



LOCATION MAP (N.T.S.)

NOTES:

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
- 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
- 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
- 10.) THIS PROPERTY APPEARS TO LIE IN ZONES SHADED X AND AE (ELEV. 8.0) AS DETERMINED BY FEMA FIRM COMMUNITY-PANEL NUMBER 450025 45013C0080G, DATED 03/23/2021.
- 11.) CONTOUR INTERVAL IS 1'.
- 12.) VERTICAL DATUM IS 1988 NAVD.

REFERENCES:

- 1.) T.M.S. R700-029-000-0005-0000
- 2.) PLAT BY DAVID E. GASQUE, DATED SEPTEMBER 28, 1995, PLAT BOOK 54, PAGE 73, BEAUFORT COUNTY RMC OFFICE

THIS PROPERTY APPEARS TO LIE IN DALE COMMUNITY PRESERVATION ZONE (DCP). SETBACK INFORMATION IS FOR A SINGLE-FAMILY HOME.
FRONT - 20' FROM PROPERTY LINE
SIDE - 15' FROM PROPERTY LINE
REAR - 20' FROM PROPERTY LINE

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to client(s) shown hereon that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance 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 (I) survey as specified therein, also there are no encroachments or projections other than shown. This survey is not valid unless it bears the original signature and has an embossed seal.

David E. Gasque, R.L.S.
S.C. Registration Number 10506

GASQUE & ASSOCIATES INC.

LAND SURVEYORS PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
Surveyor@ISLC.net
(843) 522-1798

THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HERE ON.

CONUS 1983
S.C. STATE PLANE

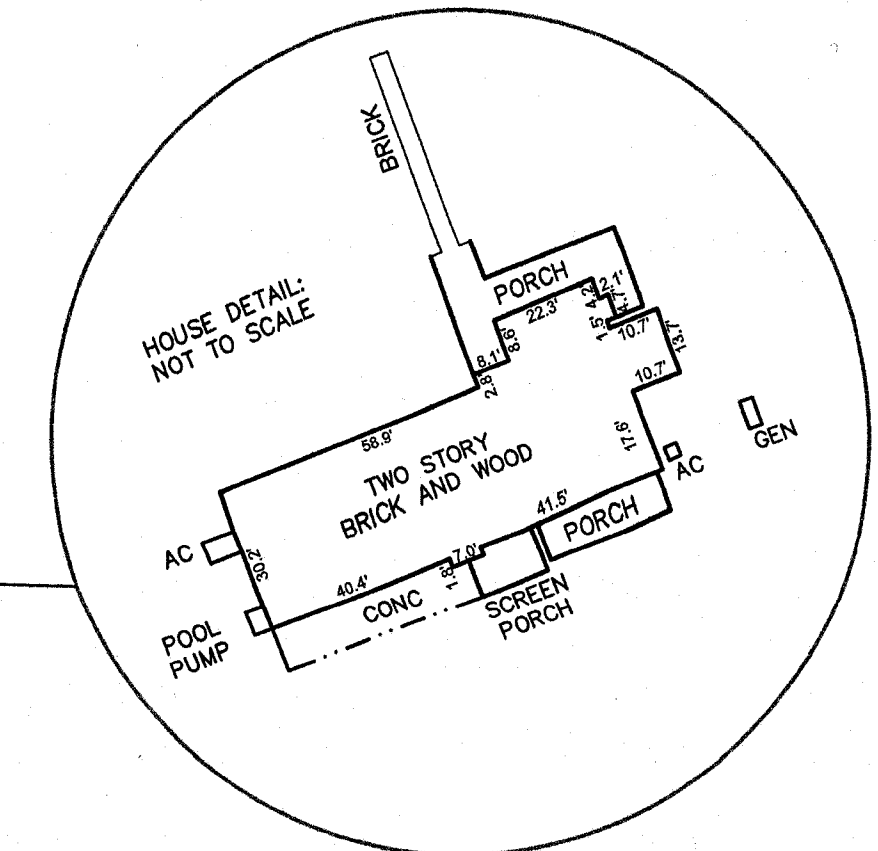
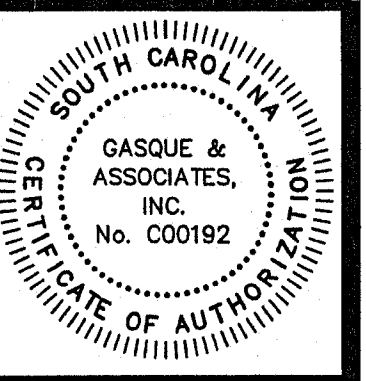
R700 029 000 007B 0000
SINGLETON ANDREW

R700 029 000 0079 0000
CARRIGER MARY LOU
CARRIGER RUSSELL

R700 029 000 0018 0000
MULLIGAN MATTIE ETAL %PETER MULLIGAN

LEGEND OF SYMBOLS & ABBREVIATIONS

	FIRE HYDRANT		MANHOLE
	CLEAN OUT		GUY WIRE
	POWER POLE		CABLE BOX
	TELEPHONE PEDESTAL		OVERHEAD POWERLINE
	FIBER OPTIC STUB		EDGE OF PAVEMENT
	WATER VALVE		BACK OF CURB
	GAS VALVE		LIGHTPOLE
	WATER METER		WOOD FENCE
			CENTER LINE



DISCLAIMER
Any purchaser of property covered by this plat is advised that the exempt stamping pertaining to this plat allows the property owner(s) to bypass the normal subdivision requirements of Beaufort County; therefore there is no assurance that the property is suitable for construction of a septic tank system or a dwelling.

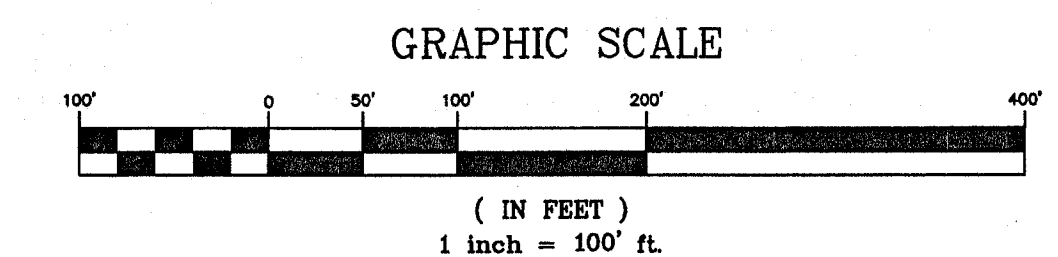
R700 029 000 0054 0000
ESSEX FARMS % WM MCLEOD RHODES

EXEMPT
This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7-2.
Section 7-2-90 (b) (2)
Certified By: *[Signature]*
Date: 09-06-2024

030396
BEAUFORT COUNTY SC - ROD
BK 164 Pg 107
2024030396 PLAT
09/06/2024 10:12:31 AM
RECTD BY:ILING RCP18 1180305

SUBDIVISION PLAT SHELDON TAX MAP 29, PARCEL 5 PREPARED FOR DENTON DONLEY AND JANICE SEARCY JOHNSON SHELDON BEAUFORT COUNTY, SOUTH CAROLINA

DATE 08/12/2024 SCALE 1"=100'
REVISED 9/5/24: ADDED ADDRESSES AND SETBACKS



JOB# 60168 F.B.# 1154/CCG DRAWN BY DSGN #9