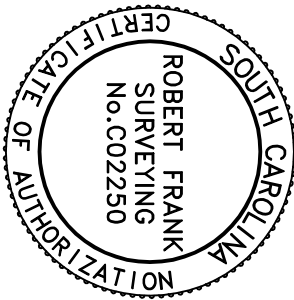
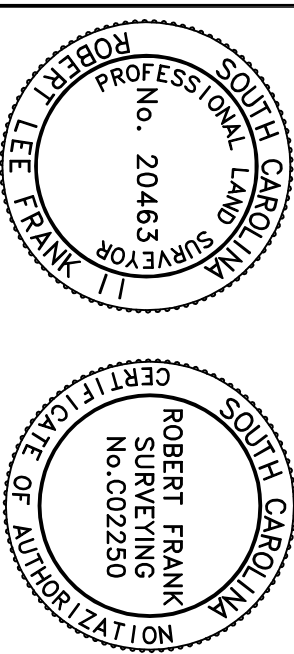


ROBERT FRANK SURVEYING
1923 MAYBANK HWY. -- CHARLESTON, S.C. 29412
PHONE: (843)762-4608 FAX (843)795-5970
WEB ADDRESS: www.robertfranksurveying.com
E-mail robertfranklandsurveying@comcast.net

The areas indicated on this plat as flood hazard areas have been identified as having at least a one percent chance of being flooded in a given year by rising tidal waters associated with possible hurricanes. Local regulations require that flood hazard protective measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the Town of Edisto Beach Flood Damage Reduction Ordinance, Ordinance No. 14-111, et seq. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to mortgage financing in these designated flood hazard areas.



LOT E AREA TABLE
TOTAL AREA 6,950 SQ. FT. 0.1596 ACRES
UPLAND AREA 5,468 SQ. FT. 0.1255 ACRES
MARSH AREA 1,482 SQ. FT. 0.0340 ACRES



