

LEGEND:

- IPS = IRON SET (5/8" REBAR UNLESS OTHERWISE NOTED)
- IPF = IRON POUND (5/8" REBAR UNLESS OTHERWISE NOTED)
- CMF = CONCRETE MONUMENT POUND
- S = SIGN
- L = LIGHT POLE
- W = WATER METER
- S = SANITARY MANHOLE
- P = POWER POLE

NOTES:

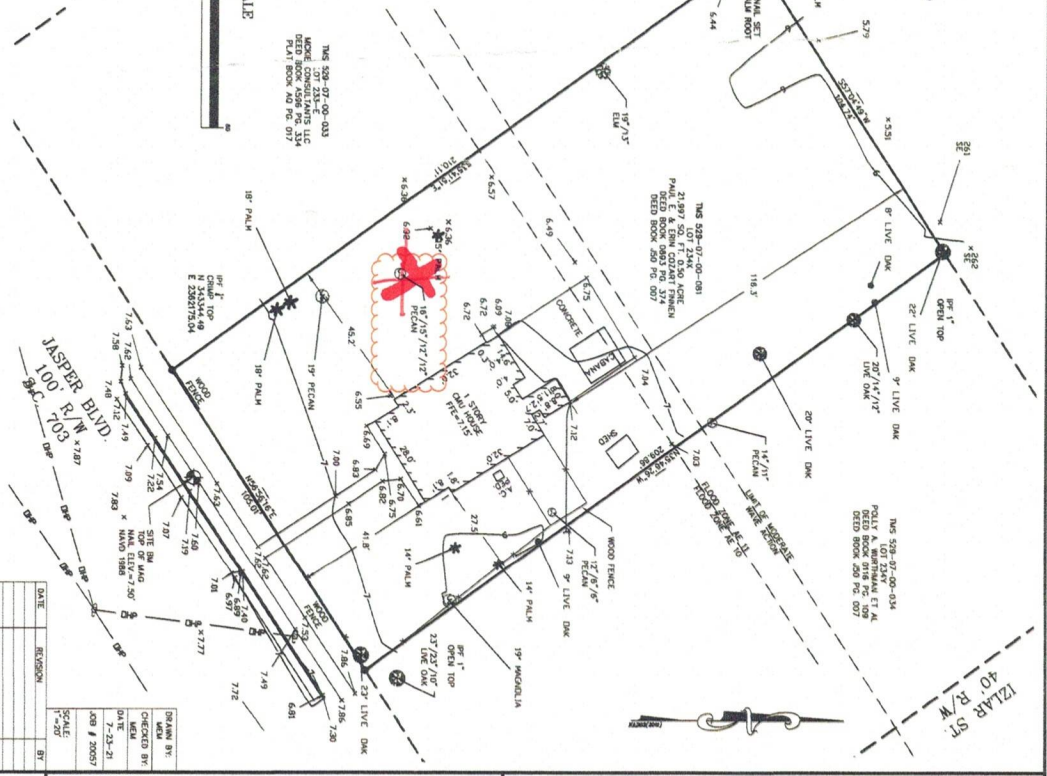
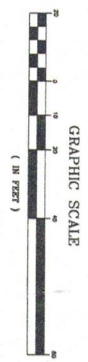
1. AREA DETERMINED BY COORDINATES.
2. THE SURVEY LINES IN FLOOD ZONE ARE 10' & 15' AS SHOWN.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT OPERATE AS EVIDENCE OF TITLE OR INTEREST IN THE PROPERTY OR RECORD NOT SHOWN ON THE REFERENCED PLATS.
4. THE PLAT IS BASED ON THE USE AND PURPOSE OF THE SURVEY. ALL OTHER PLATS ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
5. NO SURVEY OR ENVIRONMENTAL INVESTIGATION OR SURVEY WAS PERFORMED FOR THIS PLAT. THEREFORE, THIS PLAT DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY OBSTRUCTIONS, ENCUMBRANCES, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
6. DISTANCE SHOWN ON MAP ARE HORIZONTAL, GROUND DISTANCES.
7. DATE OF FIELD SURVEY: SEPTEMBER 2020 & JULY 2021.
8. ALL WOOD TREES 8" DBH AND ABOVE LOCATED ON LOT 234X AS SHOWN.
9. HORIZONTAL DATUM IS NAD83(2011) S.C. STATE PLANE COORDINATES.

REFERENCES:

1. PLAT SHOWING PROPERTY LINES OF LOT 234X SULLIVAN'S ISLAND, TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, S.C. DATED NOVEMBER 1, 1948 AND RECORDED AT THE CHARLESTON COUNTY REC IN DEED BOOK 150 PAGE 7.
2. MAP OF LOT 234X SULLIVAN'S ISLAND, TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, S.C. DATED NOVEMBER 1, 1948 AND RECORDED AT THE CHARLESTON COUNTY REC IN DEED BOOK 150 PAGE 7.
3. PLAT OF A 0.73 ACRE TRACT, LOCATED ON SULLIVAN'S ISLAND IN THE TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, S.C. DATED BY DAVID LATIMER DATED MAY 11, 1980 AND RECORDED AT THE CHARLESTON COUNTY REC IN DEED BOOK 44 PAGE 017.
4. PLAT OF LOT 235 4-2 IN THE TOWN OF SULLIVAN'S ISLAND, SOUTH CAROLINA, CONVEYED BY PATRICK C. DAVIS TO CHARLES F. DAVIS, JR. DATED JULY 1, 1978 AND RECORDED AT THE CHARLESTON COUNTY REC IN DEED BOOK 88 PAGE 019.

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 foregoing plat was made in accordance with the requirements and the Standards of Practice of the Surveying and Mapping Board of the State of South Carolina, and that I am a duly licensed Professional Land Surveyor in the State of South Carolina, my original signature and license number and seal on this day the 20th day of July 2021.

Matthew E. McBeath
Professional Land Surveyor
Telephone (843) 856-1277



PREPARED FOR:
PAUL E. FINNEN

CHARLESTON COUNTY
SOUTH CAROLINA

BOUNDARY TOPOGRAPHIC TREE SURVEY OF
LOT 234X SULLIVAN'S ISLAND
2910 JASPER BLVD. TMS 529-07-00-081
TOWN OF SULLIVAN'S ISLAND

EAST COOPER LAND SURVEYING, LLC

PROFESSIONAL LAND SURVEYORS
1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29486
OFFICE (843) 856-1277 E-MAIL MEMCBEATH@COMCAST.NET

DATE: _____

REVISION: _____

BY: _____

SCALE: _____

SHEET 1 OF 1

REGISTERED
SOUTH CAROLINA
LAND
SURVEYOR
EXC. NO. 54880
MATTHEW E. McBEATH

EAST COOPER LAND SURVEYING, LLC
SOUTH CAROLINA
EXC. NO. 54845