

LEGEND:

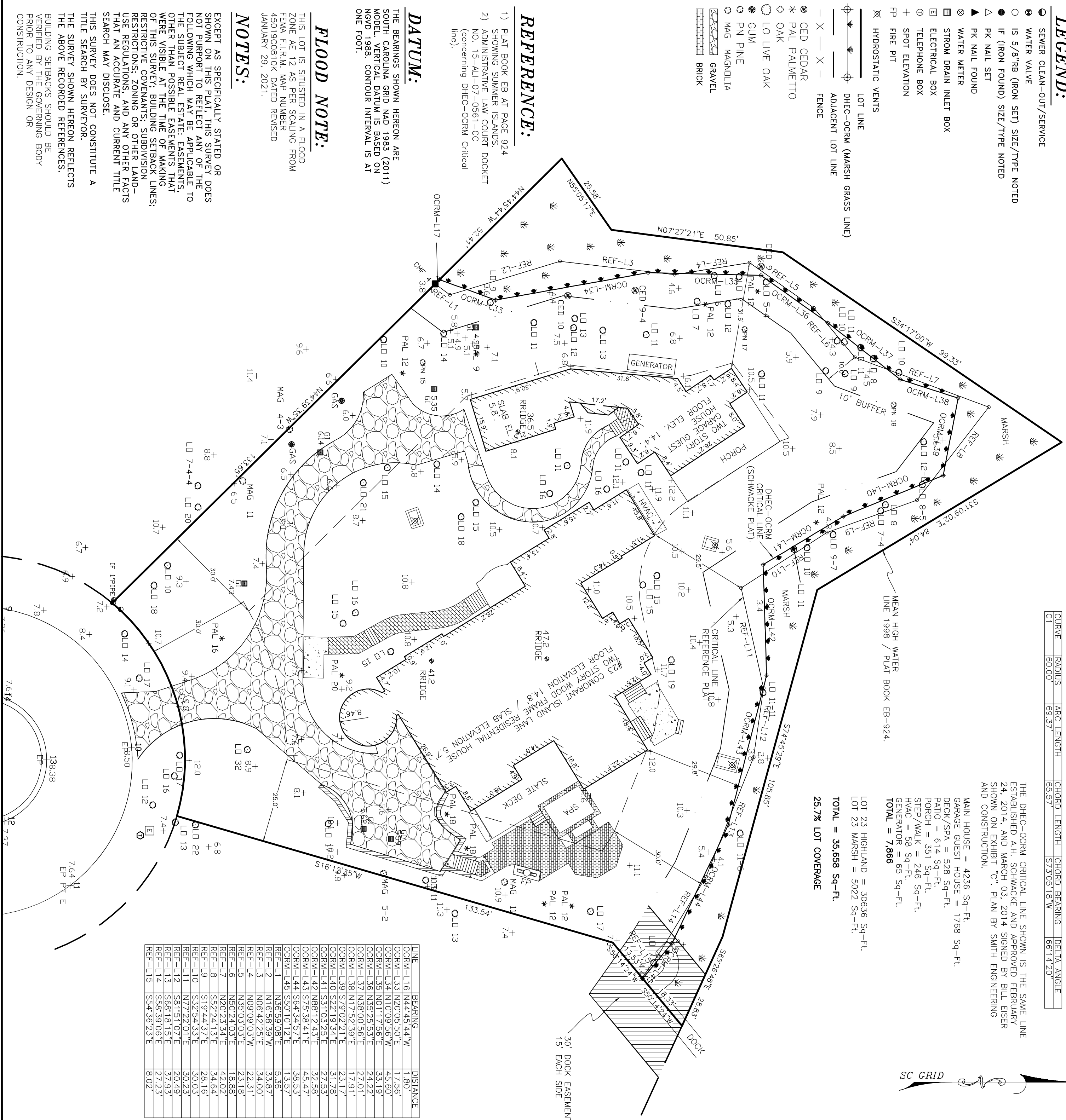
- SEWER CLEAN-OUT/SERVICE
- WATER VALVE
- 15 5/8" RB (IRON SET) SIZE/TYPE NOTED
- IF (IRON FOUND) SIZE/TYPE NOTED
- △ PK NAIL SET
- ▲ PK NAIL FOUND
- ⊗ WATER METER
- ⊗ STROM DRAIN INLET BOX
- ⊗ ELECTRICAL BOX
- ⊗ TELEPHONE BOX
- ⊗ SPOT ELEVATION
- FP FIRE PIT
- ⊗ HYDROSTATIC VENTS
- LOT LINE
- DHEC-OCRM (MARSH GRASS LINE)
- ADJACENT LOT LINE
- X — X — FENCE
- ⊗ CED CEDAR
- * PAL PALMETTO
- OAK
- LO LIVE OAK
- GUM
- PN PINE
- MAG MAGNOLIA
- ⊗ GRAVEL
- ⊗ BRICK

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00	69.37	65.97	S73°05'18"W	68°14'20"

THE DHEC-OCRM CRITICAL LINE SHOWN IS THE SAME LINE ESTABLISHED A.H. SCHWACKE AND APPROVED FEBRUARY 24, 2014, AND MARCH 03, 2014 SIGNED BY BILL ESER SHOWN ON EXHIBIT "C", PLAN BY SMITH ENGINEERING AND CONSTRUCTION.

