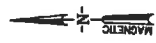
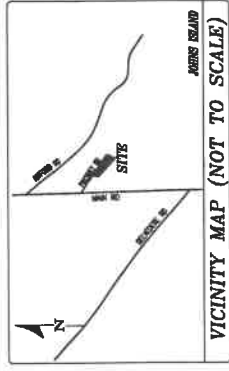


Atlantic Surveying, Inc.
 ATLANTIC SURVEYING, INC.
 1723 SAVANNAH HIGHWAY
 CHARLESTON, SOUTH CAROLINA 29407
 (843) 763-0669; (843) 764-7411 FAX
 www.atlanticsurveying.com

PLAT SHOWING AN EXISTING 0.901 AC. LOT
 LOCATED ON JOHNS ISLAND ALONG PINCKNEY ROAD
 CHARLESTON COUNTY, SOUTH CAROLINA
 PREPARED FOR HEIRS OF BEN LEGARE, SR. & MARIE LEGARE
 PROPERTY OWNED BY MARIE SIMMONS LEGARE & DARRYL J. GREENE

NO.	REVISED	DATE	BY	REASON
1		APRIL 21, 2023	JAD	
2				
3				
4				
5				
6				
7				
8				
9				
10				



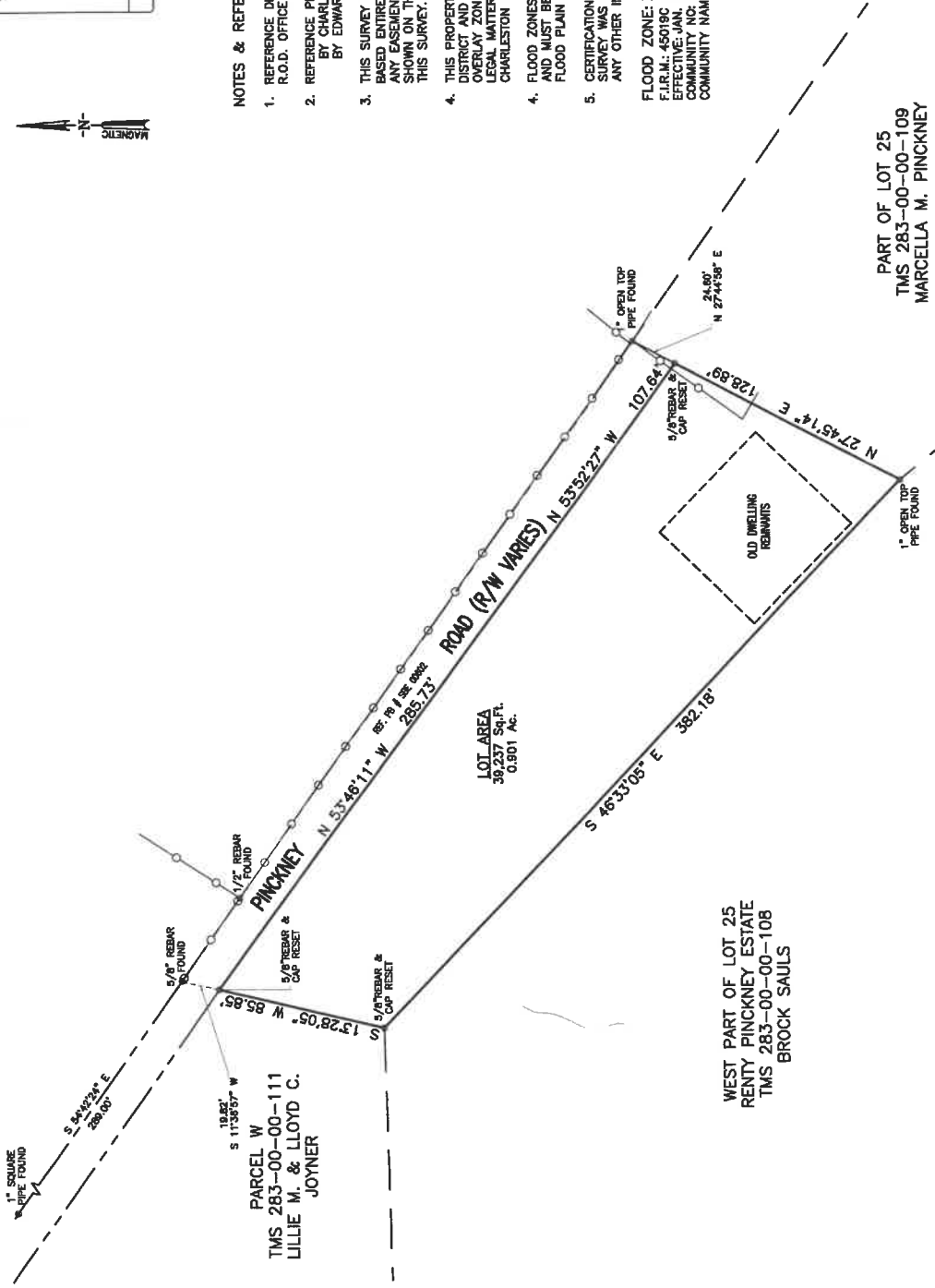
NOTES & REFERENCES:

1. REFERENCE DEED RECORDED IN THE CHARLESTON CO. R.O.D. OFFICE IN DEED BOOK 0643 AT PAGE 832.
2. REFERENCE PLATS FOR ADJACENT LOTS:
 BY CHARLES B. AYCOCK, III, BOOK S14-0053.
 BY EDWARD GLEN CHEARS, BOOK S17-0256.
3. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
4. THIS PROPERTY IS ZONED BELVEDERE-MAIN COMMERCIAL DISTRICT AND LIES WITHIN THE MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT ZONING AND SETBACKS ARE A LEGAL MATTER AND MUST BE VERIFIED BY THE PROPER CHARLESTON COUNTY OFFICIAL.
4. FLOOD ZONES ARE SUBJECT TO ONGOING FLOOD STUDIES AND MUST BE VERIFIED BY THE CHARLESTON COUNTY FLOOD PLAIN MANAGER.
5. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

FLOOD ZONE: X
 F.I.R.M.: 45019C 0488 K
 EFFECTIVE: JAN. 28, 2021
 COMMUNITY NO: 455413
 COMMUNITY NAME: CHARLESTON COUNTY



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN ON THIS PLAT ACCORDS 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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



PLANNING AND ROD USE ONLY

JOYNER