
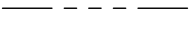
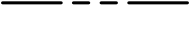



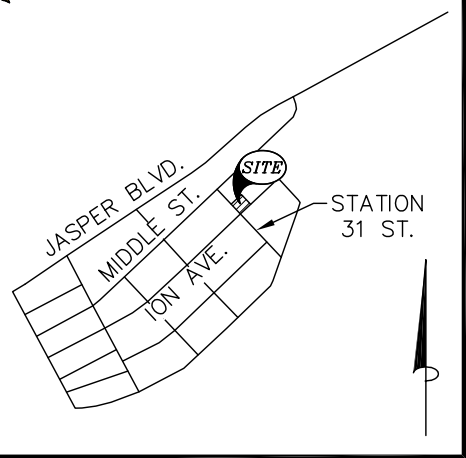


LEGEND

-  - PROPERTY CORNER
-  - SETBACK LINE
-  - RIGHT-OF-WAY
-  - ADJOINER LINE
-  - ROAD CENTERLINE
-  - TREE CANOPY LINE

GPA
S.C. GRID



VICINITY MAP (NTS)

REFERENCES:
 1) PLAT BY J. O'HEAR SANDERS, JR., DATED JUNE 1951. RECORDED IN PLAT BOOK H PAGE 90, CHARLESTON COUNTY RMC.
 2) SCDOT PLAN NO. 10.675, DATED 10/14/1971

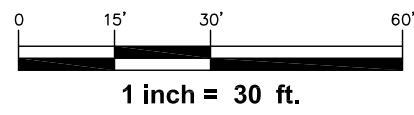
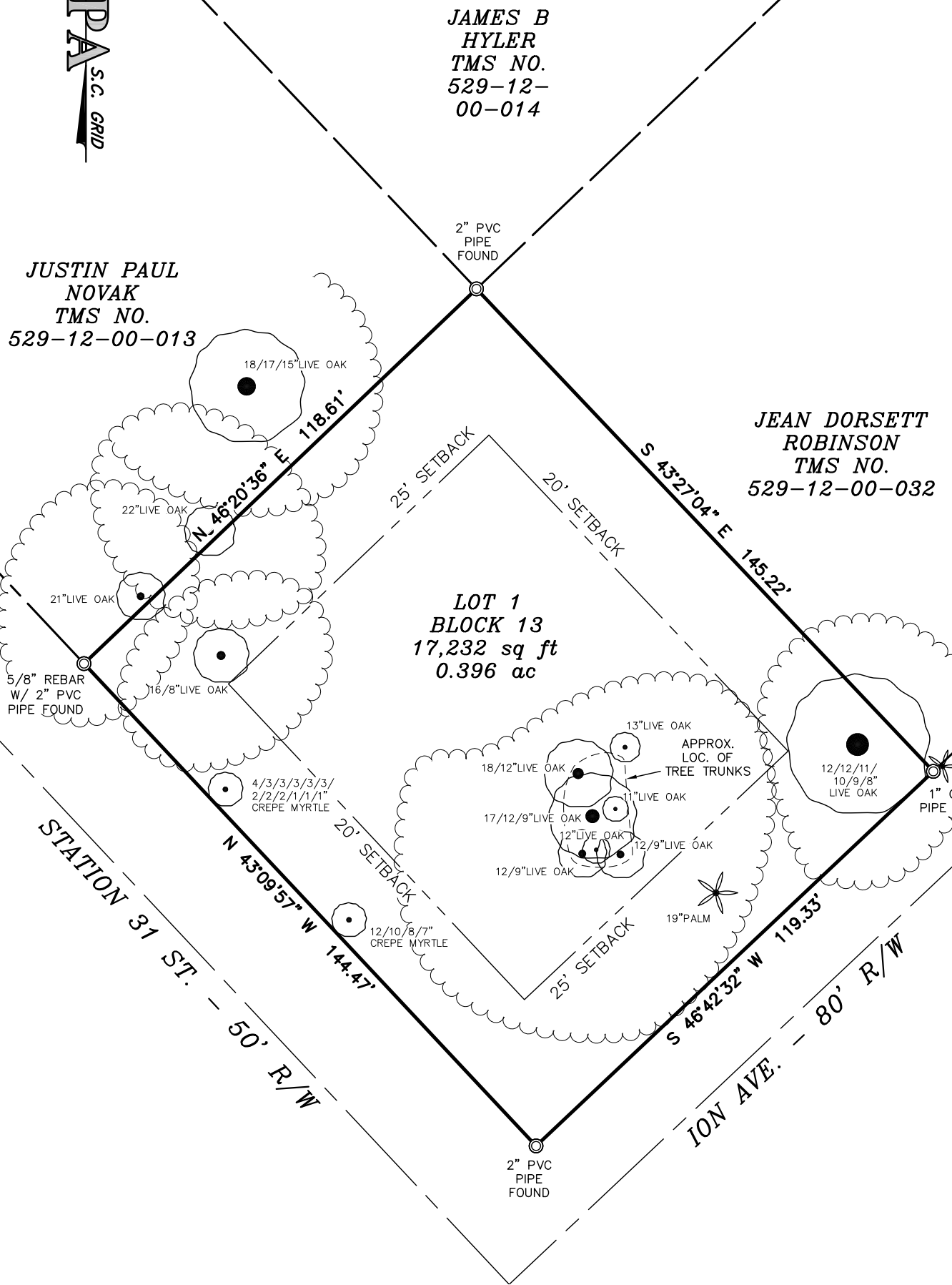
NOTES:
 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 4) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 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) PROPERTY ZONED RS.
 FRONT SETBACKS 25'
 REAR SETBACKS 25'
 SIDE SETBACKS 20' (SIDE SETBACKS MUST TOTAL TO 40' AND BE NO LESS THAN 15').
 7) NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREON.

