NOTES AND REFERENCES:

1) NEW PARCELS A THRU K ARE OWNED BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION. THESE PARCELS ARE CREATED BY THE FORMER R/W OF THE GRACE MEMORIAL BRIDGE AND THE SILAS PEARMAN BRIDGE.

2) ACCORDING TO FLOOD INSURANCE RATE MAPS 45019C0512 J AND 45019C0516 J THE PROPERTIES LIE IN FLOOD ZONE AE WITH A BASE ELEVATION 13.

3) DUE TO THE LACK OF MONUMENTS FOUND IN THE FIELD SOUTH CAROLINA HIGHWAY DOCKETS 10.645 AND 10.542 WERE USED TO ESTABLISH THE RIGHT OF WAY FOR THE OLD BRIDGES. HIGHWAY DOCKET 10-158B WAS USED TO SET THE NEW RIGHT OF WAY LINES FOR THE RECONSTRUCTED STREETS. THE EXISTING RIGHT OF WAY AS SHOWN ON DOCKET 10-158B DOES NOT MATCH THE RIGHT OF WAY AS SHOWN ON THIS PLAT.

4) ALL PROPERTY CORNERS ARE 5/8" REBAR SET UNLESS OTHERWISE NOTED.

5) REFERENCE PLAT BY FORSBERG ENGINEERING DATED AUGUST 9, 2005 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK EJ PAGE 326.

6) REFERENCE PLAT BY FORREST G. CALVERT DATED FEB. 1972 AND RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK AA PAGE 1.

7) REFERENCE DRAWING TRACED BY CHARLESTON COUNTY PUBLIC WORKS OF PLAT BY G. M. HOWE DATED NOV 17, 1917 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK C PAGE 159.

8) REFERENCE PLAT BY J. OHEAR SANDERS DATED NOV 26, 1971 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK Q PAGE 64.

9) REFERENCE PLAT BY FORSBERG ENGINEERING DATED APRIL 17, 2006 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK EK PAGE 146.

10) REFERENCE PLAT BY J. OHEAR SANDERS DATED NOV 6, 1971 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK Q PAGE 64.

11) REFERENCE PLAT BY RICHARD C RHETT DATED OCTOBER 18, 1930 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK E PAGE 125.

12) THIS PLAT IS NOT INTENDED TO SHOW THE EXISTENCE OR NONEXISTENCE OF US ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.

13) PUBLIC WATER AND SEWER IS AVAILABLE FOR A FEE FROM CPW.

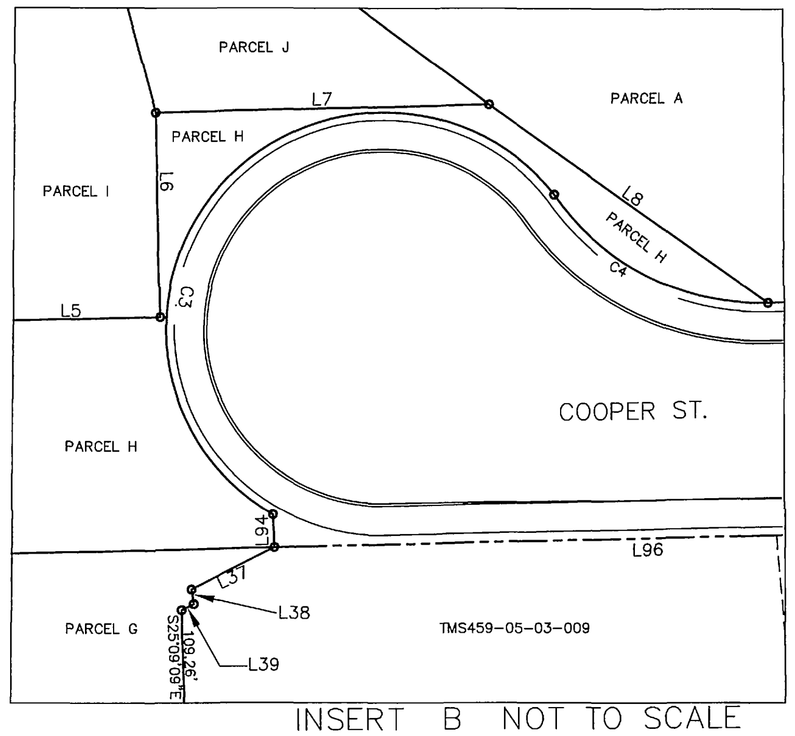
14) THE R/W FENCE SHOWN ON THIS PLAT WAS PRESENT DURING THE ORIGINAL FIELD SURVEY IN MARCH OF 2007. THE FENCE WAS USED TO HELP VERIFY THE R/W LINES. NO UPDATES TO THE ORIGINAL FIELD SURVEY HAVE BEEN MADE. ALL REVISIONS TO DATE WERE MADE TO THE PROPOSED BOUNDARY LINES.

