

LEGEND:

- CMF CONCRETE MONUMENT FOUND 4"
- IS 5/8" RBS (REBAR SET)
- IF (IRON FOUND) SIZE/TYPE NOTED
- △ PK NAIL SET
- ▲ PK NAIL FOUND
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ ELECTRICAL TRANSFORMER
- ⊗ ELECTRICAL BOX
- ⊗ TELEPHONE BOX
- + SPOT ELEVATION
- ⊗ POWER POLE
- ⊗ SEWER CLEANOUT - SEWER TAP
- LOT LINE
- X - X - ADJACENT LOT LINE
- X - X - FENCE
- DSO DOWNSPOUT
- YARD INLET (12"x12" DRAIN BOX)

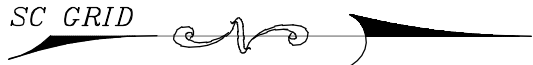
DATUM:

THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2011) MODEL VERTICAL DATUM IS BASED ON NAD 1988 / CURRENT FEMA FLOOD MAP DATUM.

NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THE SURVEY SHOWN HEREON REFLECTS THE ABOVE RECORDED REFERENCES. BUILDING SETBACKS SHOULD BE VERIFIED BY THE GOVERNING BODY PRIOR TO ANY DESIGN OR CONSTRUCTION.

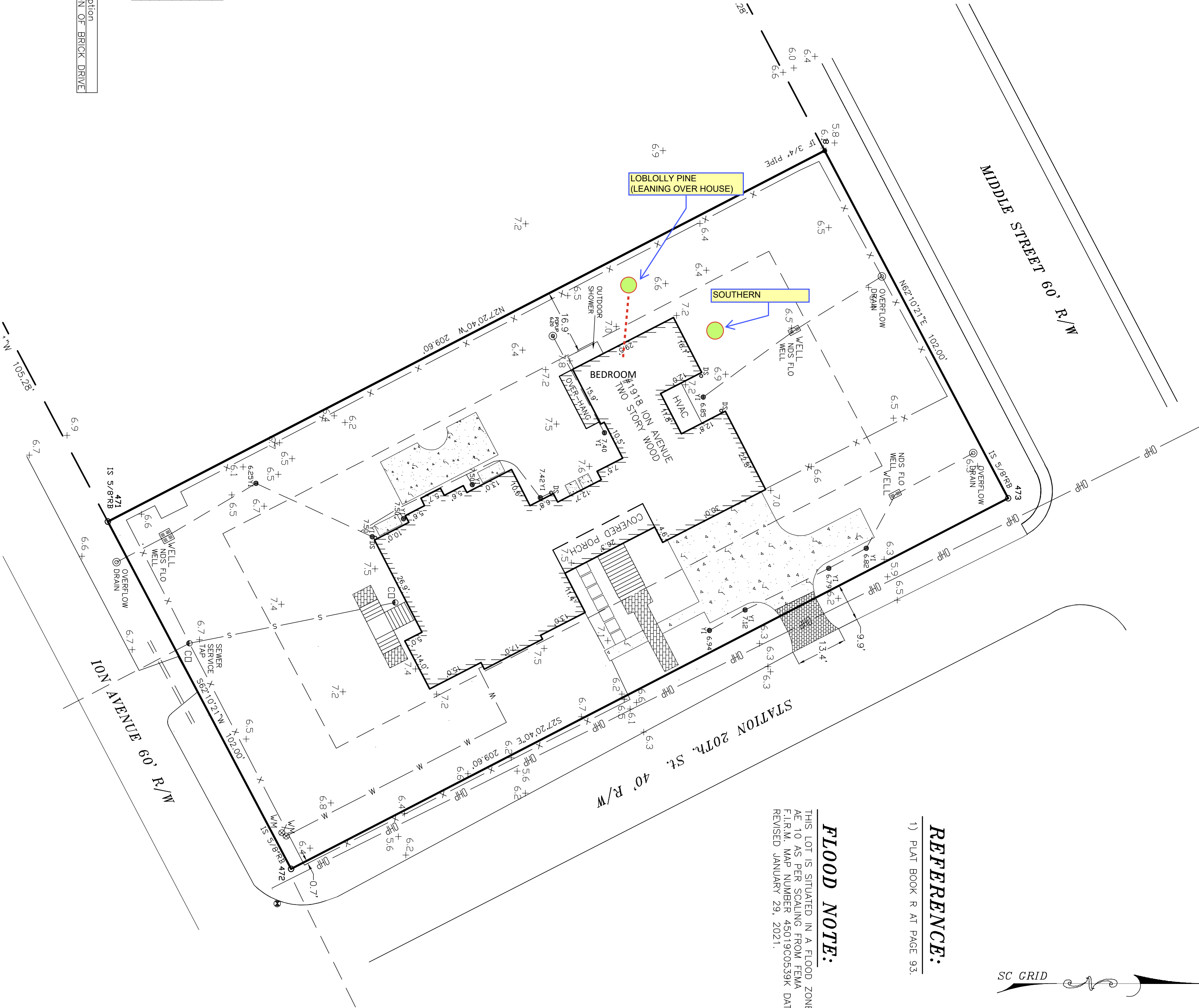


REFERENCE:

- 1) PLAT BOOK R AT PAGE 93.

