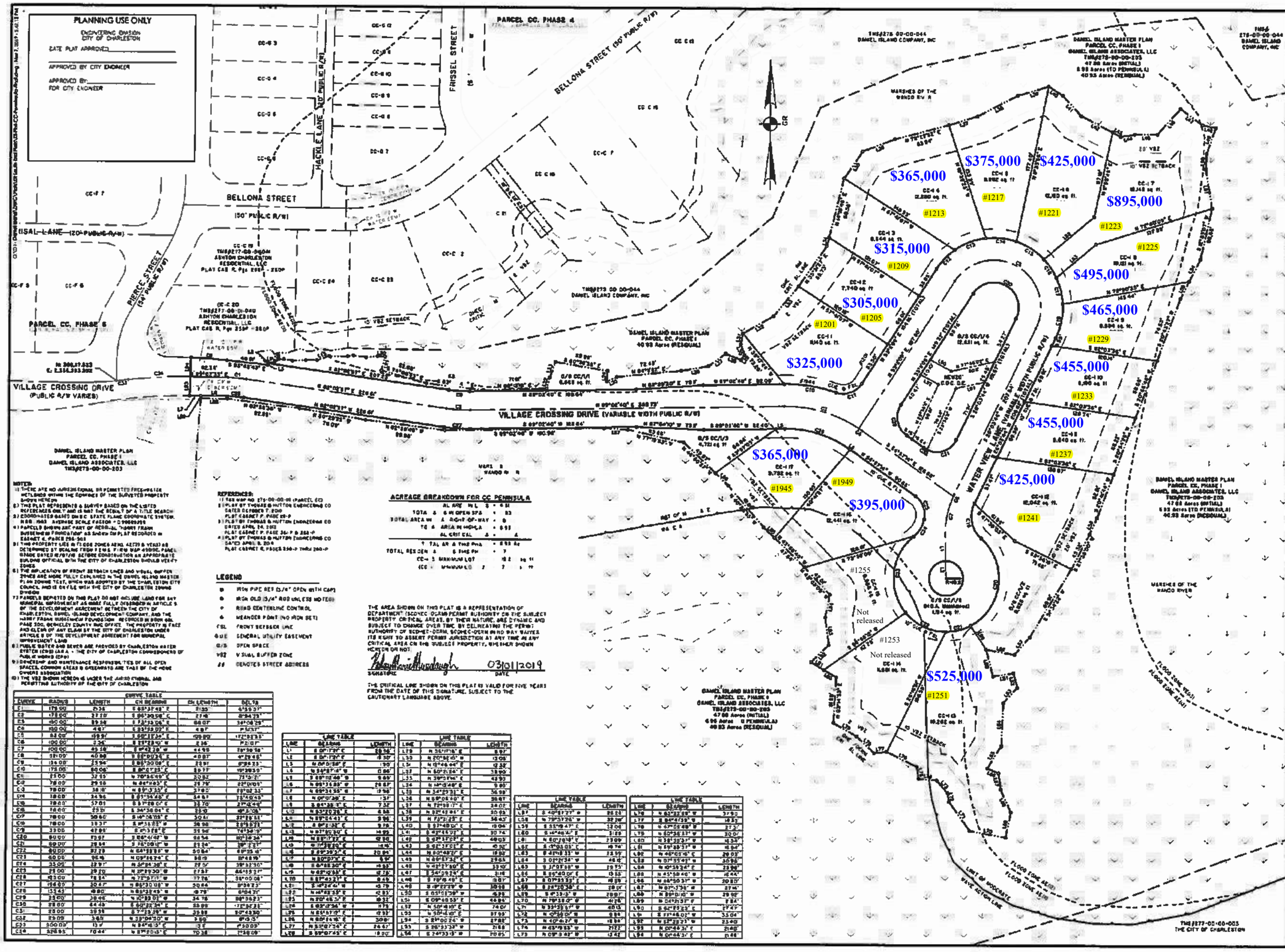


NOTES:
1) THERE ARE NO JURISDICTIONAL OR PERMITTED FRESHWATER WETLANDS within the boundary of the surveyed property shown hereon.
2) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
3) COORDINATES BASED ON SC STATE PLANE COORDINATE SYSTEM, NAD 1983. AVERAGE SCALE FACTOR = 0.999999918
4) PARCELS SHOWN ARE PART OF REGIONAL "HOBBY FARM" DEVELOPED BY THOMAS & HUTTON AS SHOWN ON PLAT RECORDED IN CABINET K, PAGES 294-303
5) THE PROPERTY LIES IN FLOOD ZONES AE(9), AE(8) & VE(15) AS DETERMINED BY SCALING FROM FEMA FIRM MAP 45019C, PANEL 0406D DATED 6/18/2018. BEFORE CONSTRUCTION AN APPROPRIATE BUILDING OFFICIAL WITH THE CITY OF CHARLESTON SHOULD VERIFY ZONES.
6) THE IMPLICATION OF FRONT SETBACK LINES AND VISUAL BUFFER ZONES ARE MORE FULLY CONTAINED IN THE DANIEL ISLAND MASTER PLAN ZONING TEXT, WHICH WAS ADOPTED BY THE CHARLESTON CITY COUNCIL AND IS ON FILE WITH THE CITY OF CHARLESTON ZONING DIVISION.
7) PARCELS DEPICTED ON THIS PLAT DO NOT INCLUDE LAND FOR ANY MUNICIPAL IMPROVEMENT AS MORE FULLY DEFINED IN ARTICLE 5 OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CHARLESTON, DANIEL ISLAND DEVELOPMENT COMPANY, AND THE HARRY FRANK GUGGENHEIM FOUNDATION, RECORDED IN BOOK 0811, PAGE 300, BERKELEY COUNTY RMC OFFICE. THE PROPERTY IN FACE AND CLEAR OF ANY CLAIM BY THE CITY OF CHARLESTON UNDER ARTICLE 5 OF THE DEVELOPMENT AGREEMENT FOR GENERAL IMPROVEMENT LAND.
8) PUBLIC WATER AND SEWER ARE PROVIDED BY CHARLESTON WATER SYSTEM (CWS) AND A - THE CITY OF CHARLESTON (COMPONENTS OF PUBLIC WORKS (CPW).
9) OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF ALL OPEN SPACES, COMMON AREAS & GREENWAYS ARE THAT OF THE HOME OWNERS ASSOCIATION.
10) THE VBZ SHOWN HEREON IS UNDER THE JURISDICTIONAL AND PERMITTING AUTHORITY OF THE CITY OF CHARLESTON.

REFERENCES:
1) TAX MAP NO. 275-00-00-00 (PARCEL CC)
2) PLAT BY THOMAS & HUTTON ENGINEERING CO DATED OCTOBER 7, 2010 PLAT CABINET P, PAGE 20-P
3) PLAT BY THOMAS & HUTTON ENGINEERING CO DATED APRIL 14, 2011 PLAT CABINET P, PAGE 341-P & 342-P
4) PLAT BY THOMAS & HUTTON ENGINEERING CO DATED APRIL 8, 2014 PLAT CABINET R, PAGES 290-P THRU 293-P

LEGEND

⊕	IRON PIPE REBAR (5/8" OPEN WITH CAP)
●	IRON OLD (5/8" ROD UNLESS NOTED)
⊕	ROAD CENTERLINE CONTROL
◆	MEANDER POINT (NO IRON SET)
FSL	FRONT SETBACK LINE
G.U.E	GENERAL UTILITY EASEMENT
O/S	OPEN SPACE
VBZ	VISUAL BUFFER ZONE
#	DENOTES STREET ADDRESS

ACREAGE BREAKDOWN FOR CC PENINSULA

TOTAL AREA IN	AL ARE IN L	= 6.91
	TOTAL & 6 IN OPEN SPA	= 1.83
TOTAL AREA IN	A RIGHT-OF-WAY	= 0
	TO & AREA IN WETLA	= 0.93
	AL CRITICAL	=
	TAL AR & THE PHA	= 8.93 Ac
TOTAL RESIDEN	& THE PH	= 7
CC-H	MINIMUM LOT	10.0 Ac
CC-I	MINIMUM LO	7

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC-OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY ON TRIAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC-OCRM. SCDHEC-OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE 03/01/2019 DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

