

LOCATION MAP

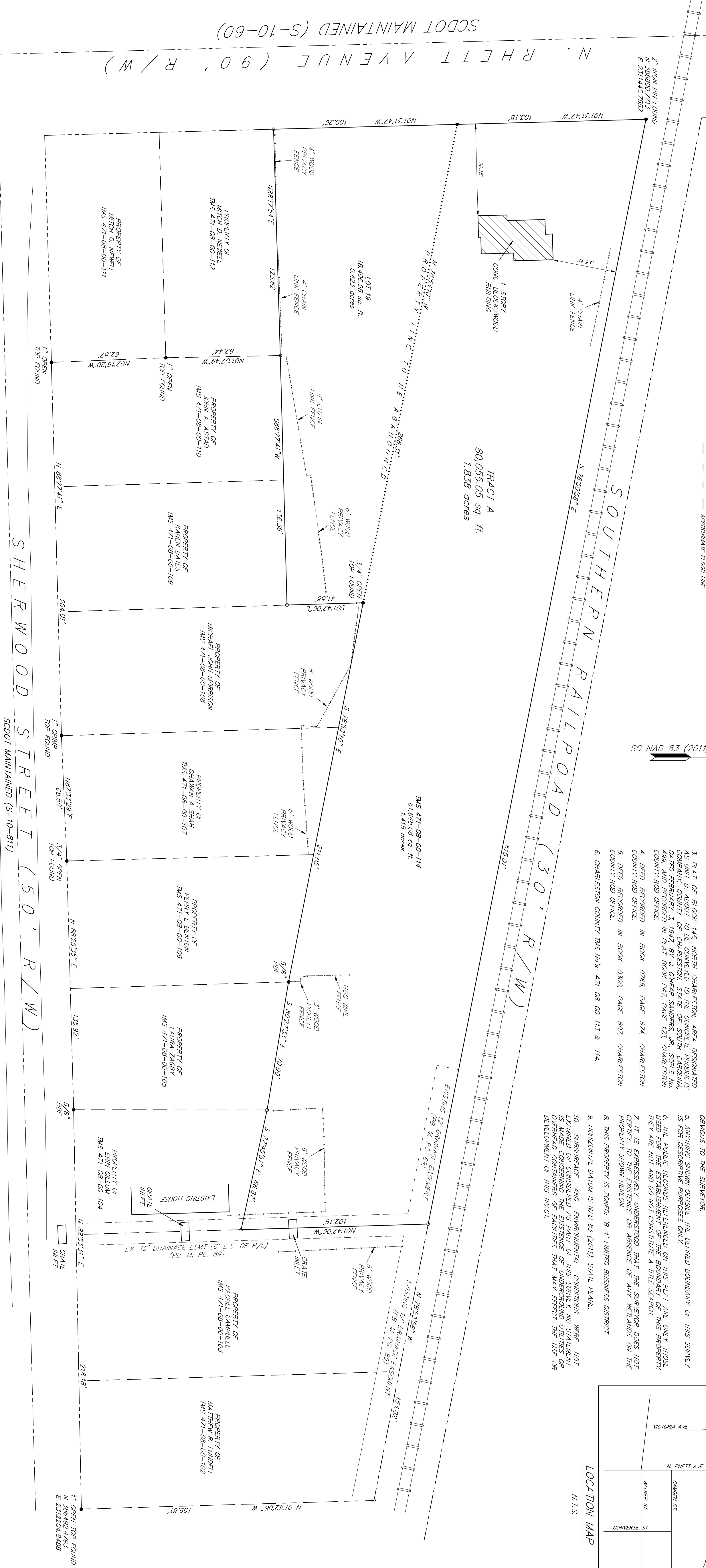
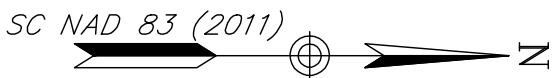
N.T.S.

