LEGEND

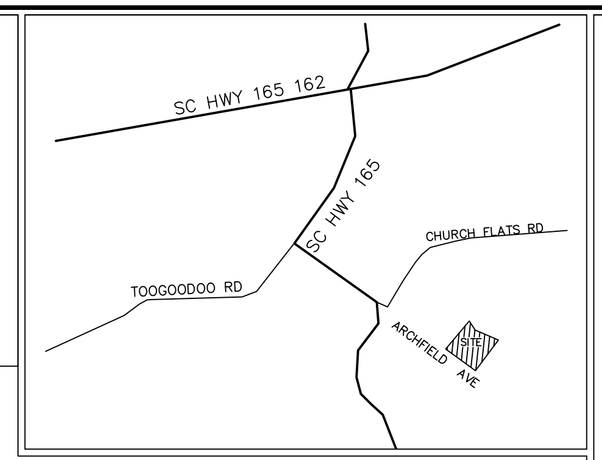
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- SETBACK LINE
- ADJACENT R/W LINE
- PROPERTY CORNER FOUND AS NOTED
- PROPERTY CORNER, 5/8" REBAR, SET
- WATER METER
- ELECTRICAL PEDESTAL
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS PEDESTAL
- CALCULATED PROPERTY CORNER
- PERC TEST SITE
- TEMPORARY BENCH MARK
- CONCRETE MONUMNENT FOUND
- SIGN
- WATER VALVE
- UTILITY POLE

RESERVED FOR STAMPING

TOWN OF MEGGETT
Approved Plat

Town Administrator/Town Clerk
Planning Department

PLAT-2022-02-102 — Application #
2/04/2022 — Approval Date



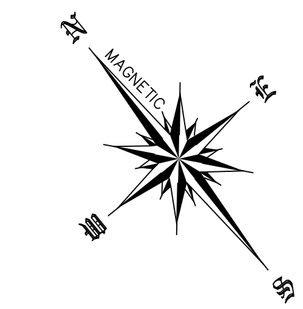
LOCATION MAP
(NOT TO SCALE)

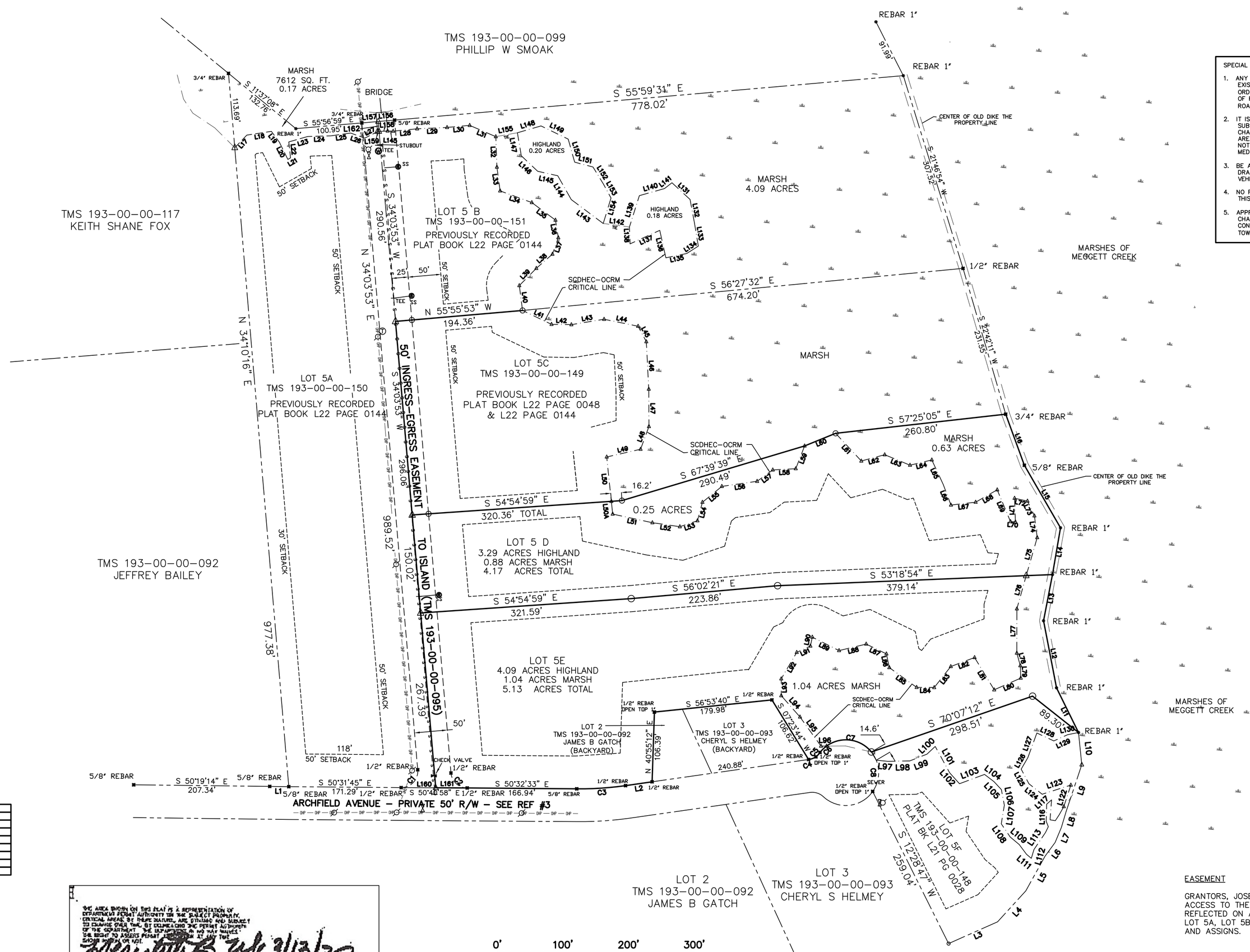
KENNERTY SURVEYING INC.
42 LORD CALVERT DRIVE
CHARLESTON, SC 29407
843-571-2121
EMAIL: lkennerty@comcast.net

