

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

NOTES:
THIS PARCEL IS IN SPECIAL FLOOD HAZARD ZONE X
AS SHOWN ON FIRST FLOOD INSURANCE RATE MAP
COMMUNITY: PANEL #45029C2130G DATE 12/21/17

OWNER: Palmetto Property Buyers LLC, Et Al
334 East Bay St #222
Charleston, SC 29401

COLLETON CO. ZONING - RD1

PLAT & DEED REFERENCES
DB 2915 PG 134
PB 30 PG P577

PURPOSE OF SURVEY - SUBDIVISION AND EASEMENT
SURVEY

THERE HAS BEEN NO TITLE SEARCH PERFORMED BY THIS OFFICE.

THIS PROPERTY IS SUBJECT TO ANY EASEMENT OR
RESTRICTION OF PUBLIC RECORD

THERE HAS BEEN NO DETERMINATION OF WETLANDS OR
HAZARDOUS WASTE ON THIS PROPERTY

DEDICATION STATEMENT

By the recording of this plat, I hereby dedicate
the 30' ingress/egress & General Utility
Easements shown hereon to all the purchasers
and successors in interest of this property.

Gary Phillips for Palmetto Property Buyers LLC
3/17/26

LEGEND

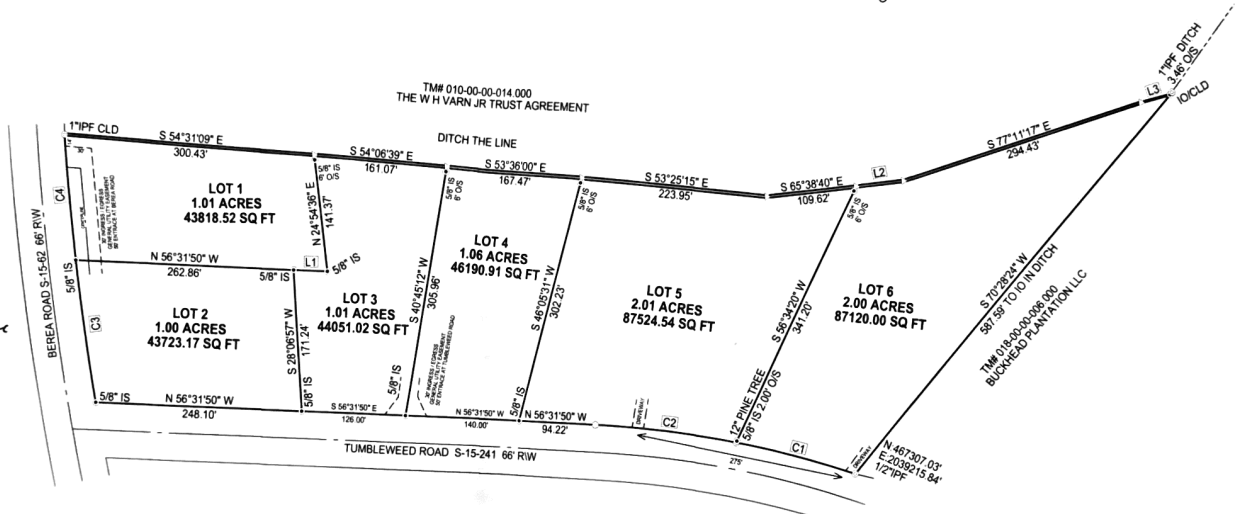
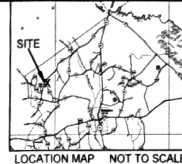
- IP IRON PIPE FOUND
- IPS IRON PIPE SET
- F IRON FOUND
- IS IRON SET
- POWER POLE
- CALCULATED POINT
- CONCRETE MONUMENT
- WITNESS TREE
- GEODETIC BENCHMARK
- OS OFFSET
- R/W RIGHT OF WAY
- OHP OVER HEAD POWER

LINE TYPE LEGEND

- PROPERTY LINE
- CHAIN LINK FENCE
- CENTERLINE
- SURVEYED LINE
- EASEMENT LINE
- FLOOD LINE
- COUNTY LINE

CURVE TABLE			
Id	Radius	Chord	Ch Bear
C1	1201.19'	149.29'	N 44°17'21" W
C2	1201.19'	170.36'	N 51°55'06" W
C3	2613.09'	173.24'	N 23°15'01" E
C4	2613.09'	151.36'	N 28°48'35" E

LINE TABLE		
Id	Bearing	Distance
L1	N 56°31'50" W	40.88'
L2	S 65°38'40" E	57.06'
L3	S 74°18'28" E	35.52'



SUBDIVISION AND EASEMENT PLAT

OF 8.09 ACRES NEAR SMOAKS TMS# 010-00-00-012.000
AND NEW 30' EASEMENT SURVEYED FOR

Palmetto Property Buyers LLC, Et Al

COLLETON COUNTY

DATE: DECEMBER 9, 2025

SOUTH CAROLINA



SCALE: 1" = 100'



KEVIN WILSON PLS NO 23834
415 EAST MAIN STREET
KINGSTREE SC, 29556
(843) 355-6872



PLAT RECORDED FEES \$25.00
STATE TAX \$0.00
COUNTY TAX \$0.00
PRESENTED & RECORDED 04-07-2026 10:29:35 AM
BK: PL 973
PG: 55
PALMETTO PROPERTY BUYERS LLC
164 MARKET ST STE 109
CHARLESTON SC 29401
SUSAN KESSLER
REGISTERED PROFESSIONAL
COLLETON COUNTY, SC

APPROVED FINAL PLAT
Colleton County
Planning & Development
Ungade 4/7/2026
Planning Director Date