1996A00056

R. H. Barrier

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JOHN A. SULLIVAN - RMC
BEAUFORT COUNTY S.C.

96 MAY 28 PM 12:22

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FOLDER#

GRID NORTH
NAD 83 (1986 ADJUSTMENT)

TRACT DATA: PARCEL 46 (A) & PARCEL 46 (A-1)

OWNER: SUSIE L. RAWLINS, MARY E. NILES, & MILDRED LEWIS

REFERENCE DEED: 459/1366
REFERENCE PLAT: 24/84
T.M.S. #R300-016-000-0046-0000 (CURRENT)
TRACT AREA: PARCEL 46 (A)- 0.82 ACRES (35,893 SQ.FT.)
PARCEL 46 (A-1) - 1.38 ACRES (60,108 SQ.FT.)
TOTAL WETLAND: 3,211 SQ.FT.
TOTAL HIGHLAND: 56,897 SQ.FT.
TOTAL AREA: 2.20 ACRES (96,001 SQ.FT.)

WETLAND LINE TABLE

LINE	DIRECTION	DISTANCE
W1	S 00°42'04"E	138.4'
W2	N 22°40'25"W	70.6'
W3	N 11°05'24"W	70.5'
W4	N 09°49'37"W	2.1'
W5	S 89°57'56"E	39.5'

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 89°57'56"W	2.69'
L2	S 72°36'47"W	28.93'
L3	S 73°57'37"W	14.12'
L4	N 00°17'46"W	139.7'
L5	S 81°22'00"E	1.25'

NOTES:

1. THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE RAISED, EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.

   ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

2. THE REFERENCE MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, NAD 83 (1986 ADJUSTMENT) TAKEN ON 2-5-96 BY STATIC GPS METHODS BETWEEN TWO TRAVERSE CONTROL POINTS USED TO SURVEY AND LOCATE THE BOUNDARY EVIDENCE AND IMPROVEMENTS FOUND ON THE SUBJECT PROPERTY AND THE ADJOINING PARCELS.

3. 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.

4. THIS PLAT HAS BEEN DONE FOR *360° COMMUNICATIONS COMPANY*, IN ACCORDANCE WITH THEIR PLANNED USE AND PURPOSE OF THE INFORMATION SHOWN HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.

5. a) THE LATITUDE AND LONGITUDE OF THE PROPOSED CELLULAR COMMUNICATIONS TOWER SITUATED WITHIN PARCEL 46 (A-1) IS AS FOLLOWS:

   LATITUDE: 32°23'48.8" NAD 83 (1986 ADJUSTMENT)
   LONGITUDE: 80°35'01.2" NAD 83 (1986 ADJUSTMENT)

   b) GROUND ELEVATION AT THE PROPOSED TOWER SITE: 9.9' NAVD 88

6. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (I.E. POWER, TELEPHONE, SANITARY and/or STORM SEWER) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEED OR REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL &/or CONDITION.

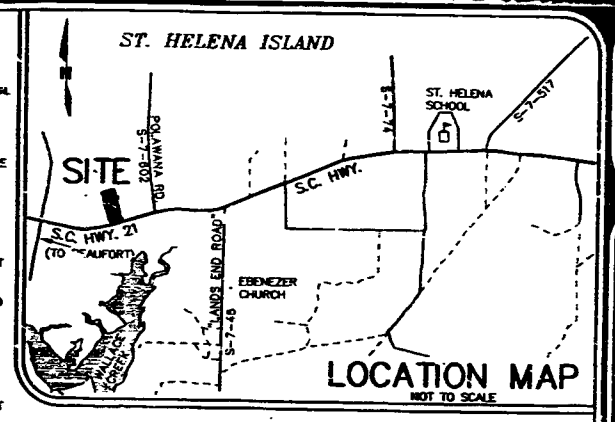
7. THE WETLAND DELINEATION SHOWN HEREON WAS FIELD DELINEATED ON 2-9-96 BY MEMBERS ENVIRONMENTAL CONSULTANTS FROM CHARLESTON, S.C., AND SUBSEQUENTLY FIELD SURVEYED BY CORNERSTONE SURVEYING & ENGINEERING, INC. ON 2-9-96.

