

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	996.44'	96.56'	S 12°36'59" W	96.52'	5°33'07"
C2	996.44'	103.42'	S 06°52'01" W	103.38'	5°56'49"
C3	18.80'	29.11'	S 47°34'49" E	26.29'	88°43'29"
C4	18.80'	29.95'	S 42°25'39" W	26.89'	91°17'27"

LINE	BEARING	LENGTH
L1	S 03°13'05" E	11.20'

**LEGEND**

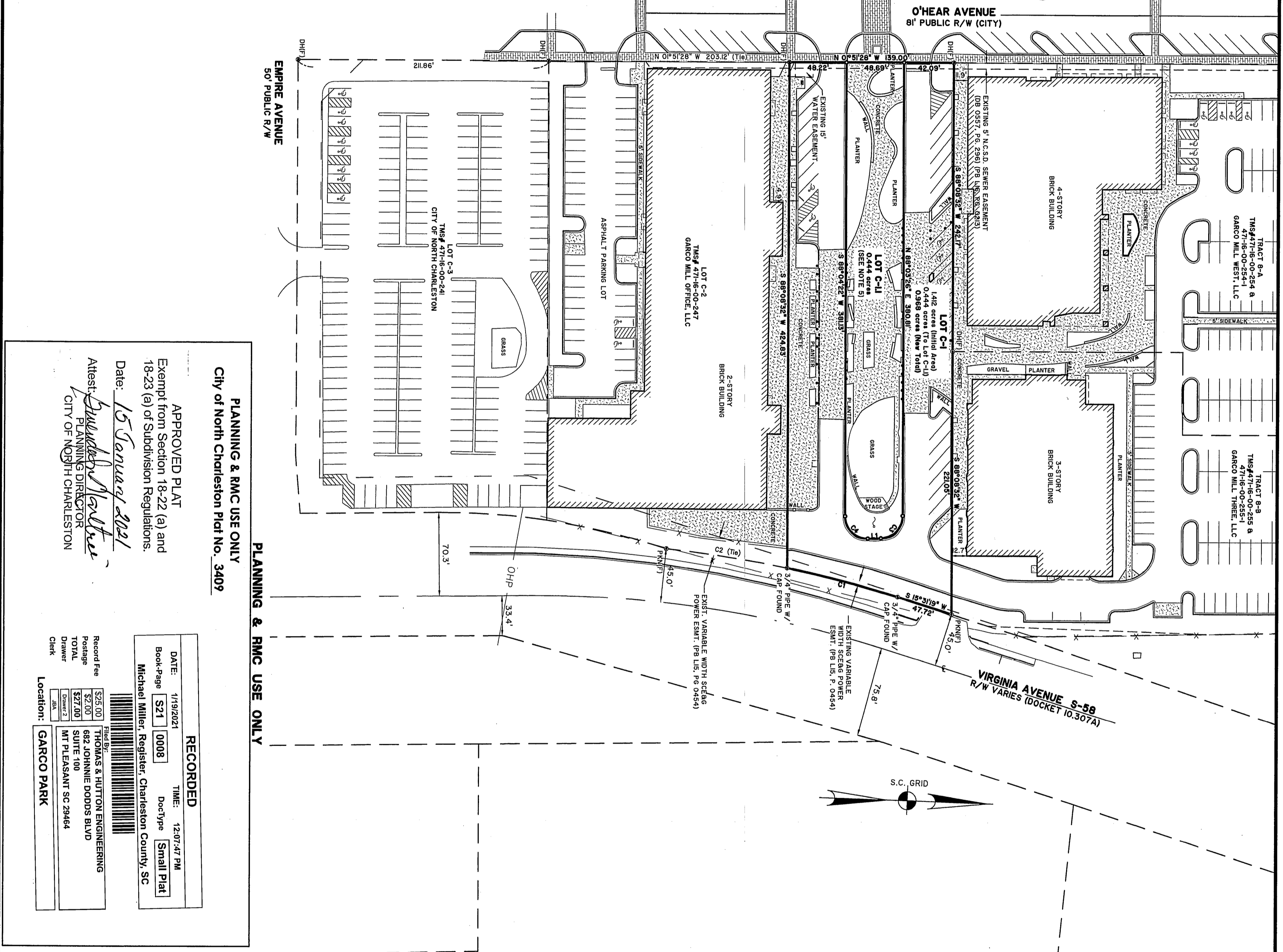
- ⊙ PROPERTY CORNER (TYPE NOTED)
- ⊠ ELECTRIC BOX
- GUY WIRE
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ IRRIGATION VALVE
- ⊙ GRATE INLET
- ⊙ CURB INLET MANHOLE
- ⊙ STORM MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ SEWER CLEAN-OUT
- ⊙ SIGN
- ⊙ UTILITY LINE MARKER
- ⊙ COMMUNICATIONS BOX
- ⊙ TELEPHONE BOX
- ⊙ FLOOD LIGHT
- ⊙ TREE WELL
- ⊙ BACK OF CURB
- ⊙ R/W
- ⊙ SIDEWALK
- ⊙ P.B. PG PLAT BOOK, PAGE
- ⊙ C.P.W. COMMISSIONERS OF PUBLIC WORKS
- ⊙ N.C.S.D. NORTH CHARLESTON SEWER DISTRICT
- ⊙ D.H.F. DRILL HOLE FOUND
- ⊙ P.K.N.F. PK NAIL FOUND

