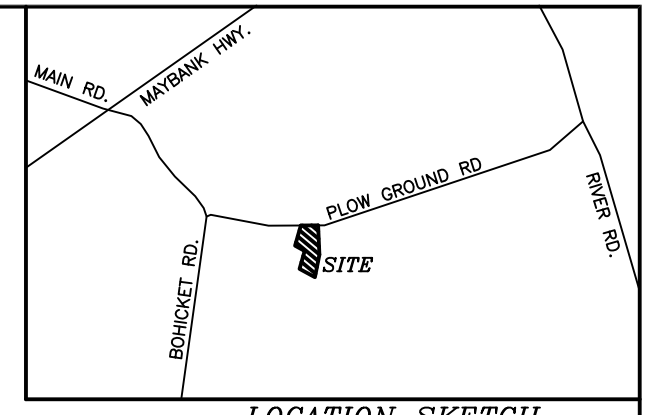


CURVE	BEARING	CHORD	RADIUS	DELTA	TANGENT
C3	S02°04'12"E	139.01	585.32	13°38'23"	70.00
C4	N19°54'34"E	35.95	35.38	57°35'54"	20.00
C5	S35°28'23"W	168.57	368.17	26°28'06"	86.58
C6	S26°45'47"E	34.17	25.00	86°12'56"	23.40
C7	N25°00'38"E	99.64	50.00	189°45'46"	585.46
C8	S21°59'16"E	61.73	50.00	78°14'28"	39.23
C9	S19°18'23"W	41.69	383.17	6°14'12"	20.87
C10	N07°02'37"E	157.99	284.57	32°13'59"	82.23
C11	S13°57'18"W	93.91	293.54	18°24'35"	47.97
C12	S02°04'12"E	135.45	570.32	13°38'22"	68.21
C13	N19°54'32"E	49.50	51.38	57°35'52"	28.25
C14	S32°29'00"W	197.04	352.09	32°29'57"	102.62
C15	N07°02'37"E	130.23	234.57	32°14'00"	67.78
C16	S13°57'18"W	103.51	323.54	18°24'35"	52.43
C17	S02°04'12"E	142.57	600.32	13°38'22"	71.78
C18	N19°54'32"E	20.60	21.38	57°35'52"	11.75
C19	S35°37'32"W	173.46	383.17	26°09'52"	89.04

