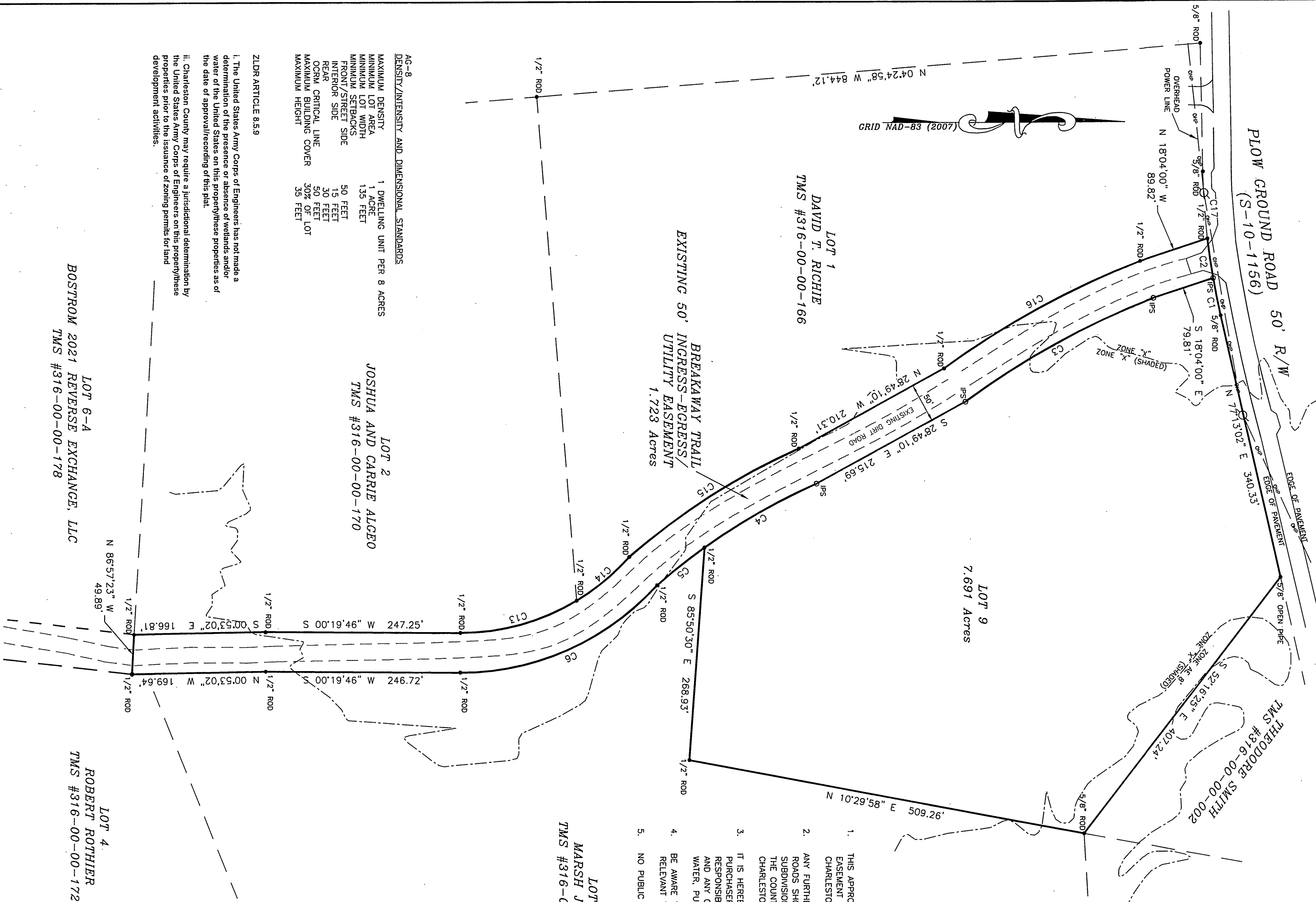
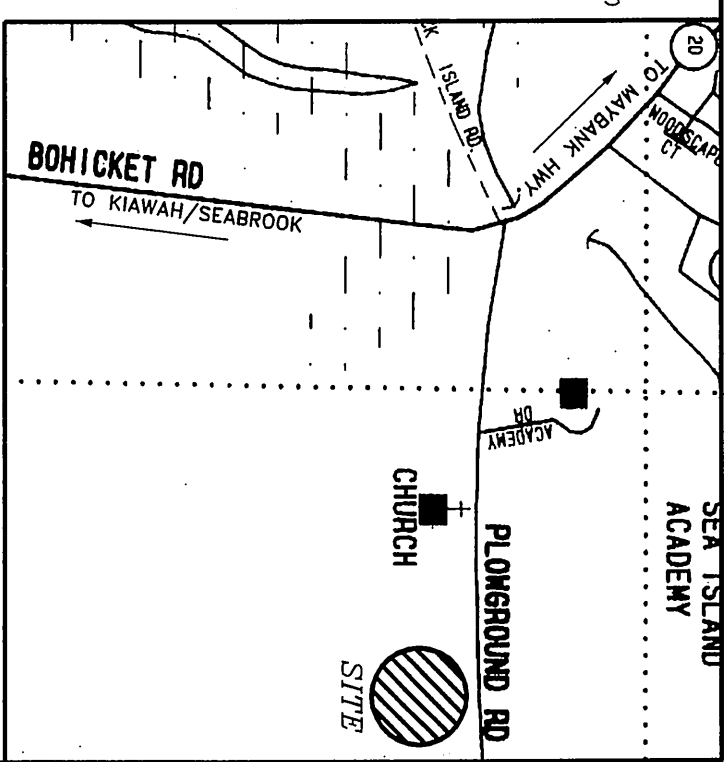


