BK M 24 PG 696

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N17°43'12"E	53.80'
L4	N60°28'44"W	40.86'
L75	S18°21'56"E	16.33
L76	S44°44'37"W	44.01
L77	S31°08'11"W	32.53
L78	S51°22'45"W	43.82
L79	S27°02'31"W	27.07
L80	S19°31'10"W	27.66
L81	S00°09'11"E	9.23
L82	S00°09'11"E	13.56
L83	S34°46'50"W	48.19
L84	S59°33'05"E	3.90
L85	S21°55'56"W	38.69
L86	S35°54'01"W	35.62

LINE TABLE		
LINE	BEARING	DISTANCE
L87	S35°54'01"W	22.56
L88	S04°06'48"E	16.23
L89	S05°55'05"W	46.03
L90	S76°31'33"W	49.73
L91	S28°49'21"E	14.22
L92	S62°36'08"W	54.51
L93	S24°12'57"W	25.21
L94	S77°28'44"W	30.53
L95	N70°42'05"W	21.05
L101	S27°24'28"E	15.17
L103	S36°47'53"W	22.13
L104	N82°50'08"W	33.34
L105	S47°38'49"E	15.10
L106	N61°03'24"W	21.48

LINE TABLE		
LINE	BEARING	DISTANCE
L107	S14°27'16"W	30.73
L108	S33°50'40"W	16.12
L109	S41°32'40"W	21.93
L110	S42°28'57"W	49.60
L111	S46°16'47"W	30.75
L112	S42°28'57"W	20.00
L113	S60°14'40"W	45.07
L114	S35°27'43"E	19.00
L115	S37°05'27"W	18.45
L116	S03°46'16"E	47.61
L117	S31°28'35"E	38.52
L118	S45°19'20"W	16.79
L119	S52°11'48"W	42.50
L120	S69°01'00"W	43.33

LINE TABLE		
LINE	BEARING	DISTANCE
L121	N40°01'53"W	14.46
L122	S44°05'38"W	27.70
L123	S66°59'42"E	25.87
L124	S55°47'30"W	24.88
L125	S51°27'17"W	20.44
L128	S30°50'46"E	12.20
L129	S14°58'54"W	40.24
L130	S65°30'07"W	41.51
L130	S65°30'07"W	41.51
L132	S34°54'43"W	26.53
L134	S83°25'30"W	8.00
L136	S83°25'30"W	32.65
L138	S14°09'04"W	40.13
L140	S70°20'21"W	21.30
L141	S22°02'01"W	35.21
L142	S57°41'55"W	35.00
L143	S57°41'55"W	33.87
L144	S08°21'58"E	30.53
L145	N49°46'57"W	21.98
L146	S37°31'00"W	37.33
L149	N67°54'20"W	25.54
L151	S11°39'20"W	26.17

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C34	117.54	1600.00	58.79	117.51	S51°19'18"W	04°12'32"
C35	180.68	1660.00	90.43	180.59	S50°18'29"W	06°14'11"
C36	404.81	1660.00	203.41	403.81	S40°12'14"W	13°58'20"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C37	287.61	1600.00	144.19	287.22	S33°06'23"W	10°17'57"
C38	79.54	1600.00	39.78	79.53	S26°31'57"W	02°50'54"
C39	234.95	1660.00	117.67	234.75	S29°09'47"W	08°06'33"
C40	306.10	1600.00	153.52	305.63	S43°44'12"W	10°57'41"
C83	189.98	1473.23	95.12	189.85	S21°24'51"W	07°23'18"
C84	182.24	1413.23	91.25	182.11	S21°24'51"W	07°23'18"

LINE TABLE		
LINE	BEARING	DISTANCE
L152	S09°53'24"W	18.00
L153	N67°54'20"W	25.54
L154	S41°09'36"E	16.21
L156	S79°52'44"W	16.69
L158	S09°53'24"W	16.87

LINE TABLE		
LINE	BEARING	DISTANCE
L160	S50°07'46"W	31.21
L169	S32°43'10"W	44.21
L384	S26°04'17"W	34.89
L390	S15°28'34"W	24.77
L516	S33°50'04"W	17.03

