

DATUM:
THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2011) MODEL. VERTICAL DATUM IS BASED ON NAVD 1988. 1' CONTOUR INTERVAL.

FLOOD NOTE:

THIS PROPERTY IS SITUATED IN A FLOOD ZONE AS TO AS PER SCALING FROM FEMA FIRM MAP NUMBER 45019C 0539K DATED REVISED JANUARY 29, 2021.

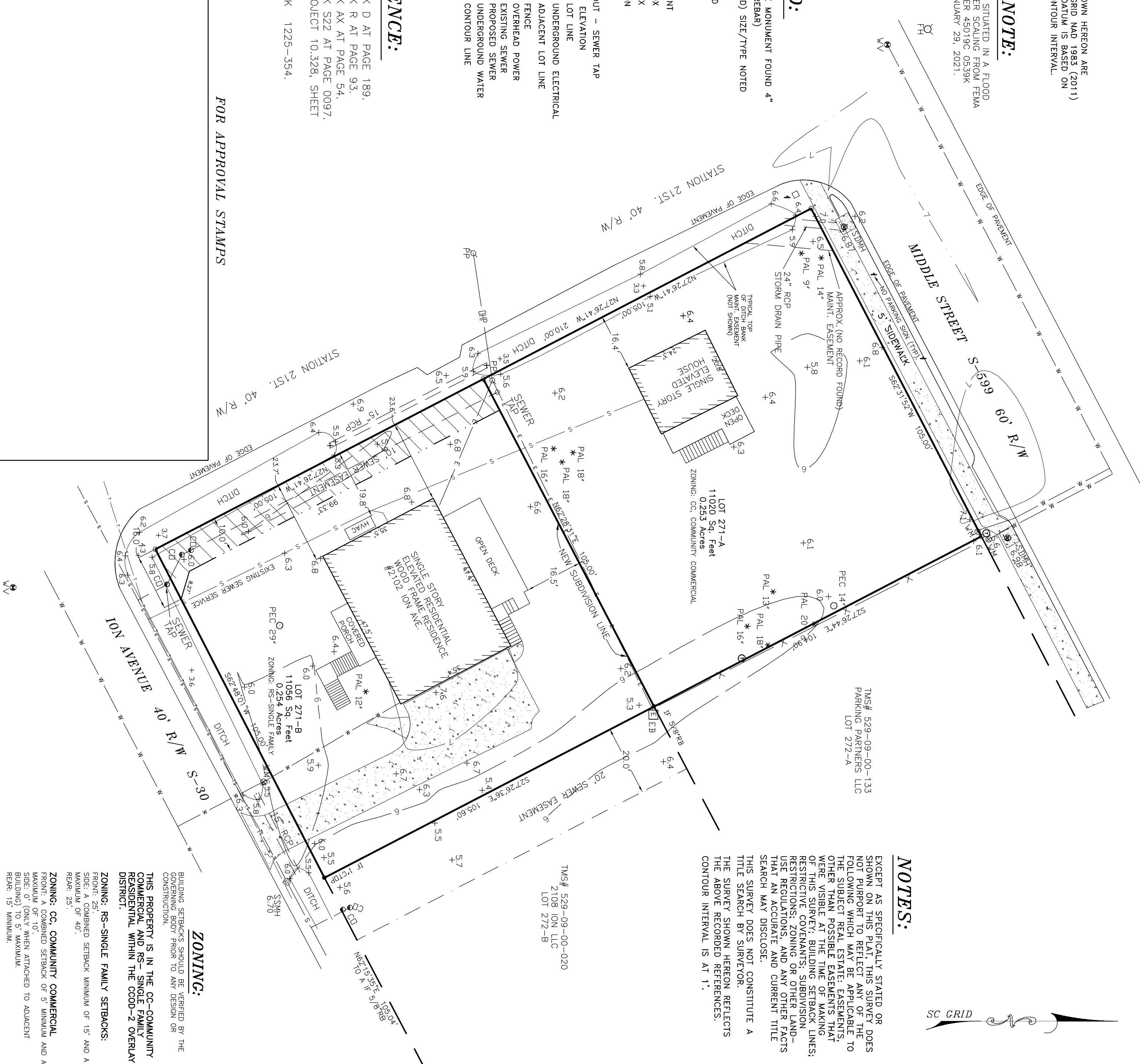
LEGEND:

