

PLANNING AND RMC USE ONLY

TOWN OF JAMES ISLAND, SC
APPROVED FINAL PLAT

PLANNING DIRECTOR _____

DATE _____

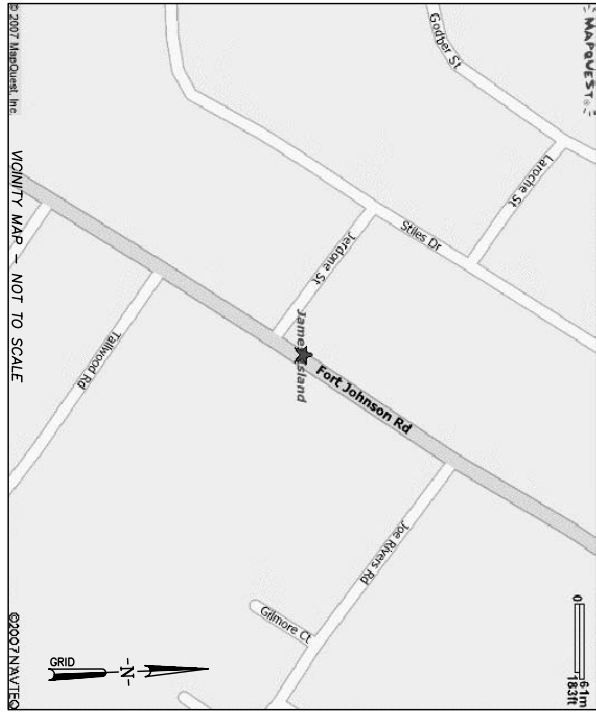
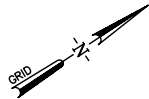
*APPROVAL OF THIS FINAL PLAT IN NO WAY OBLIGATES THE TOWN TO INSTALL OR MAINTAIN ANY ROAD, STREET, DRAINAGE SYSTEM, WATER LINE, SEWER LINE, OR ANY UTILITY. THE PROPERTY OWNER MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES, AND FLOOD PLAIN MANAGEMENT REGULATIONS. NO BUILDING PERMITS CAN BE ISSUED UNTIL THE DEVELOPER HAS MADE WATER AND SEWER/SEPTIC AVAILABLE TO EACH PROPOSED LOT.

NOTES

1. THIS CONSTITUTES A TREE AND TOPOGRAPHIC SURVEY OF TMS 454-10-00-116. BOUNDARIES WERE ESTABLISHED BY RE-TRACEMENT OF DEEDS AND PLATS REFERENCED HEREON AND LOCATION OF FIELD SURVEY MONUMENTATION FOUND.
2. ONLY THOSE MONUMENTS ON THIS PROPERTY AND ADJOINING PROPERTIES AND RIGHTS-OF-WAYS PERTINENT TO THE BOUNDARIES THIS PLAT WERE SURVEYED AND SHOWN AS EXISTING. THIS PLAT CONSTITUTES A SURVEY OF ONLY THE SUBJECT PROPERTY, AND IS NOT A SURVEY OF ADJOINING TRACTS.
3. PER LETTER DATED JUNE 8, 2007, ROBERT VEGA WITH THE DEPARTMENT OF THE ARMY CORPS OF ENGINEERS DETERMINED THERE ARE NO FRESHWATER WETLANDS ON THIS PROPERTY (SAC 2007-927-24M).
4. PROPERTY IS CURRENTLY ZONED RSL.
5. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45019C 0681 U, DATED 11/17/04, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X".
6. SITE TBM IS NOS DISK 10 073, ELEVATION 17.27', NGVD 29.
7. ALL LOTS WITHIN THE CAROLINA OAKS @ LIGHTHOUSE POINT SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CAROLINA OAKS @ LIGHTHOUSE POINT.