15) REFERENCE HIGHWAY DOCKET 10.518 SHEET 14 AND 18 OF 20.

16) NEW GRACE BRIDGE STREET CONNECTS TO MORRISON DRIVE.

17) THE TOTAL AREA SURVEYED IS 6.747 ACRES. SEE ACREAGE CHART FOR LOT AREA.

18) THIS SUBDIVISION PLAT REPRESENTS A FIELD SURVEY CONDUCTED IN APRIL 2007. ANY REVISIONS OR ADDITIONS TO THE PROPERTY SINCE APRIL 2007 ARE NOT SHOWN ON THIS SURVEY.



INSERT B NOT TO SCALE

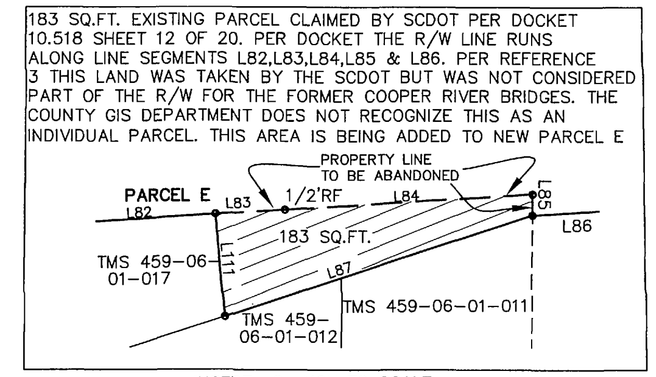
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD DIR	CHORD
C1	219.27	3000.00	109.68	S63°27'47"W	219.22
C2	205.95	2970.00	103.02	S63°34'13"W	205.91
C5	56.79	43.00	33.40	S66°16'13"E	52.75
C6	185.72	1383.87	93.00	S52°16'42"W	185.58
C7	54.64	135.81	27.69	S13°07'27"E	54.27
C8	23.71	1383.97	11.86	S40°25'14"W	23.71
C9	59.35	1366.87	29.68	S64°16'32"W	59.34
C10	11.13	2970.00	5.57	S61°28'35"W	11.13
C11	1.00	128.60	0.50	N04°03'59"E	1.00

ACREAGE CHART

PARCEL	
A	1.424 ACRES
B	1.224 ACRES
C	0.906 ACRES
D	0.621 ACRES
E	0.794 ACRES
F	1.077 ACRES
G	0.267 ACRES
H	0.125 ACRES
I	0.105 ACRES
J	0.036 ACRES
K	0.168 ACRES

LEGEND
PM – PUNCH MARK FOUND
CMF – CONCRETE MONUMENT FOUND
AIF – AXLE IRON FOUND
RF – 5/8" REBAR FOUND
NF – NAIL FOUND
CTP – CRIMP TOP PIPE FOUND
OPF – OPEN PIPE FOUND
1/2"RF – 1/2" REBAR FOUND
SM – SCRIBE MARK FOUND
–X– – RIGHT OF WAY FENCE
C/A – CONTROLLED ACCESS

