

REFERENCE:

- 1. PLAT BY: JOHN MCGRADY
 DATED: MAY 22, 1935
 BOOK: C38 PAGE: 352
 RMC CHAS. CO.
- 2. PLAT BY: F. ELLIOTT QUINN III
 DATED: JULY 8, 1993
 DEED BOOK: C230 PAGE: 082
 RMC CHAS. CO.

TAX MAP No. 529-05-00-085,
 TAX MAP No. 529-05-00-086,
 TAX MAP No. 529-05-00-087,
 TAX MAP No. 529-05-00-088,
 TAX MAP No. 529-05-00-089,
 TAX MAP No. 529-05-00-090,
 TAX MAP No. 529-05-00-091,
 TAX MAP No. 529-05-00-092,
 TAX MAP No. 529-05-00-093

Requested by: GERALD KAYNARD

TOTAL LOT AREA
226046 Sq. Feet
0.518 Acres

NOTES:

BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.

AREA DETERMINED BY COORDINATE METHOD.
 THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE SULLIVANS ISLAND DESIGN REVIEW BOARD. THE DESIGN REVIEW BOARD RESERVES THE RIGHT TO GRANT RELIEF RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.

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

NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (EL. 10') AS PER FEMA FLOOD MAPS. PANEL No. 45019C 0539K
 DATED: JANUARY 29, 2021
 COMMUNITY No. 455418

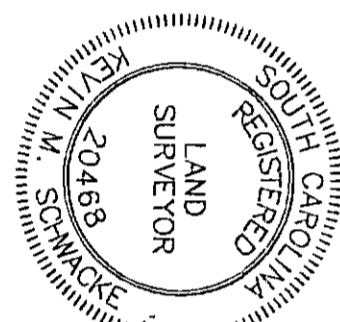
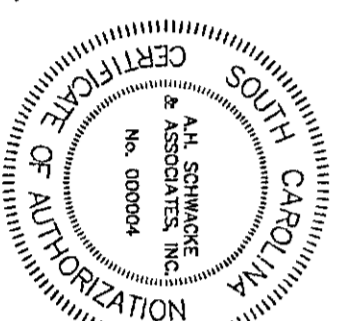
SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.
SURVEYOR'S CERTIFICATION

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 Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.

LEGEND:

I.O.	IRON OLD (FOUND)
I.N.	IRON NEW (SET)
PP	POWER POLE
OHW	OVER HEAD WIRE
W	WATER LINE
S	SEWER LINE
WM	WATER METER
CO	SEWER CLEAN OUT
WV	WATER VALVE

KEVIN M. SCHWACKE, SR., PLS
 S.C. Registration Number 20468



I.O.
5/8"
REBAR

DATE: APRIL 23, 2024 SCALE: 1" = 20'
 REVISED: AUGUST 7, 2024 (UTILITIES)
 REVISED: AUGUST 22, 2024 (COMMENTS)