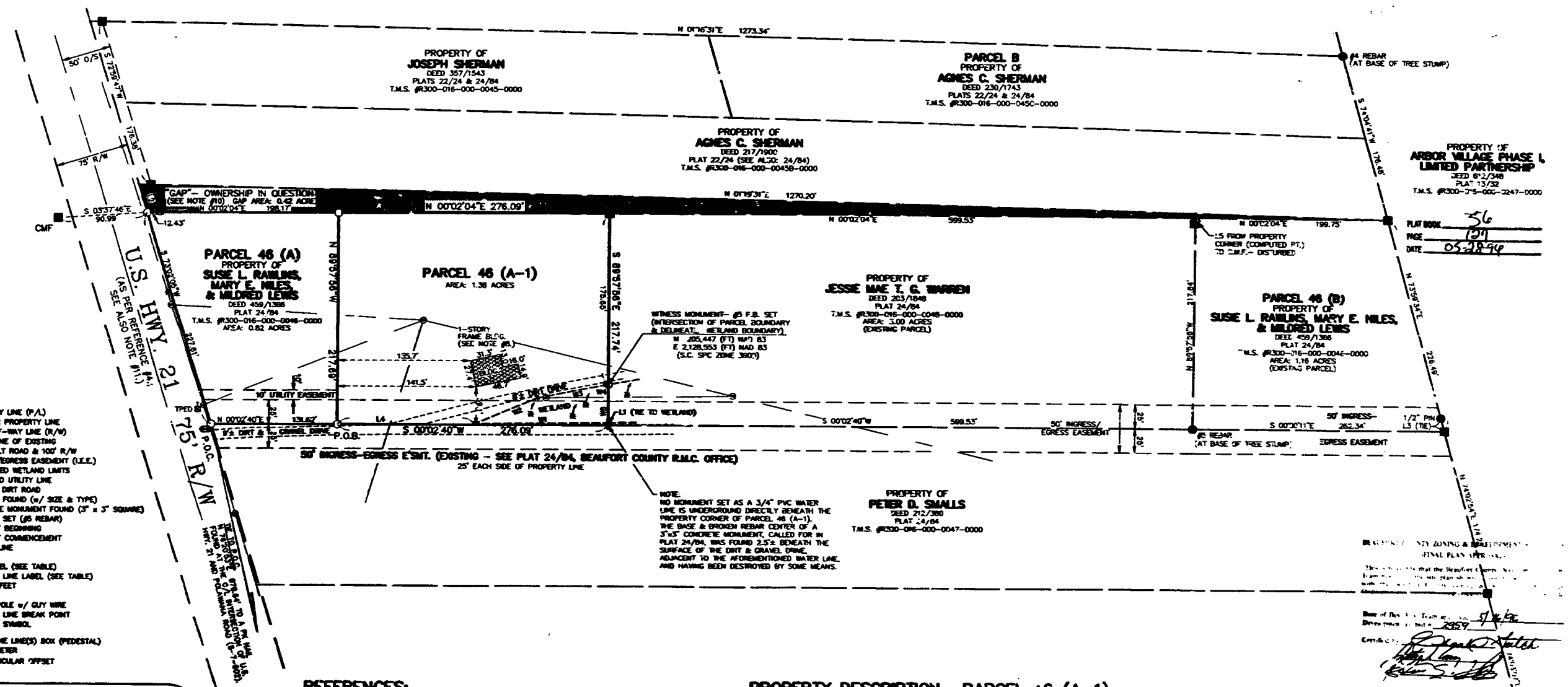
8. THE WOOD FRAME STRUCTURE EXISTING ON PARCEL 46 (A-1) IS IN SEVERE DISREPAIR & WILL HAVE TO BE RAZED PRIOR TO ANY SIGNIFICANT SITE PLANNING OR DEVELOPMENT. PRESENTLY, IT DOES NOT APPEAR TO BE HABITABLE, NOR INHABITABLE.