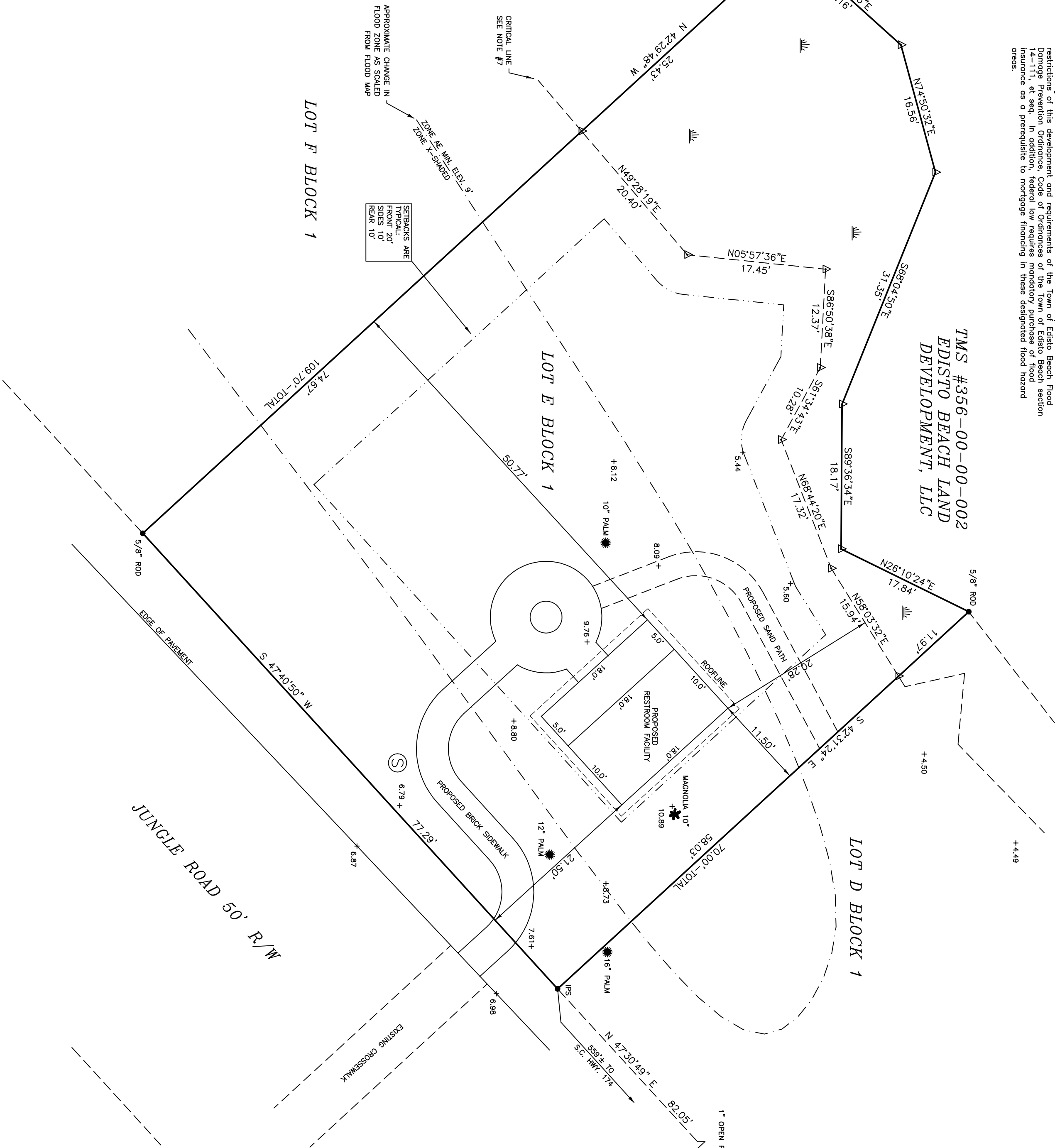
GENERAL PROPERTY SURVEY

NOTE: PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OF THIS PROPERTY AND IS BASED SOLELY ON THE REFERENCES LISTED. AREA IS DETERMINED BY COORDINATE METHOD. THIS PROPERTY MAY CONTAIN WETLANDS NOT DELINEATED HEREON AND THE SURVEYOR HAS NOT CONDUCTED A WETLAND SURVEY. THIS PLAT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ROBERT FRANK LAND SURVEYING. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WITHOUT THE WRITTEN PERMISSION OF ROBERT FRANK LAND SURVEYING, PLS, SC REG. NO. 20463. COPYRIGHT © 2023, ROBERT L. FRANK, II

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS SURVEY COMPLIES WITH THE PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

ROBERT L. FRANK, II PLS NO. 20463

TMS #356-00-00-002
EDISTO BEACH LAND
DEVELOPMENT, LLC



LOCATION SKETCH
(N.T.S.)

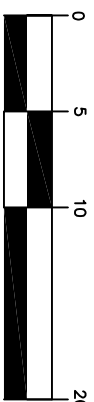
- LEGEND
- IPS (IRON PIN SET 1/2" REBAR)
 - TRANSFORMER
 - △ COMPUTED POINT
 - UTILITY POLE
 - ⊙ MANHOLE (SANITARY)
 - PROPERTY LINE
 - ADJONER LINE
 - OVERHEAD POWER LINE
 - ONP ---
 - FLOOD ZONE CHANGE AS SCALED FROM FLOOD MAP
 - DHEC-OCRM CRITICAL LINE
 - SETBACK LINE
 - +6.50 SPOT ELEVATION (NAVD83)

NOTES:

1. TMS #356-16-00-006
2. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. LOCATED IN FLOOD HAZARD ZONES X-SHADED & AE MINIMUM ELEVATION 9' PER FIRM COMMUNITY-PANEL #455414-0693-C, PANEL INDEX DATED 12/21/2017, MAP REVISED 12/21/2017 (MAP #45029C0693-C).
4. DEED REFERENCE: BOOK 759 PAGE 274.
5. PLAT REFERENCE: BOOK 592 PAGE 4.
6. OWNED BY: THE TOWN OF EDISTO BEACH
7. CRITICAL LINE PER FIELD INSPECTION. DHEC-OCRM SHOULD BE CONSULTED PRIOR TO CONSTRUCTION NEAR THIS AREA.

