

LOCATION MAP (n.t.s)

NOTES:

1. AREA DETERMINED BY COORDINATES.
2. THIS PROPERTY LIES IN FLOOD ZONE 'AE 10' AS SHOWN ON FEMA MAP 45019C0539K DATED 01-29-21.
- 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCED PLATS AND DEEDS MAY NOT BE SHOWN ON THIS SURVEY.
- 4) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH TO PERFORM THE REQUESTED SERVICES. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- 5) 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 CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 6) DISTANCE SHOWN ON MAP ARE HORIZONTAL GROUND DISTANCES.
- 7) DATE OF FIELD SURVEY JUNE 9, 2021.
- 8) ALL TREES 8" DBH AND ABOVE LOCATED ON LOT 23-P AS SHOWN
- 9) HORIZONTAL DATUM IS NAD83(2011) S.C STATE PLANE COORDINATES, VERTICAL DATUM IS NAVD 88.
- 10) IMPERVIOUS COVERAGE IS 2695 SQ. FT. HOUSE, 192 SQ. FT. CONCRETE.

REFERENCES:

1. MAP SHOWING LOTS ON SULLIVANS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA LAID OUT AS PROVIDED BY ACT NO. 1181-1940 OF THE GENERAL ASSEMBLY OF THE STATE OF SOUTH CAROLINA BETWEEN STATIONS 24 & 28(BOUNDARY ST. & FIFTH ST) SOUTHEAST OF ATLANTIC AVE PREPARED BY THE SANITARY AND DRAINAGE COMMISSION DATED JUNE 10, 1940 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK F PAGE 069.

