

APPROVED PRELIMINARY PLAT
NOT FOR CONSTRUCTION
21336-P G-12-08
APPL # DATE

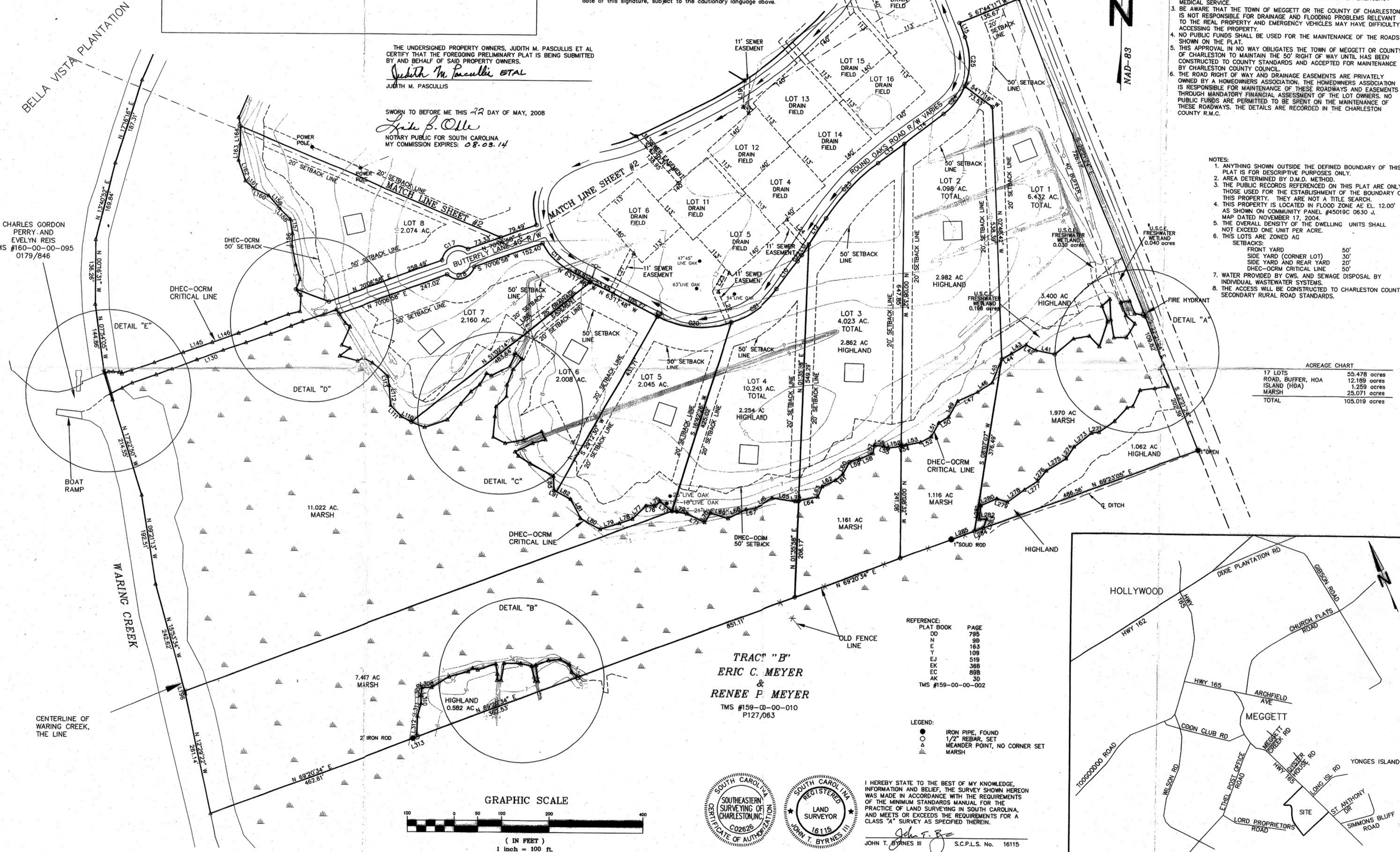
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

SIGNED OFF 9-14-2007 PLAT BOOK EL. PAGE 64
SIGNATURE DATE
The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

THE UNDERSIGNED PROPERTY OWNERS, JUDITH M. PASCULLIS ET AL. CERTIFY THAT THE FOREGOING PRELIMINARY PLAT IS BEING SUBMITTED BY AND BEHALF OF SAID PROPERTY OWNERS.