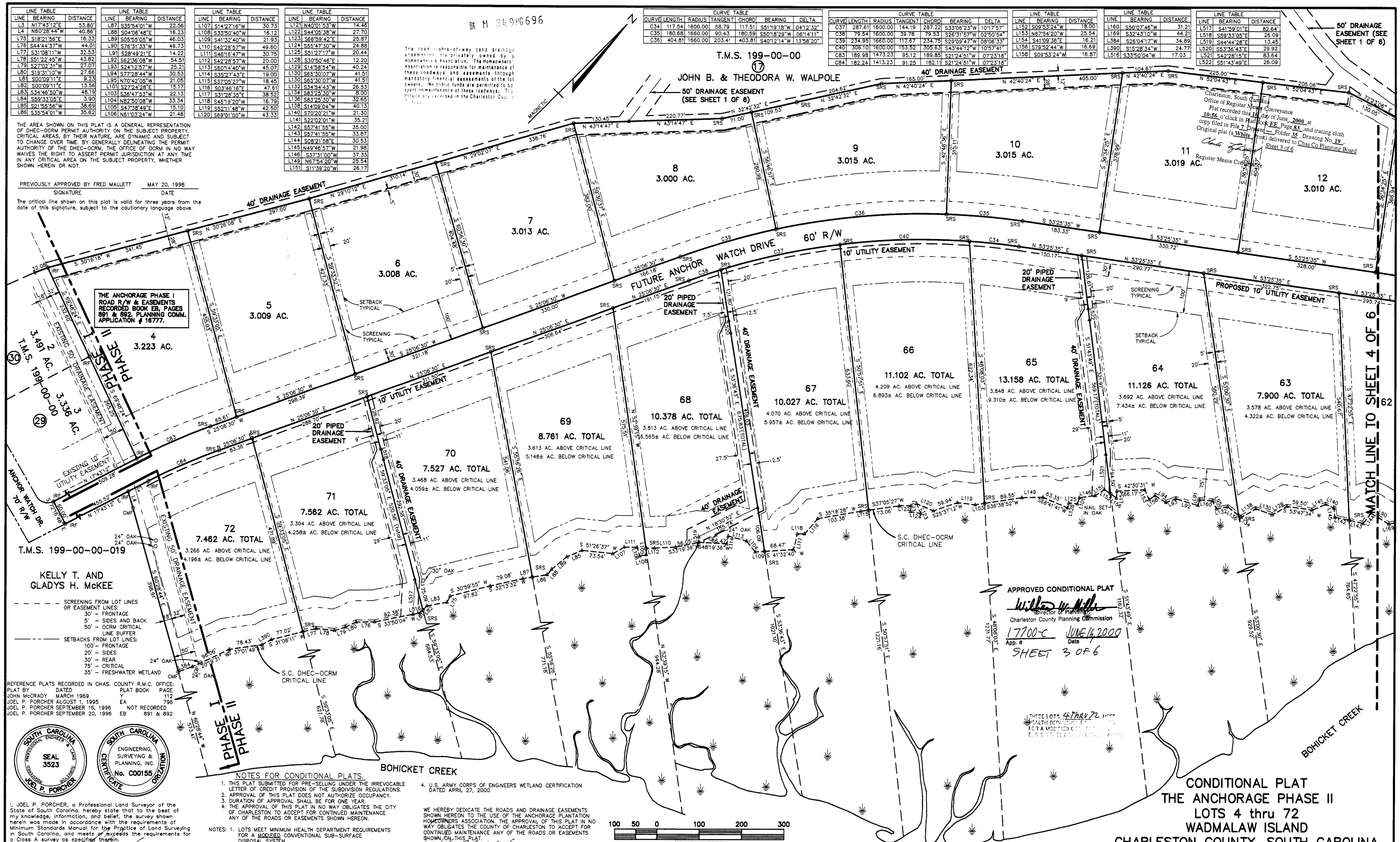
LINE TABLE		
LINE	BEARING	DISTANCE
L517	S41°59'01"E	82.64'
L518	S59°33'05"E	26.09
L519	S44°44'28"E	13.45
L520	S53°36'43"E	29.92
L521	S42°28'15"E	83.64
L522	S51°43'49"E	26.09

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

PREVIOUSLY APPROVED BY FRED MALLETT — MAY 20, 1998
SIGNATURE — DATE

The critical line shown on this plat is valid for three years from the date of this signature, subject to the cautionary language above.