CURVE TABLE

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	175.00'	21.36'	S 65°32'48" E	21.35'	6°59'37"
C2	175.00'	37.70'	S 86°30'58" E	37.62'	12°34'23"
C3	450.00'	83.34'	S 83°33'06" E	83.07'	10°36'29"
C4	150.00'	4.87'	S 83°19'07" E	4.87'	1°51'37"
C5	50.00'	159.91'	S 60°11'24" E	100.00'	172°31'35"
C6	100.00'	2.36'	S 33°28'10" W	2.36'	1°21'07"
C7	100.00'	45.58'	S 47°31'38" W	44.98'	26°06'58"
C8	50.00'	40.09'	S 58°00'24" E	39.07'	45°52'45"
C9	134.00'	23.94'	S 61°30'08" E	23.91'	9°58'23"
C10	175.00'	80.06'	S 80°07'23" E	79.37'	26°20'53"
C11	25.00'	32.85'	N 78°54'49" E	30.52'	75°12'21"
C12	75.00'	29.16'	N 46°19'03" E	28.98'	22°16'01"
C13	75.00'	58.18'	N 81°33'33" E	57.00'	44°26'34"
C14	75.00'	34.96'	S 83°34'49" E	34.67'	26°42'43"
C15	75.00'	57.01'	S 53°28'01" E	55.70'	43°32'44"
C16	75.00'	23.31'	S 24°36'06" E	23.21'	17°48'08"
C17	75.00'	50.00'	S 14°26'05" E	50.61'	38°18'51"
C18	75.00'	33.37'	S 57°13'37" E	33.08'	25°29'21"
C19	33.00'	47.09'	S 61°31'58" E	43.34'	81°47'19"
C20	50.00'	72.97'	S 66°47'47" W	66.54'	83°36'34"
C21	50.00'	39.94'	S 16°00'11" W	31.24'	45°46'21"
C22	50.00'	92.73'	N 64°13'33" W	80.04'	106°15'41"
C23	50.00'	96.14'	N 09°26'24" E	84.19'	110°14'19"
C24	33.00'	32.97'	N 36°34'38" E	31.57'	28°32'50"
C25	25.00'	39.20'	N 28°31'30" W	35.27'	89°51'27"
C26	43.00'	19.34'	N 72°37'11" W	17.18'	25°46'07"
C27	156.00'	30.47'	N 66°30'08" W	30.44'	11°11'27"
C28	153.43'	48.00'	N 69°32'49" W	47.78'	17°54'21"
C29	25.00'	39.46'	N 10°33'01" W	34.78'	90°38'21"
C30	25.00'	64.45'	S 60°31'24" E	49.98'	147°37'31"
C31	25.00'	39.53'	S 7°33'39" W	35.58'	90°43'30"
C32	25.00'	3.43'	S 32°04'30" W	3.43'	7°51'37"
C33	300.00'	13.7'	N 84°46'13" E	13.7'	2°36'09"
C34	325.93'	70.44'	N 81°50'43" E	70.38'	12°22'09"

LINE TABLE

LINE	BEARING	LENGTH
L1	S 00°17'37" E	28.34'
L2	S 00°17'37" E	18.50'
L3	N 00°00'00" E	1.90'
L4	N 34°37'18" W	0.66'
L5	S 89°00'46" W	9.69'
L6	N 00°13'59" W	28.87'
L7	N 89°24'55" E	13.98'
L8	N 00°00'00" E	1.37'
L9	S 84°39'11" E	7.32'
L10	N 53°10'26" E	6.86'
L11	N 89°00'41" E	9.96'
L12	S 87°21'32" E	9.78'
L13	N 87°50'34" E	14.22'
L14	N 89°17'17" E	42.56'
L15	N 77°39'10" E	14.45'
L16	S 89°39'31" E	20.94'
L17	N 80°00'37" E	9.97'
L18	S 87°55'30" E	14.53'
L19	N 89°10'50" E	12.78'
L20	S 87°43'21" E	8.45'
L21	S 40°24'41" E	13.79'
L22	N 40°28'53" E	12.93'
L23	N 70°45'37" E	19.31'
L24	S 89°31'34" E	11.73'
L25	N 85°51'07" E	12.93'
L26	N 00°14'18" E	30.81'
L27	N 33°27'34" E	24.67'
L28	S 89°07'45" E	18.00'

