

**ADDITIONAL 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.

**LEGAL 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.

**REFERENCE PLATS:**

- PLAT BY E. M. SEABROOK, JR., INC. DATED 12/14/88 RECORDED IN PLAT BOOK BW PAGE 79
- # 13195
- PLAT BY E. M. SEABROOK, JR., INC. DATED 03/01/89 RECORDED IN PLAT BOOK BU 206
- # 13296
- PLAT BY E. M. SEABROOK, JR., INC. DATED 08/11/99 RECORDED IN PLAT BOOK EE PAGES 93 & 94
- # 18052-F
- PLAT BY E. M. SEABROOK, JR., INC. DATED 07/17/01 RECORDED IN PLAT BOOK EF PAGES 250 AND 251
- # 18803
- WETLANDS PLAT BY E. M. SEABROOK, JR., INC. DATED 11/31/2000

LINE	BEARING	DISTANCE
4	S 86°50'35\"W	6.02
5	S 82°42'33\"W	11.80
107	S 63°32'56\"W	52.90
108	S 73°09'39\"W	44.77
109	S 78°09'33\"W	23.99
110	S 56°47'00\"W	70.32
111	S 48°23'21\"W	33.30
112	S 64°45'37\"W	58.02
113	S 65°49'35\"W	66.99
114	S 77°47'20\"W	35.45
115	S 43°22'08\"W	8.23

The area shown on this plot 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.

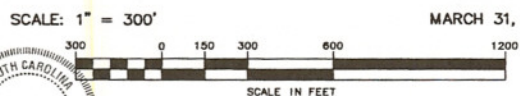
PREVIOUSLY APPROVED BY STAFF SIGNATURE \_\_\_\_\_ DATE 06-28-05

The critical line shown on this plot 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 6 CONTAINING 24.09 ACRES  
OWNED BY THE SOUTHEASTERN TRUST  
COMPANY AS TRUSTEE FOR THE  
ESTATE OF HUGER SINKLER

I, the undersigned, do 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 Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.



MARCH 31, 2006

*E. M. Seabrook, Jr.*  
E. M. SEABROOK, JR.  
ENGINEER & LAND SURVEYOR  
REG. NO. 09860  
P.O. BOX 96  
PLEASANT, S. C. 29465  
(804) 4496



**E. M. SEABROOK, JR. INC.**  
ENGINEERS-SURVEYORS-PLANNERS  
1081 JOHNNIE DODDS BLVD., P.O. BOX 96  
MOUNT PLEASANT, S. C. 29465  
PHONE (843) 884 - 4496

**NOTES:**

1. AREA DETERMINED BY COORDINATES
2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 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)
3. 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