

NOTES:

- 1. AREA DETERMINED BY COORDINATES.
2. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO 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 REFERENCED PLATS AND DEEDS MAY NOT BE SHOWN ON THIS SURVEY.
3. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT AScribed AND CONTRACTED WITH TO PERFORM THE REQUESTED SERVICES. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
4. NO SUBSPACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
5. DISTANCE SHOWN ON MAP ARE HORIZONTAL GROUND DISTANCES.
6. DATE OF FIELD SURVEY MAY 2021.
7. THERE IS NO HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION IN PLACE OR RULES THAT WILL PREVENT OR VIOLATE THE PLAT PUT FORTH.
8. HORIZONTAL DATUM IS NAD83(2011) S.C STATE PLANE COORDINATES.
9. VERTICAL DATUM IS NAVD 1988.
10) ALL TREES 24" DBH AND ABOVE LOCATED ON NEW LOTS 29 THRU 32 AND PARK LOT AS SHOWN. NO TREES LOCATED IN 50' BUFFERS.

LINE TABLE with columns: LINE, LENGTH, BEARING, CANAL AREA TO BE CONVEYED TO LOTS 21 THRU 26 & HDA, LOT, SQ. FT., ACRES, TMS.

REFERENCES:

- 1. SKIPPER'S POINT TOWN OF McCLELLANVILLE CHARLESTON COUNTY, SOUTH CAROLINA PLAT OF THE SUBDIVISION OF A 183.51 ACRE PORTION OF SKIPPER'S POINT INTO TRACT I CONTAINING 45.35 AC., TRACT II CONTAINING 82.32 AC., TRACT III CONTAINING 73.84 AC., LOT D-1 CONTAINING 1.00 AC. AND LOT D-2 CONTAINING 1.00 AC. OWNED BY SKIPPER'S POINT PARTNERSHIP BY E.M. SEAROOK, JR., INC. DATED MARCH 19, 2002 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK BK PG. 578.
2. SUBDIVISION PLAT SHOWING THE CREATION OF LOTS 23 THRU 26 IN MOUZONS BLUFF, BRING A PORTION OF TRACT II AND TRACT III PROPERTY INVESTMENTS, LLC LOCATED IN THE TOWN OF McCLELLANVILLE CHARLESTON COUNTY, SOUTH CAROLINA BY TIM EMER R/S, LLC DATED JANUARY 12, 2007 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK BK PG. 557.
3. SUBDIVISION OF TMS 744-00-00-223 IN THE TOWN OF McCLELLANVILLE TO CREATE LOT 22 MOUZONS BLUFF SURVEYED FOR JENNIFER & JERRYMY GRADY CHARLESTON COUNTY, SOUTH CAROLINA BY WENDELL C. POWERS DATED MAY 28, 2015 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK 515 PG. 0146.
4. PLAT SHOWING A SUBDIVISION OF TMS 744-00-00-223 IN THE TOWN OF McCLELLANVILLE TO CREATE LOT 21 MOUZONS BLUFF SURVEYED FOR REBECCA L. BALDWIN CHARLESTON COUNTY, SOUTH CAROLINA BY WENDELL C. POWERS DATED DEC. 15, 2016 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK 517 PG. 0013.

