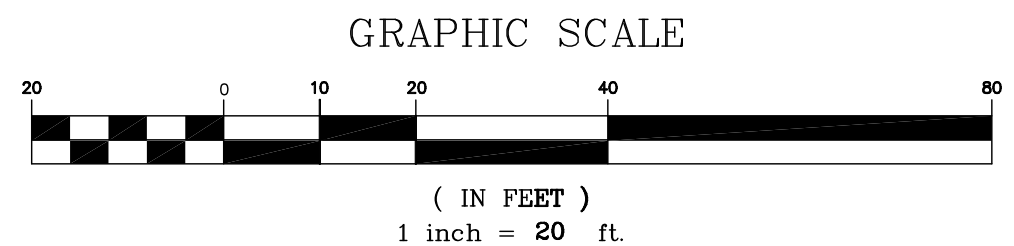


- NOTES:**
1. AREA DETERMINED BY COORDINATES.
  2. THIS PROPERTY LIES IN FLOOD ZONE 'AE 10' AS SHOWN ON FEMA MAP 45019C0539K DATED 01-29-21.
  - 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT 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) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH TO PERFORM THE REQUESTED SERVICES. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
  - 5) 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.
  - 6) DISTANCE SHOWN ON MAP ARE HORIZONTAL GROUND DISTANCES.
  - 7) DATE OF FIELD SURVEY AUG. 31, 2023 APRIL 30, 2024.
  - 8) THERE IS NO HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION IN PLACE OR RULES THAT WILL PREVENT OR VIOLATE THE PLAT PUT FORTH.
  - 9) HORIZONTAL DATUM IS NAD83(2011) S.C STATE PLANE COORDINATES, VERTICAL DATUM IS NAVD 88.
  - 10) ALL TREES 8" DBH AND ABOVE LOCATED ON LOT 47 EAST AS SHOWN.

**REFERENCES:**

1. PLAT OF SULLIVAN'S ISLAND MOULTRIEVILLE, SC SURVEYED APRIL 1899 BY H.S. LAMBLE AND RECORDED AT THE CHARLESTON COUNTY RMC IN PLAT BOOK D PAGE 184.

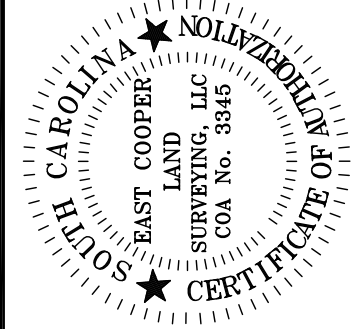
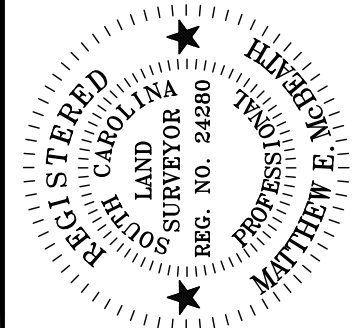
- LEGEND:**
- IPS = IRON SET (5/8" REBAR UNLESS OTHERWISE NOTED)
  - IPF = IRON FOUND (5/8" REBAR UNLESS OTHERWISE NOTED)
  - CMF= CONCRETE MONUMENT FOUND
  - = SIGN
  - ☆ =LIGHT POLE
  - ⊕ =FIRE HYDRANT
  - ⊕ =WATER VALVE
  - ⊙ =SANITARY MANHOLE
  - ⊙ =STORM MANHOLE
  - = ADJACENT PROPERTY LINE



IMPERVIOUS COVERAGE		
STRUCTURE	AREA SQUARE FT.	% COVER
HOUSE, PORCHES & STAIRS	4369	20%
PAVERS & POOL	1327	6%
GRAVEL	1505	7%
LANDSCAPED AREA	14621	67%
<b>TOTAL IMPERVIOUS AREA</b>		<b>26%</b>
<b>TOTAL PERVIOUS AREA</b>		<b>74%</b>

TMS 529-06-00-057  
 LOT 48 EAST  
 ROBERT BRYANT & MARY  
 KATE BRYAN McCULLEY  
 DEED BOOK 0402 PG.  
 502  
 PLAT BOOK D PG. 184

TMS 529-06-00-058  
 LOT 47 EAST  
 21,822 SQ. FT. 0.50  
 ACRE  
 AMIT ALEXIS  
 DEED BOOK 1170 PG. 710  
 PLAT BOOK D PG. 184



CHARLESTON COUNTY  
 SOUTH CAROLINA

BOUNDARY TOPOGRAPHIC TREE SURVEY OF  
 LOT 47 EAST  
 SULLIVAN'S ISLAND  
 2502 MYRTLE AVE.  
 TMS 529-06-00-058

PREPARED FOR:  
 GRAY TILLER

DRAWN BY:	MEM
CHECKED BY:	MEM
DATE	9-15-23
JOB #	23074
SCALE:	1"=20'

DATE	REVISION	BY
9-20-23	REVISE STAIRS	MEM
5-1-24	ADD NEW ADDITION	MEM

SHEET  
 1 OF 1

EAST COOPER LAND SURVEYING, LLC

PROFESSIONAL LAND SURVEYORS  
 1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466  
 OFFICE (843) 442-0947 E-MAIL MEMCBEATH@COMCAST.NET

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 1st day of May 2024.

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