Judith M. Pascullis ET AL
JUDITH M. PASCULLIS

SWORN TO BEFORE ME THIS 22 DAY OF MAY, 2008
Leila B. Oller
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 08-03-14



- SPECIAL NOTES:**
1. ANY FUTURE SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE TOWN OF MEGGETT ZONING & LAND DEVELOPMENT REGULATIONS. BEFORE TOWN OF MEGGETT ACCEPTS ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON STANDARDS.
 2. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE TOWN OF MEGGETT OR COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROAD, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
 3. BE AWARE THAT THE TOWN OF MEGGETT OR THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
 4. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THE PLAT.
 5. THIS APPROVAL IN NO WAY OBLIGATES THE TOWN OF MEGGETT OR COUNTY OF CHARLESTON TO MAINTAIN THE 50' RIGHT OF WAY UNTIL HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.
 6. THE ROAD RIGHT OF WAY AND DRAINAGE EASEMENTS ARE PRIVATELY OWNED BY A HOMEOWNERS ASSOCIATION, THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THESE ROADWAYS AND EASEMENTS THROUGH MANDATORY FINANCIAL ASSESSMENT OF THE LOT OWNERS. NO PUBLIC FUNDS ARE PERMITTED TO BE SPENT ON THE MAINTENANCE OF THESE ROADWAYS. THE DETAILS ARE RECORDED IN THE CHARLESTON COUNTY R.M.C.

- NOTES:**
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 2. AREA DETERMINED BY D.M.D. METHOD.
 3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT A TITLE SEARCH.
 4. THIS PROPERTY IS LOCATED IN FLOOD ZONE AE EL. 12.00' AS SHOWN ON COMMUNITY PANEL #45019C 0630 J, MAP DATED NOVEMBER 17, 2004.
 5. THE OVERALL DENSITY OF THE DWELLING UNITS SHALL NOT EXCEED ONE UNIT PER ACRE.
 6. THIS LOTS ARE ZONED AG SETBACKS:
FRONT YARD 50'
SIDE YARD (CORNER LOT) 30'
SIDE YARD AND REAR YARD 20'
DHEC-OCRM CRITICAL LINE 50'
 7. WATER PROVIDED BY CWS, AND SEWAGE DISPOSAL BY INDIVIDUAL WASTEWATER SYSTEMS.
 8. THE ACCESS WILL BE CONSTRUCTED TO CHARLESTON COUNTY SECONDARY RURAL ROAD STANDARDS.

