

RMC

RECORDED	
DATE: 11/23/2016	TIME: 9:46:13 AM
Book-Page: S16 0271	DocType: Small Plat
Charlie Lybrand, Register, Charleston County, SC	
Filed By: CITY OF CHARLESTON	
ATTENTION: MICHAEL DINUNZIO	
Record Fee: \$10.00	Postage: \$0.00
TOTAL: \$10.00	Drawer: 0
CLH	
Location: WRAGGBOROUGH SQ	

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

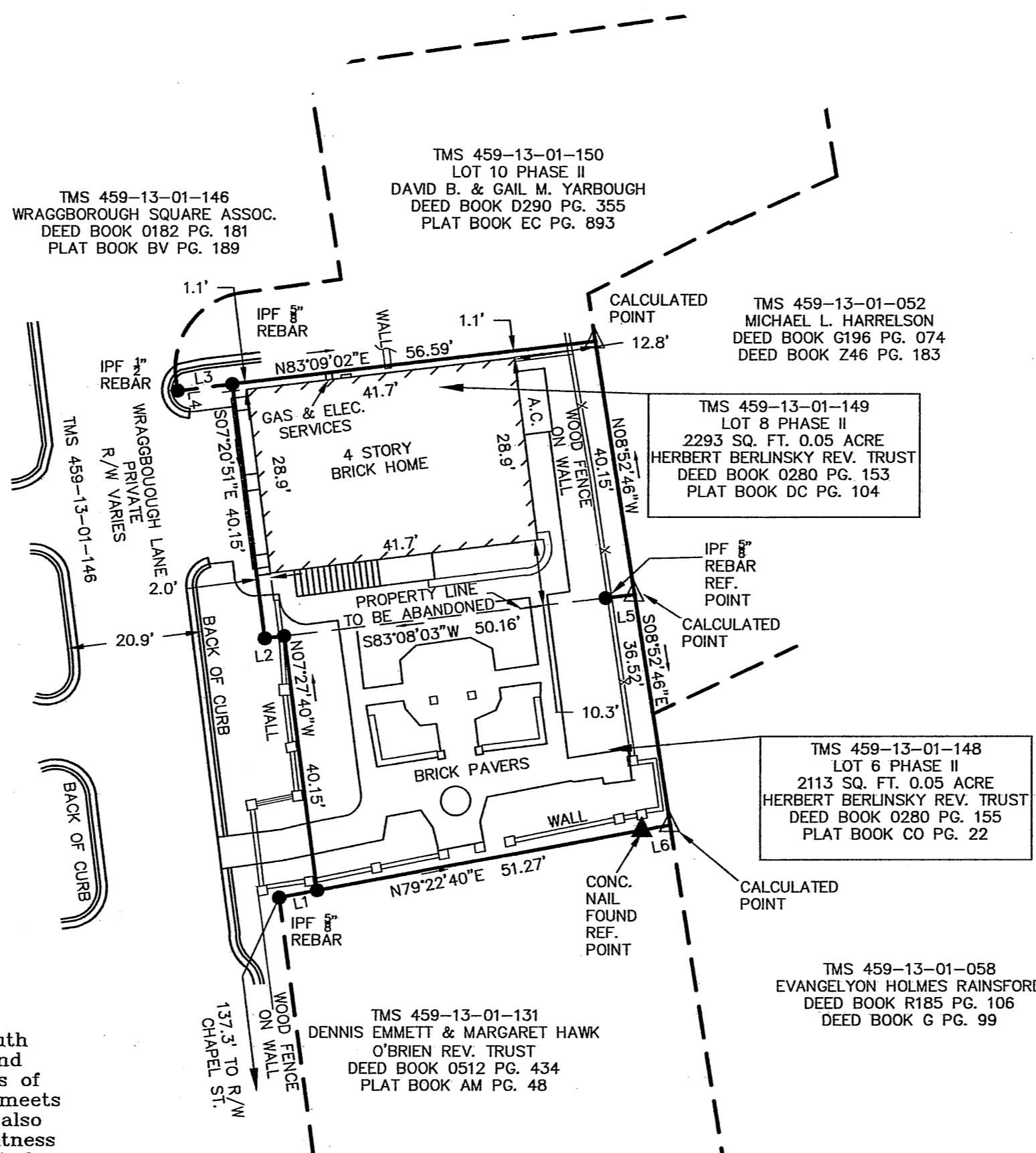
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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



REFERENCES:

1. A SUBDIVISION PLAT OF WRAGGBOROUGH SQUARE TOWNHOMES BY SOUTHEASTERN SURVEYING INC. DATED MARCH 13, 1986, LAST REVISED APRIL 26, 1989 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK BV PAGE 189.
2. A SUBDIVISION PLAT OF TMS 459-13-00-059 CREATING LOTS 1-16 WRAGGBOROUGH SQUARE PHASE II BY SOUTHEASTERN SURVEYING INC. DATED APRIL 27, 1993 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK CO PAGE 22.
3. PLAT SHOWING PROPERTY LINE ADJUSTMENT LOT 10 WRAGGBOROUGH SQUARE PROPERTY OF DAVID B. YARBOROUGH AND GAIL YARBOROUGH BY ENGINEERING, SURVEYING, & PLANNING, INC. DATED JULY 7, 1998 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK EC PAGE 893.
4. A PROPERTY LINE ADJUSTMENT PLAT OF LOT 8 WRAGGBOROUGH SQUARE PHASE II BY SOUTHEASTERN SURVEYING INC. DATED JUNE 25, 1999 AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK DC PAGE 104.

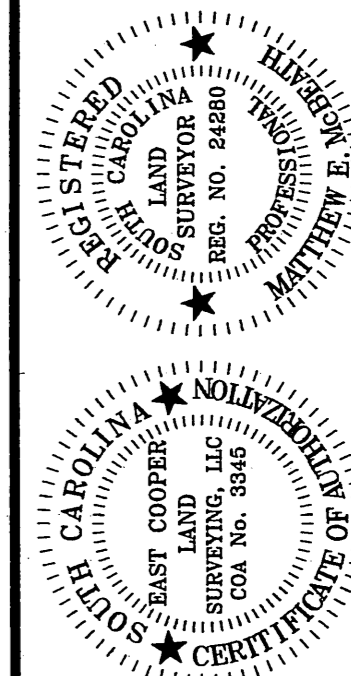
DRAWN BY:	MEM
CHECKED BY:	MEM
DATE:	11-8-16
JOB #	16174
SCALE:	1"=20'

DATE	REVISION	BY
11-21-16	REVISE PER CITY	MEM

PREPARED FOR:
RANDALL PHILLIPS
DEBBIE AUSTIN
CITY OF CHARLESTON
CHARLESTON COUNTY
SOUTH CAROLINA

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. FT. 0.10 ACRE
#6 WRAGGBOROUGH LANE

SHEET
1 OF 1



EAST COOPER LAND SURVEYING, LLC

PROFESSIONAL LAND SURVEYORS
1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466
OFFICE (843) 856-1277 E-MAIL ecis@BELLSOUTH.NET