

APPROVED PLAT

Matthew L. Blackwell
Director of Planning
Charleston County Planning Commission
S22.019624 02-09-2022
Appl# _____ Date _____

DATE:	2/11/2022	TIME:	11:30:08 AM
Book-Page	S22 0026	Doc-Type	Small Plat
Michael Miller, Register, Charleston County, SC			
Record Fee	\$25.00	Filed By:	CHARLESTON COUNTY PLANNING
Postage	\$0.00	TOTAL	\$25.00
Drawn	0	Drawn 2	0
Client	SLW	Location:	MARTINS POINT PLTN

RESERVED FOR STAMPS

REFERENCES:

1. PLAT BY SOUTHEASTERN SURVEYING, INC.
RECORDED IN THE CHARLESTON COUNTY ROD
OFFICE ON NOVEMBER 13, 2009 IN PLAT BOOK
L09 PAGE 0459.

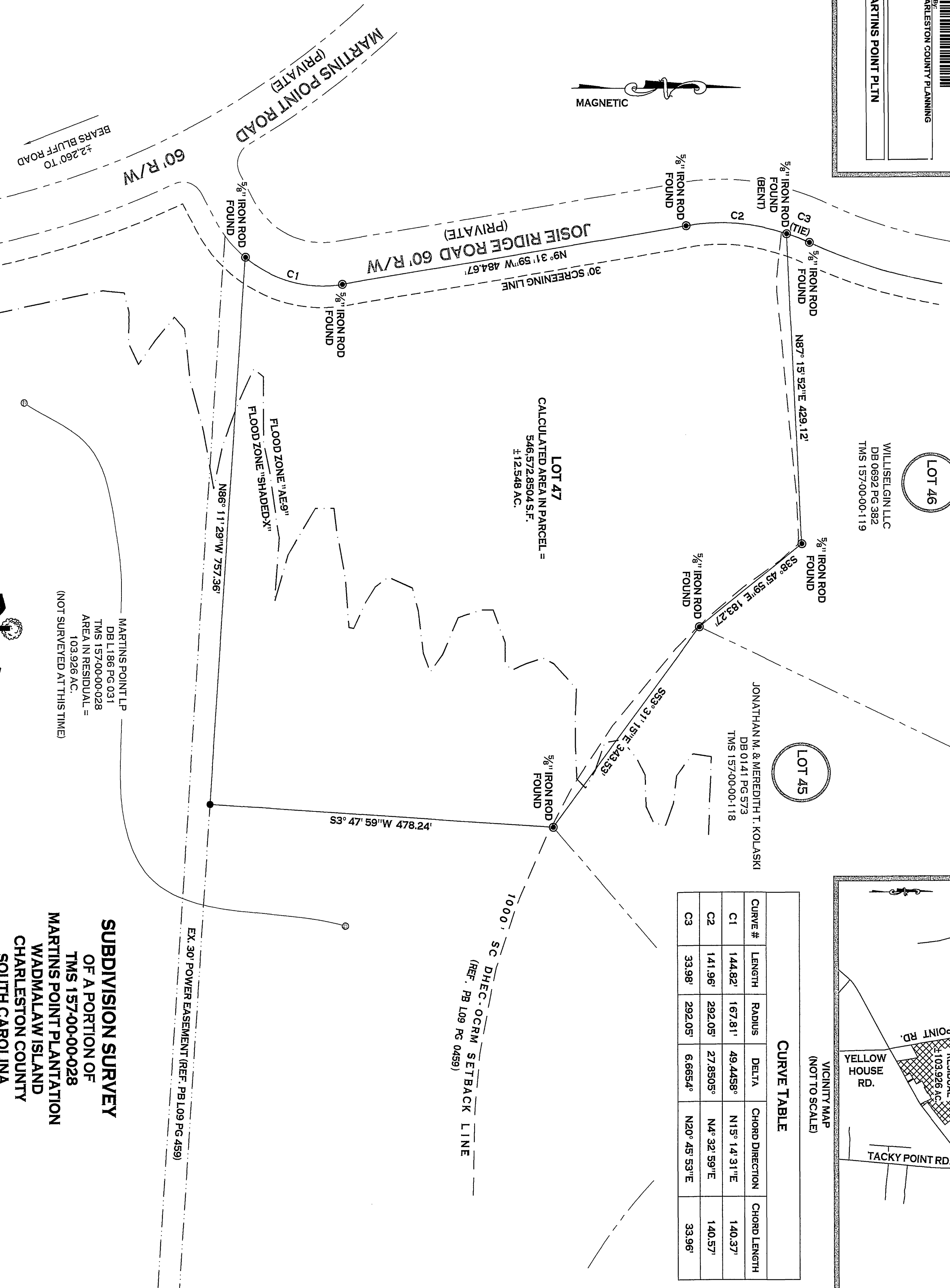
LOT 46

WILLISELGIN LLC
DB 0692 PG 382
TMS 157-00-00-119

LOT 45

JONATHAN M. & MEREDITH T. KOLASKI
DB 0141 PG 573
TMS 157-00-00-118

LOT 47
CALCULATED AREA IN PARCEL =
546,572.8504 S.F.
±12,548 AC.



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	144.82'	167.81'	49.4458°	N15° 14' 31" E	140.37'
C2	141.96'	292.05'	27.8505°	N4° 32' 59" E	140.57'
C3	33.98'	292.05'	6.6654°	N20° 45' 53" E	33.96'

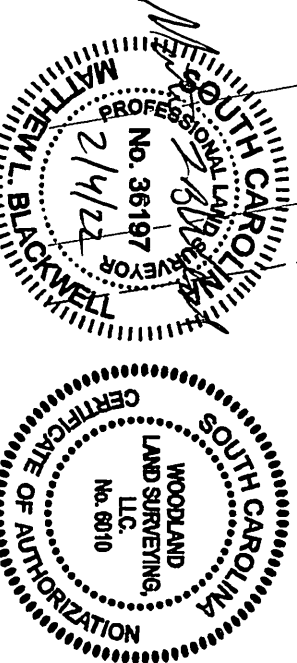
1. AREA DETERMINED BY COORDINATE METHOD.
2. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
3. ANYTHING OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THIS SURVEY DOES NOT INTEND TO SHOW THE EXISTENCE OR NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEERS' JURISDICTIONAL FRESHWATER WETLANDS'.
6. THIS PLAT OR SURVEY SHOWS ALL UTILITIES EVIDENT AT THE TIME OF THE SURVEY. NO INVESTIGATION TO UNDERGROUND UTILITIES WAS PERFORMED.
7. THE PUBLIC RECORDS REFERENCED ON THIS PLAT OR SURVEY, ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