GRAPHIC SCALE

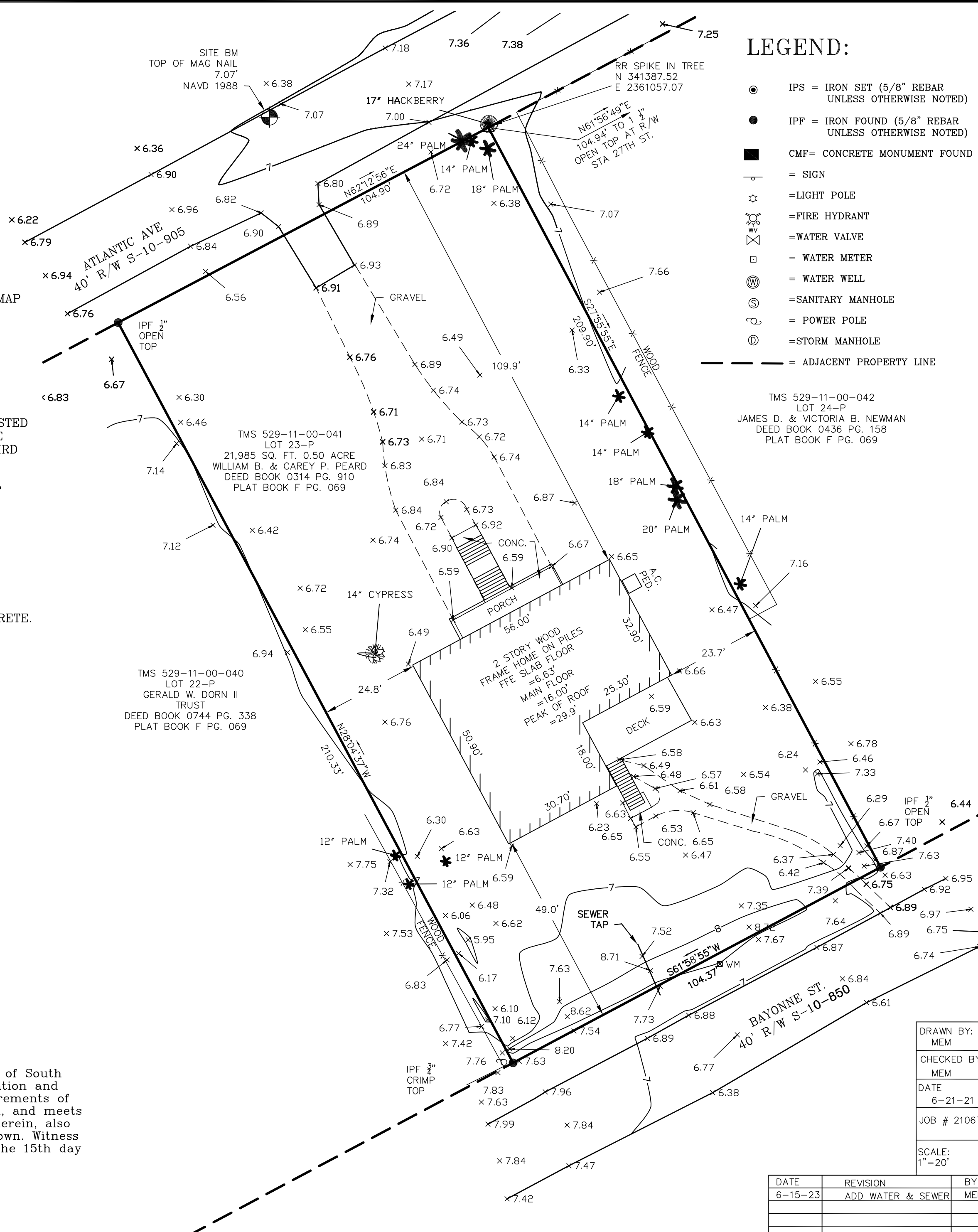


(IN FEET)
1 inch = 20 ft.

I, Matthew E. McBeath, a Professional Land Surveyor in the State of South Carolina, hereby state that to the best of my knowledge, information and belief, the survey herein 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. Witness my original signature and license number and seal on this day the 15th day of June 2023.

Matthew E. McBeath

Matthew E. McBeath
1500 Huxley Drive Mount Pleasant, South Carolina 29466
Telephone (843) 856-1277



LEGEND:

- IPS = IRON SET (5/8" REBAR UNLESS OTHERWISE NOTED)
- IPF = IRON FOUND (5/8" REBAR UNLESS OTHERWISE NOTED)
- CMF= CONCRETE MONUMENT FOUND
- = SIGN
- = LIGHT POLE
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = WATER WELL
- = SANITARY MANHOLE
- = POWER POLE
- = STORM MANHOLE
- — — = ADJACENT PROPERTY LINE

TMS 529-11-00-042
LOT 24-P
JAMES D. & VICTORIA B. NEWMAN
DEED BOOK 0436 PG. 158
PLAT BOOK F PG. 069

TMS 529-11-00-040
LOT 22-P
GERALD W. DORN II
TRUST
DEED BOOK 0744 PG. 338
PLAT BOOK F PG. 069

TMS 529-11-00-041
LOT 23-P
21,985 SQ. FT. 0.50 ACRE
WILLIAM B. & CAREY P. PEARD
DEED BOOK 0314 PG. 910
PLAT BOOK F PG. 069

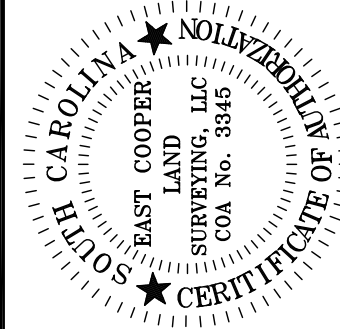
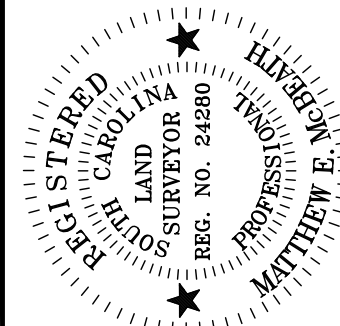
DRAWN BY:	MEM
CHECKED BY:	MEM
DATE	6-21-21
JOB #	21067
SCALE:	1"=20'

DATE	REVISION	BY
6-15-23	ADD WATER & SEWER	MEM

TOWN OF SULLIVAN'S ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA

PREPARED FOR:
WILLIAM B. PEARD

BOUNDARY TOPOGRAPHIC TREE SURVEY OF
LOT 23-P SULLIVANS ISLAND
2672 BAYONNE ST. TMS 529-11-00-041



EAST COOPER LAND SURVEYING, LLC

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