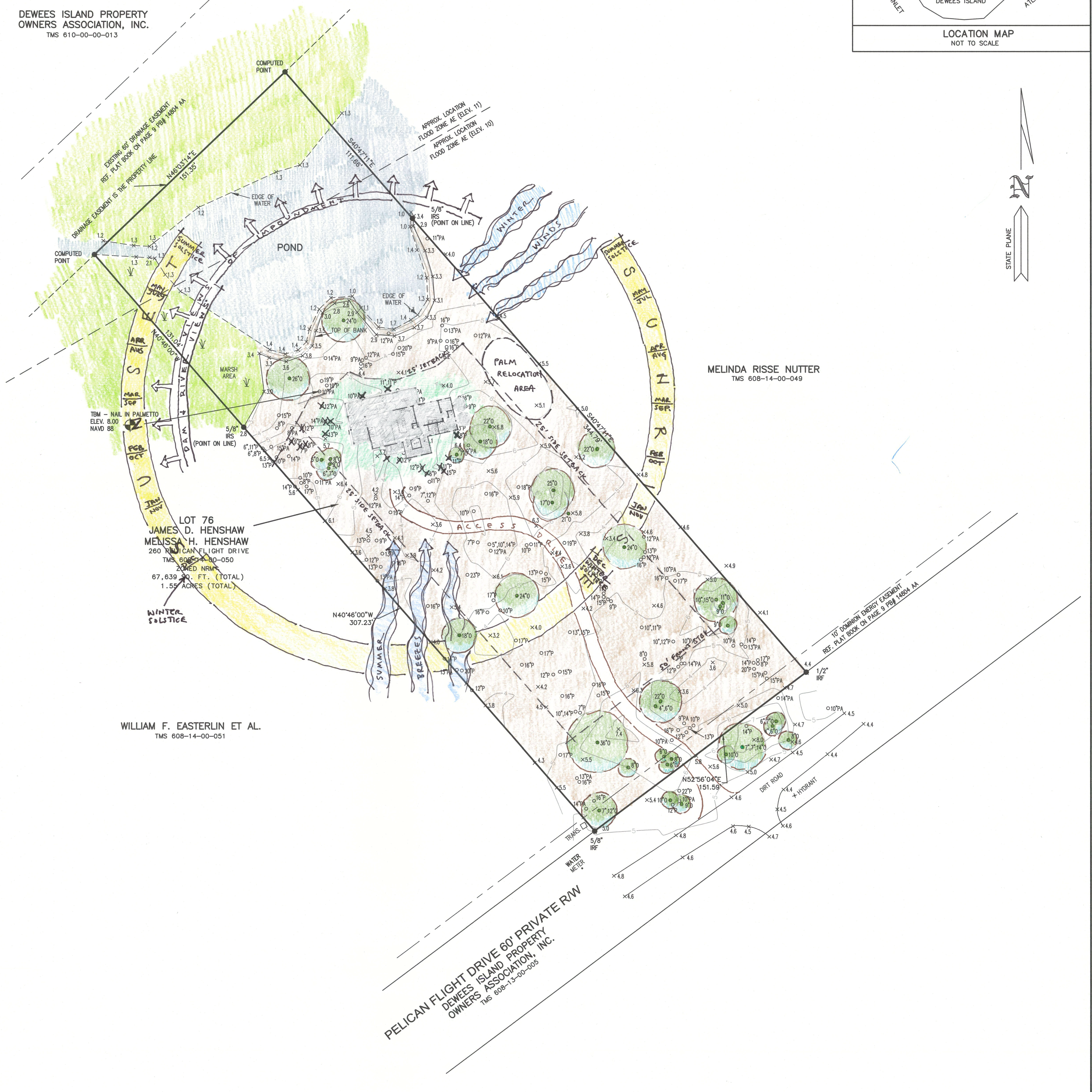
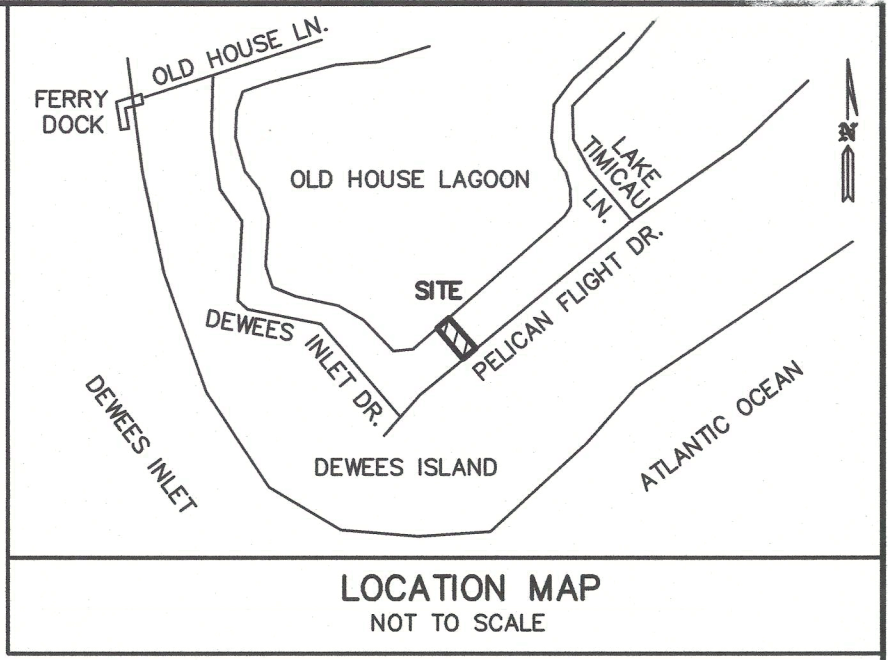