ROBERT FRANK SURVEYING
1923 MAYBANK HWY. - CHARLESTON, S.C. 29412
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	885.55'	48.23'	48.23'	S 78°42'54" W	3°05'09"	24.12'
C2	885.55'	50.77'	50.76'	S 81°52'55" W	3°14'54"	25.39'
C3	1014.23'	272.69'	271.87'	S 28°38'06" E	15°24'17"	137.17'
C4	797.78'	164.08'	163.79'	S 29°44'37" E	11°47'04"	82.33'
C5	797.78'	76.91'	76.88'	S 38°23'51" E	5°31'25"	36.48'
C6	335.63'	280.95'	272.82'	S 23°39'04" E	4°57'39"	149.29'
C13	285.62'	154.84'	152.95'	N 15°12'04" W	3°10'34"	75.37'
C14	285.63'	86.92'	86.59'	N 39°28'58" W	1°26'09"	43.80'
C15	847.78'	256.68'	255.90'	N 32°40'51" W	1°21'39"	129.43'
C16	1064.23'	284.07'	283.23'	N 28°30'41" W	15°17'38"	142.89'
C17	895.35'	85.03'	85.00'	S 86°13'34" W	5°26'25"	42.55'

- LEGEND
- C&F (CONCRETE W/OUT R/W) 4"x4"
 - IRON PIPES FOUND
 - IPS = IRON PIPE SET (1/2" ROD)
 - △ TRANSFER POINT
 - COMPUTED POINT
 - UTILITY POLE
 - PROPERTY LINE
 - ADJACENT LINE
 - FLOOD ZONE CHANGE
 - AS SHOWN FROM ROAD MAP
 - OVERHEAD POWER LINE



1. THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THIS INGRESS-EGRESS EASEMENT UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.
2. ANY FURTHER SUBDIVISION OF THE PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND SUBDIVISION REGULATIONS, BEFORE CHARLESTON COUNTY ACCEPTS ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM. THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON ROAD STANDARDS.
3. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER(S) OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC WATER, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
4. BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
5. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THIS PLAT.

