

REFERENCES:

1. PLAT BOOK 'L11', PAGE 0083.

NOTES:

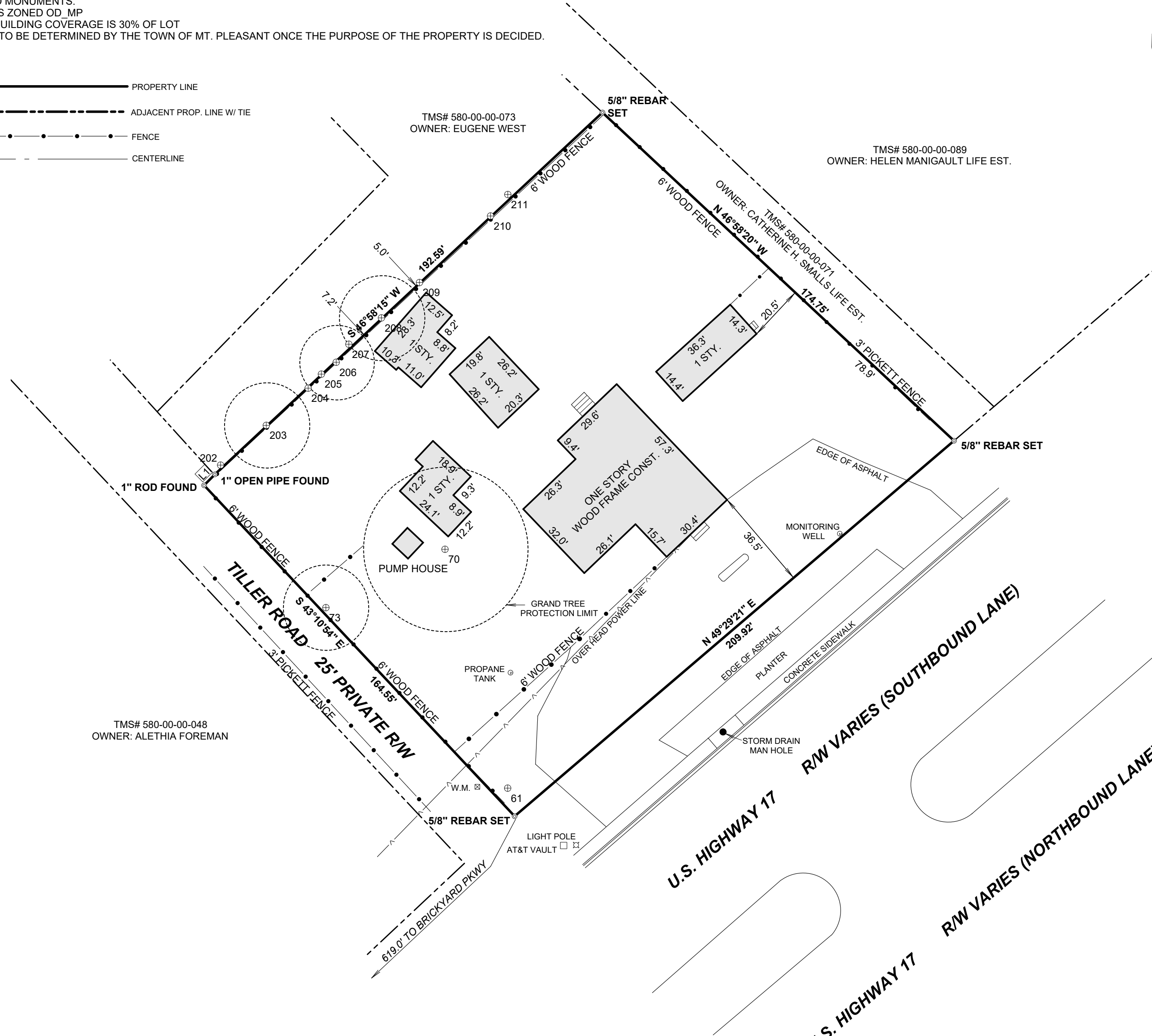
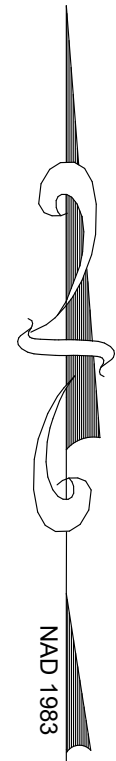
- PROPERTY IS LOCATED IN FLOOD ZONE 'X' ACCORDING TO F.E.M.A. F.I.R.M. MAP PANEL 45019C 0535 K, DATED 01-29-2021.
- THE AREA SHOWN HERE ON WAS DETERMINED BY THE COORDINATE METHOD.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- TMS# 580-00-00-045
- DEED BK. F489, PAGE 788.
- PROPERTY OWNER OF RECORD AT TIME OF SURVEY: ROBERT S. SNYDER TRUST.
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY, AND WAS NOT SURVEYED.
- BOUNDARY LINES DEPICTED BASED ON LINES OF OCCUPATION OF LONG DURATION, AND FOUND MONUMENTS.
- PROPERTY IS ZONED OD_MP
- MAXIMUM BUILDING COVERAGE IS 30% OF LOT
- SETBACKS TO BE DETERMINED BY THE TOWN OF MT. PLEASANT ONCE THE PURPOSE OF THE PROPERTY IS DECIDED.

TREE TABLE	
Number	Description
61	18" MAGNOLIA
70	59" LIVE OAK
73	31" MAGNOLIA
202	18" PECAN
203	8 1/2" LIVE OAK
204	16" OAK
205	23" OAK
206	7 1/2" OAK
207	18" OAK
208	29" LIVE OAK
209	20" LIVE OAK
210	20" OAK
211	9 1/2" OAK

LINE TABLE		
Id	Bearing	Distance
L1	S 44°30'24" W	5.58'

LINE LEGEND

- PROPERTY LINE
- ADJACENT PROP. LINE W/ TIE
- FENCE
- CENTERLINE

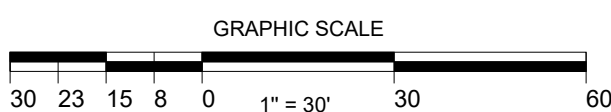


PLAT SHOWING

T.M.S. 578-00-00-045
0.79 ACRES/ 34,570 SQ. FT.

PROPERTY OWNED BY ROBERT S. SNYDER TRUST
 LOCATED IN CHRIST CHURCH PARISH,
 CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 18 MAY 2026



I, HAROLD B. NIELSON, JR., A PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS TO THE STANDARDS OF PRACTICE MANUAL FOR THE PRACTICE OF SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS, OR EXCEEDS THE REQUIREMENTS FOR A "CLASS A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

HAROLD B. NIELSON, JR. S.C.P.E. AND P.L.S. NO. 7023

HAROLD B. NIELSON JR.
PROFESSIONAL ENGINEER AND
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