The road rights-of-way (and drainage easements) are privately owned by a Homeowner's Association. The Homeowners' Association is responsible for maintenance of these roadways and easements through mandatory financial assessments of the lot owners. No public funds are permitted to be spent on maintenance of these roadways. This details are enforced in the Charleston County Ordinances.



SCREENING FROM LOT LINES OR EASEMENT LINES:
30' - FRONTAGE
5' - SIDES AND BACK
50' - OCRM CRITICAL LINE BUFFER

SETBACKS FROM LOT LINES:
100'- FRONTAGE
20' - SIDES
30' - REAR
75' - CRITICAL
35' - FRESHWATER WETLAND

REFERENCE PLATS RECORDED IN CHAS. COUNTY R.M.C. OFFICE:

PLAT BY	DATED	PLAT BOOK	PAGE
JOHN McCRADY	MARCH 1959	Y	112
JOEL P. PORCHER	AUGUST 1, 1995	EA	796
JOEL P. PORCHER	SEPTEMBER 16, 1996	NOT RECORDED	
JOEL P. PORCHER	SEPTEMBER 20, 1996	EB	891 & 892

SOUTH CAROLINA PROFESSIONAL ENGINEER & LAND SURVEYOR SEAL 3523 JOEL P. PORCHER

SOUTH CAROLINA ENGINEERING, SURVEYING & PLANNING, INC. No. C00155 CERTIFICATE ORGANIZATION

I, JOEL P. PORCHER, a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of 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.

JOEL P. PORCHER
LAND SURVEYOR
S.C. Reg. No. 3523
6-9-00

WALPCP1.DWG PROJ.=JWALPOLE

NOTES FOR CONDITIONAL PLATS.

1. THIS PLAT SUBMITTED FOR PRE-SELLING UNDER THE IRREVOCABLE LETTER OF CREDIT PROVISION OF THE SUBDIVISION REGULATIONS.
2. APPROVAL OF THIS PLAT DOES NOT AUTHORIZE OCCUPANCY.
3. DURATION OF APPROVAL SHALL BE FOR ONE YEAR.
4. THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE CITY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN HEREON.

NOTES:
1. LOTS MEET MINIMUM HEALTH DEPARTMENT REQUIREMENTS FOR A MODIFIED CONVENTIONAL SUB-SURFACE DISPOSAL SYSTEM.
2. APPROVAL OF THE ANCHORAGE PLANTATION ARCHITECTUAL REVIEW COMMITTEE (ARC) IS REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
3. LOTS 4-72 ARE IN FLOOD HAZARD BOUNDARY ZONES A3, ELEVATION 12, "B" AND "C" WHICH ARE ABOVE THE 100 YEAR AND 500 YEAR FLOODS RESPECTIVELY, AS SHOWN ON COMMUNITY PANEL NUMBER 455413 0395 F DATED APRIL 17, 1987.
4. U.S. ARMY CORPS OF ENGINEERS WETLAND CERTIFICATION DATED APRIL 27, 2000.

WE HEREBY DEDICATE THE ROADS AND DRAINAGE EASEMENTS SHOWN HEREON TO THE USE OF THE ANCHORAGE PLANTATION HOMEOWNERS ASSOCIATION. THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

JOHN B. WALPOLE

THEODORA W. WALPOLE

100 50 0 100 200 300
SCALE IN FEET

ENGINEERING, SURVEYING, & PLANNING, INC.
(803)577-4926 990 MORRISON DR., CHARLESTON, SOUTH CAROLINA 29403

LEGEND:
CMF - 3"x3" CONCRETE MONUMENT FOUND
IRF - 3/4" IRON ROD FOUND
SRS - 3/4" STEEL ROD SET

CONDITIONAL PLAT
THE ANCHORAGE PHASE II
LOTS 4 thru 72
WADMALAW ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 100'
MAY 1, 2000
REVISED: MAY 30, 2000

SHEET 3 OF 6
DWG. NO. LL-1328-CP1