A BOUNDARY SURVEY
OF LOT 9 AND A PORTION OF
THE BREAKAWAY TRAIL
50' INGRESS-EGRESS/UTILITY EASEMENT
LOCATED IN THE
ANGEL PLANTATION SUBDIVISION
JOHNS ISLAND
CHARLESTON COUNTY, SC

NOTES: 1. TMS #316-00-00-001 - M.J.P. LLC.
2. IRON PIPES FOUND UNLESS OTHERWISE SHOWN.
3. IPS = IRON PIPE SET. (1/2" ROD)
4. Δ = COMPUTED POINT. (IRONS NOT SET)
5. PLAT REFERENCE: BOOK L21 PAGE 0054, BOOK L18 PAGE 0514, BOOK L16 PAGE 0115, BOOK S11 PAGE 0083, BOOK L10 PAGE 0003, BOOK L PAGE 140, BOOK AR PAGE 150.
6. LOCATED IN FLOOD HAZARD AE MINIMUM ELEVATION 8' AND ZONE "X" (SHADED AND UN-SHADED) PER FIRM COMMUNITY-PANEL #455413 0658-K. PANEL INDEX DATED 01/29/21, MAP REVISED 01/29/21 (MAP #45019C0658X).
7. PROPERTY OWNED BY: M.J.P. LLC.
8. TOTAL AREA = 9.414 Acres

AC-8
DENSITY/INTENSITY AND DIMENSIONAL STANDARDS
MAXIMUM DENSITY 1 DWELLING UNIT PER 8 ACRES
MINIMUM LOT AREA 1 ACRE
MINIMUM SETBACK 135 FEET
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

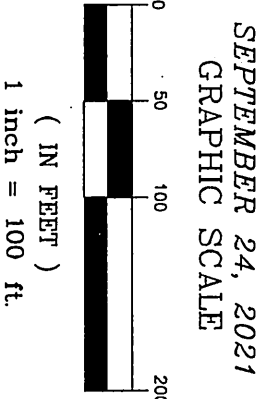
ZLDR ARTICLE 8.5.9
1. The United States Army Corps of Engineers has not made a determination of the presence or absence of wetlands and/or water of the United States on this property/these properties as of the date of approval/issuance of this plat.
ii. Charleston County may require a jurisdictional determination by the United States Army Corps of Engineers on this property/these properties prior to the issuance of zoning permits for land development activities.

APPROVAL AND RECORDING STAMPS

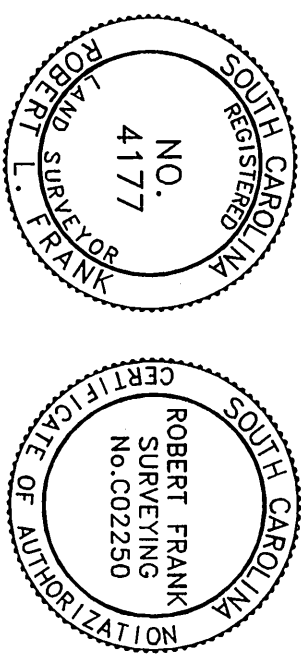
APPROVED PLAT

Director of Planning
Charleston County Planning Commission
APPROVED
APPL # 03-03-2222

DATE:	2/14/2022	TIME:	10:22:26 AM
Book-Page	S22 0021	DocType	Small Plat
Michael Miller, Register, Charleston County, SC			
Record Fee	\$25.00	Postage	\$0.00
TOTAL	\$25.00	Drawer	0
Clerk	0	SLIP	0
Location:	ANGEL PLTN SID		



NOTE:
THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THE PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OF THIS PROPERTY AND IS BASED SOLELY ON THE REFERENCES LISTED. AREA IS DETERMINED BY DECOMPOSED METHOD UNLESS SPECIFIC MAY CONTAIN UNSTANDARD MEASUREMENTS. THIS PLAT IS PREPARED AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ROBERT L. FRANK LAND SURVEYING, IT SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF ROBERT L. FRANK, PLS, SC REG. NO. 4177. COPYRIGHT © 2021, ROBERT L. FRANK



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL 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.
ROBERT L. FRANK PLS NO. 4177