

RECORDED

DATE: 5/21/2021 TIME: 3:49:57 PM
 Book-Page **S21 0104** DocType **Small Plat**
 Michael Miller, Register, Charleston County, SC

Record Fee \$25.00
 Postage \$0.00
 TOTAL \$25.00
 Drawer 0
 Clerk SLW

Filed By: CHARLESTON COUNTY PLANNING
 Location: HWY 164

APPROVED PLAT

Jamara A. Miller-Joel Evans
 Director of Planning
 Charleston County Planning Commission

SA 01733 05-20-2021
 Appl# Date

RESERVED FOR STAMPS

NOTES:

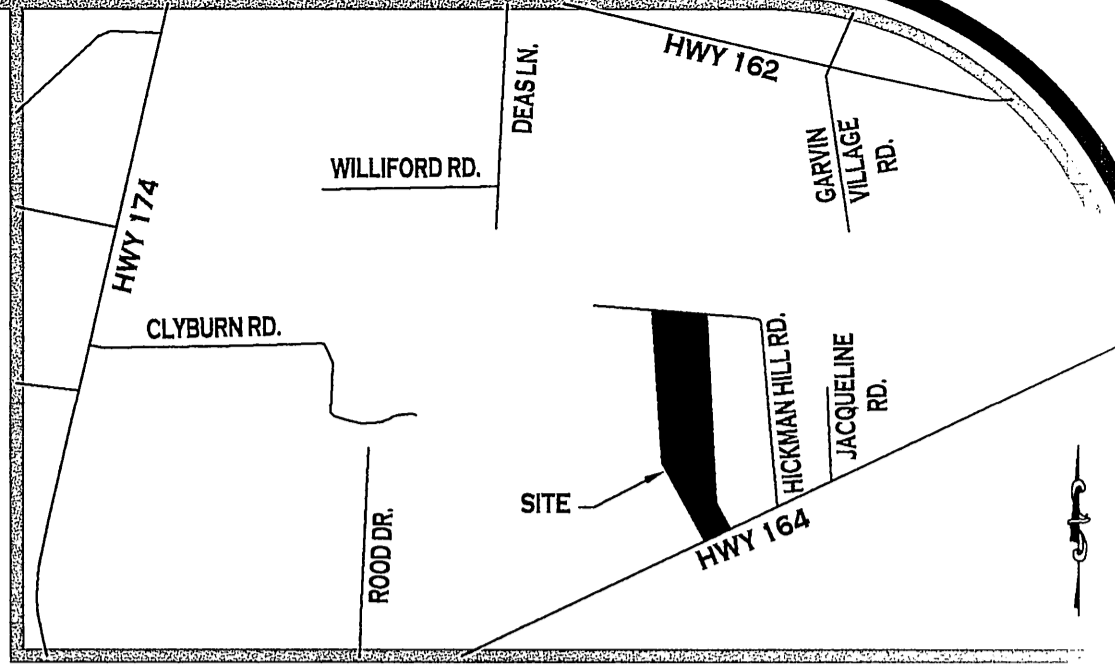
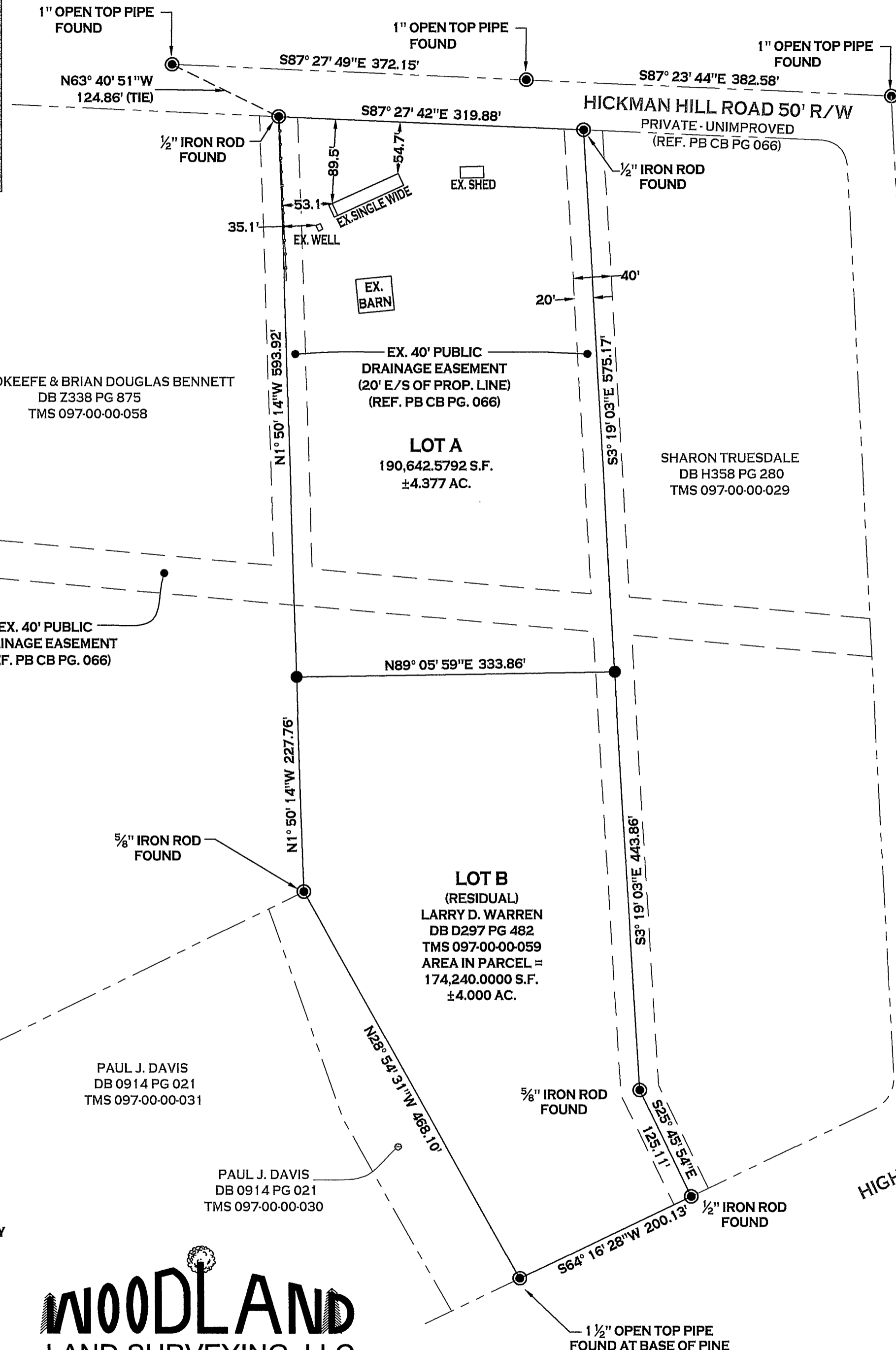
1. AREA DETERMINED BY COORDINATE METHOD.
2. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
3. ANYTHING OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THIS SURVEY DOES NOT INTEND TO SHOW THE EXISTENCE OR NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEERS "JURISDICTIONAL FRESHWATER WETLANDS".
6. THIS PLAT OR SURVEY SHOWS ALL UTILITIES EVIDENT AT THE TIME OF THE SURVEY. NO INVESTIGATION TO UNDERGROUND UTILITIES WAS PERFORMED.
7. THE PUBLIC RECORDS REFERENCED ON THIS PLAT OR SURVEY, ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
8. THIS PROPERTY IS LOCATED IN ZONE "X" AND IS LOCATED ON FEMA MAP PANEL 45019C0605K, EFFECTIVE DATE JANUARY 29, 2021, COMMUNITY NUMBER 455413.
9. THIS PROPERTY IS ZONED - PARKERS FERRY OVERLAY DISTRICT
10. THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATER OF THE UNITED STATES ON THIS PROPERTY/ THESE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.
11. CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORP OF ENGINEERS ON THIS PROPERTY/ THESE PROPERTIES PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.
12. NO GRAND TREES ARE WITHIN ACCESS EASEMENTS, DRAINAGE EASEMENTS, OR RIGHTS-OF-WAYS.
13. CHARLESTON WATER SYSTEM IS AVAILABLE FOR WATER SERVICE AND MUST HAVE AN APPROVED SCDHEC SYSTEM FOR SANITARY SEWER



