

NOTES:

1. AREA DETERMINED BY COORDINATES.
2. THIS PROPERTY LIES IN FLOOD ZONE "AE 11" AS SHOWN ON FEMA MAP 45019C02020K DATED 01-28-21.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE RECORDED PLATS AND DEEDS MAY NOT BE SHOWN ON THIS SURVEY.
4. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASSIGNED AND PUNCTATED WITH TO PERFORM THE REQUESTED SERVICES. ALL OTHER PARTIES ARE SUBSEQUENTLY NOTICED AND ADVISED OF THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
5. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE, THIS DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
6. DISTANCE SHOWN ON MAP ARE HORIZONTAL GROUND DISTANCES.
7. DATE OF FIELD SURVEY NOVEMBER 2019 & AUGUST 2024.
8. THERE IS NO HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION IN PLACE OR RULES THAT WILL PREVENT OR VIOLATE THE PLAT PUT FORTH.
9. HORIZONTAL DATUM IS NAD83 (2011) S.C. STATE PLANE COORDINATES.
10. ALL NON-EXEMPT TREES 24" DBH AND ABOVE LOCATED ON NEW LOTS 9, 11, 12, 13, 14, 15 AND NEW RIGHT OF WAY AS SHOWN. FURTHER SITE PLANS FOR INDIVIDUAL LOTS TO PERMIT ANY TREE REMOVAL AND OR LAND DISTURBANCE WILL REQUIRE ADDITIONAL SURVEYING OF 8" DBH AND ABOVE TREES AND IS THE RESPONSIBILITY OF INDIVIDUAL PURCHASERS.
11. EACH LOT SHALL BE SERVED BY PRIVATE WELL AND SPRING SYSTEM.
12. AND IS THE RESPONSIBILITY OF INDIVIDUAL PURCHASERS. LOT 12 WILL BE ACCESSED BY A DRIVEWAY ON SOCIETY ROAD.

"THIS PLAT SHALL BE NULL AND VOID UNLESS IT IS RECORDED WITH THE CHARLESTON COUNTY ROD, ACCOMPANIED BY APPLICABLE DEEDS AND EASEMENTS, WITHIN TWENTY-FOUR (24) MONTHS AFTER THE DATE OF APPROVAL BY THE TOWN AS INDICATED HERON, UNLESS AN EXTENSION HAS BEEN RECEIVED IN ACCORDANCE WITH THE MCCLELLANVILLE ZONING ORDINANCE."

LINE	LENGTH	BEARING
L1	20.53	N64°10'00"E
L2	10.12	S51°21'04"W
L3	45.06	S19°02'05"E
L4	3.58	N56°04'40"E
L5	82.17	N56°04'40"E
L6	43.90	N67°23'01"E
L7	124.02	N67°23'01"E
L8	20.53	N67°23'01"E
L9	20.53	N67°23'01"E
L10	53.68	S19°02'05"E
L11	62.87	S19°02'05"E
L12	193.34	N64°21'58"E
L13	35.43	N19°02'05"W
L14	42.46	N51°21'04"E
L24	39.58	N25°06'38"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	10.03	114921.6	5.02	10.03	S55°16'47"W	0°03'00"
C2	54.39	114921.6	27.20	54.39	S55°16'47"W	0°16'16"
C3	18.87	1876.96	9.43	18.87	S55°18'47"W	0°34'33"
C4	119.64	1876.96	59.84	119.64	S55°11'56"W	3°33'90"
C5	129.64	1876.96	64.35	129.64	S49°24'33"W	3°55'38"
C6	68.61	1876.96	34.31	68.61	S46°23'54"W	2°05'40"
C7	68.61	1876.96	34.31	68.61	S14°43'04"W	8°11'27"
C8	99.28	6300	54.08	99.28	N83°33'44"W	8°15'76"
C9	90.11	6300	54.72	90.11	N03°30'32"W	1°78'08"41"