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (ELEV 10) AS SHOWN FROM FEMA FLOOD MAPS. PANEL NO. 45019C 0539K, REVISED 01/29/2021.

I, JOHNATHAN F. BURNS, 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 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, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20TH DAY OF SEPTEMBER, 2021.


 JOHNATHAN F. BURNS, PLS-22742



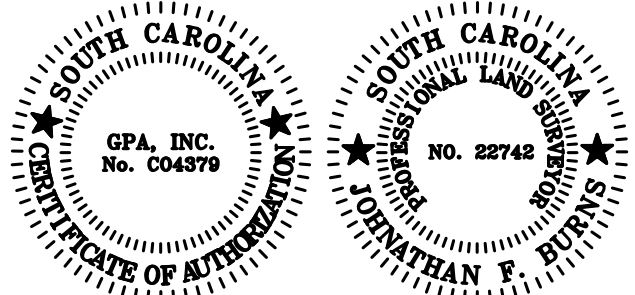
GPA INC.
 SERVING SOUTH CAROLINA AND NORTH CAROLINA

CHARLESTON SC CORP OFC
 281 TREELAND DR. STE B
 LADSON SC 29456
 OFFICE (843) 285-2424

CHARLOTTE NC BRANCH
 605 PHILLIP DAVIS DR. STE 3
 CHARLOTTE NC 28217
 OFFICE (704) 335-8600

GREENVILLE SC BRANCH
 1200 WOODRUFF RD. STE G-17
 GREENVILLE SC 29607
 OFFICE (864) 274-0454

"Integrity Without Boundaries"
 www.gpaland.com



BOUNDARY & TREE SURVEY
LOT 1 BLOCK 13
 TMS NO. 529-12-00-033
 MARSHALL RESERVATION SUBDIVISION
 3104 ION AVE.
 LOCATED IN THE TOWN OF SULLIVAN'S ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA
 SEPTEMBER 17, 2021 SCALE: 1" = 30'

JOB NO. 215156