183 SQ.FT. EXISTING PARCEL CLAIMED BY SCDOT PER DOCKET 10.518 SHEET 12 OF 20. PER DOCKET THE R/W LINE RUNS ALONG LINE SEGMENTS L82,L83,L84,L85 & L86. PER REFERENCE 3 THIS LAND WAS TAKEN BY THE SCDOT BUT WAS NOT CONSIDERED PART OF THE R/W FOR THE FORMER COOPER RIVER BRIDGES. THE COUNTY GIS DEPARTMENT DOES NOT RECOGNIZE THIS AS AN INDIVIDUAL PARCEL. THIS AREA IS BEING ADDED TO NEW PARCEL E



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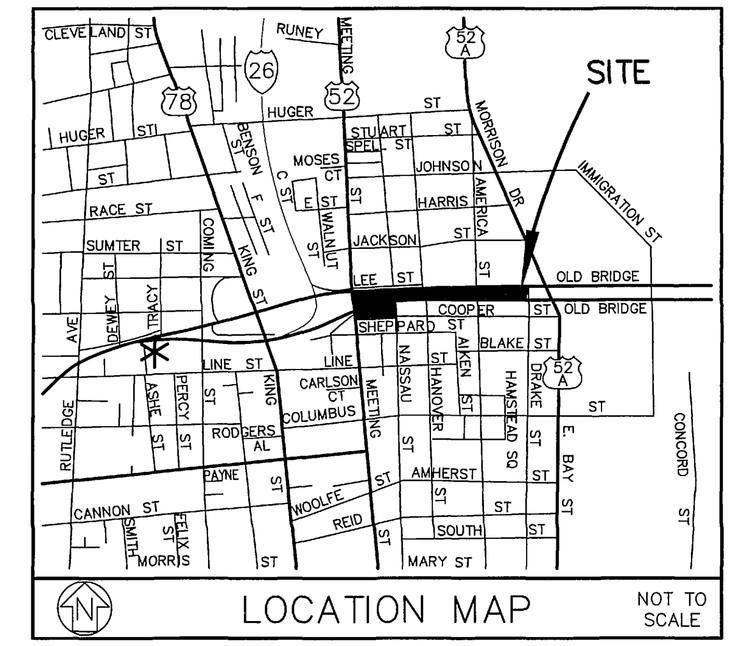
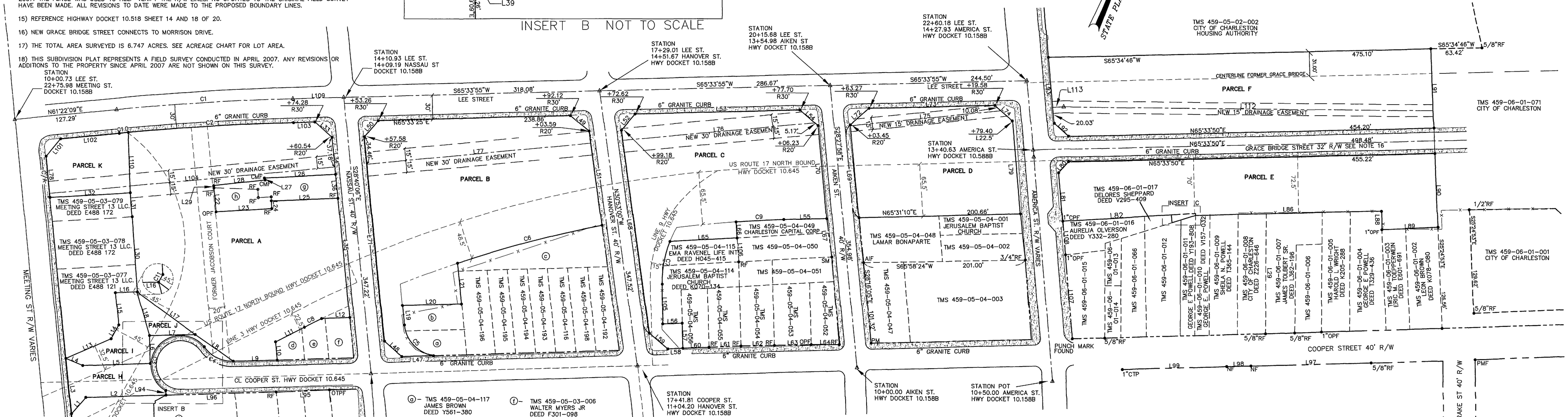