AREA TABLE	TOTAL ACRES	NEW RIGHT OF WAY	RESIDUAL AREA
	24.037 ACRES	8.469 ACRES	15.466 ACRES

- REFERENCES:
1. SUBDIVISION PLAT OF FAIROAKS SUBDIVISION FOR FRED SULLIVAN TOWN OF MCCLELLANVILLE CHARLESTON COUNTY SOUTH CAROLINA DATED MARCH 20, 2006 BY WILLIAM S. BIGGESTAFF AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK DP PAGE 49.
 2. PLAT OF 13.6 ACRES TMS 764-11-00-021 GEORGE SULLIVAN & JERI NICKERSON LOCATED IN THE TOWN OF MCCLELLANVILLE, CHARLESTON COUNTY, SOUTH CAROLINA, DATED FEBRUARY 21, 2009 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK DE PAGE 462.
 3. PLAT SHOWING A DRAINAGE EASEMENT IN MCCLELLANVILLE KNOWN AS THE TUPPOLO CANAL, DATED AUGUST 1963 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK Q PAGE 103.
 4. PROPERTY LINE ADJUSTMENT PLAT OF EXISTING LOT 5 FAIROAKS SUBDIVISION (53,012 SQ. FT. 1.22 ACRES) TO CREATE NEW LOT 5 FAIROAKS SUBDIVISION (44,696 SQ. FT. 1.03 ACRES) AND A NEW 30' R/W (8,321 SQ. FT. 0.19 ACRE) AND A NEW GENERAL UTILITY EASEMENT TOWN OF MCCLELLANVILLE ST. JAMES SANTEE PARISH TMS 764-00-00-536 441 BRULAH DRIVE BY EAST COOPER LAND SURVEYING, LLC DATED JULY 30, 2018 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK L18 PAGE 0440.
 5. A SURVEY SHOWING NEW 50' DRAINAGE EASEMENT ON THE LANDS OF SULLIVAN AND NICKERSON LOCATED IN THE SOUTH SANTEE AREA AND IN THE TOWN OF MCCLELLANVILLE CHARLESTON COUNTY, SOUTH CAROLINA BY DEPARTMENT COUNCIL PUBLIC WORKS AUGUST AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK L11 PAGE 0014.
 6. SUBDIVISION PLAT OF TMS 764-00-00-166 (29,725 ACRES) LOT 18 (1.00 ACRE), LOT 19 (1.00 ACRE) NEW RIGHT OF WAY, 20' DRAINAGE EASEMENTS AND RESIDUAL LAND MCCLELLANVILLE ST. JAMES SANTEE PARISH BY EAST COOPER LAND SURVEYING, LLC DATED NOVEMBER 20, 2020 LAST REVISED MAY 10, 2022 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK L22 PAGE 0211.
 7. Matthew E. McBeath, a Professional Land Surveyor in the State of South Carolina, hereby states that to the best of my knowledge, information and belief, the same are true and correct and conform to the Standards of Practice Manual for Surveying in South Carolina, and meet or exceeds the requirements for a Class A Survey as specified therein, unless there are to visible encroachments or projections other than shown. Witness my original signature and license number and seal on this day the 7th day of November 2024.

Matthew E. McBeath
 1500 Huxley Drive Mount Pleasant, South Carolina 29466
 Telephone (843) 442-0947