ACREAGE CHART

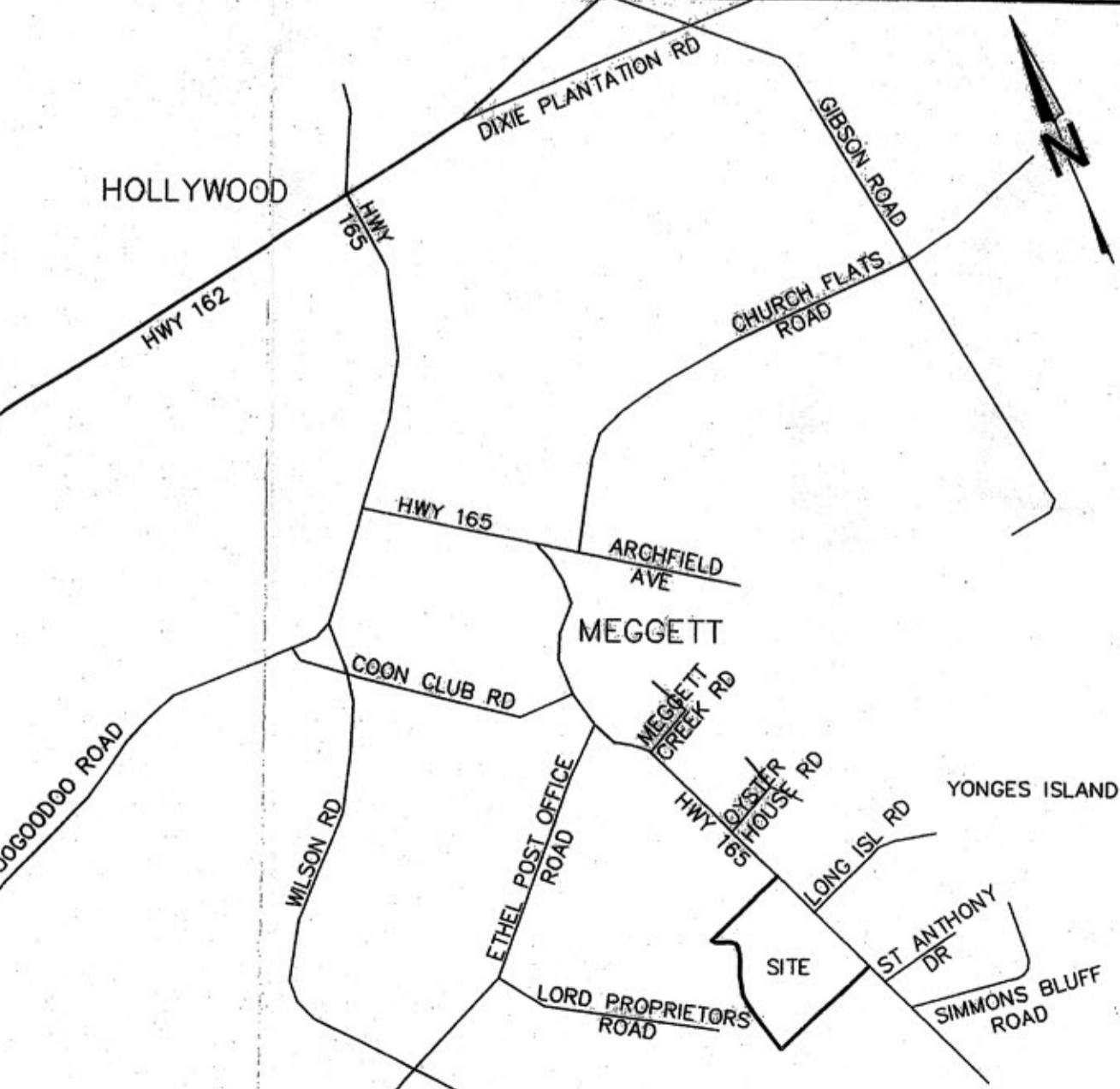
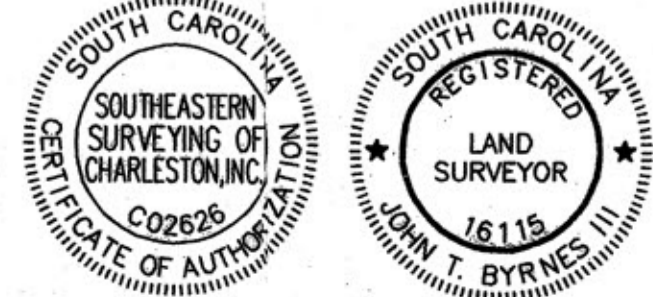
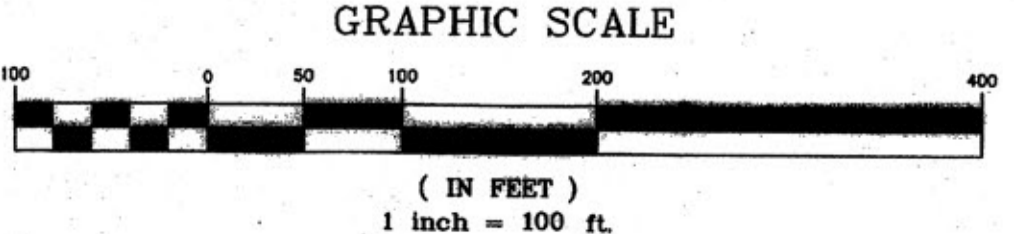
17 LOTS	55.478 acres
ROAD, BUFFER, HOA	12.188 acres
ISLAND (HOA)	1.259 acres
MARSH	25.071 acres
TOTAL	105.019 acres

TRACT "B"
ERIC C. MEYER
&
RENEE P. MEYER
TMS #159-00-00-010
P127/063

REFERENCE:
PLAT BOOK PAGE
DO 795
N 90
E 109
EJ 519
EK 366
EC 898
AK 30
TMS #159-00-00-002

LEGEND:
● IRON PIPE, FOUND
○ 1/2" REBAR, SET
— MEANDER POINT, NO CORNER SET
— MARSH

I HEREBY STATE 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.
John T. Barnes III
JOHN T. BARNES III S.C.P.L.S. No. 16115



A PRELIMINARY PLAT OF
LOTS 1 THRU 17 SANDFIELD POINT
CONTAINING 105.019 ACRES S.C. HIGHWAY #165
OWNED BY JUDITH M. PASCULLIS ET AL
YONGES ISLAND, TOWN OF MEGGETT, ST. PAULS PARISH
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 8/17/2007
DRAWN: JTB
CHECK:
CC: PB JP JS
JOB: 05326
DWG: 05326 PREL
SHEET: 2 OF 3

Southeastern Surveying
OF CHARLESTON, INC.
2093 EXECUTIVE HALL ROAD CHARLESTON, SC 29407
843-795-9330 FAX 795-2007
www.se-survey.com

NO.	DATE	DESCRIPTION
1	9-24-2007	CHARLESTON CO. COMMENTS
2	5-5-2008	REVISED LOT LAYOUT
3	5-22-2008	CHARLESTON CO. COMMENTS