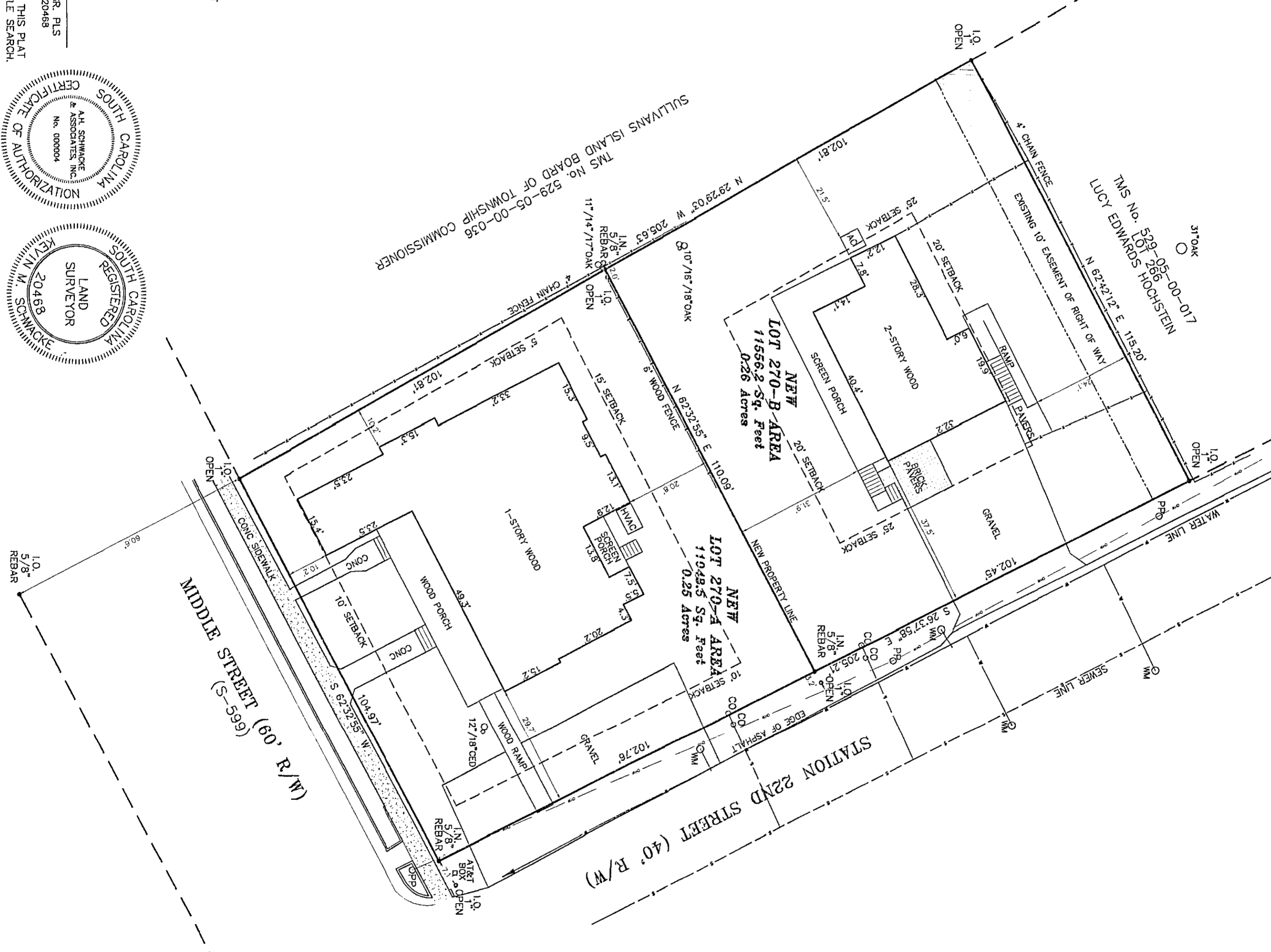
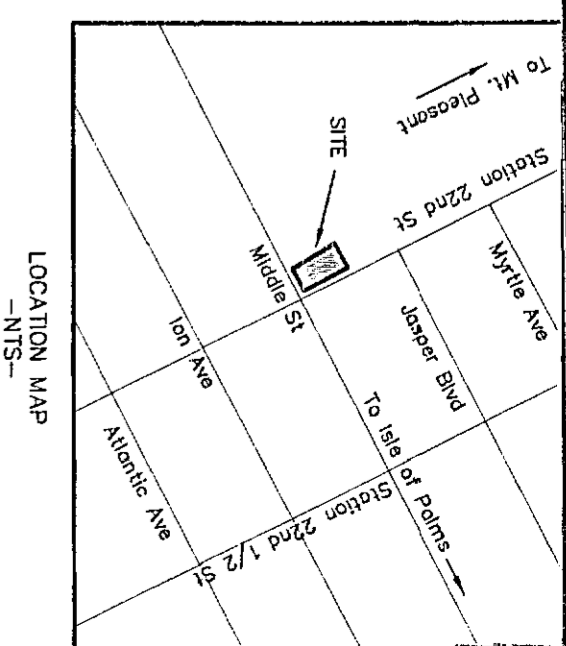


OWNED BY: GERALD A. KAYNARD,
 TOWN OF SULLIVANS ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

SUBDIVISION PLAT
OF LOT 270
0.518 TOTAL ACRES
CREATING
LOT 270-A 0.253 ACRES
LOT 270-B 0.265 ACRES
2120 MIDDLE STREET &
305 STATION 22

REQUIRED BY RMC CHAS. CO.

GRID



TMS No. 529-05-00-036
 SULLIVANS ISLAND BOARD OF TOWNSHIP COMMISSIONER

TMS No. 529-05-00-017
 LUCY EDWARDS HOCHSTEIN

NEW LOT 270-B AREA
 11556.2 Sq. Feet
 0.26 Acres

NEW LOT 270-A AREA
 11049.5 Sq. Feet
 0.25 Acres

MIDDLE STREET (60' R/W)

STATION 22ND STREET (40' R/W)