ⓐ– TMS 459-05-04-117 JAMES BROWN DEED Y561-380

ⓑ– TMS 459-05-04-118 JACKIE RAY HAYNES DEED F551-485

ⓒ– TMS 459-05-04-197 CITY OF CHARLESTON DEED G130-117

ⓓ– TMS 459-05-03-008 WHIPPER & ASSOC. FOR ECONOMICS PROGRESS DEED G127-224

ⓔ– TMS 459-05-03-007 LIZZIE WILLIAMS DEED T107-198

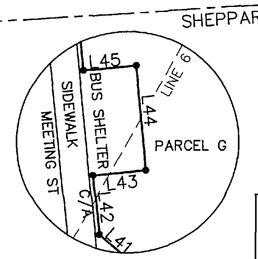
ⓕ– TMS 459-05-03-006 WALTER MYERS JR DEED F301-098

ⓖ– TMS 459-05-03-001 MARIO INGLESE SEE REF 5

ⓗ– TMS 459-05-03-005 EDWARD PRITCHARD III SEE REF 5

ⓘ– TMS 459-05-03-009 LELA BELL DAVIS

ⓙ– TMS 459-05-03-019 NATHENIEL A WILLIAMS



LINE TABLE		
LINE	LENGTH	BEARING
L1	27.28	N18°22'10"E
L2	99.72	N65°22'11"E
L3	69.61	S28°37'51"E
L4	22.74	S89°56'01"E
L5	83.91	N65°23'57"E
L6	35.00	N24°36'03"W
L7	56.69	N65°23'57"E
L8	58.33	N77°43'25"W
L9	54.51	S65°23'56"W
L10	22.91	S28°34'02"E
L11	40.33	N39°55'47"E
L12	35.23	S64°32'00"W
L13	61.44	N43°19'10"E
L14	19.72	N05°55'09"E
L15	40.52	S28°34'02"E
L16	26.57	N65°23'57"E
L17	89.46	N76°39'50"W
L18	56.72	S38°44'51"E
L19	24.46	N28°40'50"W
L20	73.50	N65°23'57"E
L21	51.15	N28°40'06"W
L22	30.08	S28°21'50"E
L23	69.29	N63°36'39"E
L24	9.68	N26°35'09"W
L25	82.64	N64°52'07"E
L26	88.54	S64°09'14"W
L27	2.59	S43°43'26"E
L28	64.14	N60°48'06"E
L29	3.00	N28°21'50"W
L30	93.40	N27°07'58"W
L31	30.07	N27°07'58"W
L32	100.00	S63°36'39"W
L33	28.76	S70°30'04"E
L34	46.55	S28°40'06"E
L35	149.70	S28°40'06"E
L36	30.00	S28°40'06"E
L37	15.82	N39°35'36"E
L38	2.53	S32°10'26"E
L39	2.31	N39°55'47"E
L40	76.19	N63°32'15"E
L41	28.81	S72°32'48"E
L42	10.13	S28°37'51"E
L43	9.00	N61°22'09"E
L44	18.00	S28°37'51"E
L45	9.00	N61°22'09"E
L46	54.88	S28°37'51"E
L47	39.40	N65°23'57"E
L48	29.06	S71°01'09"E
L49	30.06	N72°38'22"W
L50	26.99	N17°50'34"E
L51	119.25	N30°53'00"W
L52	26.83	N17°13'55"E
L53	205.08	N65°33'25"E
L54	29.33	S71°26'19"E
L55	53.52	N65°31'10"E
L56	24.14	N65°34'13"E
L57	31.34	N24°25'47"W
L58	18.64	S65°19'11"W
L59	30.17	N72°30'23"W
L60	32.55	S64°36'14"W
L61	39.72	N64°24'54"E
L62	41.51	N65°24'15"E
L63	45.64	N65°28'11"E
L64	34.96	N66°29'43"E
L65	83.58	S63°54'14"W
L66	20.06	S27°13'47"E
L67	47.55	S30°37'35"E
L68	256.31	N30°53'38"W
L69	117.04	S28°27'58"E
L70	117.06	S28°27'58"E