DEWEES ISLAND PROPERTY OWNERS ASSOCIATION, INC.
TMS 610-00-00-13



LOT 76
JAMES D. HENSHAW
MELISSA H. HENSHAW
260 PELICAN FLIGHT DRIVE
TMS 608-14-00-050
ZONED NRMC
67,639 SQ. FT. (TOTAL)
1.55 ACRES (TOTAL)

MELINDA RISSE NUTTER
TMS 608-14-00-049

WILLIAM F. EASTERLIN ET AL.
TMS 608-14-00-051

PELICAN FLIGHT DRIVE 60' PRIVATE R/W
DEWEES ISLAND PROPERTY OWNERS ASSOCIATION, INC.
TMS 608-13-00-008

LEGEND
IRS IRON REBAR FOUND
IRS IRON REBAR SET
X4.1 EXISTING ELEVATION

TREE LEGEND
O OAK
P PINE
PA PALMETTO

SETBACKS:
ZONING AND BUILDING SETBACK LINES ARE GOVERNED BY AND COMPLY WITH DEWEES ISLAND ARCHITECTURAL & ENVIRONMENTAL DESIGN GUIDELINES DATED 10/25/96.
BUILDING SETBACKS:
FRONT (ROAD FRONTAGE) 50'
SIDE YARD 25'
REAR YARD 25'
CRITICAL LINE 25'

NOTE:
THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATERS OF UNITED STATES ON THIS PROPERTY/THESE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT. CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS ON THIS PROPERTY/THESE PROPERTIES PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.

REFERENCES:
1. PLAT BY E. M. SEABROOK, JR., INC. DATED JUNE 11, 1993, RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK CN PAGE 9 PB# 14804 AA

DEWEES ISLAND

CHARLESTON COUNTY, S. C.

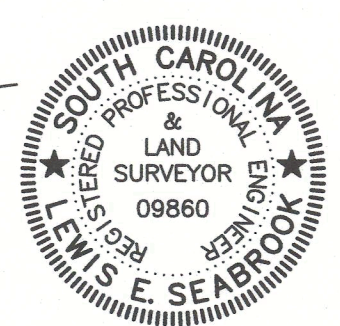
SURVEY OF LOT 76 (TMS 608-14-00-050)
CONTAINING 1.55 ACRES (TOTAL)
OWNED BY JAMES D. HENSHAW AND MELISSA H. HENSHAW



JUNE 9, 2021

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.

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



E.M. SEABROOK
Engineers | Surveyors
1037 Chuck Dawley Blvd.
Building F - Suite 200
Post Office Box 96
Mount Pleasant, SC 29465
Phone (843) 884-4496
www.emseabrook.com

NOTES:
1. AREA DETERMINED BY COORDINATES
2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0553 K DATED JANUARY 29 2021, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES AE (ELEV. 10) AND AE (ELEV. 11).
3. THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING ANY SUBSURFACE CONDITIONS THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.

NAVD 88

21167-KOLKMAN