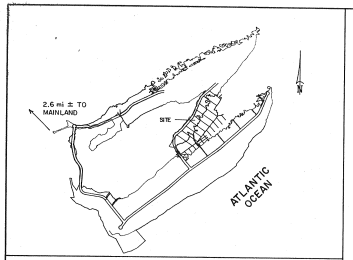

LOCATION MAP N.T.S.

REFERENCE PLATS:

	PLAT BY	DATE:
1.	E. M. SEABROOK, JR., INC.	SEPTEMBER 8, 1976
2.	E. M. SEABROOK, JR., INC.	AUGUST 10, 1978
3.	E. M. SEABROOK, JR., INC.	AUGUST 10, 1978
4.	E. M. SEABROOK, JR., INC.	AUGUST 10, 1978
5.	E. M. SEABROOK, JR., INC.	AUGUST 10, 1978
6.	E. M. SEABROOK, JR., INC.	AUGUST 10, 1978
7.	E. M. SEABROOK, JR., INC.	OCTOBER 13, 1978
8.	E. M. SEABROOK, JR., INC.	JANUARY 16, 1978
9.	ENGINEERING, SURVEYING & PLANNING	AUGUST 13, 1987
10.	ENGINEERING, SURVEYING & PLANNING	AUGUST 17, 1987
11.	ENGINEERING, SURVEYING & PLANNING	SEPTEMBER 28, 1987
12.	ENGINEERING, SURVEYING & PLANNING	SEPTEMBER 28, 1987
13.	E. M. SEABROOK, JR., INC.	MARCH 19, 1992
14.	E. M. SEABROOK, JR., INC.	JUNE 22, 1992

NOTES:
1. AREA COMPUTED BY COORDINATES
2. ALL CORNERS MARKED WITH 1/2" REBAR UNLESS OTHERWISE NOTED
3. FRESHWATER WETLANDS LOCATED SEPTEMBER 1991
4. DHEC – OCRM LINE LOCATED JANUARY 1989
5. SALT WATER WETLANDS TAKEN FROM PLAT BY ENGINEERING, SURVEYING & PLANNING, INC. DATED AUGUST 17, 1987
6. ALL ROADS AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE PRIVATELY OWNED
7. TMS NO 610-00-00
8. THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN HEREON.
9. EDGE OF PONDS AS OF OCTOBER 28, 1992
10. THIS PROPERTY IS A PORTION OF TMS 610-00-00-013.
11. THIS PROPERTY IS OWNED BY ISLAND PRESERVATION PARTNERSHIP.

NOTE:
ALL ROADS AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE AND ARE TO BE MAINTAINED BY ISLAND PRESERVATION PARTNERSHIP, ITS SUCCESSORS OR ASSIGNS

CRITICAL LINE TABLE

LINE	BEARING	DISTANCE
28	S 28°05'08"E	18.77
29	N 13°10'25"W	10.19
30	N 31°24'37"E	72.81
31	N 74°08'12"E	55.41
32	N 61°30'53"E	39.88
33	S 83°00'59"E	32.16
34	N 64°19'26"E	45.73
35	N 56°23'10"E	54.47
36	S 88°32'04"E	37.90
37	N 36°52'54"E	4.93
38	N 36°52'54"E	42.50
39	N 49°48'05"E	48.02
40	N 13°06'22"E	62.57
41	N 73°30'52"E	21.51
42	N 21°28'31"E	16.68
43	N 21°28'31"E	6.27
44	N 53°29'52"W	28.80
45	N 34°39'19"W	25.32
46	N 18°07'10"W	59.12
47	N 38°20'30"W	26.38
48	S 71°31'58"E	57.94
49	S 29°02'36"E	28.64
50	S 60°50'12"E	30.88
51	N 26°04'08"E	13.18
52	S 57°00'14"E	38.79
53	S 49°58'23"E	36.48
54	S 13°14'33"E	46.10
55	S 10°48'08"E	66.08
56	S 12°44'05"W	24.73
57	S 36°55'16"E	31.84
58	S 30°29'16"E	54.19
59	N 23°53'21"E	11.54
60	N 28°00'21"W	47.82
61	N 07°08'05"E	25.21
62	N 07°08'05"E	15.01
63	N 79°47'28"W	24.64
64	N 13°36'27"W	19.85
65	N 00°58'17"W	76.49
66	N 11°03'23"W	63.94
67	N 21°37'34"E	59.05
68	N 21°37'34"E	23.57
69	N 86°48'34"E	81.02
70	N 46°02'14"W	18.63
71	N 30°06'03"E	9.63
72	S 89°24'11"W	39.90
73	N 86°27'17"W	20.78
74	N 19°32'46"W	39.67
75	N 21°30'08"W	80.55
76	S 71°24'18"E	46.30
77	S 81°12'07"E	12.45
78	N 10°50'38"E	17.19
79	N 85°54'08"E	54.34
80	N 09°34'01"E	50.45
81	N 04°19'39"W	25.04
82	S 64°02'28"E	20.08
83	N 30°55'02"E	78.50
84	N 16°35'14"E	35.51
85	N 16°35'14"E	4.49
86	N 45°35'49"W	19.09
87	S 69°46'21"W	24.49
88	N 46°10'59"E	31.82
89	N 04°42'30"E	27.88
90	N 34°47'09"E	25.40
91	S 85°02'51"E	59.45
92	N 52°20'03"E	19.18
93	N 19°38'53"W	43.66
94	N 10°29'00"E	42.50
95	N 10°29'00"E	5.66
96	N 60°22'22"E	32.44
97	N 31°11'49"E	33.92
98	N 54°08'33"E	43.32
99	N 33°31'07"E	42.54
100	N 01°59'39"E	20.55
101	N 16°07'59"W	23.37
102	N 18°11'37"E	30.36
103	N 25°07'36"W	49.50
104	N 18°47'30"E	26.12
105	S 67°37'37"E	60.80
106	N 21°59'00"E	22.69
107	N 21°08'15"W	30.07
108	N 39°48'32"E	28.80
109	N 66°29'36"E	36.31
110	N 06°12'19"W	35.48
111	N 62°41'45"W	36.44
112	S 54°04'30"W	78.99
113	N 39°43'56"W	35.75
114	N 13°57'54"E	38.60
115	N 78°07'58"E	62.07
116	N 20°54'40"E	13.14
117	N 20°24'40"E	16.65
118	N 53°42'35"W	37.02
119	N 56°31'36"W	44.25
120	N 08°40'19"E	46.83
121	N 37°46'04"E	24.26
122	S 60°55'44"E	47.69
123	N 77°59'33"E	34.61
124	N 62°04'47"W	24.72
125	N 37°49'25"E	29.55
126	S 32°21'49"E	63.62
127	N 68°23'47"E	31.52
128	S 67°21'25"E	43.81
129	N 78°03'42"E	39.10
130	N 25°28'23"E	44.56
131	S 73°13'01"E	20.03
132	S 78°06'00"E	45.56