MAN HOUSE = 4236 Sq-Ft.
 GARAGE/GUEST HOUSE = 1768 Sq-Ft.
 DECK/SPA = 928 Sq-Ft.
 PATIO = 614 Sq-Ft.
 PORCH = 351 Sq-Ft.
 STEP/WALK = 246 Sq-Ft.
 HAAC = 58 Sq-Ft.
 GENERATOR = 65 Sq-Ft.
TOTAL = 7,866

LOT 23 HIGHLAND = 30636 Sq-Ft.
 LOT 23 MARSH = 5022 Sq-Ft.
TOTAL = 35,658 Sq-Ft.
25.7% LOT COVERAGE



LINE	BEARING	DISTANCE
OCRM-116	N44°45'44"W	1.80'
OCRM-133	N20°05'50"E	17.56'
OCRM-134	N10°09'56"W	45.60'
OCRM-135	N01°17'56"E	33.19'
OCRM-136	N35°25'53"E	24.22'
OCRM-137	N38°00'56"E	17.91'
OCRM-138	N17°52'39"E	17.91'
OCRM-139	S79°02'21"E	23.17'
OCRM-140	S22°19'34"E	31.78'
OCRM-141	S31°03'25"E	27.53'
OCRM-142	N88°12'43"E	32.58'
OCRM-143	S75°38'41"E	45.47'
OCRM-144	S64°34'57"E	38.53'
OCRM-145	S60°10'12"E	13.57'
REF-1	N56°59'08"E	5.36'
REF-2	N16°58'39"W	33.87'
REF-3	N06°42'25"E	34.00'
REF-4	N09°09'03"W	22.31'
REF-5	N35°03'03"E	23.18'
REF-6	N50°24'03"E	18.88'
REF-7	N20°23'34"E	42.02'
REF-8	S52°24'37"E	34.64'
REF-9	S19°44'37"E	28.16'
REF-10	S32°54'33"E	30.03'
REF-11	N77°22'01"E	30.23'
REF-12	S81°51'07"E	20.49'
REF-13	S68°18'15"E	37.93'
REF-14	S58°39'06"E	27.23'
REF-15	S54°36'23"E	8.02'

REFERENCE:

- 1) PLAT BOOK EB AT PAGE 924 SHOWING SUMMER ISLANDS.
- 2) ADMINISTRATIVE LAW COURT DOCKET NO. 15-AU-07-0561-CC (concerning DHEC-OCRM Critical line).

DATUM:

THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2011) MODEL. VERTICAL DATUM IS BASED ON NGVD 1988. CONTOUR INTERVAL IS AT ONE FOOT.

FLOOD NOTE:

THIS LOT IS SITUATED IN A FLOOD ZONE AE 12 AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C0810K, DATED REVISED JANUARY 29, 2021.

NOTES:

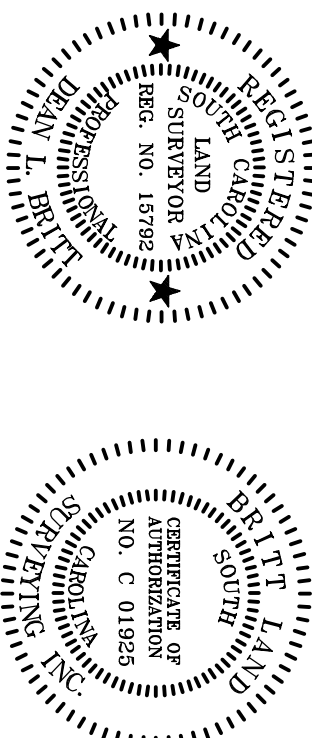
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION USE REGULATIONS; 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 BUILDING SETBACKS SHOULD BE VERIFIED BY THE GOVERNING BODY PRIOR TO ANY DESIGN OR CONSTRUCTION.



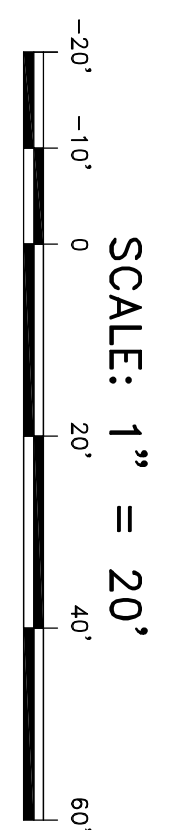
LOCATION MAP N.T.S.

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 _____ survey as specified therein.

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



PLAT OF:
LOT 23 SUMMER ISLANDS
PHASE II SUBDIVISION 427 PARCEL 35
SHOWING AS-BUILT SURVEY AND TREE
LOCATIONS AND TOPOGRAPHIC DATA
 PREPARED FOR:
 Nora L. Smith

LOCATED IN THE TOWN OF KIAMAH ISLAND CHARLESTON COUNTY - SOUTH CAROLINA

THIS SURVEY IS THE PROPERTY OF BRITT LAND SURVEYING, INC., AND IS PROVIDED AS A SERVICE TO Nora L. Smith. THIS SURVEY IS NOT FOR THE USE OF MARKETING, NOR IS IT TRANSFERABLE / SELLABLE, AND IS ONLY INTENDED FOR THE NAME SHOWN HEREON.

LOCATION: 23 CORMORANT ISLAND LANE - 29455
 TAX MAP # 265-11-00-034
 DATE: Generated for Nora L. Smith on September 22, 2021
 FIELD DATE: JULY 02, 2021
 JOB NO. 213513
 COUNTY/STATE CHARLESTON, S.C.