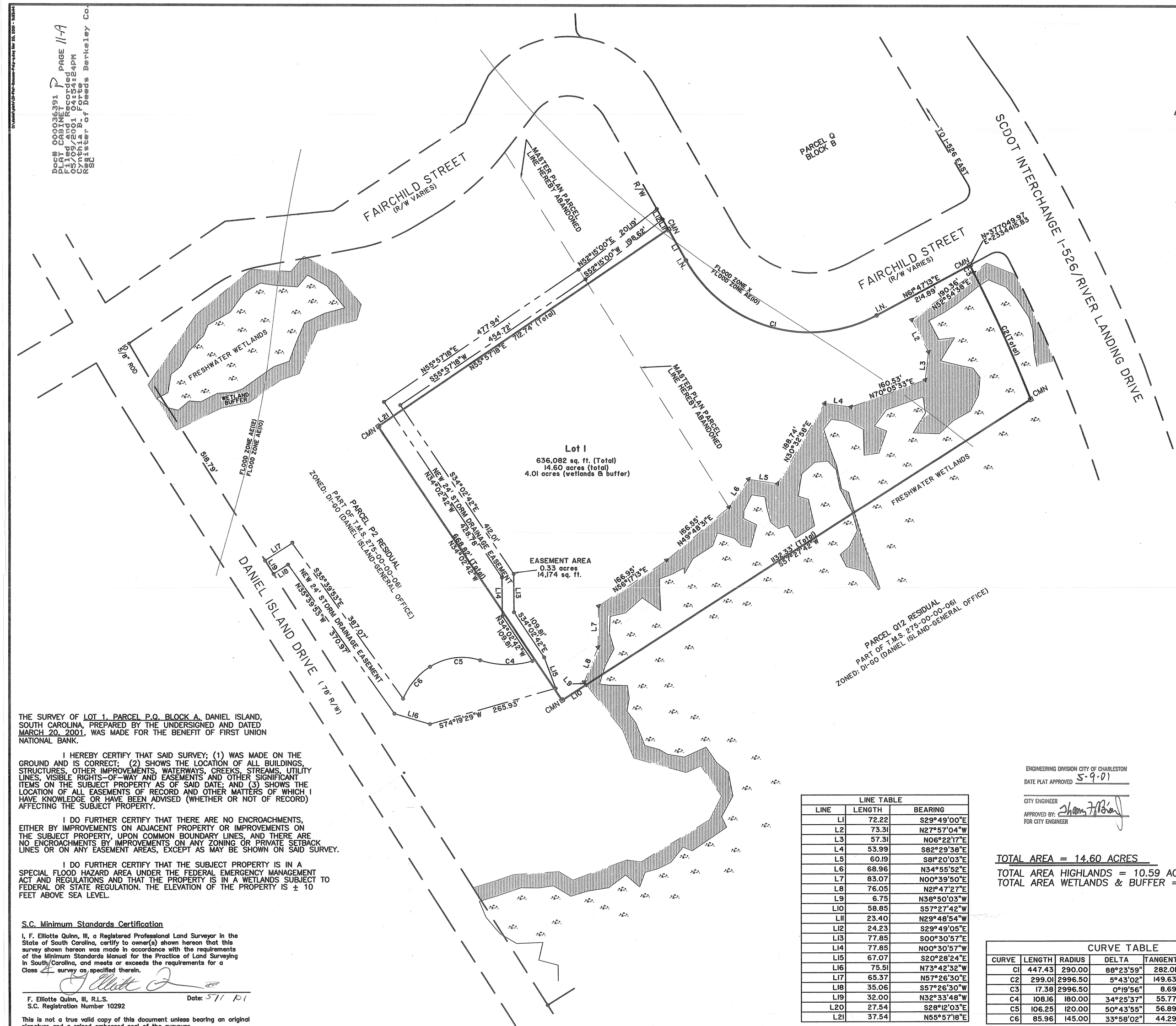
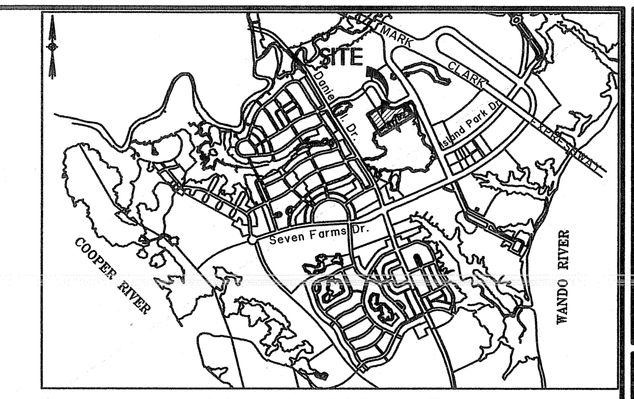
Book 00005391 P PAGE 114
Recorded 03/06/2001
Filed and Recorded
Cynthia Bi Parker
Register of Deeds Berkeley Co. SC





LOCATION MAP (N.T.S.)