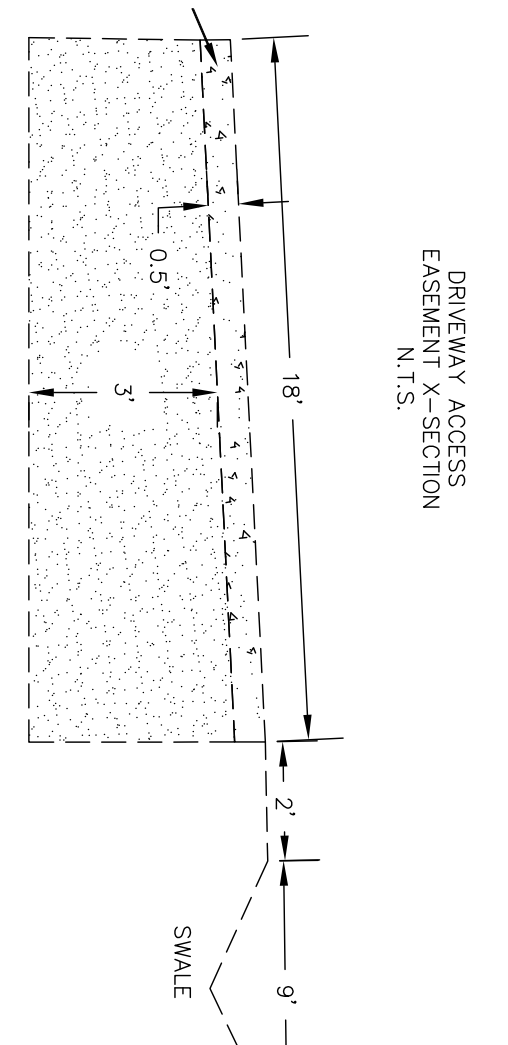
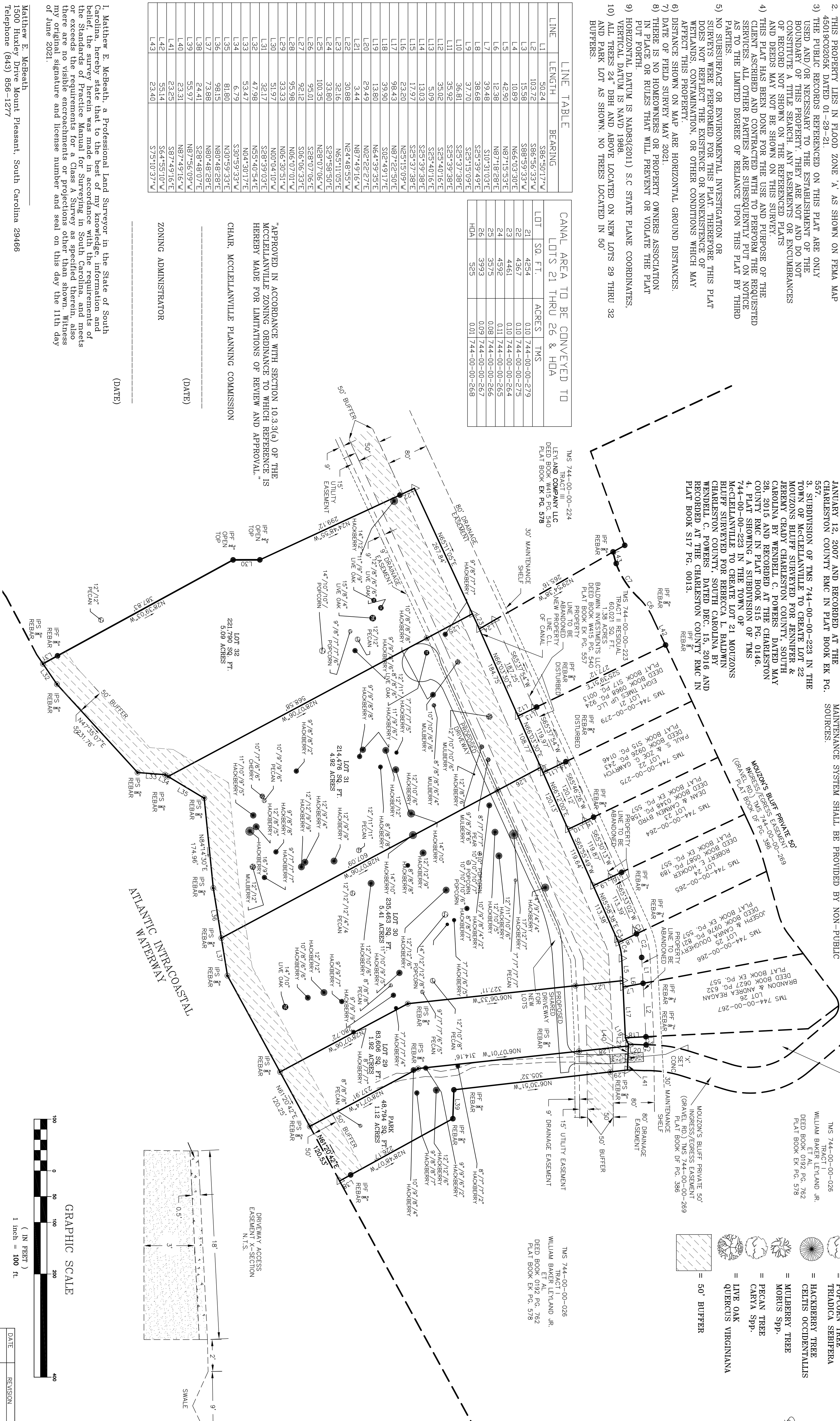
SECTION 11:5.5 TOWN ORDINANCE

"CONSTRUCTION OF THE PRIVATE ROAD SHOWN HERON SHALL CONFORM TO THE STANDARDS SET FORTH IN THE ZONING AND LAND DEVELOPMENT ORDINANCE. THE PRIVATE ROAD SHOWN HEREON SHALL BE CONSIDERED AS A MAINTENANCE ROAD. ACCEPTANCE INTO THE TOWN SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLETES WITH ALL REQUIREMENTS OF TOWN ROADS AT THE TIME REQUEST FOR ACCEPTANCE IS MADE. ANY COSTS REQUIRED TO CAUSE THIS ROAD TO BECOME ELIGIBLE FOR ADDITION TO THE PUBLIC MAINTENANCE SYSTEM SHALL BE PROVIDED BY NON-PUBLIC SOURCES.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, BEARING, DELTA.

LEGEND:

- IPS = IRON SET (5/8" REBAR UNLESS OTHERWISE NOTED)
IPF = IRON FOUND (5/8" REBAR UNLESS OTHERWISE NOTED)
CMP = CONCRETE MONUMENT FOUND
MEANDER POINT
WATER WELL
POWER POLE
TELEPHONE PEDESTAL
POPCORN TREE
TRIADICA SERPENA
HACKBERRY TREE
CELIUS OCCIDENTALIS
MULBERRY TREE
MORUS SPP.
PECAN TREE
CARYA SPP.
LIVE OAK
QUERCUS VIRGINIANA
50' BUFFER



GRAPHIC SCALE (IN FEET) 1 inch = 100 ft.

Table with columns: DRAWN BY, CHECKED BY, DATE, JOB #, SCALE, BY.

APPROVED IN ACCORDANCE WITH SECTION 10.3.9(C) OF THE McCLELLANVILLE ZONING ORDINANCE TO WHICH REFERENCE IS HEREBY MADE FOR LIMITATIONS OF REVIEW AND APPROVAL.

CHAIR, McCLELLANVILLE PLANNING COMMISSION

ZONING ADMINISTRATOR

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