

RMC

## CITY OF CHARLESTON PLANNING

**LEGEND:**

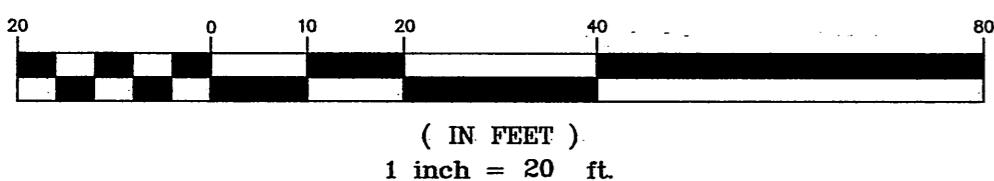
- IPS = IRON SET (5/8" REBAR  
UNLESS OTHERWISE NOTED)
- IPF = IRON FOUND (5/8" REBAR  
UNLESS OTHERWISE NOTED)
- — = ADJACENT PROPERTY LINE
- ▲ = CALCULATED POINT
- ▲ = NAIL FOUND

## NOTES:

1. AREA DETERMINED BY COORDINATES.
2. THIS PROPERTY LIES IN FLOOD ZONE 'AE' ELEVATION 13 AS SHOWN ON FEMA MAP 45019C0516J, COMMUNITY CITY OF CHARLESTON NUMBER 455412 DATED 11-17-04.
- 3) 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.
- 4) NO SUBSURFACE 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) DISTANCES SHOWN ON MAP ARE HORIZONTAL GROUND DISTANCES.
- 6) DATE OF FIELD SURVEY AUGUST 31, 2016.
- 7) THERE IS NO HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION IN PLACE OR RULES THAT WILL PREVENT OR VIOLATE THE PLAT PUT FORTH.

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.97	S78°48'34"W
L2	3.00	S83°04'39"W
L3	8.50	S82°26'39"W
L4	1.98	N07°45'03"W
L5	4.50	N83°08'03"E
L6	4.38	N79°22'40"E

### GRAPHIC SCALE



I, Matthew E. McBeath, a Professional Land Surveyor in the State of South Carolina, hereby state that to the best of my knowledge, information and belief, the survey herein 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, also there are no visible encroachments or projections other than shown. Witness my original signature and license number and seal on this day the 21st day of November 2016.

Matthew E. McBeath  
1500 Huxley Drive Mount Pleasant, South Carolina 29466  
Telephone (843) 856-1277

TMS 459-13-01-146  
 WRAGGBOURGH SQUARE ASSOC.  
 DEED BOOK 0182 PG. 181  
 PLAT BOOK BV PG. 189

TMS 459-13-01-150  
 LOT 10 PHASE II  
 DAVID B. & GAIL M. YARBOUGH  
 DEED BOOK D290 PG. 355  
 PLAT BOOK EC PG. 893

TMS 459-13-01-052  
 MICHAEL L. HARRELSON  
 DEED BOOK G196 PG. 074  
 DEED BOOK Z46 PG. 183

TMS 459-13-01-149  
 LOT 8 PHASE II  
 2293 SQ. FT. 0.05 ACRE  
 HERBERT BERLINSKY REV. TRUST  
 DEED BOOK 0280 PG. 153  
 PLAT BOOK DC PG. 104

TMS 459-13-01-148  
 LOT 6 PHASE II  
 2113 SQ. FT. 0.05 ACRE  
 HERBERT BERLINSKY REV. TRUST  
 DEED BOOK 0280 PG. 155  
 PLAT BOOK CO PG. 22

TMS 459-13-01-131  
 DENNIS EMMETT & MARGARET HAWK  
 O'BRIEN REV. TRUST  
 DEED BOOK 0512 PG. 434  
 PLAT BOOK AM PG. 48

TMS 459-13-01-058  
 EVANGELYON HOLMES RAINS  
 DEED BOOK R185 PG. 10  
 DEED BOOK G PG. 99

WRAGGBOURGH LANE  
 PRIVATE  
 R/W VARIES

BACK OF CURB

BACK OF CURB

IPF  $\frac{5}{8}$ " REBAR  
 WALL  
 1.1'  
 N83°09'02"E 56.59'  
 41.7'  
 GAS & ELEC.  
 SERVICES  
 4 STORY  
 BRICK HOME  
 28.9'  
 28.9'  
 41.7'  
 PROPERTY LINE  
 TO BE ABANDONED  
 S83°08'03"W 50.16'  
 40.15'  
 A.C.  
 WOOD FENCE  
 ON WALL  
 10.3'  
 20.9'  
 2.0'  
 L1  
 IPF  $\frac{5}{8}$ " REBAR  
 WALL  
 N072°20'51"E 40.15'  
 40.15'  
 L2  
 N072°40"W 40.15'  
 WALL  
 L3  
 IPF  $\frac{5}{8}$ " REBAR  
 WALL  
 N83°09'02"E 56.59'  
 41.7'  
 L4  
 1.1'  
 L5  
 S085°24'46"W  
 36.52'  
 S085°24'46"E  
 12.8'  
 CALCULATED  
 POINT  
 IPF  $\frac{5}{8}$ " REBAR  
 REF.  
 POINT  
 CALCULATED  
 POINT  
 CONC.  
 NAIL  
 FOUND  
 REF.  
 POINT  
 L6  
 CALCULATED  
 POINT

137.3' TO R/W  
 CHAPEL ST.

TMS 459-13-01-058  
EVANGELYON HOLMES RAINSFORD  
DEED BOOK R185 PG. 106  
DEED BOOK C PG. 99

DRAWN BY:	MEM
CHECKED BY:	
DATE	11-8-16
JOB #	16174
SCALE:	"=20'

PLAT TO ABANDON THE PROPERTY LINE BETWEEN  
LOT 6 PHASE II WRAGGBOROUGH SQUARE  
(2113 SQ. FT. 0.05 ACRE) TMS 459-13-01-148  
LOT 8 PHASE II WRAGGBOROUGH SQUARE  
(2293 SQ. FT. 0.05 ACRE) TMS 459-13-01-149  
TO CREATE NEW LOT 8 4,406 SQ. F.T. 0.10 ACRE  
#6 WRAGGBOROUGH LANE

PROFESSIONAL LAND SURVEYORS  
1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466  
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**SHEET**  
**1 OF 1**