NOTES:

1.) THE WETLANDS SHOWN HEREON MAY BE UNDER THE JURISDICTION AND PERMITTING AUTHORITY OF THE U.S. ARMY CORPS OF ENGINEERS.
2.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
3.) THIS PROPERTY LIES IN FLOOD ZONES AE(12), AE(10), AND X AS DETERMINED BY SCALING FROM F.E.M.A. F.I.R.M. 450029, PANEL 0410C, DATED 05/06/96. BEFORE CONSTRUCTION AN APPROPRIATE BUILDING OFFICIAL WITH THE GOVERNING BODY SHOULD VERIFY ZONES.
4.) COORDINATES BASED ON S.C. STATE PLANE COORDINATE SYSTEM, N.A.D., 1983. AVERAGE SCALE FACTOR = 0.9998933
5.) PUBLIC WATER AND SEWER ARE PROVIDED BY THE CITY OF CHARLESTON COMMISSIONERS OF PUBLIC WORKS.
6.) NO LAND , MARSH, OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREON.
7.) CURRENT ZONING: DI–GO (DANIEL ISLAND–GENERAL OFFICE) THE ZONING INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. NO CERTIFICATION IS HEREBY GIVEN TO ITS ACCURACY. AN OFFICIAL WITH THE APPROPRIATE ZONING OFFICE SHOULD BE CONTACTED FOR ZONING VERIFICATION.
8.) PARCELS DEPICTED ON THIS PLAT DO NOT INCLUDE LAND FOR ANY MUNICIPAL IMPROVEMENT AS MORE FULLY DESCRIBED IN ARTICLE 5 OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CHARLESTON, DANIEL ISLAND DEVELOPMENT COMPANY, AND THE HARRY FRANK GUGGENHEIM FOUNDATION. RECORDED IN BOOK 681, PAGE 300, BERKELEY COUNTY RMC OFFICE. THE PROPERTY IS FREE AND CLEAR OF ANY CLAIM BY THE CITY OF CHARLESTON UNDER ARTICLE 5 OF THE DEVELOPMENT AGREEMENT FOR MUNICIPAL IMPROVEMENT LAND.

REFERENCES:

1.) T.M.S. 275–00–00–061
2.) PLAT BY: SOUTHEASTERN SURVEYING, INC.
DATED: 06/13/97
PLAT CABINET M, PAGE 306
R.M.C. BERKELEY COUNTY
3.) PLAT BY: THOMAS AND HUTTON ENG. CO.
DATED: 02/16/99
PLAT CABINET O, PAGE 14A
R.M.C. BERKELEY COUNTY
4.) PLAT BY: THOMAS AND HUTTON ENG. CO.
DATED: 08/05/99
PLAT CABINET O, PAGE 94C
R.M.C. BERKELEY COUNTY

LEGEND:

IO● IRON PIN OLD (SIZE AND TYPE NOTED)
IN○ IRON PIN NEW (5/8" ROD)
FRESHWATER WETLAND
WETLAND BUFFER
△ WETLANDS BUFFER CORNER (NO MONUMENTATION SET)
CMN□ CONCRETE MONUMENT NEW (SET)

THE SURVEY OF LOT 1, PARCEL P.Q. BLOCK A, DANIEL ISLAND, SOUTH CAROLINA, PREPARED BY THE UNDERSIGNED AND DATED MARCH 20, 2001, WAS MADE FOR THE BENEFIT OF FIRST UNION NATIONAL BANK.

I HEREBY CERTIFY THAT SAID SURVEY; (1) WAS MADE ON THE GROUND AND IS CORRECT; (2) SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, OTHER IMPROVEMENTS, WATERWAYS, CREEKS, STREAMS, UTILITY LINES, VISIBLE RIGHTS–OF–WAY AND EASEMENTS AND OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY AS OF SAID DATE; AND (3) SHOWS THE LOCATION OF ALL EASEMENTS OF RECORD AND OTHER MATTERS OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED (WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY.