**REFERENCES**

- PLAT BY THOMAS & HUTTON DATED JUNE 21, 2010
- PLAT BOOK L10, PAGE 0267
- PLAT BY THOMAS & HUTTON DATED MAY 1, 2013
- PLAT BOOK L13, PAGE 438
- PLAT BY THOMAS & HUTTON DATED AUGUST 13, 2014
- PLAT BOOK L14, PAGE 523
- PLAT BY THOMAS & HUTTON DATED MARCH 30, 2015
- PLAT BOOK L15, PAGE 192
- PLAT BY THOMAS & HUTTON DATED AUGUST 24, 2015
- PLAT BOOK L15, PAGE 0454
- PLAT BY THOMAS & HUTTON DATED SEPTEMBER 26, 2016
- PLAT BOOK L16, PAGE 0497

**NOTES:**

- TAX MAP NO.: 471-6-00-257 & 471-6-00-257-1
  - ACCORDING TO F.I.R.M. MAP NO. 45099C, COMMUNITY NO. 450042, PANEL 035A, DATED NOVEMBER 17, 2004, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
  - COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
  - A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING COMPANY AT THE TIME OF THIS SURVEY. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  - PARCEL C-11 TO BE A "SUPPORT FACILITY" PER SECTION 18-40(g) OF THE SUBDIVISION REGULATIONS AND SUBJECT TO RESTRICTIVE COVENANTS RECORDED SIMULTANEOUSLY WITH THIS PLAT.
  - THERE ARE NO JURISDICTIONAL WETLANDS LOCATED WITHIN THESE TRACTS. BEARINGS AND COORDINATES ARE BASED ON THE S.C. STATE PLANE COORDINATE SYSTEM, NAD83 AND REFERENCED TO NGS DISK HOSPITAL AND SCGS DISK 10-019. DISTANCES ARE HORIZONTAL, NOT GRID.
  - CURRENT OWNER: GARCO MILL OFFICE, LLC.
  - CURRENT ZONING: PDD (GARCO PARK PLANNED DEVELOPMENT DISTRICT)
  - FRONT SETBACK: 10 FT
  - MINIMUM BUILDING HEIGHT: 55 FT
  - MINIMUM BUILDING SETBACKS UNLESS OTHERWISE SPECIFIED:
    - EMPIRE AVENUE FRONT 10' MIN.
    - EMPIRE AVENUE FRONT 10' MIN.
    - FACTORY DRIVE, CHATEAU AVE., & VIRGINIA AVE. FRONT 10' MIN.
- NOTE: EXISTING STRUCTURES ARE EXEMPT FROM COMPLIANCE WITH SETBACK REQUIREMENTS PER THE PD



