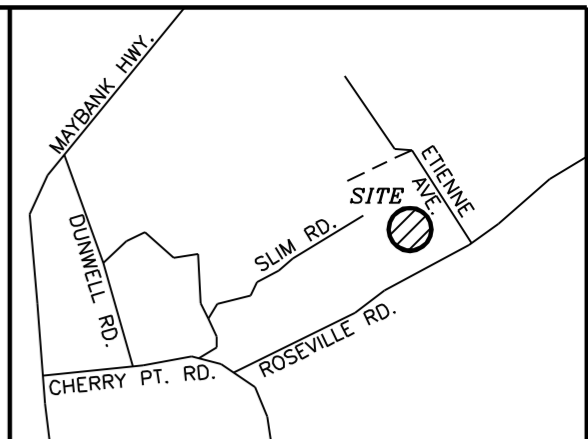


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LEGEND

- IRON PIPE FOUND
- IPS (IRON PIN SET 1/2" REBAR)
- △ COMPUTED POINT
- PROPERTY LINE
- ADJOINER LINE
- - - DRAINAGE/SEWER EASEMENT LINE
- / — INGRESS-EGRESS EASEMENT
- - - FLOOD ZONE CHANGE AS SCALED FROM FLOOD MAP
- - - OVERHEAD POWERLINE



LOCATION SKETCH (N.T.S.)

AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 DWELLING UNIT PER ACRE
MINIMUM LOT AREA	30,000 SQUARE FEET
MINIMUM LOT WIDTH	100 FEET
MINIMUM SETBACKS	
FRONT/STREET SIDE	50 FEET
INTERIOR SIDE	15 FEET
REAR	30 FEET
OCRM CRITICAL LINE	50 FEET
MAXIMUM BUILDING COVER	30% OF LOT
MAXIMUM HEIGHT	35 FEET

SEWER/WATER NOTES:

THIS LOT DOES MEET CURRENT MINIMUM REQUIREMENTS OF SC DHEC REGULATION AND APPLICABLE STANDARDS FOR INSTALLATION OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS TO SERVE A 4 BEDROOM SINGLE FAMILY RESIDENCE (480 GALLONS/DAY)

WATER SUPPLY FOR THIS LOT TO BE BY AN INDIVIDUAL WELL.

WE HEREBY DEDICATE THE REVISED INGRESS-EGRESS EASEMENT AND GENERAL UTILITY EASEMENT SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS, THE OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE.

SIMON BLACK - OWNER LOT 5-A AND LOT 5-C

JOSHUA C. BLACK - OWNER LOT 5-B

RANSOM GADSDEN III
TMS #151-00-00-034

A BOUNDARY SURVEY AND
INGRESS/EGRESS EASEMENT ADJUSTMENT
OF LOT 5-A OF THE SIMON BLACK S/D
LOCATED ON WADMALAW ISLAND
CHARLESTON COUNT, SOUTH CAROLINA

NOTES:

- TMS #151-00-00-033
- PLAT REFERENCE: BOOK S-23 PAGE 0045.
- IRON PIPES FOUND AT ALL CORNERS.
- LOCATED IN FLOOD ZONE "X" AND ZONE SHADED "X" PER FIRM COMMUNITY-PANEL #455413 0785-K, PANEL INDEX DATED 01/29/21, MAP REVISED 01/29/21. (MAP #45019C0785K)
- THERE ARE NO GRAND TREES 24" DBH OR GREATER LOCATED WITHIN THE REVISED INGRESS-EGRESS/UTILITY EASEMENT UNLESS SHOWN HEREON.
- OWNED BY: SIMON BLACK

LINE	BEARING	DISTANCE
L1	N 26°04'42" W	56.52'



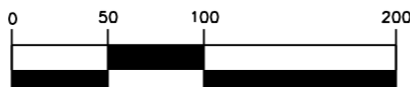
GENERAL PROPERTY SURVEY

NOTE:
THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OF THIS PROPERTY AND IS BASED SOLELY ON THE REFERENCES LISTED. AREA IS DETERMINED BY COORDINATE METHOD. THIS PROPERTY MAY CONTAIN WETLANDS NOT DELINEATED HEREON UNLESS SPECIFICALLY STATED ON THE SURVEY. DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT IS PREPARED AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ROBERT FRANK LAND SURVEYING, IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROBERT L. FRANK, II PLS, SC REG. NO. 20463. COPYRIGHT © 2024, ROBERT L. FRANK, II

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

ROBERT L. FRANK, II PLS NO. 20463

DATE: AUGUST 26, 2024
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

APPROVAL AND RECORDING STAMPS