POWER POLE/GUY WIRE/OVERHEAD POWER



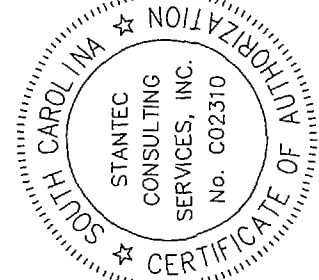
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I HEREBY STATE TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
THE MINIMUM STANDARDS FOR THE PRACTICE OF
LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR
EXCEEDS THE REQUIREMENTS FOR A SURVEY AS
SPECIFIED THEREIN.

RICHARD A. ALDRIDGE

P.L.S. 20854



DEDICATION STATEMENT

I/WE DEDICATE THE 50' ROAD INGRESS/EGRESS EASEMENT TO THE USE OF THE
PROPERTY OWNERS FOREVER. OWNERS OF THE LOTS AND THEIR HEIRS AND ASSIGNS
GUARANTEE ITS MAINTENANCE UNTIL SUCH TIME AS IT IS ACCEPTED INTO A PUBLIC
MAINTENANCE SYSTEM.

Robert Lane

OWNER REPRESENTATIVE

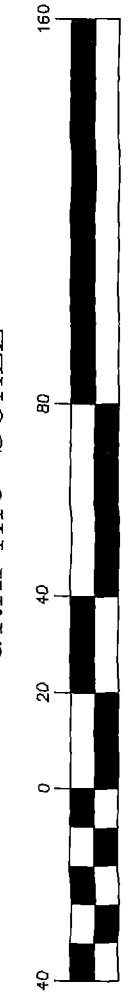
PLAT

SHOWING THE SUBDIVISION OF TMS 197-00-00-070, A 3.943
ACRE TRACT OF LAND INTO LOTS 1 THRU 4, PROPERTY OF LIBERIA
ROAD LLC, LOCATED ON WADMALAW ISLAND, CHARLESTON COUNTY,
SOUTH CAROLINA.

DATE: MARCH 12, 2008
REVISED APRIL 21, 2008
REVISED JUNE 17, 2008

SCALE: 1" = 40'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.