- NOTES:**
1. BY GRAPHICAL PLOTTING ONLY, THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE (AETL12) AS PER FIRM COMMUNITY PANEL NUMBER 43009C-0315L WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2004.
 2. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
 3. PROPERTY CORNERS LABELED AS FOUND IN THE FIELD. PROPERTY CORNERS TO BE SET SHALL BE 3/4" REBAR.
 4. EASEMENTS SHOWN, IF ANY ARE PER REFERENCES PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT APPARENT OR OBVIOUS TO THE SURVEYOR.
 5. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY.
 6. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 7. IT IS EXPRESSLY UNDERSTOOD THAT THE SURVEYOR DOES NOT CARRY TO THE EXISTENCE OR ABSENCE OF ANY METAMORS ON THE PROPERTY SHOWN HEREON.
 8. THIS PROPERTY IS ZONED "B-1" LIMITED BUSINESS DISTRICT.
 9. HORIZONTAL DATUM IS NAD 83 (2011), STATE PLANE.
 10. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE AS TO THE EXISTENCE OR ABSENCE OF SUBSURFACE OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

REFERENCES:

1. PLAT SHOWING THE SUBDIVISION OF UNIT B, BLOCK 14, NORTH CHARLESTON, SUBDIVISION TO BE KNOWN AS "SOUTHERN PINES" COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, DATED OCTOBER 10, 1998, BY J. OHEAR SANDERS, JR., SEPTIS NO. 489, RECORDED IN PLAT BOOK 4, PAGE 61, CHARLESTON COUNTY, ROD OFFICE.
2. PLAT SHOWING A PORTION OF BLOCK 145, NORTH CHARLESTON, COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, DATED OCTOBER 10, 1998, BY J. OHEAR SANDERS, JR., SEPTIS NO. 489, RECORDED IN PLAT BOOK 4, PAGE 68, CHARLESTON COUNTY, ROD OFFICE.
3. PLAT OF BLOCK 145, NORTH CHARLESTON, AREA DISGORGED AS UNIT B, ABOUT TO BE CONVERTED TO AN ESTATE IN COMMONS COMPANY, COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, DATED FEBRUARY 3, 1942, BY J. OHEAR SANDERS, JR., SEPTIS NO. 489, RECORDED IN PLAT BOOK 4, PAGE 713, CHARLESTON COUNTY, ROD OFFICE.
4. DEED RECORDED IN BOOK 0783, PAGE 674, CHARLESTON COUNTY, ROD OFFICE.
5. DEED RECORDED IN BOOK 0300, PAGE 607, CHARLESTON COUNTY, ROD OFFICE.
6. CHARLESTON COUNTY TMS NO.S: 471-08-00-113 & -114.

- LINE/TYPE LEGEND:**
- W/STATION FOUND AS DESCRIBED
 - PROPERTY LINE TO BE ABANDONED
 - RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - WOOD PRIVACY FENCE LINE
 - CHAIN LINK FENCE LINE
 - HOG WIRE FENCE LINE
 - APPROXIMATE FLOOD LINE



SCDOT MAINTAINED (S-10-60)

N. RHETT AVENUE (90' R/W)

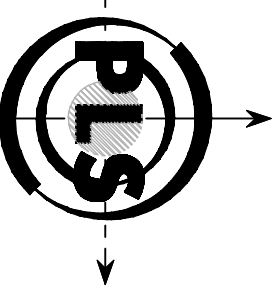
TRACT A
80,055.05 sq. ft.
1.838 acres

SHERWOOD STREET (50' R/W)
SCDOT MAINTAINED (S-10-811)

PLAT
SHOWING THE PROPERTY LINE ABANDONMENT BETWEEN LOT 19, TMS 471-08-00-113, 0.423 ACRES, AND TMS 471-08-00-114, 1.415 ACRES. BOTH PROPERTY OF GREGORIE LAND COMPANY, LLC, TO CREATE TRACT A, 1.838 ACRES, PROPERTY OF GREGORIE LAND COMPANY, LLC, LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 16, 2019

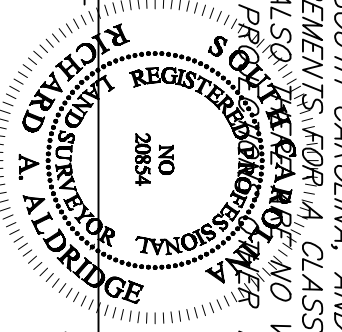
SCALE: 1" = 30'



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I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A PROFESSIONAL LAND SURVEYOR IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, ~~NO~~ **NO** VISIBLE ENCROACHMENTS OR PRE-EXISTING EASEMENTS ARE SHOWN.

RICHARD A. ALDRIDGE



P.L.S. 200554