SOUTH CAROLINA — KENNERTY SURVEYING INC. NO. C02101 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 12520 LAWRENCE J. KENNERTY, JR

LAWRENCE J. KENNERTY PLS
REG. NO. 12520





LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 50°11'19" W	28.96'	L80	S 74°48'23" E	44.21'
L2	N 59°12'46" W	40.87'	L81	S 07°35'54" W	57.60'
L3	N 74°56'15" W	81.65'	L82	S 71°42'05" E	38.74'
L4	S 81°20'04" W	63.69'	L83	N 77°13'44" E	40.74'
L5	S 68°02'15" W	60.56'	L84	S 50°29'54" E	28.85'
L6	S 75°19'41" W	25.73'	L85	S 15°04'33" E	51.40'
L7	S 61°31'42" W	24.91'	L86	S 27°12'31" W	21.33'
L8	S 55°41'48" W	25.98'	L87	S 25°09'37" E	34.24'
L9	S 57°27'28" W	74.64'	L88	S 64°28'15" E	42.57'
L10	S 33°12'44" W	49.24'	L89	S 24°17'01" E	45.54'
L11	S 12°46'08" W	75.90'	L90	N 51°10'57" E	13.98'
L12	S 28°03'08" W	104.15'	L91	S 75°54'48" E	22.98'
L13	S 49°56'46" W	71.65'	L92	N 69°19'18" E	46.74'
L14	S 48°47'12" W	72.39'	L93	N 39°01'30" E	25.61'
L15	S 08°57'44" W	110.05'	L94	N 02°20'07" W	43.27'
L16	S 18°54'36" W	82.91'	L95	N 03°11'57" E	54.72'
L17	S 52°43'54" W	26.49'	L96	N 51°22'21" W	8.51'
L18	N 59°43'33" W	37.89'	L97	N 45°28'40" W	17.66'
L19	N 02°29'38" E	20.45'	L98	N 52°02'19" W	33.41'
L20	N 12°43'38" E	29.28'	L99	N 73°32'55" W	28.24'
L21	N 80°51'49" W	4.69'	L100	S 86°01'00" W	17.23'
L22	S 32°50'19" W	24.47'	L101	N 10°20'38" E	45.77'
L23	N 66°32'28" W	30.00'	L102	N 02°59'08" W	22.45'
L24	N 52°42'18" W	35.36'	L103	N 71°21'25" W	40.73'
L25	N 58°57'54" W	30.19'	L104	N 13°43'51" W	18.04'
L26	N 51°23'50" W	23.07'	L105	N 03°47'13" W	16.58'
L27	N 78°24'11" W	21.72'	L106	N 28°08'42" E	24.28'
L28	N 56°40'41" W	36.75'	L107	N 48°28'09" E	28.66'
L29	N 53°37'00" W	45.66'	L108	N 05°00'20" E	24.18'
L30	N 56°12'51" W	34.67'	L109	N 11°02'28" W	18.06'
L31	N 27°37'15" W	43.32'	L110	N 02°13'21" E	18.46'
L32	N 36°55'15" E	46.38'	L111	N 10°39'12" W	9.60'
L33	N 31°17'59" E	36.65'	L112	S 55°48'41" W	14.03'
L34	N 30°47'48" W	51.44'	L113	S 73°06'12" W	31.24'
L35	N 14°21'38" W	44.88'	L114	S 84°52'18" W	9.98'
L36	N 29°48'30" E	27.10'	L115	S 17°57'16" W	8.96'
L37	N 68°28'51" E	28.67'	L116	S 40°33'50" W	25.94'
L38	N 87°42'20" E	32.69'	L117	S 87°52'00" W	9.89'
L39	N 83°38'13" E	36.90'	L118	N 43°20'30" E	30.40'
L40	N 31°38'23" E	38.28'	L119	N 41°39'57" W	8.13'
L41	N 28°21'31" W	48.92'	L120	S 72°29'42" W	10.75'
L42	N 50°07'10" W	30.28'	L121	S 66°22'15" W	14.27'
L43	N 50°22'15" W	50.58'	L122	S 77°09'43" W	34.58'
