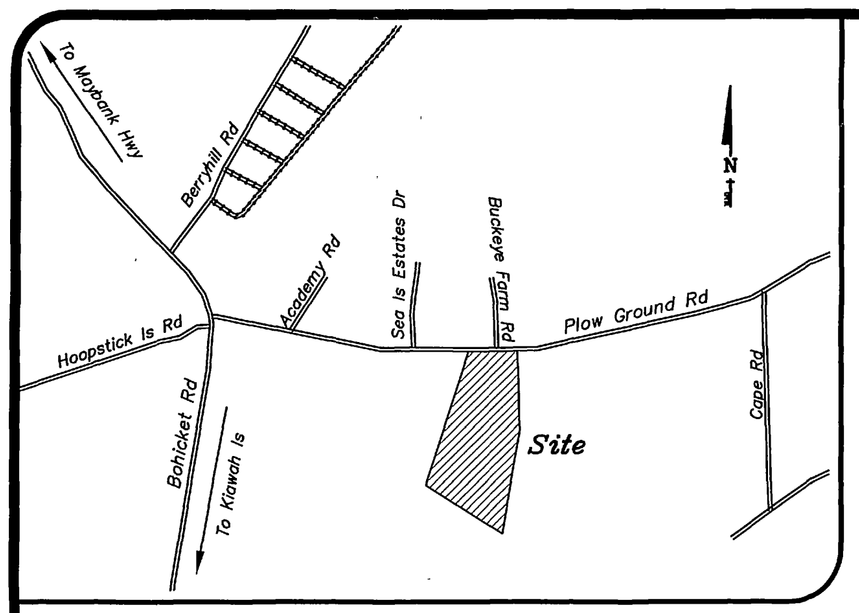

LOCATION MAP
N.T.S.

REFERENCES:

1.) T.M.S. 277-00-00-011

2.) PLAT BY F. STEVEN JOHNSON
DATED MARCH 18, 2003
PLAT BOOK EG PAGE 280
PLANNING BOARD No. 06689
RMC CHARLESTON COUNTY

3.) PLAT BY F. STEVEN JOHNSON
DATED NOVEMBER 28, 2007
PLAT BOOK EL PAGE 342
PLANNING BOARD No. 21206
RMC CHARLESTON COUNTY

4.) DEED BOOK 1450 PAGE 311
RMC CHARLESTON COUNTY

LINE	LENGTH	BEARING
L1	10.90	S19°13'23"W
L2	62.21	N27°46'17"E
L3	36.50	S60°10'52"W
L4	152.83	S02°35'01"W
L5	137.64	S16°13'23"W
L6	100.73	S34°38'00"W
L7	10.00	N55°22'00"W
L8	25.20	S02°24'02"W
L9	50.56	S79°04'08"E
L10	17.70	S02°24'02"W
L11	10.00	S55°22'00"E
L12	100.73	S34°38'00"W
L13	137.64	S16°13'23"W
L14	152.83	S02°35'01"W
L15	36.50	S60°10'52"W

Curve	Length	Radius	Tangent	Chord	Ch. Bearing	Delta
C1	66.62	50.00	50.00'	61.80'	S10°23'59"E	76°20'32"
C2	41.77	383.17	383.17'	41.75'	S30°53'38"W	6°14'43"
C3	174.98	383.17	383.17'	173.46'	S47°05'56"W	26°09'52"
C4	21.49	21.38	21.38'	20.60'	N31°22'56"E	57°35'50"
C5	142.91	600.32	600.32'	142.57'	S09°24'12"W	13°38'22"
C6	103.96	323.54	323.54'	103.51'	S25°25'42"W	18°24'37"
C7	131.96	234.57	234.57'	130.23'	N18°31'01"E	32°13'57"
C8	160.09	284.57	284.57'	157.98'	N18°31'01"E	32°13'57"
C9	94.32	293.54	293.54'	93.91'	S25°25'42"W	18°24'37"
C10	135.77	570.32	570.32'	135.45'	S09°24'12"W	13°38'22"
C11	51.65	51.38	51.38'	49.50'	N31°22'56"E	57°35'50"
C12	199.77	353.17	353.17'	197.12'	S43°58'34"W	32°24'35"
C13	37.60	25.00	25.00'	34.16'	S15°19'03"E	86°10'39"
C14	165.66	50.00	50.00'	99.63'	N36°30'41"E	189°50'07"

For Official Use Only

FOR AGRICULTURAL USE ONLY: NOT TO BE USED FOR BUILDING PURPOSES.