9. ACCORDING TO F.E.M.A. F.I.R.M. PANEL 450025 130F, DATED 11/2/92 THIS PROPERTY IS LOCATED IN FLOOD ZONE AND ELEV. 13. (F.E.M.A. F.I.R.M. FLOOD ZONE DELINEATION BASED ON THE NGVD 29 DATUM)

10. THE AREA LABELED & DESIGNATED HEREON AS A "GAP" IS SHOWN AS SUCH DUE TO THE CONFLICT BETWEEN THE CONCRETE MONUMENTS FOUND ALONG THE FRONT OF THE PARCELS OF LAND WITH THE PROPERTY CORNER MONUMENTS FOUND ALONG THE REAR OF THE SAME PARCELS; FURTHER MORE, THE FOUND FRONT MONUMENTS DO NOT CONFORM TO THE RECORD PLAT ANGLES (FRONT TO BACK; PLAT 24/84, et al.), BUT DO APPEAR TO BE CLOSE TO THE PLATTED DISTANCE ALONG THE FRONT OF THE ADJOINING PARCEL OF LAND. OWNERSHIP OF THIS AREA IS IN QUESTION, AND WAS NOT DETERMINED BY THIS PLAT, BEING MORE PARTICULARLY A MATTER OF LAW.

11. A 100' RIGHT-OF-WAY FOR U.S. HWY. 21 IS SHOWN ON REFERENCE PLAT 24/84 AND OTHER REFERENCE PLATS FOR THE ADJOINING PARCELS (SEE REF. #3.). THE MONUMENTS FOUND ALONG THE REFERENCE PLAT "RIGHT-OF-WAY" ARE OFFSET 50'± FROM THE CENTERLINE OF THE EXISTING ASPHALT ROAD. HOWEVER, ACCORDING TO THE S.C.D.O.T. HIGHWAY PLANS FOR THIS AREA, DOCKET #7.347, U.S. HWY. 21 HAS A 75' RIGHT-OF-WAY.





LEGEND

- PROPERTY LINE (P/L)
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY LINE (R/W)
- CENTERLINE OF EXISTING ASPHALT ROAD & 100' R/W
- INGRESS/EGRESS EASEMENT (I.E.E.)
- DELINEATED WETLAND LIMITS
- OVERHEAD UTILITY LINE
- EDGE OF DIRT ROAD
- IRON PIN FOUND (w/ SIZE & TYPE)
- CONCRETE MONUMENT FOUND (3" x 3" SQUARE)
- IRON PIN SET (#5 REBAR)
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- C/L — CENTER LINE
- BLDG. — BUILDING
- L1 — LINE LABEL (SEE TABLE)
- W1 — WETLAND LINE LABEL (SEE TABLE)
- SQ.FT. — SQUARE FEET
- HWY. — HIGHWAY
- UTILITY POLE w/ GUY WIRE
- WETLAND LINE BREAK POINT
- WETLAND SYMBOL
- TPED — TELEPHONE LINE(S) BOX (PEDESTAL)
- WATER METER
- O/S — PERPENDICULAR OFFSET

I, Robert Gould Shenton, a Registered Professional Land Surveyor in the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a class "A" survey as specified therein.

Robert Gould Shenton, PLS & PE South Carolina Registration Number 11603

SOUTH CAROLINA No. 11603 PROFESSIONAL ENGINEER — SEAL

SOUTH CAROLINA CORNERSTONE SURVEYING & ENGINEERING, INC. CERTIFICATE OF AUTHORIZATION 6002 — C.O.A.

RAISED SEAL

REFERENCES:

1. U.S.G.S. 7.5 MINUTE SERIES (TOPOGRAPHIC) QUAD MAP DESIGNATED FROGMORE, S.C. 1956; NAD 27/NGVD29.
2. BEAUFORT COUNTY TAX MAP: (ST. HELENA ISLAND) #R300-016-000
3. REFERENCE PLATS AND DEEDS FOUND ON RECORD IN THE BEAUFORT COUNTY R.M.C. OFFICE THAT ARE RELEVANT TO THE SUBJECT PROPERTY:

DEEDS	PLATS	SURVEY OF PARCELS	DATE
203/1848	33/22	TMS# -0034, 43A, & -0044	4-2-85
	33/102	TMS# -048	12-11-84
	32/63	TMS# -0046	3-7-84
	34/78	TMS# -048A	9-4-85
	13/32	TMS# -0042 THRU 0044, et al.	1981 (COMPILED FROM 1981 ALDEN PLAT)

4. S.C.D.O.T. HIGHWAY PLANS FOR U.S. HWY. 21: DOCKET #7.347, PROJECT #S-124(3), ROUTE No. 21, SHEET #'s 28 & 29 (of 85), BEAUFORT COUNTY; DATED MARCH, 1962.