I DO FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS, EITHER BY IMPROVEMENTS ON ADJACENT PROPERTY OR IMPROVEMENTS ON THE SUBJECT PROPERTY, UPON COMMON BOUNDARY LINES, AND THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS ON ANY ZONING OR PRIVATE SETBACK LINES OR ON ANY EASEMENT AREAS, EXCEPT AS MAY BE SHOWN ON SAID SURVEY.

I DO FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA UNDER THE FEDERAL EMERGENCY MANAGEMENT ACT AND REGULATIONS AND THAT THE PROPERTY IS IN A WETLANDS SUBJECT TO FEDERAL OR STATE REGULATION. THE ELEVATION OF THE PROPERTY IS ± 10 FEET ABOVE SEA LEVEL.

S.C. Minimum Standards Certification

I, F. Elliotte Quinn, III, 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 A survey as specified therein.

F. Elliotte Quinn, III, R.L.S. Date: 5/1/01
S.C. Registration Number 10292

This is not a true valid copy of this document unless bearing an original signature and a raised embossed seal of the surveyor.

ENGINEERING DIVISION CITY OF CHARLESTON
DATE PLAT APPROVED 5-9-01
CITY ENGINEER
APPROVED BY: Thomas H. Kerr
FOR CITY ENGINEER

TOTAL AREA = 14.60 ACRES

TOTAL AREA HIGHLANDS = 10.59 ACRES
TOTAL AREA WETLANDS & BUFFER = 4.01 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.22	S29°49'00"E
L2	73.31	N27°57'04"W
L3	57.31	N06°22'17"E
L4	53.99	S82°29'38"E
L5	60.19	S81°20'03"E
L6	68.96	N34°55'52"E
L7	83.07	N00°39'50"E
L8	76.05	N21°47'27"E
L9	6.75	N38°50'03"W
L10	58.85	S57°27'42"W
L11	23.40	N29°48'54"W
L12	24.23	S29°49'05"E
L13	77.85	S00°30'57"E
L14	77.85	N00°30'57"W
L15	67.07	S20°28'24"E
L16	75.51	N73°42'32"W
L17	65.37	N57°26'30"E
L18	35.06	S57°26'30"W
L19	32.00	N32°33'48"W
L20	27.54	S28°12'03"E
L21	37.54	N55°57'18"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG.	CHORD
C1	447.43	290.00	88°23'59"	282.01	S74°00'50"E	404.35
C2	299.01	2996.50	5°43'02"	149.63	S24°36'33"E	298.89
C3	17.38	2996.50	0°19'56"	8.69	S27°18'06"E	17.38
C4	108.16	180.00	34°25'37"	55.77	S89°06'35"E	106.54
C5	106.25	120.00	50°43'55"	56.89	N82°44'16"E	102.82
C6	85.96	145.00	33°58'02"	44.29	N40°23'17"E	84.71

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE THIS EASEMENT TO THE USE OF THE PUBLIC FOREVER.

OWNER OR REPRESENTATIVE

DANIEL ISLAND COMPANY, INC.
230 SEVEN FARMS ROAD
SUITE 201
CHARLESTON, S.C. 29492
(843) 971–3500

PROFESSIONAL LAND SURVEYOR REG. No. 10292 F. ELLIOTTE QUINN III SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORITY SOUTH CAROLINA

DANIEL ISLAND
CITY OF CHARLESTON
BERKELEY COUNTY, S.C.

100 50 0 100 200 300
SCALE IN FEET

THOMAS & HUTTON ENGINEERING CO.
935 HOUSTON NORTHCUTT BOULEVARD
SUITE 100
MOUNT PLEASANT, SC 29464 (843)849-0200
SAVANNAH, GA • MYRTLE BEACH, SC

PLAT OF THE SUBDIVISION OF PARCELS P2 AND Q12 TO CREATE PARCEL P.Q BLOCK A LOT 1 OWNED BY: DANIEL ISLAND COMPANY, INC.

©COPYRIGHT 2001, THOMAS & HUTTON ENGINEERING, CO. All rights reserved.

JOB NO: J-14188
DATE: MARCH 20, 2001
DRAWN: GCM
REVIEWED: FEQ
CHECKED:
SCALE: 1" = 100'

SHEET 1 OF 1

DRAWING NO: D-986