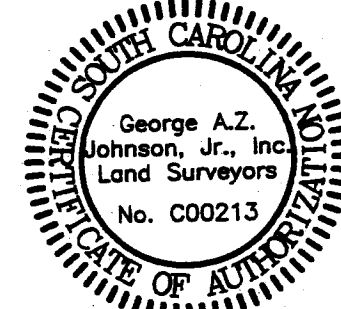
**NOTES:**

- 1.) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- 2.) AREA DETERMINED BY COORDINATE METHOD.
- 3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 4.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORP OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE", ELEV. 12, AS PER FEMA MAP COMMUNITY-PANEL No. 455413 0655 J & 0660 J, BOTH DATED NOVEMBER 17, 2004. IT IS THE OWNER'S/BUILDER'S RESPONSIBILITY TO VERIFY THIS FLOOD ZONE WITH LOCAL AUTHORITIES PRIOR TO BUILDING.
- 7.) DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED. IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF GEORGE A.Z. JOHNSON, JR., INC. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF F. STEVEN JOHNSON, PLS., SC REG No. 10038. COPYRIGHT © 2008, F. Steven Johnson.
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- 9.) "SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE PROHIBITED.
- 10.) THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 11.) POTABLE WATER BY PROVIDED BY ST. JOHNS WATER COMPANY. THE IS A WATER MAIN IN THE RIGHT-OF-WAY OF PLOWGROUND ROAD.
- 12.) WASTEWATER BY PRIVATE INDIVIDUAL. SCDHEC APPROVED DISPERSAL SYSTEMS. THESE LOTS ARE EXEMPT FROM DHEC REGULATIONS BECAUSE THEY CONTAINING EXISTING DWELLINGS.
- 13.) T.M.S. No. 277-00-00-009 IS ZONED AGR. T.M.S. No. 277-00-00-010 IS ZONED AG-8. BY COMBINING THESE TRACTS IT CREATES A SPLIT ZONING. FOR DENSITY AND BUILDING SETBACKS THE AG-8 ZONE WILL APPLY.

MINIMUM STANDARDS FOR SUBDIVISIONS	
MAXIMUM DENSITY	1 dwelling unit per 8 acres
MINIMUM LOT AREA	1 acres
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

General Property Survey

I, F. Steven Johnson, 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 meets or exceeds the requirements for a Class A survey as specified therein.



F. Steven Johnson, RLS S.C. No. 10038
This plat not a valid, true copy unless bearing the raised, embossed seal of the surveyor.

JOB# 22489 P.B.# GP DRAWN BY: JKB

LEGEND:

- I.O. IRON PIN, OLD
I.N. IRON PIN, NEW (5/8" REBAR)
C.P. CALCULATED POINT

REFERENCES:

- 1.) T.M.S. No. 277-00-00-009
- 2.) PLAT BY F. STEVEN JOHNSON REVISED JANUARY 16, 2008 PLAT BOOK EL, PAGE 342 RMC CHARLESTON COUNTY
- 3.) PLAT BY H. EXO HILTON DATED FEBRUARY 1981 PLAT BOOK AR, PAGE 150 PLANNING BOARD No. 03123 RMC CHARLESTON COUNTY
- 4.) PLAT BY ROBERT L. FRANK REVISED JUNE 25, 2001 PLAT BOOK DC, PAGE 869 PLANNING BOARD No. 18657 RMC CHARLESTON COUNTY
- 5.) PLAT BY ROBERT L. FRANK DATED SEPTEMBER 1, 1977 PLAT BOOK AK, PAGE 31 PLANNING BOARD No. 02401 RMC CHARLESTON COUNTY
- 6.) DEED BOOK 138, PAGE 517 RMC CHARLESTON COUNTY

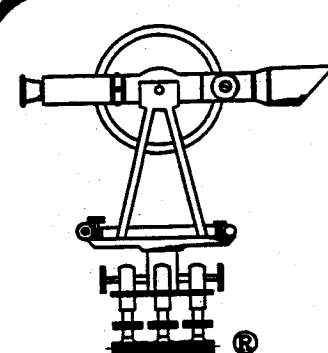
Property of
C and M Real Estate
Limited Partnership
T.M.S.
277-00-00-003

Property of
Charles Hills
T.M.S.
277-00-00-042

Tract A-3
1,190,708 Sq Ft
27.335 Ac.

Tract B
Property of
CHARLES S. &
STACIA H. HILLS
T.M.S.
277-00-00-010

Property of
Ehtelmae Boyd
T.M.S.
277-00-00-011



GEORGE A.Z. JOHNSON, JR., INC.
ENGINEERS · PLANNERS · LAND SURVEYORS

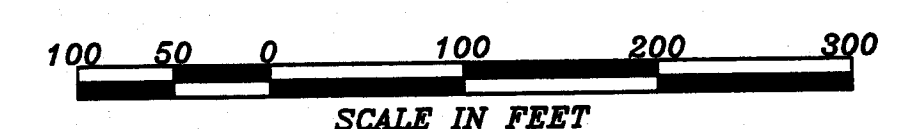
6171 SAVANNAH HIGHWAY
RAVENEL, SOUTH CAROLINA 29470
(843) 889.1492 Charleston No. 722.8892 Edisto No. 869.1495
Fax No. (843) 889.1054

PLAT SHOWING
A SITE PLAN FOR TRACT A-3
A 27.335 ACRE TRACT

OWNED BY
KATHERINE H. & CHRISTOPHER C. KUNTZ
LOCATED ON JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: MARCH 10, 2008

SCALE: 1" = 100'



SCALE IN FEET