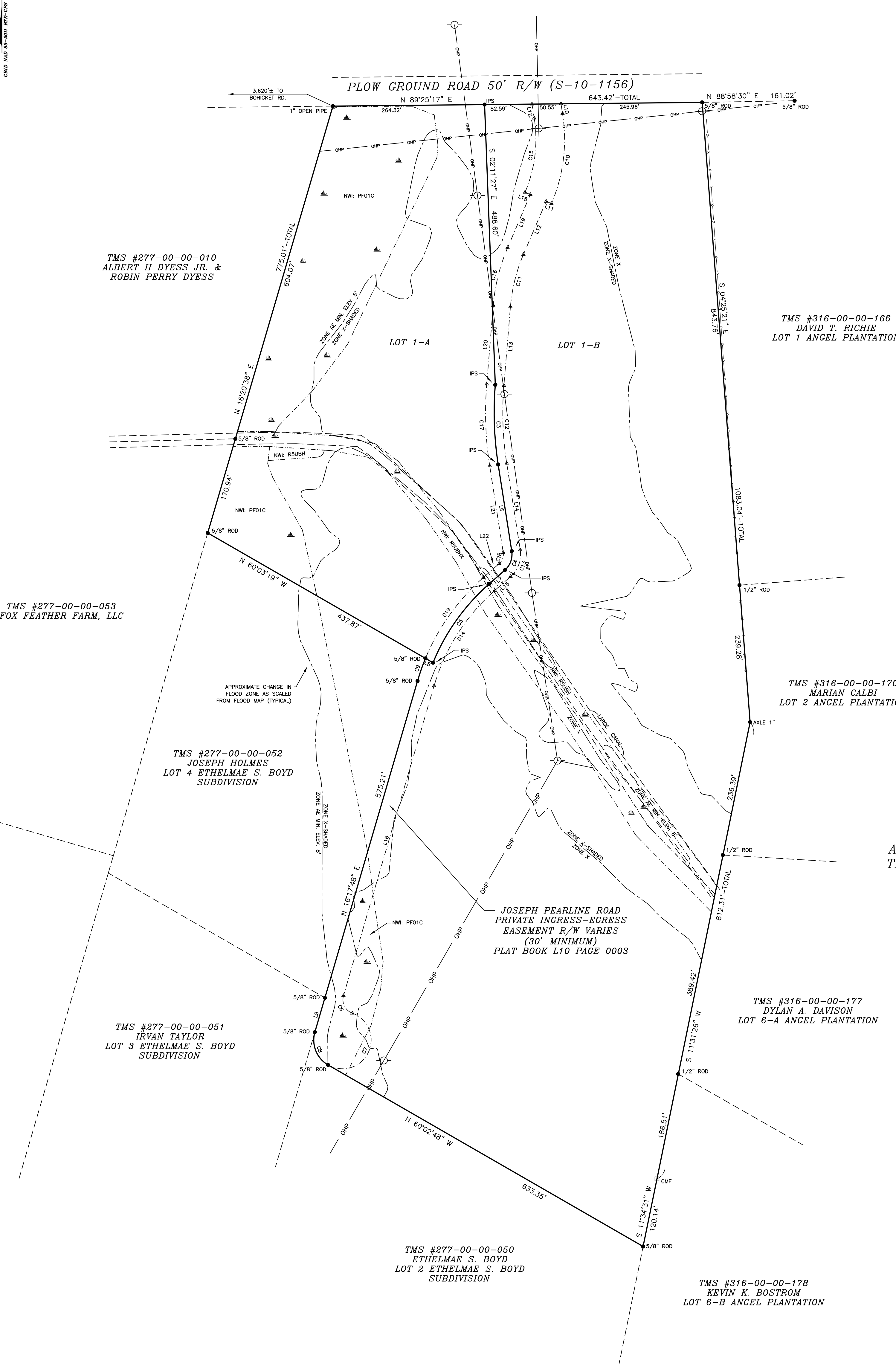
LINE	BEARING	DISTANCE
L6	S08°53'23"E	152.83
L7	S48°42'28"W	36.50
L8	N62°03'19"W	15.13
L9	S16°18'31"W	62.29
L10	S09°04'22"E	17.27
L11	N89°50'24"W	10.00
L12	S23°09'36"W	100.73
L13	S04°44'59"W	137.64
L14	S08°53'23"E	152.83
L15	S48°42'28"W	36.50
L16	S16°17'48"W	562.50
L17	S08°54'24"E	24.74
L18	S88°50'24"E	10.00
L19	S23°09'36"W	100.73
L20	S04°44'59"W	137.64
L21	S08°53'23"E	152.83
L22	S48°42'28"W	36.50



LEGEND

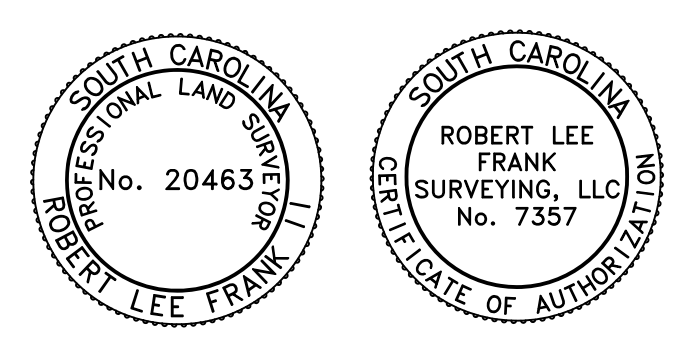
- IPS (IRON PIN SET 1/2" REBAR)
- ▲ WETLAND INDICATOR
- △ COMPUTED POINT
- UTILITY POLE
- NW: PFDIC NW: WETLAND TYPE
- PROPERTY LINE
- ADJOINER LINE
- OHP OVERHEAD POWER LINE
- FENCE
- FLOOD ZONE CHANGE AS SCALED FROM FLOOD MAP
- NW: WETLAND LINE
- EASEMENT LINE

LOT 1-A	
TOTAL AREA	8.0443 ACRES
UPLAND AREA	4.9949 ACRES
WETLAND AREA	3.0494 ACRES
LOT 1-B	
TOTAL AREA	21.3363 ACRES
UPLAND AREA	20.1106 ACRES
WETLAND AREA	1.2257 ACRES
TOTAL PROJECT AREA	29.3806 ACRES



A SUBDIVISION SURVEY OF LOT 1 OF THE ETHELMAE S. BOYD SUBDIVISION TO CREATE LOT 1-A & LOT 1-B LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C.