A BOUNDARY SURVEY & SITE
PLAN OF A LOT E BLOCK 1 OF
THE TOWN OF EDISTO BEACH,
COLLETON COUNTY, S.C.

GRAPHIC SCALE



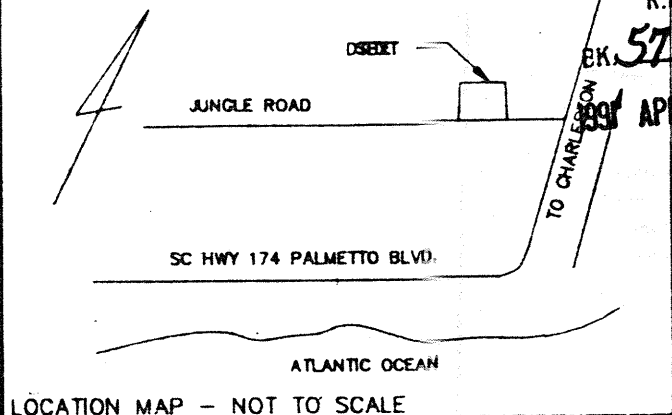
(IN FEET)
1 inch = 10 ft.

ENA O REED CLERK OF COURT
COLLETON COUNTY
R.M.C. OFFICE

BOOK 578 PG. 2
APR 15 AM 9:08

NOTES

1. THIS PROPERTY LIES OUTSIDE OF THE INTERIM SETBACK LINE APPROVED AUGUST 17, 1989. THIS LINE IS SUBJECT TO CHANGE UNTIL JULY 1, 1990. THE BASELINE AND SETBACK LINE ARE SHOWN ON THE SOUTH CAROLINA COASTAL COUNCIL BEACHFRONT ORTHOPHOTO MAPPING PROGRAM FOR EDISTO ISLAND.
2. THIS LOT LIES IN FLOOD ZONE AE, BASE FLOOD ELEVATION 14.00' M.S.L. AS INDICATED ON FEMA FLOOD MAP COMMUNITY-PANEL 455414 0001 D. REVISED JULY 16, 1987.
3. GRID SYSTEM BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. (INTERNATIONAL FEET) 1983 NORTH AMERICAN DATUM.



