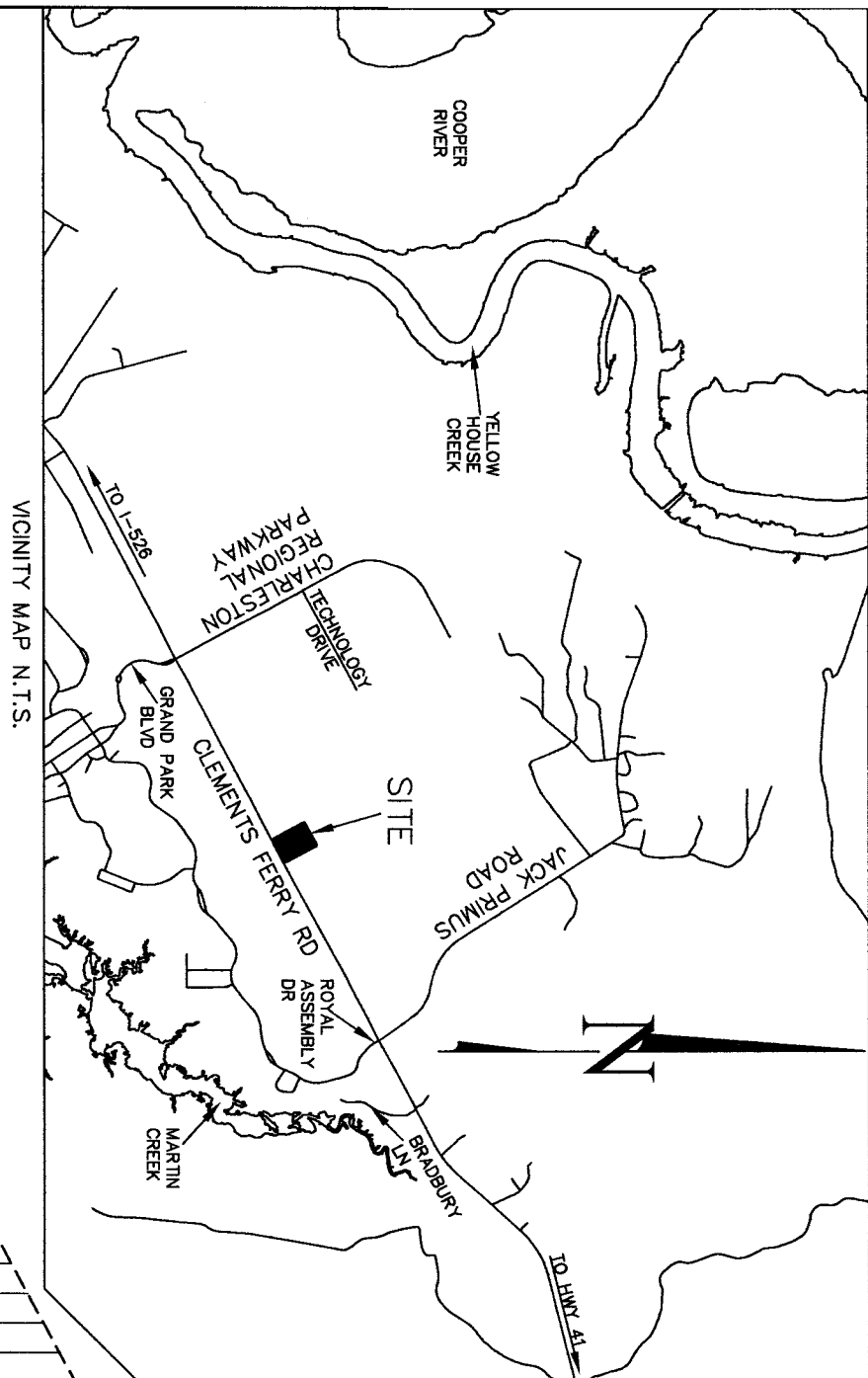




2023003215
PRESENTED & RECORDED
02-02-2023 04:18:15 PM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

TMS #268-00-00-059
GILDAN CHARLESTON 2010 LLC
1980 CLEMENTS FERRY ROAD
8388/36

NOTES:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PROPERTY IS FOR DESCRIPTIVE PURPOSES ONLY.
2. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT A TITLE SEARCH.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON F.I.R.M. PANEL NO. 4501SC 0720 E, DATED 12/7/2018. BEFORE ANY DESIGN OR CONSTRUCTION AN APPROPRIATE OFFICIAL WITH THE CITY OF CHARLESTON SHOULD BE CONTACTED TO VERIFY THE FLOOD ZONE.
4. THE NEW TRACTS CREATED OUT OF THIS SUBDIVISION WILL HAVE THE LEGAL RIGHT TO DRAIN TO AND THROUGH ONE ANOTHER BASED ON EXISTING DRAINAGE PATTERNS IN EXISTENCE AT THE TIME OF THIS SUBDIVISION AND/OR LATTER DRAINAGE PATTERN MODIFICATIONS AS APPROVED BY ALL PROPERTY OWNERS SUBJECT TO THIS SUBDIVISION.

TMS #268-00-00-133
MCAISTER TOGANT
CLEMENTS LLC ET AL
11142/150

TMS #268-00-00-133
MCALister TOGANT
CLEMENTS LLC ET AL
11142/150

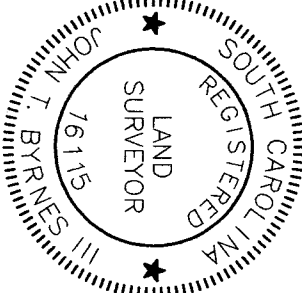
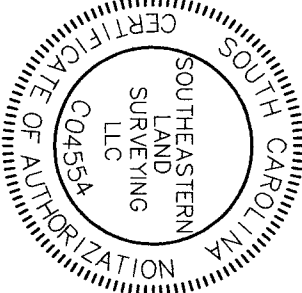
TRACT C-1