FLOOD NOTE:

THIS LOT IS SITUATED IN A FLOOD ZONE AE 10 AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C0539K DATED REVISED JANUARY 29, 2021.



TOTAL LOT AREA

Area Sq. Feet	Acres	Lot Description
A1	21378	0.49 LOT 222

IMPERVIOUS AREA(S)

Area Sq. Feet	Acres	Lot Description
A3	993	0.02 CONCRETE DRIVE/WALKS
A2	3696	0.08 HOUSE FOOTPRINT
A6	71	0.00 HVAC PLATFORM
A7	30	0.00 OUTDOOR SHOWER
A8	381	0.01 PATIOS/HARDSCAPE
A5	104	0.00 REAR STEPS
A4	91	0.00 SIDE STEPS
Total	5364	0.12

25.1% IMPERVIOUS AREA

PERVIOUS AREA

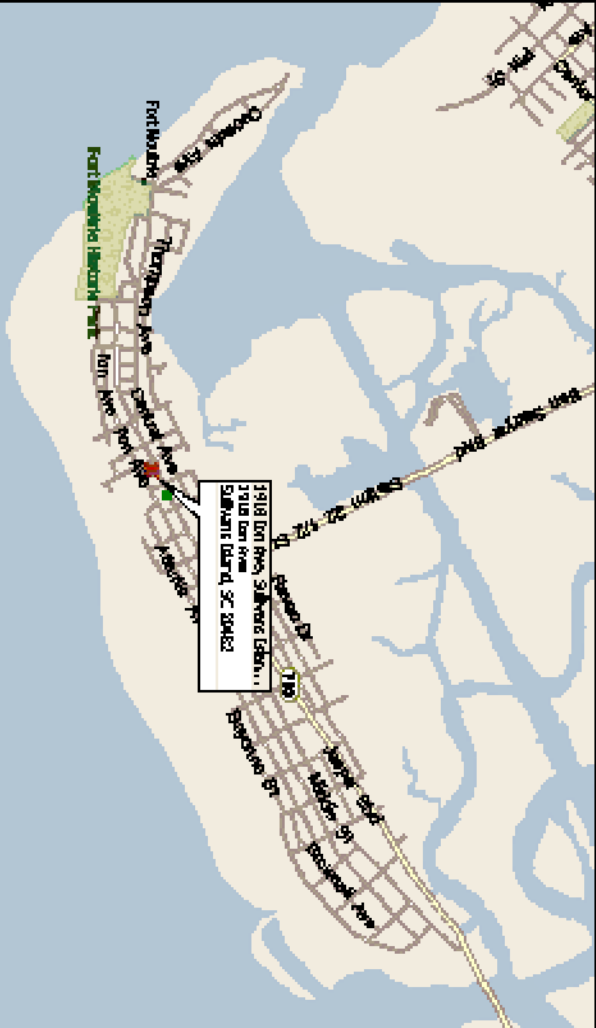
Area Sq. Feet	Acres	Lot Description
A9	188	0.00 BRICK PAVERS & PORTION OF BRICK DRIVE

0.9% PERVIOUS AREA

VEGETATIVE AREA

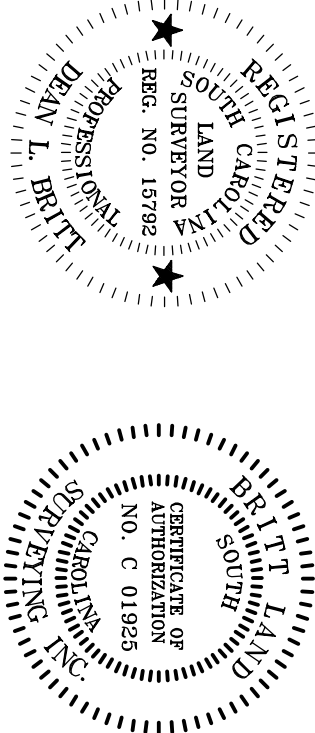
Area Sq. Feet	Acres	Lot Description
A10	15813	0.36 VEGETATIVE AREA

74.0% VEGETATIVE AREA



LOCATION MAP N.T.S.

BRITT LAND SURVEYING, INC.
P.O. BOX 80333
CHARLESTON, SC 29416
843-810-6771
WWW.BRITTSURVEYINGINC.COM



I, Dean L. Britt, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon 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 2 survey as specified therein.

Date: OCTOBER 17, 2023

DEAN L. BRITT PLS S.C. REG. NO. 15792

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

SCALE: 1" = 20'



PLAT OF:
FINAL SURVEY
SHOWING LOT 222 OF MOULTREEVILLE
PREPARED FOR:
LLOYD CUSTON BUILDERS
LOCATED IN THE
TOWN OF SULLIVAN'S ISLAND
CHARLESTON COUNTY - SOUTH CAROLINA

LOCATION:	1918 ION AVENUE - 29482
TAX MAP #	529-09-00-010
DATE:	AUGUST 19, 2024
FIELD DATE:	AUGUST 15, 2024
JOB NO.	233868-FINAL
COUNTY/STATE	CHARLESTON, S.C.