APPROVED FINAL PLAT

Director of Planning
Charleston County Planning Commission

21410 — Appl. #
1-30-09 — Date

RECORDED
DATE: January 30, 2009 TIME: 3.56.39 PM
Book-Page L09 0046 DocType Large Plat
Charlie Lybrand, Register, Charleston County, SC
Filed By: CHARLESTON COUNTY PLANNING
Record Fee 10
Postage 0
TOTAL 10
Drawer Drawer 1
Clerk CFB
Location: PLOW GROUND RD

NOTES:

1.) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

2.) AREA DETERMINED BY COORDINATE METHOD.

3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.

4.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORP OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.

5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.

6.) THIS PROPERTY IS LOCATED IN FLOOD ZONE AE ELEVATION 12.0', AS PER FEMA MAP COMMUNITY-PANEL No. 455413 0660 J, DATED NOVEMBER 17, 2004. IT IS THE OWNER'S/BUILDER'S RESPONSIBILITY TO VERIFY THIS FLOOD ZONE WITH LOCAL AUTHORITIES PRIOR TO BUILDING.

7.) DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED. IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF GEORGE A.Z. JOHNSON, JR., INC. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF F. STEVEN JOHNSON, PLS, SC REG No. 10038.
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8.) USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION, OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS UNAUTHORIZED USE AND IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.

9.) "SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE PROHIBITED.

10.) THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

11.) ANY FURTHER SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROAD(S) SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING & LAND DEVELOPMENT REGULATIONS. BEFORE THE COUNTY OF CHARLESTON ACCEPTS ANY DEDICATION OF THE ROAD(S) INTO THE COUNTY SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD(S) TO THE COUNTY OF CHARLESTON ROAD STANDARDS.

12.) IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER(S) OF ANY LOTS SHOWN ON THIS PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS, AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT ARE NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC WATER, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.

13.) BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE PROBLEMS AND FLOODING PROBLEMS, OR FOR PROBLEMS RELEVANT TO THE REAL PROPERTY, AND THAT EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.

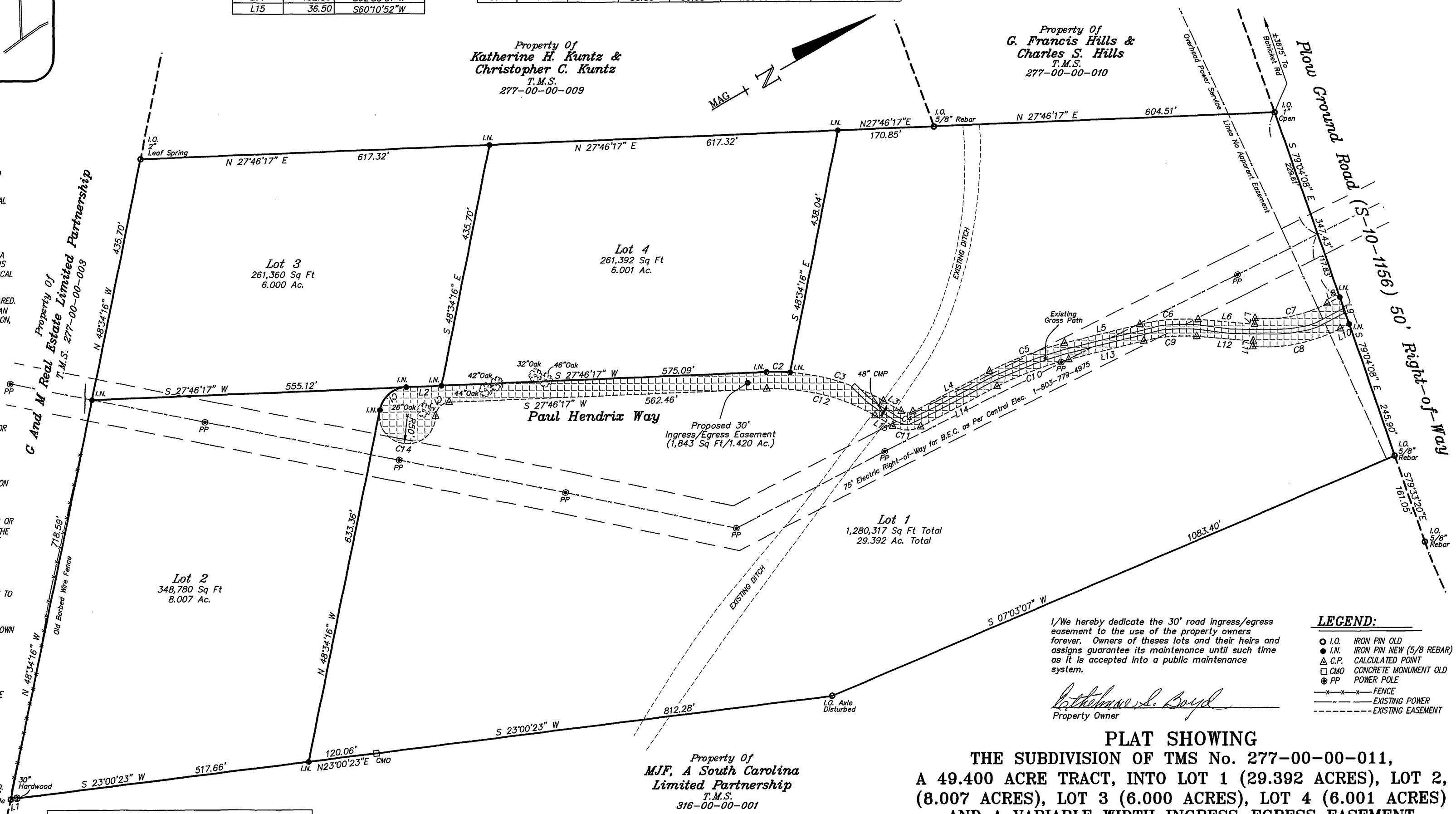
14.) NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THIS PLAT.