- CMF CONCRETE MONUMENT FOUND 4"
- IS 5/8" RB (REBAR)
- IF (IRON FOUND) SIZE/TYPED NOTED
- ▲ PK NAIL SET
- ▼ PK NAIL FOUND
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ FH FIRE HYDRANT
- ⊗ ELECTRICAL BOX
- ⊗ TELEPHONE BOX
- + SPOT ELEVATION
- ⊘ POWER POLE
- SEWER CLEANOUT - SEWER TAP
- FFE FINISH FLOOR ELEVATION
- LOT LINE
- UNDERGROUND ELECTRICAL
- ADJACENT LOT LINE
- FENCE
- OHP OVERHEAD POWER
- S EXISTING SEWER
- P PROPOSED SEWER
- W UNDERGROUND WATER
- CONTOUR LINE

REFERENCE:

- 1) PLAT BOOK D AT PAGE 189.
- 2) PLAT BOOK R AT PAGE 93.
- 3) PLAT BOOK AX AT PAGE 54.
- 4) PLAT BOOK S22 AT PAGE 0097.
- 5) SCDOT PROJECT 10.328, SHEET #4.
- 6) DEED BOOK 1225-354.

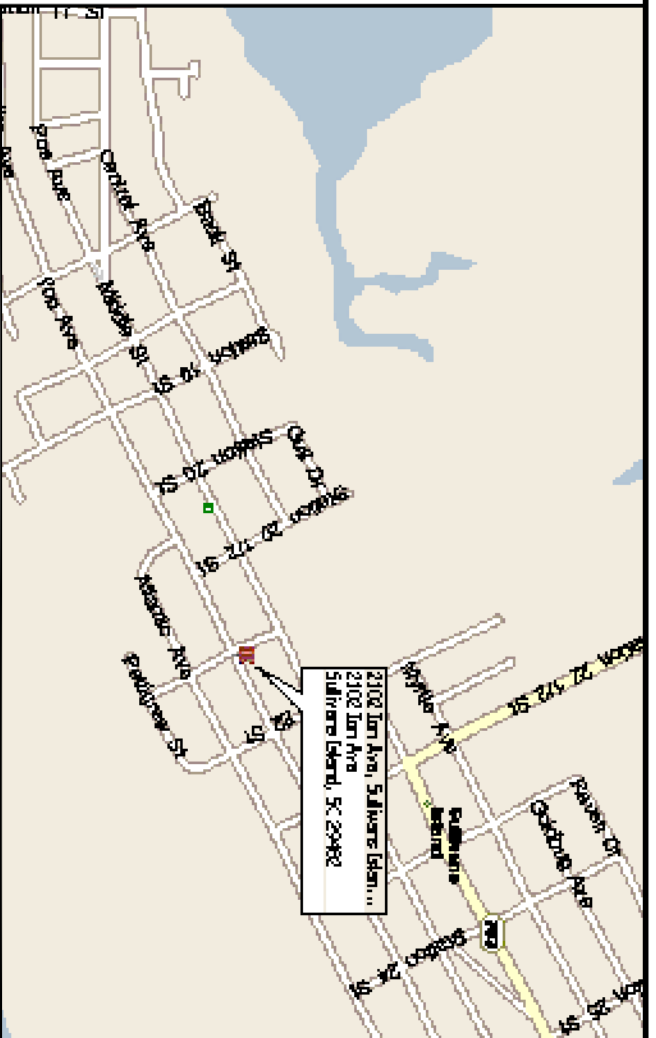
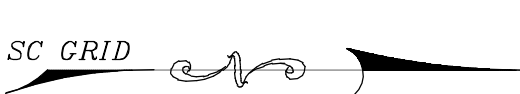
FOR APPROVAL STAMPS