**PLANNING & RMC USE ONLY**  
 City of North Charleston Plat No. 3409

**APPROVED PLAT**  
 Exempt from Section 18-22 (a) and 18-23 (a) of Subdivision Regulations.

Date: 15 January 2021

Attest: *Michael Miller*  
 PLANNING DIRECTOR  
 CITY OF NORTH CHARLESTON

**RECORDED**  
 DATE: 1/19/2021 TIME: 12:07:47 PM  
 Book-Page: S21 0008 DocType: Small Plat  
 Michael Miller, Register, Charleston County, SC

Record Fee: \$25.00  
 Postage: \$27.00  
 TOTAL: \$52.00

Prepared by: THOMAS & HUTTON ENGINEERING  
 682 JOHNNIE DODDS BLVD  
 SUITE 100  
 MT PLEASANT, SC 29464

Location: GARCO PARK

**PARCEL C-1 (1.412 Ac.)**  
**GARCO PARK**  
 TO CREATE  
**LOT C-1.1 (0.444 Ac.) & LOT C-1 (0.968 Ac.)**

(TMS 471-16-00-257)  
 CITY OF NORTH CHARLESTON  
 CHARLESTON COUNTY, SOUTH CAROLINA  
 owned by  
**GARCO MILL OFFICE LLC**  
 prepared for  
**THE CITY OF NORTH CHARLESTON**

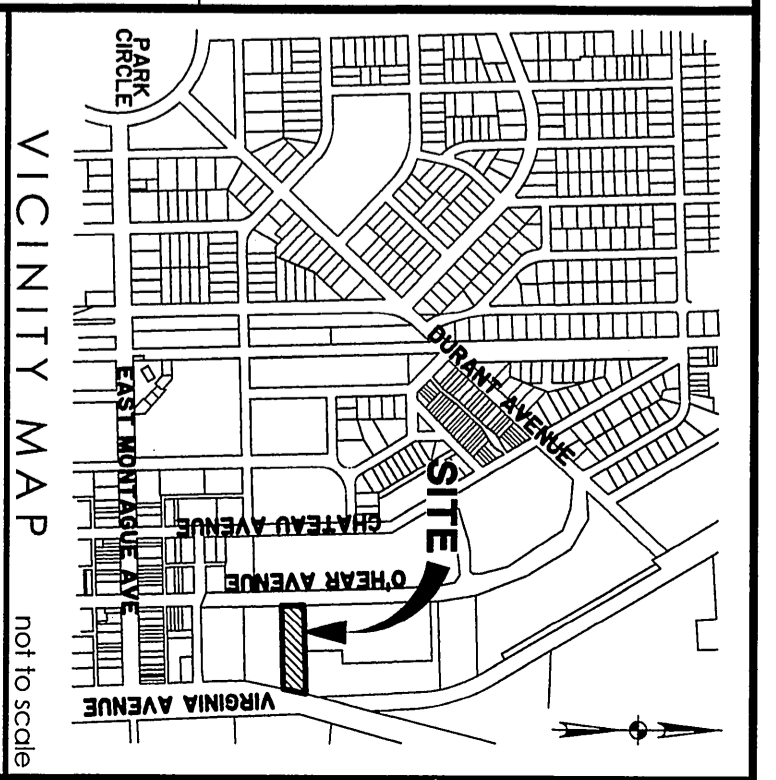
F. ELLIOTTE QUINN III  
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 10292

**THOMAS & HUTTON**

682 Johnnie Dodds Boulevard • Suite 100  
 Mt. Pleasant, SC 29464 • 843.849.0200  
 www.thomasonhutton.com

12/03/2020 ppg/cww feq  
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SHEET 1 OF 1



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I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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.

