

THE UNIVERSITY OF CHICAGO

W. Scott Daniel
Director of Planning
Charleston County Planning Commission
SBE 10693 4-7-2011
Date

Date: 4-7-2011

53E10693

1. PLAT BY E. M. SEABROOK, JR., INC. DATED 12/14/88
REVISED 01/17/89 & 05/01/89 RECORDED IN PLAT BOOK BW PAGE 79
P.B. # 13195
2. PLAT BY E. M. SEABROOK, JR., INC. DATED 03/01/89
RECORDED IN PLAT BOOK BU 206
P.B. # 13296
3. PLAT BY E. M. SEABROOK, JR., INC. DATED 08/11/99
RECORDED IN PLAT BOOK EE PAGES 93 & 94
P.B. # 18062-F
4. PLAT BY E. M. SEABROOK, JR., INC. DATED 07/17/01
RECORDED IN PLAT BOOK EF PAGES 250 AND 251
P.B. # 18803
5. WETLANDS PLAT BY E. M. SEABROOK, JR., INC. DATED 11/31/2000
6. PLAT BY E. M. SEABROOK, JR., INC. DATED 11/22/10
SHOWING THE RESUBDIVISION OF LOTS 4 AND 5
RECORDED IN PLAT BOOK S11 PAGE 0025

LINE	BEARING	DISTANCE
1	S 74°38'05"W	25.97
2	N 88°52°04"W	14.40
3	S 48°57'09"W	10.74
127	N 00°53'54"E	34.96
128	N 56°08'11"W	33.32
129	N 86°03'38"W	26.61
130	N 83°08'34"W	49.49
131	S 75°05'20"W	26.86
132	N 00°33'14"E	39.16
133	N 18°23'34"W	23.80
134	N 31°34'46"W	29.02
135	N 64°45'03"W	37.51
136	S 41°51'07"W	44.58
137	N 88°57'09"W	26.76
138	S 52°57'15"W	44.94
139	S 64°35'56"W	17.18
140	S 78°06'13"W	42.18
141	N 74°55°04"W	41.50
142	S 72°57'24"W	49.04
143	S 67°29'40"W	34.70
144	N 55°18'31"W	8.92
145	S 86°10'22"W	57.60
146	N 88°26'43"W	67.31
147	N 88°52°04"W	32.74
148	S 63°01'38"W	49.95
149	S 47°26'50"W	79.32
150	S 87°24'15"W	63.48
151	N 77°48'19"W	19.23
152	N 78°44'39"W	56.46
153	N 79°45'45"W	57.76
154	S 15°02'22"W	27.76
155	S 18°02'22"W	27.76
545	S 09°53'33"W	45.05
546	N 00°11'46"W	37.00
547	S 03°42'29"W	21.51
548	N 00°11'31"W	56.41
549	S 15°06'52"W	17.01
550	S 17°57'57"E	10.86

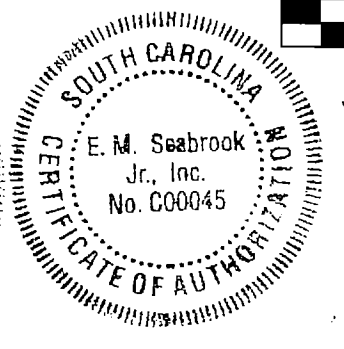
The area shown on this plat is a representation of department permit authority on the subject property. Critical areas, by their nature, are dynamic and subject to change over time. By delineating the permit authority of the department, the department in no way waives its right to assert permit jurisdiction at any time in any critical area on the subject property, whether shown herein or not.

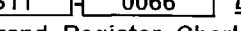
CERTIFIED BY WILLIAM C. EISER 7/16/09
SIGNATURE DATE

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

I hereby state 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 A survey as specified therein.

LEWIS E. SEABROOK
CIVIL ENGINEER & LAND SURVEYOR
S. C. REG. NO. 09860
P. O. BOX 96
MT. PLEASANT, S. C. 29465
(843) 884-4496



RECORDED	
DATE: April 8, 2011	TIME: 11:37:21 AM
Book-Page S11	DocType Small Plat
Charlie Lybrand, Register, Charleston County, SC	
	
Filed By:	
Record Fee \$ 10.00 Postage \$ - TOTAL \$ 10.00 Drawer Drawer 1 Clerk KLH	CHARLESTON COUNTY PLANNING
Location: ROSEBANK ESTATES	

ROSEBANK ESTATES
WADMALAW ISLAND
CHARLESTON COUNTY, S.C.

PLAT OF LOT 3 CONTAINING 22.77 ACRES
OWNED BY HEIDI J. QUALEY AND MICHELLE S. MORGAN,
AND LOT 4 CONTAINING 23.98 ACRES
OWNED BY GEORGE DANA SINKLER EXEMPT TRUST
AND GEORGE DANA SINKLER NON EXEMPT TRUST
SHOWING MARSH CORRIDOR RE-ALIGNMENT

SCALE: 1" = 300'

MARCH 23, 2011



A graphic scale bar labeled "SCALE IN FEET" with markings at 0, 150, 300, 600, and 1200 feet. The bar is divided into alternating black and white segments. The first 150 feet is a checkerboard pattern, the next 150 feet is solid black, and the remaining 900 feet is solid white.

SCALE IN FEET

50 years **EMSeabrook, Jr., Inc.**
Engineers • Surveyors

1081 JOHNNIE DODDS BLVD./BOX 96
MOUNT PLEASANT, SC 29465
PHONE (843) 884-4496

LEGEND

IRF	IRON REBAR FOUND
IRS	IRON REBAR SET

AG-15
DENSITY/INTENSITY AND DIMENSIONAL STANDARDS
MAXIMUM DENSITY 1 DWELLING UNIT PER 15 ACRES
MINIMUM LOT AREA 3 ACRES
MINIMUM LOT WIDTH 135 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
B. DEVELOPMENT ALONG CRITICAL LINE
THE AREA OF A PARCEL IN THE AG-15 DISTRICT WITHIN 1,000 FEET OF THE OCRM CRITICAL LINE HAS A MAXIMUM DENSITY OF ONE DWELLING UNIT PER THREE ACRES WITH A MINIMUM LOT AREA OF THREE ACRES. THE REMAINING ACREAGE OF THE PARCEL (MORE THAN 1,000 FEET FROM THE OCRM CRITICAL LINE) MAINTAINS A DENSITY OF ONE DWELLING UNIT PER 15 ACRES.
§4.4.4 OTHER REGULATIONS
DEVELOPMENT IN THE AG-15 DISTRICT SHALL COMPLY WITH ALL OTHER APPLICABLE REGULATIONS OF THIS ORDINANCE, INCLUDING THE DEVELOPMENT STANDARDS OF CHAPTER 9. ALL WATERFRONT PROPERTY SUBDIVIDED AFTER APRIL 21, 1999, SHALL BE SUBJECT TO THE PROVISIONS OF THE WATERFRONT DEVELOPMENT STANDARDS CONTAINED IN ARTICLE 4.26 OF THIS CHAPTER.

1. AREA DETERMINED BY COORDINATES
2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0645 J DATED NOVEMBER 17, 2004, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES X (OUTSIDE 500 YEAR FLOOD PLAIN), X (INSIDE 500 YEAR FLOOD PLAIN), AND AE (ELEV. 12)
3. THESE LOTS UTILIZE INDIVIDUAL WELLS AND SEPTIC TANKS.