NOTES:

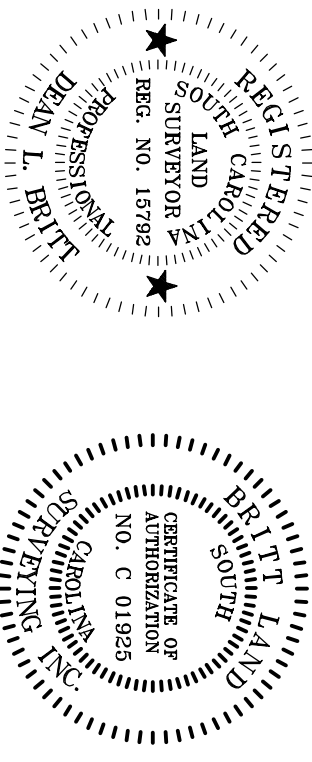
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION REGULATIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THE SURVEY SHOWN HEREON REFLECTS THE ABOVE RECORDED REFERENCES. CONTOUR INTERVAL IS AT 1'.



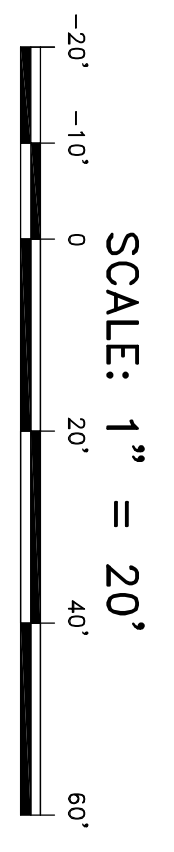
LOCATION MAP N.T.S.

BRITT LAND SURVEYING, INC.
P.O. BOX 80333
CHARLESTON, SC 29416
843-810-6771
WWW.BRITTSURVEYINGINC.COM



I, Dean L. Britt, 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 that the survey or exceed the requirements for a class survey as specified therein.

DEAN L. BRITT PLS S.C. REG. NO. 15792
Date: 09-12-2024



PLAT OF:
TOPOGRAPHIC SURVEY OF LOT 271
TMS# 529-09-00-019
CONTAINING A TOTAL OF
22,076 SQ.-FT. / 0.507 ACRES
INTO LOT 271-A 11,020 SQ.-FT. / 0.253 ACRES
2101 MIDDLE STREET
AND LOT 271-B 11,056 SQ.-FT. / 0.254 ACRES
2102 ION AVENUE

OWNED BY:
RICHARD A. GRAHAM TRUST
LOCATED IN THE
TOWN OF SULLIVAN'S ISLAND
CHARLESTON COUNTY - SOUTH CAROLINA

LOCATION:	2102 ION AVENUE - 29482
TAX MAP #	529-09-00-019
DATE:	AUGUST 26, 2024
FIELD DATE:	AUGUST 23, 2024
JOB NO.	244012
COUNTY/STATE	CHARLESTON, S.C.

ZONING:
BUILDING SETBACKS SHOULD BE VERIFIED BY THE OWNER OR ARCHITECT PRIOR TO ANY DESIGN OR CONSTRUCTION.
THIS PROPERTY IS IN THE CC-COMMUNITY COMMERCIAL AND RS-SINGLE FAMILY RESIDENTIAL WITHIN THE COOD-2 OVERLAY DISTRICT.

ZONING: RS-SINGLE FAMILY SETBACKS:
FRONT: 25'
SIDE: A COMBINED SETBACK MINIMUM OF 15' AND A MAXIMUM OF 40'.
REAR: 25'

ZONING: CC, COMMUNITY COMMERCIAL
FRONT: A COMBINED SETBACK OF 5' MINIMUM AND A MAXIMUM OF 10'.
SIDE: 0' (ONLY WHEN ATTACHED TO ADJACENT BUILDING) TO 5' MAXIMUM.
REAR: 15' MINIMUM.