- NOTES:
1. TMS #277-00-00-011
 2. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
 3. LOCATED IN FLOOD HAZARD ZONES X, X-SHADED, & AE MINIMUM ELEVATION 8' PER FIRM COMMUNITY-PANEL #453413-0658-K, PANEL INDEX DATED 01-29-2021, MAP REVISED 01-29-2021 (MAP #45019C0658-K).
 4. DEED REFERENCE: BOOK T450 PAGE 311.
 5. PLAT REFERENCE: BOOK L10 PAGE 0003.
 6. ZONING: AG-8
 7. OWNED BY: ETHELMAE S. BOYD



GENERAL PROPERTY SURVEY

NOTE: THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS 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 COORDINATE METHOD. THIS PROPERTY MAY CONTAIN WETLANDS NOT DELINEATED HEREON UNLESS SPECIFICALLY STATED ON THE SURVEY. DECLARATION IS MADE TO THOSE PERSONS FOR WHICH 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 FRANK LAND SURVEYING, IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROBERT L. FRANK, II PLS. NO. 20463. COPYRIGHT © 2025, ROBERT L. FRANK, II

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN 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.

ROBERT L. FRANK, II PLS NO. 20463

APPROVAL AND RECORDING STAMPS

DATE: SEPTEMBER 16, 2025
 REVISED: OCTOBER 20, 2025
 GRAPHIC SCALE
 0 50 100 200
 (IN FEET)
 1 inch = 100 ft.

ZLDR 8.5.2.C.4.

a) Any future subdivision of this parcel, or road construction or extension of the existing roads shown herein shall require compliance with the Charleston County Ordinances. Before Charleston County will consider acceptance of any dedication of roads into the County road system, the property owner(s) shall construct the roads to County of Charleston Road Construction Standards;

b) It is hereby expressly understood by the property owner, developer or any subsequent purchaser 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 are not limited to, garbage disposal, public sewage, fire protection or emergency medical service;

c) Be aware that the County of Charleston is not responsible for drainage and flooding problems relevant to the real property, and that emergency vehicles may have difficulty accessing the property;

d) No public funds shall be used for the maintenance of the roads shown on the plat; and

e) This approval in no way obligates the County of Charleston to maintain the 50-foot right-of-way until it has been constructed to County standards and accepted for maintenance by Charleston County Council.

f) Existing and proposed ingress/egress easements and/or private rights-of-way that provide access to the lots created by this plat must be constructed, inspected, and approved in compliance with the Charleston County Zoning and Land Development Regulations Ordinance in the location shown on this plat and shall be constructed from their point of connection to an existing publicly owned and maintained right-of-way to the lot(s) proposed for development prior to the issuance of Zoning Permits for new construction of structures, with the exception of additions/renovations to existing structures that are legally permitted and new construction of accessory structures. In addition, street signs on named ingress/egress easements and private rights-of-way shall be installed and inspected in compliance with the Charleston County Zoning and Land Development Regulations Ordinance.

WETLANDS NOTE:	AGB-DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
	NON-WATERFRONT	WATERFRONT
WETLANDS AS SHOWN HEREON ARE PER THE CHARLESTON COUNTY GIS AT https://gisweb.charlestoncounty.org AND THE NATIONAL WETLANDS INVENTORY WEBSITE AT https://www.fws.gov/wetlands/Data/Mapper.html . THIS PROPERTY HAS NOT BEEN INSPECTED BY THE US ARMY CORPS OF ENGINEERS FOR A WETLANDS JURISDICTIONAL DETERMINATION AT THE TIME OF THIS SURVEY. THE CHARLESTON COUNTY STORMWATER DEPT. MAY REQUIRE A CORPUS JD UPON APPLICATION FOR BUILDING PERMITS.	MAXIMUM DENSITY	1 PRINCIPAL DWELLING UNIT PER 8 ACRES
	MINIMUM LOT AREA	1 ACRE
	MINIMUM LOT WIDTH	135 FEET
	MINIMUM LOT WIDTH AVG.	N/A
	MINIMUM SETBACKS:	
	FRONT/STREET SIDE	50 FEET
	INTERIOR SIDE	15 FEET
	REAR	30 FEET
	WETLAND, WATERWAY, & OCRM CRITICAL LINE SETBACK	N/A
	WETLAND, WATERWAY & OCRM CRITICAL LINE BUFFER	N/A
MAXIMUM BUILDING COVER	30% OF LOT	
MAXIMUM HEIGHT	35 FEET	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	40% OF Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
WATER SUPPLY FOR THESE LOTS SHALL BE BY INDIVIDUAL WELLS.		