



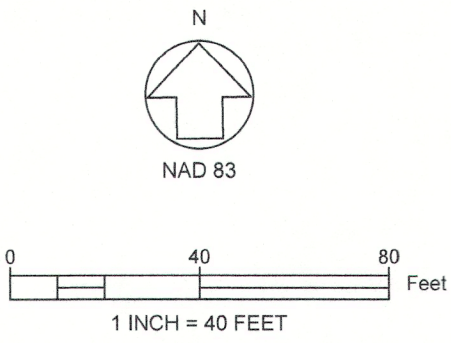
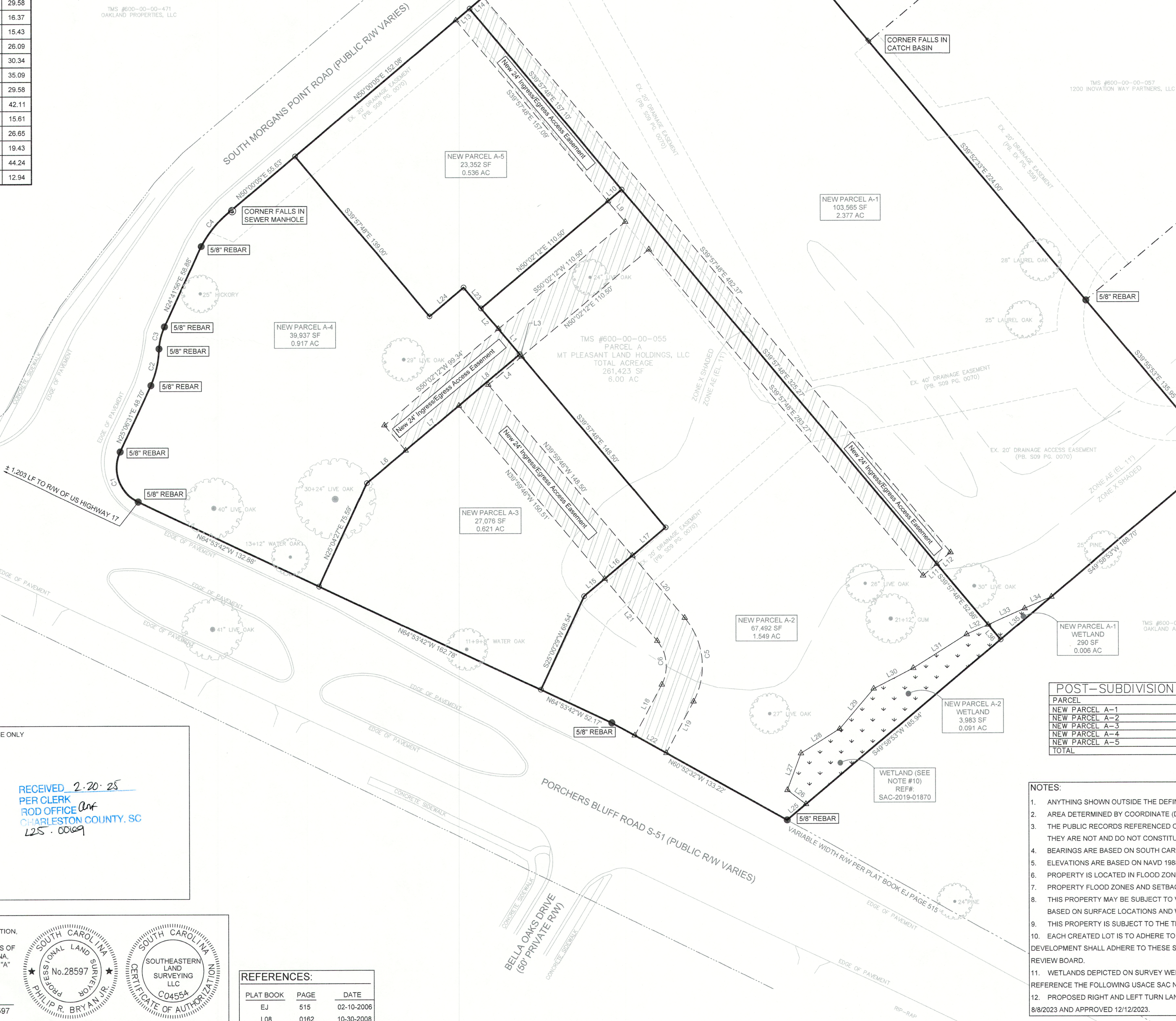
VICINITY MAP: NOT TO SCALE

PARCEL LINE TABLE		
Line #	Bearing	Length
L1	N39°57'48"W	21.99
L2	N39°57'48"W	18.00
L3	S39°57'48"E	2.01
L4	N50°02'12"E	29.00
L5	S39°57'48"E	21.99
L6	N50°02'12"E	33.75
L7	N50°02'12"E	46.34
L8	N50°02'12"E	53.00
L9	S39°57'48"E	18.00
L10	N50°02'12"E	12.00
L11	N50°02'12"E	12.00
L12	N50°02'12"E	12.00
L13	N50°00'05"E	12.00
L14	N50°00'05"E	12.00
L15	S50°02'11"W	17.97
L16	S50°02'12"W	24.00
L17	S50°02'12"W	28.92
L18	N28°04'19"E	38.31
L19	N28°04'19"E	38.75
L20	N39°59'48"W	54.02
L21	N39°59'36"W	54.04
L22	S60°52'32"E	24.00