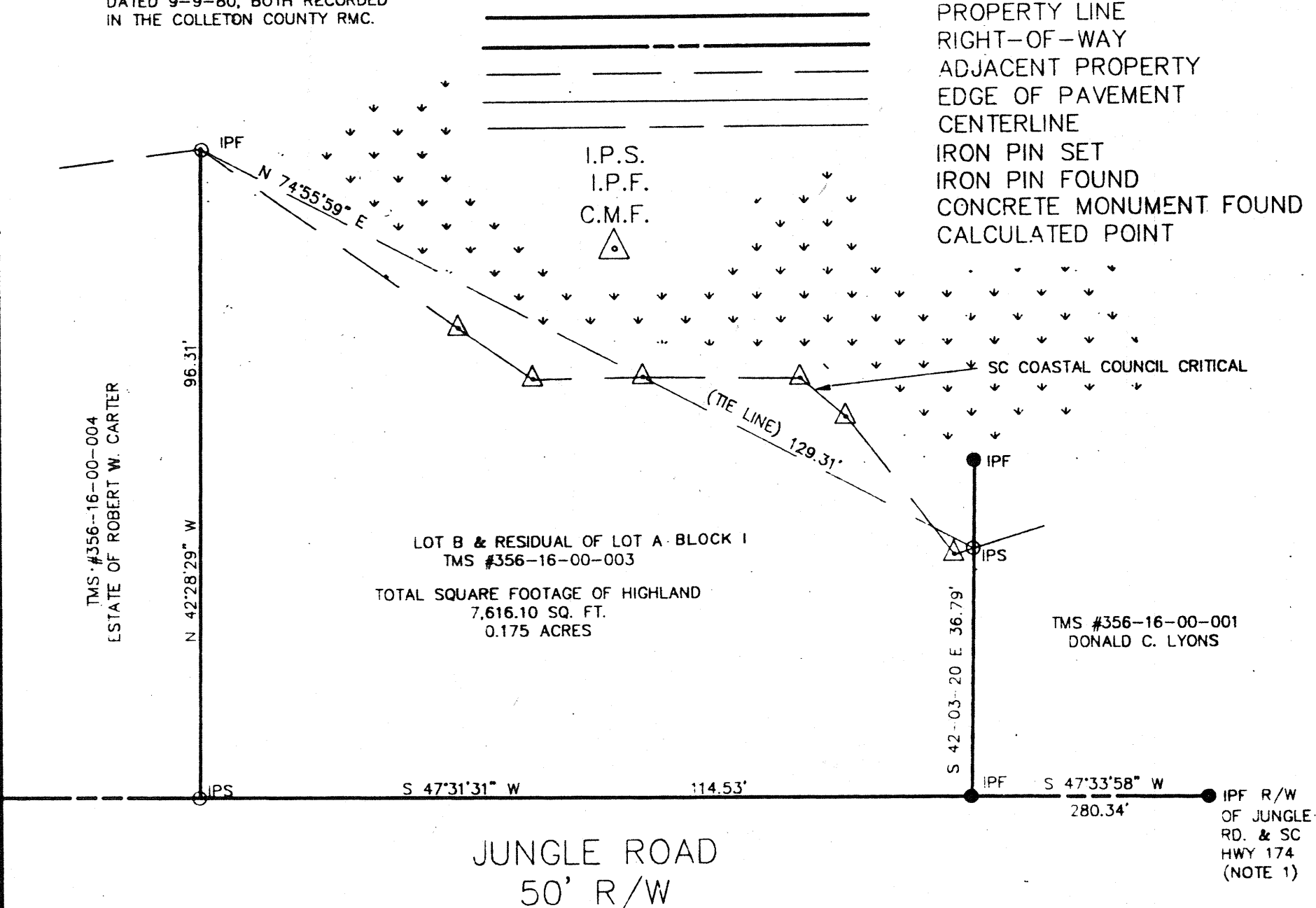
REFERENCES:

PLAT BOOK K, PAGE 6
CHARLESTON COUNTY RMC
PLAT BOOK 24, PAGE 59
COLLETON COUNTY RMC
PLATS FOR TMS #356-16-00-001 PRE-
PARED BY T. GORDON McLEOD DATED
2-22-82 AND ROBERT W. CARTER
DATED 9-9-80, BOTH RECORDED
IN THE COLLETON COUNTY RMC.

LEGEND

PROPERTY LINE
RIGHT-OF-WAY
ADJACENT PROPERTY
EDGE OF PAVEMENT
CENTERLINE
IRON PIN SET
IRON PIN FOUND
CONCRETE MONUMENT FOUND
CALCULATED POINT

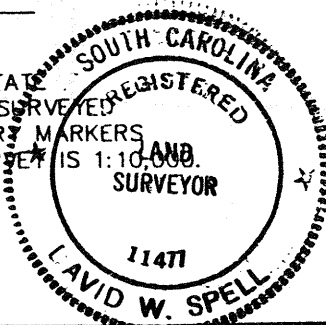
02096
Recorded this 15 day of
April, 1991 in Book 578
Page 2 at 9:08 A.M.
Ena O. Reed
Clerk of Court, Colleton County, SC



THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF THE COASTAL COUNCIL PERMIT AUTHORITY OF THE SUBJECT PROPERTY. CRITICAL AREAS BY NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE COASTAL COUNCIL, THE COASTAL COUNCIL IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN OR NOT.

I, DAVID W. SPELL, A REGISTERED SURVEYOR FOR THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THAT THE PRECISION OF SURVEY IS 1:10,000. AREA DETERMINED BY THE COORDINATE METHOD.