L71	256.93	S28°40'06"E
L72	31.26	N25°46'29"E
L73	156.31	N65°33'25"E
L74	29.18	S71°25'57"E
L75	188.17	N61°11'52"E
L76	239.70	N61°40'26"E
L77	279.26	N61°40'26"E
L78	51.70	S28°37'51"E
L79	116.94	S27°58'12"E
L80	18.46	S18°15'10"W
L81	60.65	S27°48'19"E
L82	135.29	N63°23'45"E
L83	6.61	N63°23'45"E
L84	23.42	S63°20'36"W
L85	2.50	N22°43'44"W
L86	231.37	N65°31'10"E
L87	30.49	S49°29'39"W
L88	23.24	S23°41'34"E
L89	69.60	N64°35'07"E
L90	92.23	S25°26'27"E
L91	99.45	N25°26'27"W
L92	23.86	N70°25'49"W
L93	83.17	N28°12'44"W
L94	5.63	N26°15'07"W
L95	66.28	N64°50'51"E
L96	136.91	N65°22'11"E
L97	149.39	S65°24'25"W
L98	29.99	S65°31'46"W
L99	129.75	S65°17'54"W
L100	179.01	S23°22'44"E
L101	28.28	S16°22'09"W
L102	73.29	N61°22'09"E
L103	26.56	N65°33'25"E
L104	355.89	N61°40'26"E
L105	49.66	N23°33'38"W
L106	30.01	S27°13'47"E
L107	105.00	S27°45'58"E
L108	42.28	S27°39'11"E
L109	63.21	N65°33'25"E
L110	75.72	N25°13'35"W
L111	9.80	N28°09'24"W
L112	458.74	N67°28'22"E
L113	13.83	N63°29'13"E

FOR CITY OF CHARLESTON AND RMC USE ONLY

APPROVED PLAT
DATE 2-1-12
ENGINEERING DIVISION
CITY OF CHARLESTON

RECORDED
DATE: January 25, 2012 TIME: 3:07:35 PM
Book-Page L12 0029 DocType Large Plat
Charlie Lybrand, Register, Charleston County, SC
Filed By:
CITY OF CHARLESTON
ATTENTION: MICHAEL DINUNZIO
FOR HAYNSWORTH SINKLER BOYD

Record Fee	$ 10.00	
Postage	$ -	
TOTAL	$ 10.00	
Drawer	Drawer 2	
Clerk	SLW	

Location: COOPER ST

SOUTH CAROLINA REGISTERED LAND SURVEYOR 21621 LEWIS SMITH MOORE

SOUTH CAROLINA FORSBERG ENGINEERING & SURVEYING, INC. No. C00343 CERTIFICATE OF AUTHORIZATION

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.

LEWIS SMITH MOORE, P.L.S. No. 21621

PLAT SHOWING
NEW PARCELS A, B, C, D, E, F, G, H, I, J & K
CREATED FROM FORMER RIGHT OF WAY
OWNED BY SCDOT
CITY OF CHARLESTON CHARLESTON COUNTY, S.C.
MARCH 19, 2007 SCALE 1"=60'
REVISED JANUARY 12, 2012

GRAPHIC SCALE
60 0 60 120
(IN FEET)
1 inch = 60 ft.

FORSBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY SUITE B
P.O. BOX 30575
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2622 FAX (843) 571-6780
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING

3009-25