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	9°01'01"	477.29	75.11	75.04	37.63	S 32°36'06"E
2	30°24'14"	246.01	130.54	129.02	66.85	S 12°53'29"E
3	48°45'42"	80.32	68.36	66.31	36.40	S 28°41'28"W
4	3°02'55"	542.25	28.85	28.85	14.43	N 49°32'55"E
5	8°08'04"	542.25	76.67	76.61	38.40	N 43°58'23"E
6	13°21'41"	706.89	164.85	164.47	82.80	N 33°14'30"E
7	3°28'46"	706.89	42.52	42.51	21.26	N 24°50'16"E
8	24°57'46"	195.86	85.34	84.66	43.36	S 35°35'46"W

LINE	BEARING	DISTANCE
1	S 35°15'08"W	11.93
2	S 76°08'45"E	31.21
3	S 68°04'26"E	30.42
4	S 27°02'45"W	31.04
5	S 21°33'08"W	9.82
6	S 21°33'08"W	20.72
7	S 27°02'45"W	31.04
8	S 30°23'31"W	30.47
9	S 26°39'42"W	31.14
10	S 30°23'33"W	30.47
11	S 38°59'10"W	32.82
12	S 38°32'33"W	30.95
13	S 35°15'08"W	13.91
14	S 35°15'08"W	17.58
15	S 41°56'10"W	30.52
16	S 21°55'34"W	30.42
17	S 23°52'46"W	32.23
18	S 34°05'57"W	31.55
19	S 71°19'50"E	31.57
20	N 82°57'25"E	32.23
21	S 56°51'24"E	13.90
22	S 00°30'34"E	26.22
23	S 09°13'01"E	26.53
24	S 57°57'34"E	26.34
25	S 08°16'32"W	26.29
26	S 00°30'34"E	38.51
27	S 39°10'09"E	25.71

THE ROAD RIGHTS OF WAY AND DRAINAGE EASEMENTS ARE PRIVATELY OWNED BY A HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THESE ROADWAYS AND EASEMENTS THROUGH MANDATORY FINANCIAL ASSESSMENTS OF THE LOT OWNERS. NO PUBLIC FUNDS ARE PERMITTED TO BE SPENT ON MAINTENANCE OF THESE ROADWAYS. THE DETAILS ARE RECORDED IN THE CHARLESTON COUNTY R.M.C.

THIS APPROVAL IN NO WAY ASSURES APPROVAL BY THE HEALTH DEPARTMENT OF INDIVIDUAL LOTS WHERE PRIVATE SEWER SYSTEMS ARE TO BE USED.

THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THIS RIGHT-OF-WAY UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND REDEDICATED AND ACCEPTED INTO A PUBLIC MAINTENANCE SYSTEM.

WE HEREBY DEDICATE THE ROADS AND DRAINAGE EASEMENTS SHOWN HEREON TO THE USE OF THE HOMEOWNERS ASSOCIATION. THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR MAINTENANCE ANY ROADS OR EASEMENTS SHOWN ON THIS PLAT.

JOHN L. KNOTT, JR. FOR ISLAND PRESERVATION PARTNERSHIP

APPROVED FINAL PLAT
CHARLESTON COUNTY PLANNING BOARD
DATE OCT 10 1995

PB # 16240
SHEET 2 OF 2

SHEET 2 OF 2

DEWEES ISLAND

CHARLESTON COUNTY, SOUTH CAROLINA

FINAL

PLAT OF LOTS 80 – 88

SCALE: 1" = 100'

APRIL 8, 1995
REVISED JULY 5, 1995

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

SIGNATURE 7-11-95 DATE

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

100 50 0 100 200 300
SCALE IN FEET

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. 08860
P. O. BOX 96
MT. PLEASANT, S. C. 29465
(803)884-4496

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER LEWIS E. SEABROOK 08860

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION E. M. Seabrook Jr., Inc. No. C00045

E.M. SEABROOK, JR. INC.
ENGINEERS–SURVEYORS–PLANNERS
1081 HIGHWAY 17 BY–PASS BOX 96
MOUNT PLEASANT, SC 29464
PHONE (803) 884–4496