- LEGEND**
- CORNER FOUND AS NOTED
 - 1/2" IRON ROD SET THIS SURVEY

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

Matthew L. Blackwell #36197
 MATTHEW L. BLACKWELL S.C.P.L.S. #36197
 THIS PLAT IS INVALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE STATED SURVEYOR



VICINITY MAP (NOT TO SCALE)

REFERENCES:

1. PLAT BY ROBERT FRANK & ASSOCIATES, RECORDED IN THE CHARLESTON COUNTY ROD OFFICE ON NOVEMBER 28, 1990 IN PLAT BOOK CB PAGE 066.
2. PLAT BY M. KENYON MILLARD RECORDED IN THE CHARLESTON COUNTY ROD OFFICE ON JUNE 10, 1987 IN PLAT BOOK BN PAGE 091.
3. PLAT BY J. A. SCHMIDT RECORDED IN THE CHARLESTON COUNTY ROD OFFICE ON APRIL 5, 1968 IN PLAT BOOK X PAGE 028.

SUBDIVISION SURVEY
 OF
 TMS 097-00-00-059
 OWNED BY LARRY D. WARREN
 ADAMS RUN
 ST. PAULS PARISH
 CHARLESTON COUNTY
 SOUTH CAROLINA
 SURVEYED AT THE REQUEST OF
 LARRY WARREN
 DATE OF SURVEY: MARCH 23, 2021

WOODLAND
 LAND SURVEYING, LLC

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