L44	N 39°21'41" W	52.86'	L123	S [illegible] E	[illegible]
L45	N 10°58'49" E	28.84'	L124	S 11°13'14" W	25.12'
L46	N 36°02'38" E	74.58'	L125	S 68°56'56" W	20.27'
L47	N 38°50'13" E	54.84'	L126	S 56°12'11" W	39.95'
L48	N 50°13'18" E	36.87'	L128	N 25°52'46" W	28.41'
L49	S 63°55'07" E	52.91'	L129	N 75°11'37" W	23.24'
L50	N 33°03'28" E	67.93'	L130	N 62°19'51" W	16.84'
L50A	N 33°03'28" E	19.57'	L131	N 08°16'41" W	37.56'
L51	N 38°45'22" W	61.89'	L132	N 28°22'19" E	35.89'
L52	N 42°43'48" W	42.33'	L133	N 29°31'22" E	36.29'
L53	N 62°39'02" W	28.32'	L134	S 83°30'50" E	20.91'
L54	S 54°01'01" W	28.17'	L135	S 62°41'58" E	32.49'
L55	S 89°41'13" W	38.19'	L136	S 26°24'36" W	42.85'
L56	N 59°14'17" W	54.32'	L137	S 75°27'59" E	49.67'
L57	N 86°54'58" W	29.44'	L138	S 36°48'20" W	25.68'
L58	N 54°08'01" W	35.09'	L139	S 56°35'31" W	50.15'
L59	N 60°14'49" W	37.07'	L140	N 66°48'13" W	39.85'
L60	N 73°10'53" W	50.99'	L141	N 68°53'18" W	14.33'
L61	N 03°33'11" W	57.58'	L142	S 43°15'46" E	40.28'
L62	N 65°57'18" W	36.98'	L143	S 14°11'14" E	60.80'
L63	N 28°32'31" W	41.68'	L144	S 09°28'46" W	41.69'
L64	N 64°32'38" W	34.14'	L145	S 38°24'06" E	31.38'
L65	N 14°00'31" E	41.29'	L146	S 07°31'02" E	34.40'
L66	N 18°28'41" E	33.47'	L147	S 29°24'23" W	35.55'
L67	N 57°33'11" W	37.85'	L148	N 67°07'48" W	37.50'
L68	N 80°52'40" W	37.37'	L149	N 20°09'50" W	45.99'
L69	N 16°20'30" E	52.40'	L150	N 23°24'04" E	36.49'
L70	N 46°31'35" W	7.61'	L151	N 36°10'55" W	28.89'
L71	S 36°31'35" W	36.06'	L152	N 07°27'13" E	28.97'
L72	N 38°37'10" W	20.12'	L153	N 10°26'47" E	24.73'
L73	N 13°44'27" E	24.85'	L154	N 56°02'36" E	40.58'
L74	N 31°39'10" E	33.39'	L155	N 61°14'20" W	33.43'
L75	N 58°07'14" E	60.45'	L156	N 55°58'43" W	25.08'
L76	N 54°46'04" E	52.59'	L157	S 55°56'43" E	25.00'
L77	N 38°03'31" E	67.43'	L158	S 54°37'43" E	13.06'
L78	N 23°27'04" E	19.93'	L159	S 54°37'43" E	2.41'
L79	N 36°51'56" E	18.93'	L160	N 50°40'58" W	52.86'
			L161	N 50°40'58" W	47.89'
			L162	N 34°03'53" E	15.28'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	41.80'	37.10'	S 81°45'44" W	95°48'07"
C2	25.00'	36.90'	33.64'	N 08°18'03" W	84°34'32"
C3	500.00'	74.57'	74.51'	N 54°45'48" W	08°32'44"
C4	25.00'	11.95'	11.83'	N 70°58'31" W	27°22'48"
C5	25.00'	9.29'	9.23'	S 81°46'47" W	21°17'03"
C6	50.00'	13.95'	13.91'	N 85°00'29" E	15°59'24"
C7	50.00'	75.98'	68.88'	S 43°27'54" E	87°03'50"
C8	50.00'	64.69'	60.27'	S 37°07'59" W	74°07'57"