GRAPHIC SCALE 60 0 60 120 180 1" = 60'

PROPERTY DESCRIPTION- PARCEL 46 (A-1)

All that parcel, lot, or tract of land situated, lying, and being on St. Helena Island, near the community of Frogmore, Beaufort County, South Carolina, and designated hereon as PARCEL 46 (A-1), having been subdivided out of PARCEL 46 (A), being, now or formerly, the property of SUSIE L. RAWLINS, MARY E. NILES, & MILDRED LEWIS, and being more particularly described as follows:

To find the TRUE POINT of BEGINNING of PARCEL 46 (A-1), begin at a #5 rebar pin set on the northern right-of-way of U.S. Hwy. 21 and at the southeastern most corner of PARCEL 46 (A), said monument being S 76°20'53"W 878.64' from a PK Nail found at the centerline intersection of U.S. Hwy. 21 and Polowana Road (S-7-602);
Thence along the eastern lot line of PARCEL 46 (A) N 00°02'40"E 131.62' to a #5 rebar set at the southeastern corner of PARCEL 46 (A-1), being the TRUE POINT of BEGINNING for PARCEL 46 (A-1);

Thence around the perimeter of PARCEL 46 (A-1): N 89°57'56"W 217.69' to a #5 rebar set, being the southeastern corner of PARCEL 46 (A-1);
Thence N 00°02'04"E 276.09' to a 3"x3" concrete monument found, being the northeast corner of PARCEL 46 (A-1) and the southwest corner of PARCEL 46;
Thence S 89°57'56"E 217.74' to a point on the eastern boundary of PARCEL 46 (A-1), also being the southeastern corner of PARCEL 46, now or formerly, the property of Jessie Mae T. G. Warren;
Thence S 00°02'40"W 276.09' along the common boundary with PARCEL 47, now or formerly, the property of Peter D. Smalls, to a #5 rebar set, being the TRUE POINT of BEGINNING for PARCEL 46 (A-1).

Said PARCEL 46 (A-1) having an area of 1.38 acres (60,108 sq.ft.), and having access via an existing 50' Ingress-Egress Easement, which is centered 25' on each side of the eastern property line of PARCEL 46 (A) & PARCEL 46 (A-1), all of which being more particularly shown on a survey plat for this property entitled "A BOUNDARY SURVEY PLAT OF PARCEL 46 (A) & PARCEL 46 (A-1) SUBDIVIDED OUT OF PARCEL 46 OWNED BY SUSIE L. RAWLINS, MARY E. NILES, & MILDRED LEWIS ABOUT TO BE CONVEYED TO 360° COMMUNICATIONS COMPANY ...", as done by Cornerstone Surveying & Engineering, Inc. for 360° COMMUNICATIONS COMPANY, said plat being dated 2-9-96. This survey is hereby incorporated into this property description by specific reference for a more complete and accurate description of the boundary PARCEL 46 (A-1) and the associated ingress-egress easement.

CORNERSTONE SURVEYING & ENGINEERING, INC.
1240 Ravenel Bridge Rd. • Summerville, South Carolina • 29485 • Phone: 803.871.0706

A BOUNDARY SURVEY PLAT OF
PARCEL 46 (A) & PARCEL 46 (A-1)
SUBDIVIDED OUT OF PARCEL 46
OWNED BY
SUSIE L. RAWLINS, MARY E. NILES, & MILDRED LEWIS
PARCEL 46 (A-1) TO BE CONVEYED TO
360° COMMUNICATIONS COMPANY
LOCATED NEAR THE TOWN OF FROGMORE ON U.S. HWY. 21
ST. HELENA ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

Date: 2-9-96
Drawn: DRB
Design: KAW
Checked: KAW
Approved: RGS
CAD File: 60'SPLAT.DWG
F.B. & Pg. 19-41
F.B. & Pg. N/A
Pl.Book & Pg. N/A

Date	Revision No.
4-24-96	[illegible]
4-30-96	[illegible]

Proj. No.: 96013
Sheet 1 Of 1

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