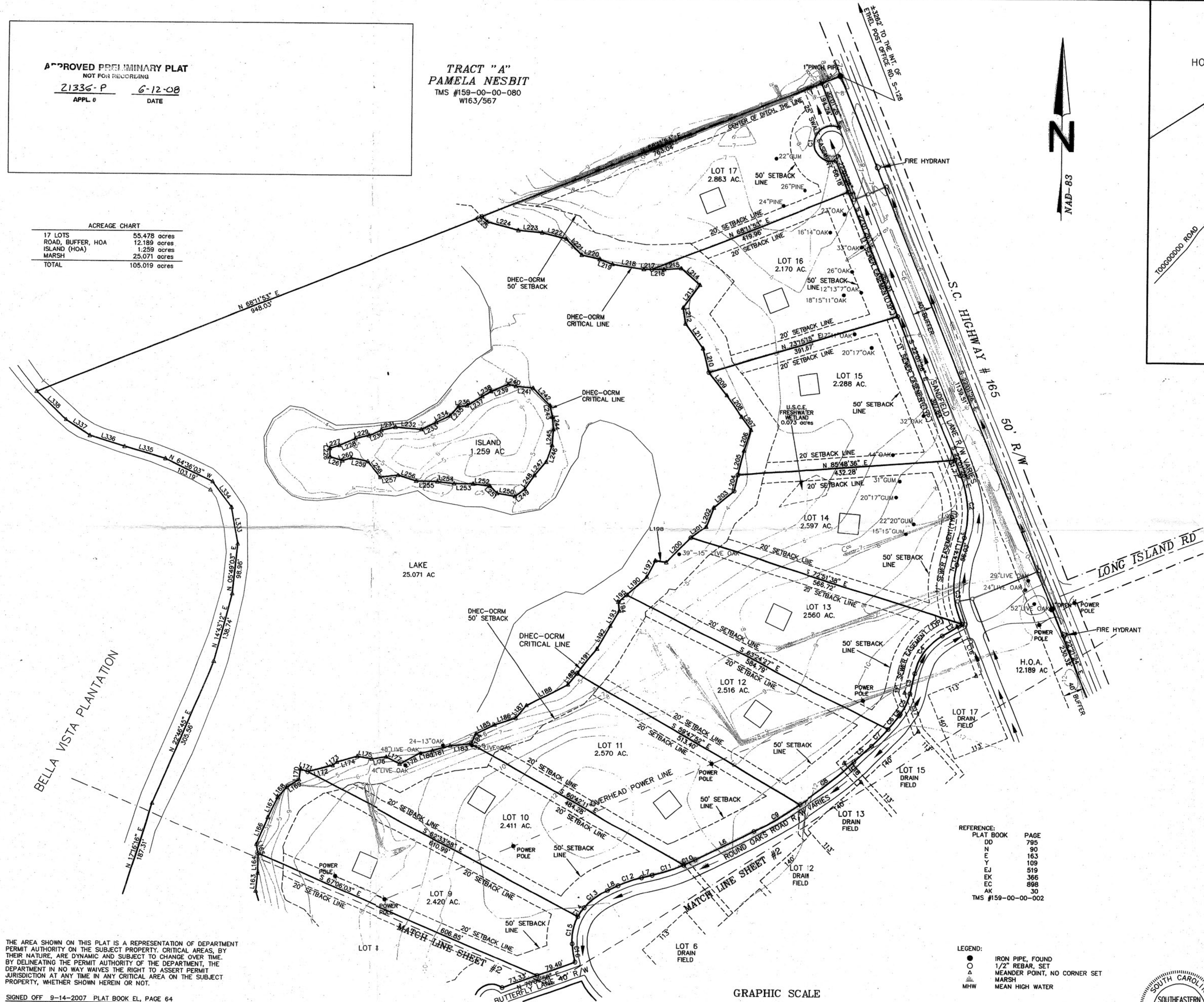


APPROVED PRELIMINARY PLAT
NOT FOR RECORDING
21336-P 6-12-08
APPL 0 DATE

TRACT "A"
PAMELA NESBIT
TMS #159-00-00-080
W163/567

ACREAGE CHART	
17 LOTS	55.478 acres
ROAD, BUFFER, HOA	12.189 acres
ISLAND (HOA)	1.259 acres
MARSH	25.071 acres
TOTAL	105.019 acres