PARCEL LINE TABLE		
Line #	Bearing	Length
L23	S39°57'48"E	18.00
L24	N50°02'12"E	29.58
L25	S49°58'53"W	16.37
L26	N52°38'20"W	15.43
L27	N20°23'16"E	26.09
L28	N57°57'40"E	30.34
L29	N40°35'52"E	35.09
L30	N62°30'34"E	29.58
L31	N57°54'46"E	42.11
L32	N65°53'23"E	15.61
L33	N65°53'23"E	26.65
L34	N66°51'13"E	19.43
L35	S49°58'53"W	44.24
L36	S39°57'48"E	12.94

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.31	25.00	090.1030	N19°41'24"W	35.39
C2	25.19	63.00	022.9108	N12°39'32"E	25.02
C3	15.07	37.00	023.3344	N14°11'32"E	14.96
C4	31.47	75.00	024.0425	N39°56'07"E	31.24
C5	59.49	50.00	068.1754	N05°52'32"W	56.05
C6	30.93	26.34	067.2895	N05°47'45"W	29.18

TMS #600-00-00-471
OAKLAND PROPERTIES II, LLC



**Certificate
Owner & Covenants Affidavit**

The undersigned designee has the authority to represent the owner(s) of this property for the purpose described herein. I understand South Carolina State Law Section 6-29-1145 and by certify compliance therewith by my signature below.

Print Name Philip R. Bryan

Signature [Signature]

Date of Signature August 2, 2023

RMC USE ONLY

PLAT APPROVED

Town of Mount Pleasant, SC

By [Signature] TOWN ENGINEER

DATE 2/17/25

RECEIVED 2-20-25

PER CLERK

ROD OFFICE

CHARLESTON COUNTY, SC

L25 - 0069

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

Philip R. Bryan

PHILIP R. BRYAN, JR.

S.C. L.S. No. 28597

SOUTH CAROLINA

LAND SURVEYING

No. 28597

PHILIP R. BRYAN, JR.

SOUTH CAROLINA

LAND SURVEYING

C0455A

CERTIFICATE OF AUTHORIZATION

REFERENCES:		
PLAT BOOK	PAGE	DATE
EJ	515	02-10-2006
L08	0162	10-30-2008

POST-SUBDIVISION ACREAGE CHART	
PARCEL	ACREAGE
NEW PARCEL A-1	103,565 SF 2.377 AC
NEW PARCEL A-2	67,492 SF 1.549 AC
NEW PARCEL A-3	27,079 SF 0.621 AC
NEW PARCEL A-4	39,937 SF 0.917 AC
NEW PARCEL A-5	23,352 SF 0.536 AC
TOTAL	261,422 SF 6.000 AC

LEGEND	
●	PROPERTY CORNER FOUND, AS DESCRIBED
○	PROPERTY CORNER SET, 5/8" REBAR
—	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	PROPERTY LINE TO BE CREATED BY THIS PLAT
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE, AS DESCRIBED

- NOTES:**
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 - AREA DETERMINED BY COORDINATE (DMD) METHOD.
 - THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE NAD 83.
 - ELEVATIONS ARE BASED ON NAVD 1988.
 - PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 11) AND ZONE X SHADED AS SCALED FROM F.I.R.M. PANEL 45019C 0535K EFFECTIVE NJANUARY 29, 2021.
 - PROPERTY FLOOD ZONES AND SETBACKS SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY DESIGN OR CONSTRUCTION.
 - THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON WERE BASED ON SURFACE LOCATIONS AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.
 - THIS PROPERTY IS SUBJECT TO THE TERMS OF A SHARED USE AGREEMENT FOR PARKING FACILITIES AS EXECUTED BY MOUNT PLEASANT HOLDINGS, LLC.
 - EACH CREATED LOT IS TO ADHERE TO THE PARKING PLAN APPROVED BY THE MOUNT PLEASANT DESIGN BOARD DURING THEIR JANUARY 31, 2024 MEETING. DEVELOPMENT SHALL ADHERE TO THESE STANDARDS, AND ALLOW FOR SUCH OFFSITE PARKING TO OCCUR, UNTIL A NEW PLAN IS APPROVED BY THE DESIGN REVIEW BOARD.
 - WETLANDS DEPICTED ON SURVEY WERE PROVIDED TO THE SURVEYOR. A WETLAND SURVEY WAS NOT CONDUCTED TO PRODUCE THIS PLAT. PLEASE REFERENCE THE FOLLOWING USACE SAC NUMBER: SAC-2019-01870.
 - PROPOSED RIGHT AND LEFT TURN LANES FROM PORCHERS BLUFF ROAD ARE REQUIRED TO BE INSTALLED WITH FIRST DEVELOPMENT PERMIT PER TIA DATED 8/8/2023 AND APPROVED 12/12/2023.



A SUBDIVISION PLAT OF TMS #600-00-00-055 (PARCEL A) INTO PARCEL A-1(2.38 AC), PARCEL A-2(1.55 AC), PARCEL A-3(0.62 AC), PARCEL A-4(0.92 AC), AND PARCEL A-5(0.54 AC) LOCATED IN THE TOWN OF MOUNT PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA

DATE:	AUGUST 02, 2023
DRAWN:	M. SCHMIEDER
CHECK:	P. BRYAN
CC:	L. CRAIG
JOB:	23075
DWG:	23075SUB
SHEET:	1 OF 1

NO.	DATE	DESCRIPTION
(1)	12/27/23	Added Ingress/Egress Access Easement.
(2)	05/21/24	Adjusted Parcels A-4 and A-5.
(3)	05/21/24	Added acreage chart.
(4)	05/22/24	Added note for shared parking agreement.
(5)	06/25/24	Added wetlands per TOMP comments.
(6)	06/25/24	Added note #9 per TOMP comments.
(7)	01/28/25	Added note #10 per TOMP comments.