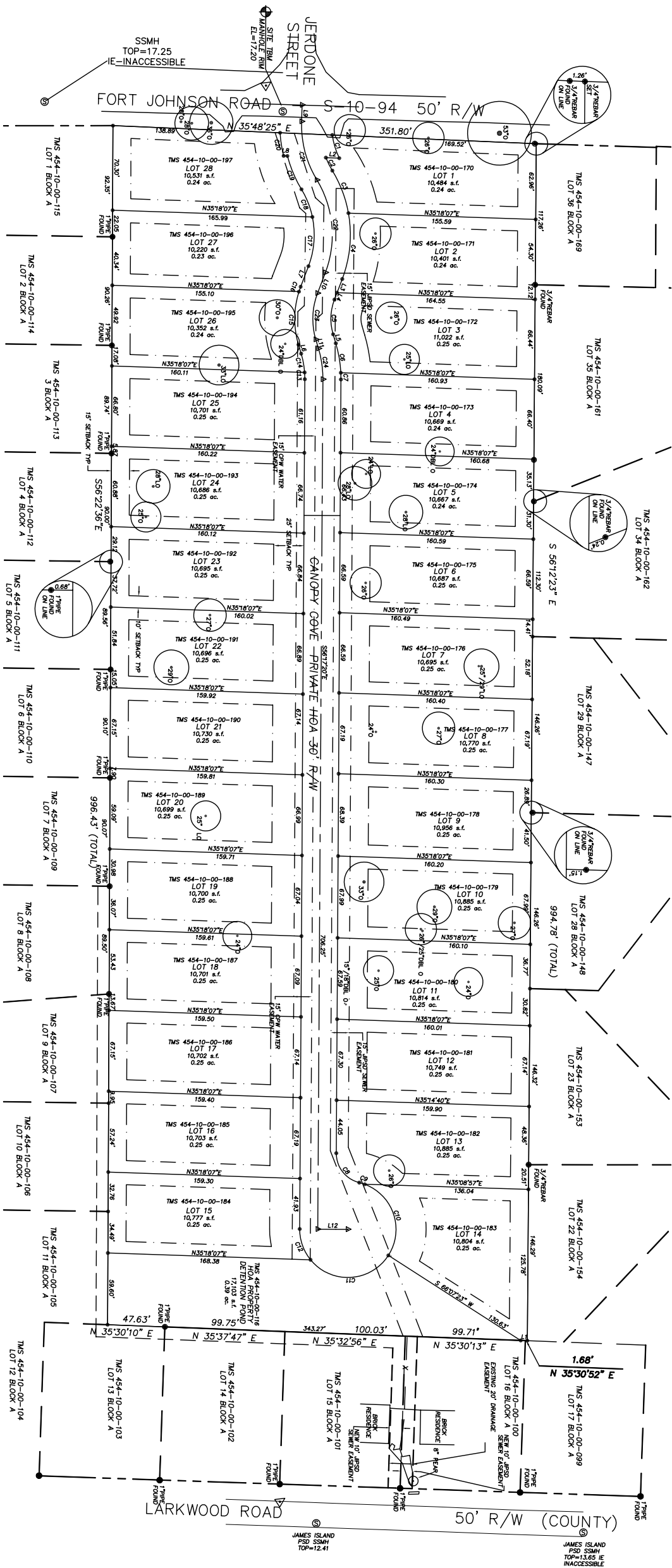
REFERENCE:

- 1) PLAT BY F. STEVEN JOHNSON DATED FEBRUARY 3, 1997 PLAT BOOK EB PAGE 639 RECORDED IN RMC OFFICE CHARLESTON COUNTY
- 2) PLAT BY E.M. SEABROOK, JR. DATED MARCH 7, 1966 PLAT BOOK U PAGE 74 RECORDED IN RMC OFFICE CHARLESTON COUNTY

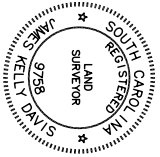
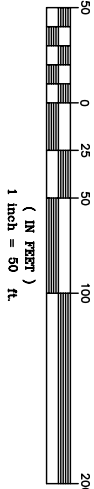


CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	12.07	13.00	6.05	12.06	S33°32'22"E
C2	37.28	103.00	19.21	37.77	N77°19'55"W
C3	55.70	103.00	28.55	55.03	N51°18'30"W
C4	24.88	103.00	12.50	24.82	N51°17'00"W
C5	5.55	103.00	2.78	5.55	N42°50'00"W
C6	33.46	25.00	18.78	31.01	N48°22'58"E
C7	74.42	40.00	42.87	62.71	N35°18'02"E
C8	75.39	40.00	55.94	64.77	N40°07'00"E
C9	27.71	40.00	14.44	27.16	N53°02'28"E
C10	15.53	23.00	8.05	15.64	N58°30'00"W
C11	44.71	75.00	23.94	44.05	S37°28'24"E
C12	4.30	75.00	2.15	4.30	S59°09'29"E
C13	24.88	103.00	12.50	24.82	N51°18'30"W
C14	30.19	103.00	15.20	30.08	S72°22'58"E
C15	19.41	106.00	9.73	19.38	S68°11'52"E
C16	30.09	106.00	16.23	30.28	N31°17'48"E
C17	39.20	60.00	20.33	38.51	S44°30'00"E
C18	26.00	60.00	13.10	25.81	N44°45'13"W

LINE	LENGTH	BEARING
L1	5.52	S35°30'25"W
L2	11.15	N35°46'55"E
L3	12.12	S35°46'55"E
L4	7.80	S35°46'55"E
L5	7.80	S27°13'05"E
L6	18.28	S35°46'55"E
L7	13.43	S35°46'55"E
L8	18.28	S35°46'55"E
L9	18.28	S35°46'55"E
L10	18.28	S35°46'55"E
L11	7.80	S27°13'05"E
L12	25.00	S35°42'40"W



GRAPHIC SCALE



I 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 RE-REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

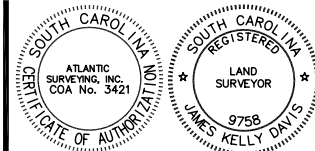
JAMES KELLY DAVIS, R.L.S. No. 9758

FINAL PLAT
TOWN OF JAMES ISLAND
CHARLESTON COUNTY
TMS 454-10-00-116
745 FORT JOHNSON ROAD
LOT 37B
LIGHTHOUSE POINT

ACG PROPERTIES, LLC
3030 ASHLEY TOWN CENTER DR.
CHARLESTON, S.C. 29414

CAROLINA OAKS @
LIGHTHOUSE POINT

Atlantic Surveying, Inc.
828 WAPP00 ROAD
PO BOX 30604
CHARLESTON, SC 29417
(843) 763-6669
FAX (843)766-7411
WWW.ATLANTICSURVEY.COM



SHEET 1 OF 1	NO.	REVISED	CHKD.	DATE		
DESIGNED				CHECKED	JOB NO.	SCALE:
TAS				KJC	08-11614	1"=50'
DRAWN				APPROVED	DATE	
TAS				KJC	MARCH 24, 2008	