

2068 BOHICKET RD, JOHNS ISLAND, SC 29455, USA

<https://findyourcharleston.com>

APPROVED PLAT

J. M. Evans
Director of Planning
Charleston County Planning Commission

5/21/2020 Date

Area Reserved for Approval and Recording Stamps

RECORDED	
DATE: 5/21/2020	TIME: 3:39:22 PM
Book/Page: 520 0031	DocType: Smart Plat
Michael J. Evans, Director, Charleston County, SC	

Record Fee	\$2.00
Postage	\$0.00
TOTAL	\$2.00
Drafter	0
Clerk	0
Location: BERRYHILL RD	

LEGEND:

- 5/8" Iron Rod New
- 5/8" Iron Rod Old
- Electric Box

LOCATION MAP

**SURVEY TO COMBINE
LOT 1 AND LOT 2
INTO
NEW LOT 2
LOCATED
JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA**

SURVEY NOTES

1. Reference Tax Map Numbers:
277-06-00-119 (Lot 1)
277-06-00-118 (Lot 2)
2. Reference Plat Book Bf Page 191
3. Surveyor has made no investigation or independent search for easements or record encumbrances. Surveyor relies on title or ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. No underground utilities were located on this survey.
5. Anything shown outside the defined boundary of this survey is for descriptive purposes only.
6. This lot has been checked against area FMA maps to the best of the surveyor's knowledge, and lot is located in Zone X. Refer to FMA 45019C0555, J. November 17, 2004. It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.
7. The US Army Corps of Engineers has not made a determination concerning the existence of floodplains on these lots as of the date of the approval of this plat. Charleston County may require a jurisdictional determination by USACE on these lots prior to issuance of zoning permits for land development activities.
8. Lot to be serviced by private septic system and St. Johns Water Company.
9. Property Zoned: R4
10. Property Owner: Captain D.P. Crawford

SURVEYOR'S STATEMENT

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the State of South Carolina. The surveyor certifies that the requirements for a Class A survey as specified therein.

By: *James G. Pendleton* *2/17/20*

PALMETTO LAND SURVEYING, INC.
2055 SAVANNAH HIGHWAY
SUITE 2
CHARLESTON, SC 29407
PHONE: 843-527-5191
EMAIL: PlsOffice@palmettoland.com

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CERTIFICATE OF AUTHORIZATION
No. 20589

\$275,000

Check out this double lot in an X Flood zone, at the intersection of Berryhill Road and Bohicket Road. Ideal location midway between Charleston and Kiawah on Johns Island. The lot was subdivided. Current owner consolidated it into 1 lot. See attached survey. Water and power on site. Sewer system(s) will be required. High and [...]



- Land
- Active



Russ Scheider



Basics



MLS ID: 25013690

Category: Land

Lot size, acres: 0.6 acres

County Or Parish: Charleston

Date added: Added 8 months ago

Status: Active

Subdivision Name: None

MLS Area Major: 23 - Johns Island

Hidden Info

List Office MLS Id: 9632