15.) THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT CONTINUED MAINTENANCE OF ANY OF THE ROAD(S) AND/OR EASEMENT(S) SHOWN ON THIS PLAT.

16.) THERE IS NO PUBLIC WATER AVAILABLE IN THIS AREA. POTABLE WATER TO BE BY INDIVIDUAL WELLS.

17.) THESE LOTS ARE FOR AGRICULTURAL USE ONLY AND ARE NOT APPROVED FOR BUILDING PURPOSE; FOR AGRICULTURAL USE ONLY

18.) S.C.D.O.T. PERMIT No. 665230 (S-10-1156)



I/We hereby dedicate the 30' road ingress/egress easement to the use of the property owners forever. Owners of theses lots and their heirs and assigns guarantee its maintenance until such time as it is accepted into a public maintenance system.

Ethelmae S. Boyd
Property Owner

LEGEND:

- I.O. IRON PIN OLD
- I.N. IRON PIN NEW (5/8 REBAR)
- C.P. CALCULATED POINT
- CMO CONCRETE MONUMENT OLD
- PP POWER POLE
- —x—x—x— FENCE
- EXISTING POWER
- EXISTING EASEMENT

General Property Survey

I, F. Steven Johnson, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this 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.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR REG. No. 10038 F. STEVEN JOHNSON

F. Steven Johnson, RLS S.C. No. 10038
This plat not a valid, true copy unless bearing the raised, embossed seal of the surveyor.

JOB# 22611 F.B.# LP DRAWN BY: KES

SOUTH CAROLINA GEORGE A.Z. JOHNSON, JR., INC. CERTIFICATE OF AUTHORIZATION No. C00213

AG-8 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 8 acres
MINIMUM LOT AREA	1 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

GEORGE A.Z. JOHNSON, JR., INC.
ENGINEERS · PLANNERS · LAND SURVEYORS
6171 SAVANNAH HIGHWAY
RAVENEL, SOUTH CAROLINA 29470
(843) 889.1492 Charleston No. 722.3892 Edisto No. 869.1495
Fax No. (843) 889.1054

PLAT SHOWING
THE SUBDIVISION OF TMS No. 277-00-00-011, A 49.400 ACRE TRACT, INTO LOT 1 (29.392 ACRES), LOT 2, (8.007 ACRES), LOT 3 (6.000 ACRES), LOT 4 (6.001 ACRES) AND A VARIABLE WIDTH INGRESS-EGRESS EASEMENT OWNED BY ETHELMAE S. BOYD
LOCATED ON JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JUNE 26, 2008 SCALE: 1"=100'
REVISED DATE: 6 AUGUST 2008
REVISED DATE: 14 JANUARY 2009
REVISED DATE: 26 JANUARY 2009

100 50 0 100 200 300
SCALE IN FEET

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