

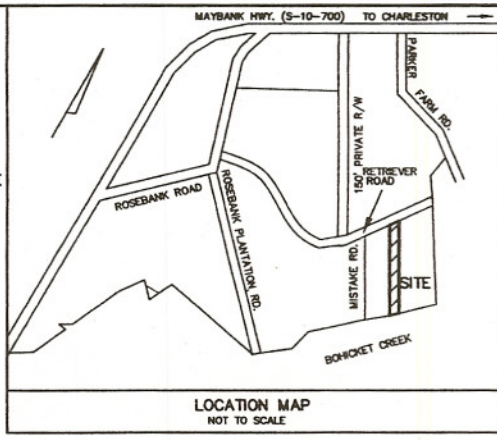


RACK BUCK LLC
 TMS 216-00-00-013
 PLAT BOOK EF PAGES 250 AND 251
 P.S. # 1883
RETRIEVER ROAD 75' R/W
 (PRIVATE HOMEOWNERS' ASSOCIATION MAINTAINED ROAD)

LOT 4
 THE SOUTHEASTERN TRUST
 COMPANY AS TRUSTEE FOR THE
 ESTATE OF HUGER SINKLER
 TMS 198-00-00-015

LOT 6
 THE SOUTHEASTERN TRUST
 COMPANY AS TRUSTEE FOR THE
 ESTATE OF HUGER SINKLER
 TMS 198-00-00-013

LOT 5
 984,805 SF
 22.61 Ac.
 TOTAL



DITIONAL NOTES:

ROAD RIGHTS-OF-WAY AND DRAINAGE EASEMENTS OWNED BY A HOMEOWNERS' ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY THE ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH PERIODIC ASSESSMENT OF ALL THE LOTS WITHIN THE ASSOCIATIONS JURISDICTION. THESE FUNDS WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL LOT OWNERS. NO PUBLIC FUNDS MAY BE USED FOR THE MAINTENANCE OF THESE ROADWAYS AND EASEMENTS. THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOT WITHIN THE HOMEOWNERS' ASSOCIATION UNDERSTANDS AND AGREES THAT APPROVAL OF THIS SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO ANY MAINTENANCE OF THESE ROADWAYS AND EASEMENTS. ANY FURTHER SUBDIVISION OF THE PARCEL, OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY UNIFIED ORDINANCE. BEFORE CHARLESTON COUNTY ACCEPTS THE DEDICATION OF ANY ROAD INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD STRICTLY ACCORDING TO COUNTY STANDARDS.

ECIAL NOTES:

THE ROAD RIGHTS OF WAY AND DRAINAGE EASEMENTS ARE PRIVATELY OWNED BY THE SOUTHEASTERN TRUST COMPANY AS TRUSTEE FOR THE ESTATE OF HUGER SINKLER, WHICH IS RESPONSIBLE FOR MAINTENANCE OF THESE ROADWAYS AND EASEMENTS THROUGH MANDATORY FINANCIAL ASSESSMENTS OF THE LOT OWNERS. NO PUBLIC FUNDS ARE PERMITTED TO BE SPENT ON MAINTENANCE OF THESE ROADWAYS. THE DETAILS ARE RECORDED IN THE CHARLESTON COUNTY R.M.C.

THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS AND/OR EASEMENTS SHOWN ON THIS PLAT.

ERENCE PLATS:

- PLAT BY E. M. SEABROOK, JR., INC. DATED 12/14/88 VISED 01/17/89 & 05/01/89 RECORDED IN PLAT BOOK BW PAGE 79 B. # 13185
- PLAT BY E. M. SEABROOK, JR., INC. DATED 03/01/89 RECORDED IN PLAT BOOK BU 206 B. # 13296
- PLAT BY E. M. SEABROOK, JR., INC. DATED 08/11/89 RECORDED IN PLAT BOOK EE PAGES 93 & 94 B. # 18052-F
- PLAT BY E. M. SEABROOK, JR., INC. DATED 07/17/01 RECORDED IN PLAT BOOK EF PAGES 250 AND 251 B. # 18803
- WETLANDS PLAT BY E. M. SEABROOK, JR., INC. DATED 11/31/2000

LINE	BEARING	DISTANCE
106	S 48°57'09"W	10.74
116	S 66°50'35"W	17.88
117	S 43°27'01"W	32.24
118	S 70°25'39"W	69.38
119	S 53°15'08"W	78.84
120	S 23°21'15"W	57.87
121	S 01°42'48"E	48.08
122	S 50°00'01"E	38.70
123	S 34°48'02"E	30.57
124	S 58°32'32"E	34.82
125	S 03°36'42"E	42.34
126	S 71°15'54"W	12.01
127	N 00°53'34"E	34.98
128	N 68°00'01"W	33.32
129	N 88°03'38"W	28.81
130	N 83°06'34"W	46.49
131	N 57°02'01"W	28.88
132	N 00°37'14"E	39.18
133	N 18°23'34"W	23.80
134	N 31°34'46"W	28.02
135	N 84°45'03"W	37.51
136	S 43°15'01"W	44.58

The area shown on this plat is a general representation of DHEC-OCRM permit authority on the subject property. Critical areas, by their nature, are dynamic and subject to change over time. By generally delineating the permit authority of the DHEC-OCRM, the office of OCRM in no way waives the right to assert permit jurisdiction in any critical area on the subject property whether shown or not.

PREVIOUSLY APPROVED BY STAFF
 SIGNATURE _____ DATE 08-28-05

The critical line shown on this plat is valid for three years from the date of this signature, subject to the cautionary language above.

ROSEBANK ESTATES

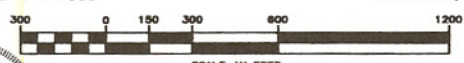
WADMALAW ISLAND

CHARLESTON COUNTY, S.C.

PLAT OF LOT 5 CONTAINING 22.61 ACRES
 OWNED BY THE SOUTHEASTERN TRUST
 COMPANY AS TRUSTEE FOR THE
 ESTATE OF HUGER SINKLER

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 A survey as specified therein.

SCALE: 1" = 300' MARCH 31, 2006



E. M. Seabrook, Jr.
 E. M. SEABROOK, JR.
 CIVIL ENGINEER & LAND SURVEYOR
 S. C. REC. NO. 09860
 P. O. BOX 96
 11, PLEASANT, S. C. 29485
 (843) 884-4496



E. M. SEABROOK, JR. INC.
 ENGINEERS-SURVEYORS-PLANNERS
 108 JOHNNIE DODDS BLVD./P.O. BOX 96
 MOUNT PLEASANT, S. C. 29485
 PHONE (843) 884-4496

NOTES:

- AREA DETERMINED BY COORDINATES
- BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45018C 0645 J DATED NOVEMBER 17, 2004, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES X- (OUTSIDE 500 YEAR FLOOD PLAIN), X- (INSIDE 500 YEAR FLOOD PLAIN), AND AE (ELEV. 12)
- THIS PROPERTY IS ZONED AG-15 AG-15 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS:
 MAXIMUM DENSITY: 1 DWELLING UNIT PER 15 ACRES
 MINIMUM LOT AREA: 3 ACRES
 MINIMUM LOT WIDTH: 135 FEET
 MINIMUM SETBACKS:
 FRONT/STREET SIDE: 50 FEET
 INTERIOR SIDE: 15 FEET
 REAR: 30 FEET
 OCRM CRITICAL LINE: 50 FEET
 MAXIMUM BLDG. COVER: 30% OF LOT
 MAXIMUM HEIGHT: 35 FEET