LINE TABLE

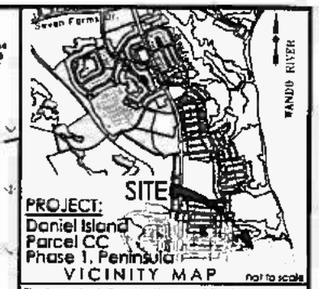
LINE	BEARING	LENGTH
L29	N 30°58'45" W	13.06'
L30	N 00°46'44" E	12.28'
L31	N 60°31'34" E	31.90'
L32	N 39°31'44" E	43.93'
L33	N 14°13'49" E	9.00'
L34	N 34°23'31" E	36.69'
L35	N 89°06'40" E	39.87'
L36	N 72°58'17" E	34.02'
L37	N 82°43'44" E	30.93'
L38	N 73°31'25" E	36.43'
L39	S 83°48'04" E	13.04'
L40	S 87°40'01" E	20.74'
L41	S 82°11'17" E	40.03'
L42	S 82°31'01" E	40.00'
L43	N 80°48'37" E	19.93'
L44	N 66°57'31" E	29.65'
L45	S 87°07'30" W	33.30'
L46	S 34°09'25" E	31.18'
L47	S 70°19'49" E	30.01'
L48	S 19°22'59" W	30.08'
L49	S 65°01'39" W	45.78'
L50	S 09°46'53" E	46.84'
L51	N 50°48'00" E	74.07'
L52	N 50°46'00" E	87.93'
L53	S 80°00'24" W	27.82'
L54	S 86°33'39" W	21.68'
L55	S 24°33'13" W	20.05'

LINE TABLE

LINE	BEARING	LENGTH
L56	S 40°47'27" W	26.24'
L57	N 79°37'26" W	32.20'
L58	S 53°48'47" E	13.06'
L59	S 14°46'47" E	31.09'
L60	N 60°10'48" E	23.09'
L61	S 47°03'05" E	19.74'
L62	S 47°18'33" W	23.99'
L63	S 01°23'34" W	46.12'
L64	S 37°07'18" W	29.75'
L65	S 86°40'06" E	13.55'
L66	S 07°33'39" E	16.39'
L67	S 82°20'38" E	28.01'
L68	S 47°13'13" W	20.87'
L69	N 79°11'07" W	40.78'
L70	N 33°33'59" W	48.13'
L71	N 42°56'00" W	9.94'
L72	N 40°40'27" W	18.99'
L73	N 49°49'33" W	27.27'
L74	N 09°39'42" W	13.42'

LINE TABLE

LINE	BEARING	LENGTH
L75	N 83°32'58" W	37.90'
L76	S 86°41'59" W	14.33'
L77	S 47°56'48" W	27.31'
L78	N 60°56'37" W	30.07'
L79	N 38°33'37" W	41.25'
L80	N 69°39'37" W	16.94'
L81	N 46°03'40" E	29.07'
L82	N 07°55'47" W	30.98'
L83	N 40°53'24" E	23.96'
L84	N 43°58'40" W	16.44'
L85	N 46°50'37" W	20.80'
L86	N 07°53'56" W	27.41'
L87	N 89°01'41" W	29.92'
L88	N 06°20'37" E	7.84'
L89	S 64°29'23" E	17.47'
L90	S 15°46'07" W	33.04'
L91	N 12°22'31" W	25.40'
L92	N 07°49'37" E	21.40'
L93	N 00°49'37" E	21.40'
L94	N 00°44'37" E	21.40'



PROJECT:
Daniel Island
Parcel CC
Phase 1, Peninsula
VICINITY MAP not to scale

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The Daniel Island COMPANY

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

OWNER OR REPRESENTATIVE
DANIEL ISLAND ASSOCIATES, LLC
D/B/A THE DANIEL ISLAND COMPANY, INC
836 SEVEN FARMS DRIVE, SUITE 301
CHARLESTON, SC 29492
(843) 971-5900

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00265 LICENSED LAND SURVEYING

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR PHILLIP P. GERARD DRAFT FINAL

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

PHILLIP P. GERARD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 28396

FINAL
SUBDIVISION PLAT OF
DANIEL ISLAND MASTER PLAN PARCEL CC, PHASE 1
TO CREATE
PARCEL CC, BLOCK I, LOTS 1 THROUGH 17

DANIEL ISLAND, CITY OF CHARLESTON
BERKELEY COUNTY, SOUTH CAROLINA
prepared for & owned by
DANIEL ISLAND ASSOCIATES, LLC

Rev	Revision	By	Date

THOMAS & HUTTON
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50 0 50 100
1 INCH = 50 FEET

plot	drawn	reviewed	field	crew
01/23/19	PPG	PEG		

job 24047.0005 SHEET 1 OF 1