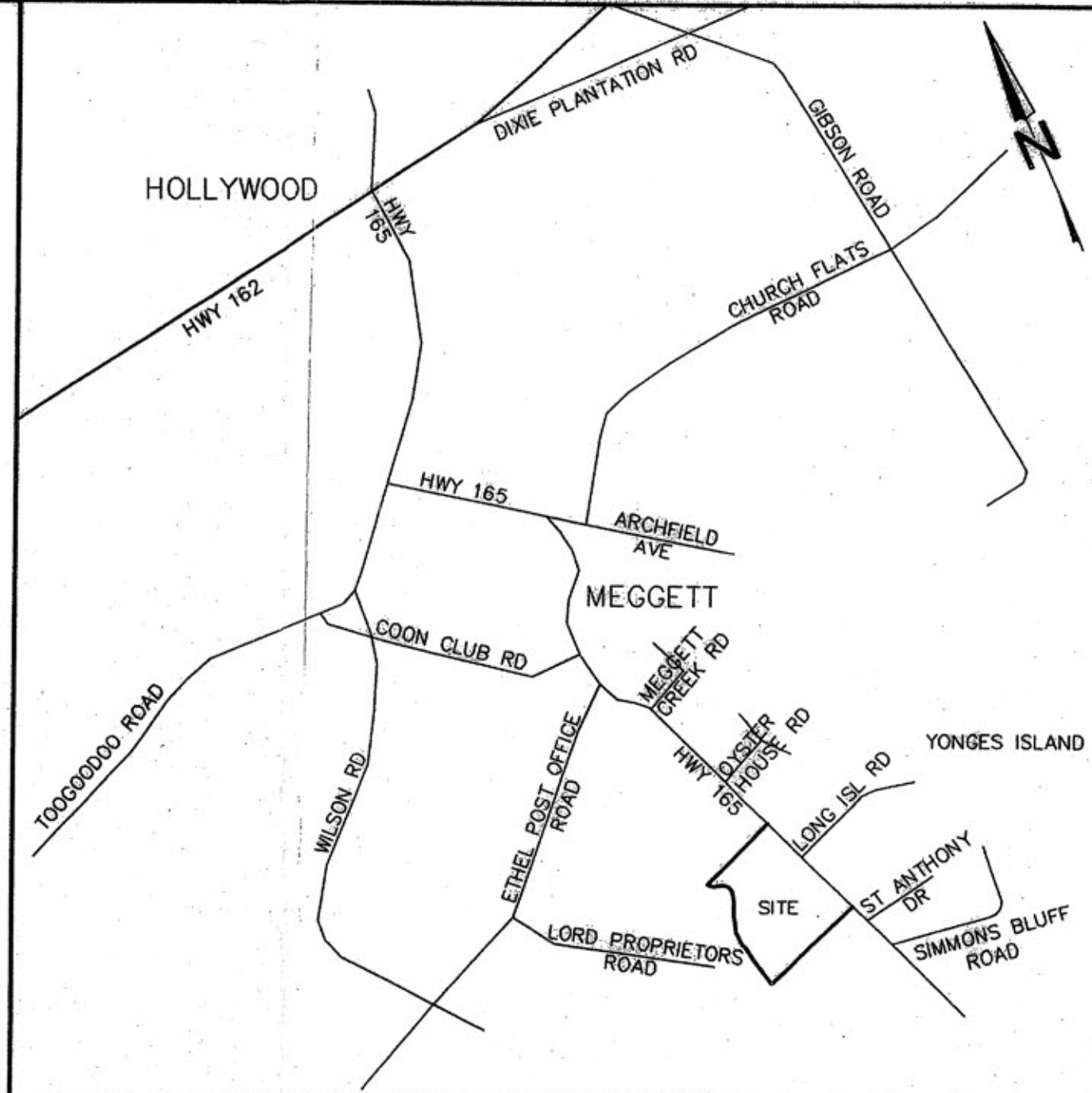
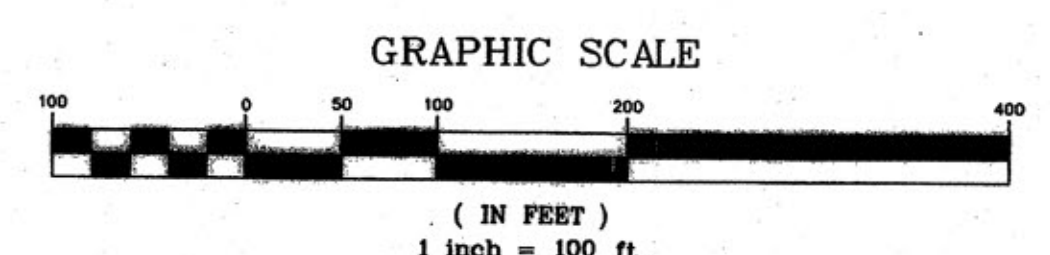


THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION 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.

REFERENCE:	PLAT BOOK	PAGE
DD	795	90
NE	163	109
EJ	519	366
EC	898	30
AK		
TMS #159-00-00-002		

LEGEND:
● IRON PIPE, FOUND
○ 1/2" REBAR, SET
--- MEANDER POINT, NO CORNER SET
--- MARSH
--- MEAN HIGH WATER



- 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.

- 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.

THE UNDERSIGNED PROPERTY OWNERS, JUDITH M. PASCUILLIS 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. PASCUILLIS

SWORN TO BEFORE ME THIS 22 DAY OF MAY, 2008

John T. Byrnes III
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 08-03-14



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. Byrnes III
JOHN T. BYRNES III S.C.P.L.S. No. 16115

NO.	DATE	DESCRIPTION
1	9-24-2007	CHARLESTON CO. COMMENTS
2	5-5-2008	REVISED LOT LAYOUT
3	5-21-2008	CHARLESTON CO. COMMENTS

Southeastern Surveying
OF CHARLESTON, INC.
2003 EXECUTIVE HALL RD. CHARLESTON, SC 29407
843-795-9350 FAX 795-9350

A PRELIMINARY PLAT OF
LOTS 1 THRU 17 SANDFIELD POINT
CONTAINING 105.019 ACRES S.C. HIGHWAY #165
OWNED BY JUDITH M. PASCUILLIS ET AL
YONCOS 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: 1 OF 3