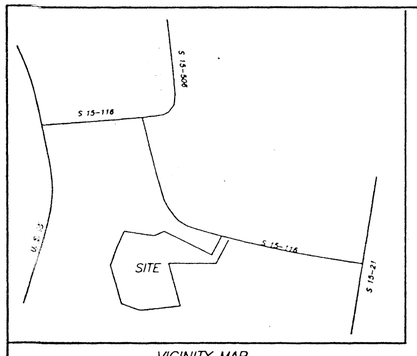
2

#2957



VICINITY MAP

CURVE	RADIUS	TANGENT	LENGTH	CHORD	CH.BEARING
C-1	94.68'	59.50'	106.24'	100.76'	S 83°26'56"W
C-2	30.00'	29.91'	47.03'	42.36'	S 70°40'56"W
C-3	150.00'	17.38'	34.60'	34.53'	S 32°22'37"W
C-4	150.00'	26.74'	52.93'	52.65'	S 49°05'38"W
C-5	150.00'	31.87'	62.81'	62.35'	S 71°11'54"W
C-6	150.00'	22.81'	45.27'	45.10'	N 88°09'36"W
C-7	15.00'	7.32'	13.62'	13.16'	S 74°28'31"W
C-8	50.00'	159.00'	126.61'	95.39'	N 56°59'30"W
C-9	50.00'	28.90'	52.41'	50.04'	N 43°34'51"E
C-10	50.00'	41.14'	68.85'	63.54'	S 66°56'32"E
C-11	15.00'	7.32'	13.62'	13.16'	S 53°30'16"E
C-12	100.00'	18.71'	37.00'	36.79'	N 89°53'10"E
C-13	100.00'	50.42'	93.41'	90.05'	N 52°31'39"E
C-14	50.00'	15.61'	30.26'	29.80'	N 43°06'29"E
C-15	50.00'	49.70'	78.24'	70.50'	S 74°43'37"E
C-16	50.00'	61.24'	88.61'	77.46'	S 20°52'11"W
C-17	50.00'	13.77'	26.87'	26.54'	S 87°02'01"W
C-18	15.00'	11.86'	20.07'	18.61'	S 64°05'51"W
C-19	30.00'	30.09'	47.21'	42.49'	S 19°19'04"E
C-20	44.68'	28.08'	50.14'	47.55'	N 83°26'56"E
C-21	50.00'	36.02'	62.43'	58.45'	S 35°52'11"W

NOTE :
ALL WETLAND AREAS IS IN A FLOOD ZONE "A".

NOTE :
THIS SUBDIVISION CONTAINS 3021.20 LINEAR FEET OF NEW ROADWAY.

AREA OF LOTS

LOT 1 = 0.893 ACRES	LOT 12 = 0.958 ACRES
LOT 2 = 0.689 ACRES	LOT 13 = 6.144 ACRES
LOT 3 = 0.689 ACRES	LOT 14 = 7.877 ACRES
LOT 4 = 0.689 ACRES	LOT 15 = 1.772 ACRES
LOT 5 = 0.689 ACRES	LOT 16 = 0.689 ACRES
LOT 6 = 0.689 ACRES	LOT 17 = 0.689 ACRES
LOT 7 = 0.689 ACRES	LOT 18 = 1.310 ACRES
LOT 8 = 0.689 ACRES	LOT 19 = 2.181 ACRES
LOT 9 = 4.617 ACRES	LOT 20 = 0.938 ACRES
LOT 10 = 3.874 ACRES	LOT 21 = 1.000 ACRES
LOT 11 = 0.800 ACRES	LOT 22 = 0.689 ACRES

ACREAGE SUMMARY

LOTS	39.034 ACRES
R/W	3.700 ACRES
BUFFER	N/A
FUTURE	1.068 ACRES
TOTAL AREA =	43.802 ACRES

GENERAL NOTES :
1) THIS PROPERTY IS IN A FLOOD ZONE "A" & "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 450056 0325 C DATED APRIL 17, 1987
2) THERE ARE SOME WETLANDS WITHIN SOME OF THE LOTS. BEFORE ANY WETLANDS ARE DISTURBED IT SHALL BE THE RESPONSIBILITY OF THE BUYER TO CONTACT THE CORPS OF ENGINEERS.
3) THERE SHALL BE A 15' UTILITY EASEMENT ALONG ALL INTERIOR RIGHT-OF-WAYS.
4) ALL SIDE LOT LINES ARE SUBJECT TO A 20' DRAINAGE EASEMENT - 10' ON EACH SIDE.
5) FRONT SETBACK SHALL BE 25'.
6) REAR SETBACK SHALL BE 25'.
7) SIDE YARD SETBACK SHALL BE 10'.
8) ALL NEW CORNERS ARE MARKED WITH A # 4 REBAR.
9) THIS SUBDIVISION LIES IN A UD DISTRICT AS SHOWN IN THE COLLETON COUNTY DEVELOPMENT STANDARDS DATED SEPTEMBER, 1988 AND REVISED MARCH 4, 1991.

CERTIFICATE OF PLAT APPROVAL: THE COLLETON AREA JOINT PLANNING ADVISORY COMMISSION HEREBY APPROVES THIS PLAT FOR RECORDING.

CHAIRMAN OR VICE CHAIRMAN

PLANNING COMMISSION MEMBER — DATE

Recorded this 2nd day of May, 2000 in Book 676 Page 2 at 9:11:34 A.M.
Ena B. Kirk
Clerk of Court, Colleton County, SC

I hereby state that to the best of my knowledge, information, and belief, the 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.

JERRY L. FOWLER
RLS NO. 15178

(SEAL AFFIXED)

JOB NO. 96043-S

FOWLER LAND SURVEYING
102-C NEYLE STREET
WALTERBORO, S. C. 29488
(803)549-2854

CONTOUR INTERVAL = TWO FEET
100 0 100 200 300
GRAPHIC SCALE - FEET
1" = 100'

SANDY BLUFF SUBDIVISION
A PORTION OF TMS 115-00-00-051
SURVEYED FOR DONALD S. RISER & C. M. RISER, JR.
MARCH 8, 2000
NORTHEAST OF WALTERBORO - COLLETON COUNTY - SOUTH CAROLINA

BENCHMARK
TOP OF 1" REBAR
ASSUMED DATUM ELEV. = 101.06

BUSINESS RECORDS CORPORATION