(LUONTO SITE)
2080 CLEMENTS FERRY ROAD
4.130 ACRES

PARCEL A
TMS #268-00-00-181

REFERENCES	
PLAT CABINET	PAGE
M	299H
L	354
M	94
Q	295H

SCDOT PROJECT #
0039390

TMS #268-00-00-133



PLANNING USE ONLY

ENGINEERING DIVISION
CITY OF CHARLESTON

DATE PLAT APPROVED: 8.1.15

APPROVED BY CITY ENGINEER _____

APPROVED BY: [Signature]
FOR CITY ENGINEER _____

LEGEND

PROPERTY CORNER, AS DESCRIBED

5/8" REBAR SET

FRESHWATER WETLAND

BOUNDARY LINE

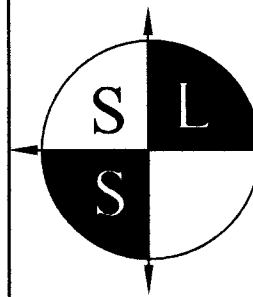
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 61°51'01" W	22.44'
L2	S 61°51'01" W	127.66'
L3	N 58°32'48" E	90.09'
L4	S 59°22'56" W	58.16'

HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

JOHN T. BYRNES III

~~S.C.P.L.S.~~ No. 16115

A SUBDIVISION PLAT OF
TRACT C-1 CLEMENTS FERRY ROAD
OUT OF TMS #268-00-00-133
OWNED BY MCALISTER TOGANT CLEMENTS LLC ET AL
LOCATED IN THE CITY OF CHARLESTON
BERKELEY COUNTY, SOUTH CAROLINA



SOUTHEASTERN
LAND SURVEYING LLC
1035-B JENKINS ROAD
CHARLESTON SC 29407
(843)795-9330

1	12/22/22	ADD CURBING AND RIGHT TURN	
		IN RIGHT TURN OUT ENTRANCE	
2	1/23/23	ANSWER CITY OF CHARLESTON	
		COMMENTS	
<i>NO.</i>	<i>DATE</i>	<i>DESCRIPTION</i>	<i>BY</i>