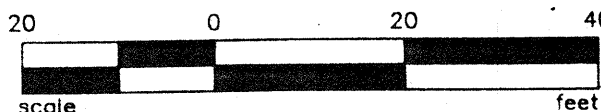
DAVID W. SPELL, SC REG. #11477



PLAT OF
LOT B & RESIDUAL OF LOT A BLOCK I
ABOUT TO BE CONVEYED TO
C R & S, A PARTNERSHIP
LOCATED IN
THE TOWN OF EDISTO BEACH
COLLETON COUNTY, SOUTH CAROLINA

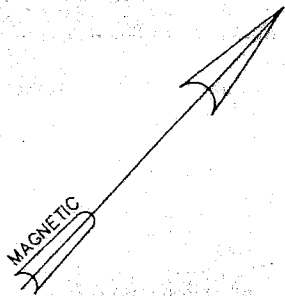
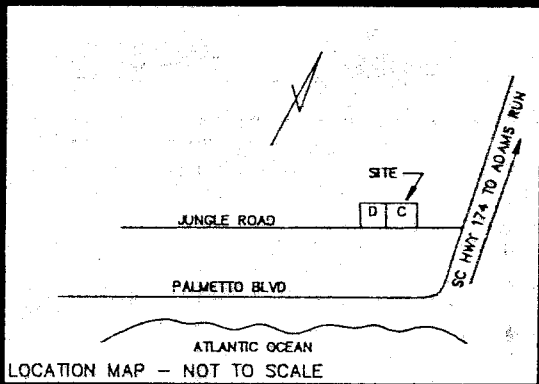
DATE: MARCH 22, 1991

SCALE: 1" = 20'