8. THIS PROPERTY IS LOCATED IN ZONES "AE-9" & "SHADEX" AND IS LOCATED ON FEMA MAP PANEL 45019C0640K, EFFECTIVE DATE JANUARY 29, 2021, COMMUNITY NUMBER 455413. FLOOD ZONES DEPICTED ON THIS PLAT HAVE BEEN SCALED AND DIGITIZED FROM FEMA FLOOD FIRM MAPS AND ARE APPROXIMATE.
9. THIS PROPERTY IS ZONED - AG-15
10. THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATER OF THE UNITED STATES ON THIS PROPERTY/ THESE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.
11. CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORP OF ENGINEERS ON THIS PROPERTY/ THESE PROPERTIES PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.
12. NO GRAND TREES ARE WITHIN ACCESS EASEMENTS, DRAINAGE EASEMENTS, OR RIGHTS-OF-WAYS.
13. A PRIVATE WELL WILL BE USED FOR WATER, A SCDFEC PERMIT HAS BEEN ISSUED FOR AN ONSITE SEPTIC SYSTEM, PERMIT NO. 2021120017

LEGEND

- CORNER FOUND AS NOTED
- 1/2" IRON ROD SET THIS SURVEY

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

MATTHEW L. BLACKWELL, S.C.P.L.S. #36197
THIS PLAT IS INVALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE STATED SURVEYOR



WOODLAND
LAND SURVEYING, LLC
4837 GILPEN CT., SUMMERVILLE, SC, 29485 • PHONE: (O) 276-492-6914
woodlandsurveying@gmail.com (C) 843-754-8977
www.woodlandsurveying.com
Licensed in South Carolina, Virginia, and Tennessee

SUBDIVISION SURVEY
OF A PORTION OF
TMS 157-00-00-028
MARTINS POINT PLANTATION
WADMALAW ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA
SURVEYED AT THE REQUEST OF
DOUG DAVID
DATE OF SURVEY: JANUARY 3, 2022