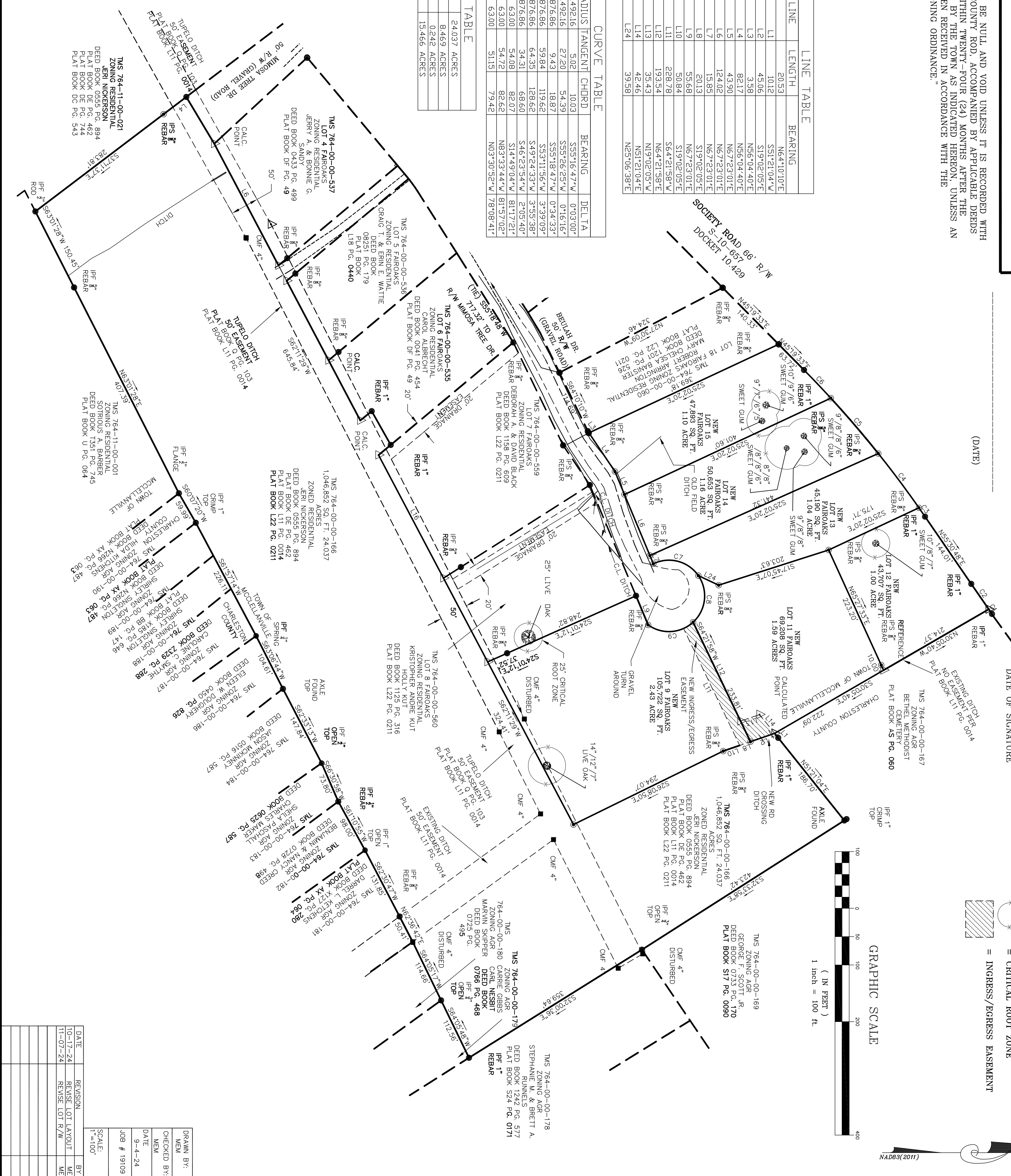
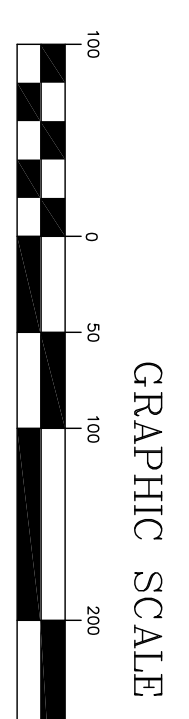
"APPROVED IN ACCORDANCE WITH SECTION 10.3.1 OF THE MCCLELLANVILLE ZONING ORDINANCE TO WHICH REFERENCE IS HEREBY MADE FOR LIMITATIONS OF REVIEW AND APPROVAL."

CHAIR, MCCLELLANVILLE PLANNING COMMISSION

(DATE)
 SIGNATURE

VARIABLE WIDTH INGRESS/EGRESS EASEMENT- I HEREBY DEDICATE THE VARIABLE WIDTH INGRESS/EGRESS EASEMENT SHOWN HERON TO THE OWNERS OF LOTS 11 AND RESIDUAL LANDS FAIR OAKS.
 JERI NICKERSON
 SIGNATURE
 DATE OF SIGNATURE

- LEGEND:
- IPS = IRON SPT (5/8" REBAR UNLESS OTHERWISE NOTED)
 - IPF = IRON POUND (5/8" REBAR UNLESS OTHERWISE NOTED)
 - CMF = CONCRETE MONUMENT FOUND
 - ▲ = CALCULATED POINT
 - = CRITICAL ROOT ZONE
 - ▨ = INGRESS/EGRESS EASEMENT



PREPARED FOR:
JERI NICKERSON

CHARLESTON COUNTY
 SOUTH CAROLINA

SUBDIVISION PLAT OF TMS 764-00-00-166 (24.04 ACRES)
 TO CREATE NEW LOT 9 (2.48 ACRES), LOT 11 (1.61 ACRES),
 LOT 12 (1.00 ACRE), LOT 13 (1.11 ACRE),
 LOT 14 (1.16 ACRE) & LOT 15 (1.10 ACRE)
 NEW RIGHT OF WAY (0.09 ACRE) NEW INGRESS/EGRESS EASEMENT
 AND RESIDUAL LAND (15.47 ACRES)
 FAIROAKS SUBDIVISION TOWN OF MCCLELLANVILLE
 ST. JAMES SANTEE PARISH

EAST COOPER LAND SURVEYING, LLC
 PROFESSIONAL LAND SURVEYORS
 1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466
 OFFICE (843) 442-0947 E-MAIL MEMCBEATH@COMCAST.NET

REGISTERED SOUTH CAROLINA LAND SURVEYOR REG. NO. 24280
 MATTHEW E. McBEATH

EAST COOPER LAND SURVEYING, LLC
 1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466
 REG. NO. 3345

DATE	REVISION	BY
11-07-24	REVISE LOT LAYOUT	MEM
11-07-24	REVISE LOT R/W	MEM

JOB # 19109
 DATE 9-4-24
 SCALE: 1"=100'