DAVID SPELL SURVEYING, INC. P.O. BOX 32381, CHARLESTON, S.C. 29417-2381 (803) 556-2090

JOB#



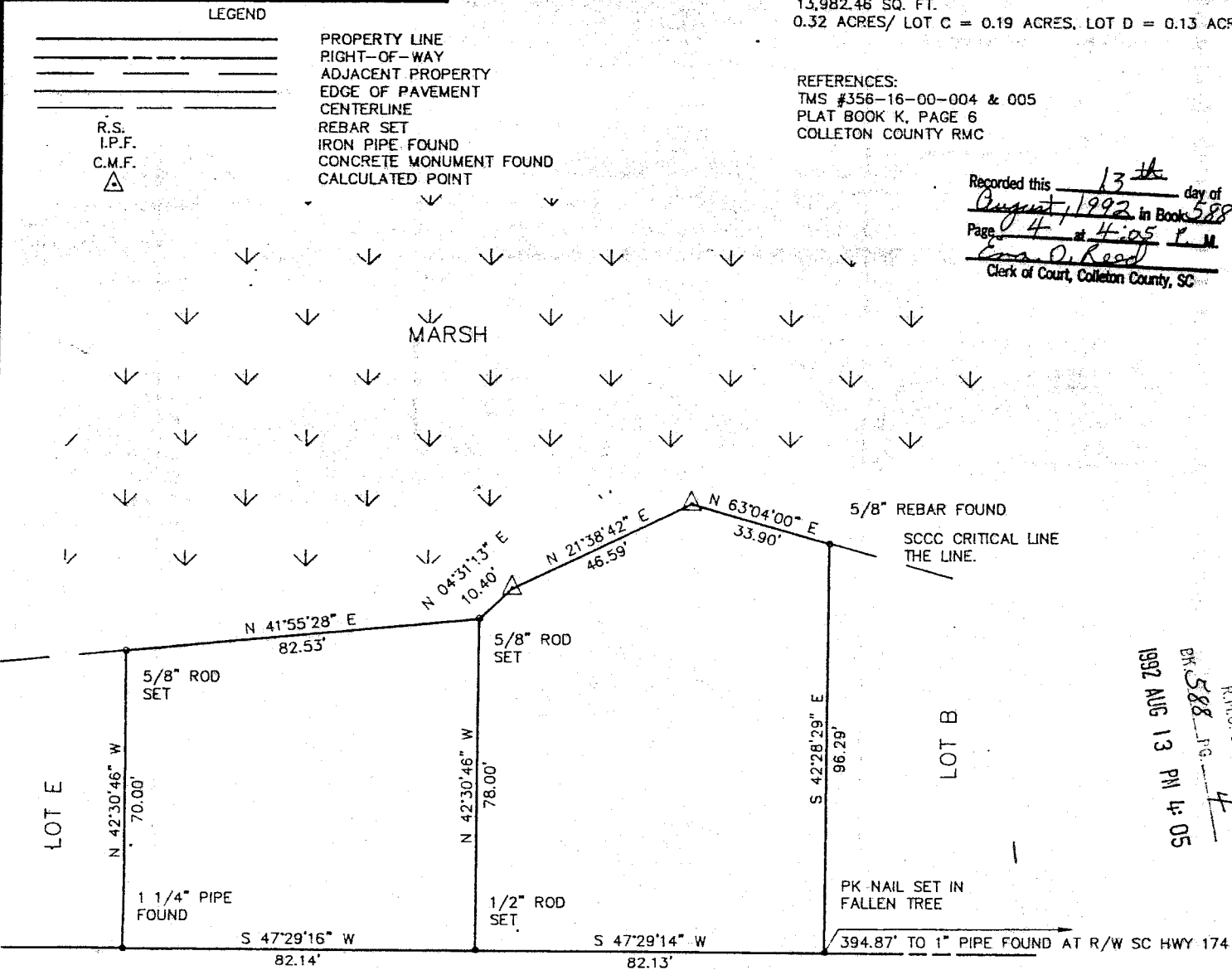
NOTES

1. THIS LOT LIES OUTSIDE OF THE BASELINE AND SETBACK LINE AS SHOWN ON THE SOUTH CAROLINA COASTAL COUNCIL BEACHFRONT ORTHOPHOTO MAPS FOR EDISTO ISLAND.
2. THIS LOT LIES IN FLOOD ZONE AE. BASE FLOOD ELEVATION 14.00' M.S.L. AS INDICATED ON FEMA FLOOD MAP COMMUNITY-PANEL 455414 0001 D. REVISED JULY 16, 1987.
3. GRID SYSTEM BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (INTERNATIONAL FEET) 1983 NORTH AMERICAN DATUM.
4. TOTAL COMBINED ACREAGE FOR LOTS C & D 13,982.46 SQ. FT. 0.32 ACRES/ LOT C = 0.19 ACRES. LOT D = 0.13 ACRES

REFERENCES:

TMS #356-16-00-004 & 005
PLAT BOOK K, PAGE 6
COLLETON COUNTY RMC

Recorded this 13th day of August, 1992 in Book 588
Page 4 at 4:05 P.M.
Emm O. Reed
Clerk of Court, Colleton County, SC

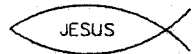


1992 AUG 13 PM 4:05
BK 588 pg 4
R.M.C. OFFICE

(SEAL AFFIXED)

JUNGLE ROAD
50' RIGHT OF WAY

Plat Exempt from
Planning Commission Review



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN 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 REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THIS PROPERTY AND THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THE PRECISION IS 1:10,000. AREAS DETERMINED BY COORDINATE METHOD.



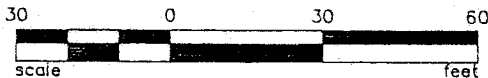
SURVEY REQUESTED BY:
H. WAYNE UNGER, JR.

BOUNDARY SURVEY
OF
LOTS C & D - BLOCK 1
ABOUT TO BE CONVEYED TO
C R & S, A PARTNERSHIP

LOCATED IN
THE TOWN OF EDISTO BEACH
COLLETON COUNTY, SOUTH CAROLINA

DATE: JUNE 26, 1992

SCALE: 1" = 30'



SC. REG. NO. 11477