SPECIAL NOTES:

1. ANY FURTHER SUBDIVISION OF THIS PARCEL, ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH TOWN OF MEGGETT ORDINANCE. BEFORE TOWN OF MEGGETT/CHARLESTON COUNTY ACCEPTS ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE TOWN OF MEGGETT/COUNTY OF CHARLESTON STANDARDS.
2. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THIS PLAT THAT THE COUNTY OF CHARLESTON NOT RESPONSIBLE FOR MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS DRAINAGE SYSTEMS OR ANY OTHER MUNICIPAL SERVICE WHICH INCLUDES BUT IS NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
3. BE AWARE THAT THE TOWN OF MEGGETT/CHARLESTON COUNTY IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVENT TO THE REAL PROPERTY. EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
4. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THIS PLAT.
5. APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE THE TOWN OF MEGGETT/COUNTY OF CHARLESTON TO MAINTAIN THE INGRESS-EGRESS EASEMENT UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY THE TOWN OF MEGGET/CHARLESTON COUNTY COUNCIL.

NOTES

1. THIS PLAT DELINEATES A BOUNDARY SURVEY OF LOT 5A ARCHFIELD PLANTATION. BOUNDARIES WERE ESTABLISHED BY RE-TRACEMENT OF DEEDS AND PLATS REFERENCED HEREON AND LOCATION OF FIELD SURVEY MONUMENTATION FOUND.
2. ONLY THOSE MONUMENTS ON THIS PROPERTY AND ADJOINING PROPERTIES AND RIGHTS-OF-WAY PERTINENT TO THE BOUNDARIES OF THIS TRACT WERE SURVEYED AND SHOWN AS EVIDENCE. THIS PLAT CONSTITUTES A BOUNDARY SURVEY OF ONLY LOT 5A AND IS NOT A SURVEY OF ADJOINING TRACTS.
3. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
4. VERTICAL DATUM REFERENCED TO NAVD 1988.
5. PROPERTY IS ZONED AG IN THE TOWN OF MEGGETT.
6. BUILDING SETBACKS ARE: 50' FRONT SETBACK, 20/30' SIDE SETBACK, 20' REAR SETBACK AND 50' SCDHEC-OCRM SETBACK.
7. PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE 10 & VE 12, AS PER FIRM MAP 45019C0630J, EFFECTIVE DATE OF JANUARY 29, 2021.
8. TOTAL ACREAGE IS 16.58 ACRES.
9. THERE ARE NO SIGNIFICANT TREES LOCATED WITHIN ROADWAYS, DRAINAGE WAYS OR LOTS LESS THAN ONE ACRE IN SIZE.
10. THESE LOTS WILL BE SERVED BY SUBSURFACE SANITARY SEWER SYSTEMS AND PUBLIC WATER SYSTEMS UPOM APPROVAL OF SCDHEC

REFERENCES

1. TMS 193-00-00-095
2. PLAT BY LINDSEY LAND SURVEYING CO DATED MARCH 2, 1993 RECORDED IN PLAT BOOK CL PAGE 138 CHARLESTON COUNTY RMC.
3. PLAT BY LINDSEY LAND SURVEYING CO DATED MAY 15, 1995 RECORDED IN PLAT BOOK EA PAGE 590 CHARLESTON COUNTY RMC
4. PLAT BY LINDSEY LAND SURVEYING CO DATED DECEMBER 22, 1992 RECORDED IN PLAT BOOK CL PAGE 7 CHARLESTON COUNTY RMC.
5. PLAT BY STANTEC CONSULTING DATED JUNE 15, 2001 RECORDED IN PLAT BOOK EF PAGE 047 CHARLESTON COUNTY RMC
6. PLAT BY KENNERTY SURVEYING INC RECORDED IN PLAT BOOK L21 PAGE 0028 CHARLESTON COUNTY RMC
7. PLAT BY KENNERTY SURVEYING INC RECORDED IN PLAT BOOK L22 PAGE 0048 CHARLESTON COUNTY RMC
8. PLAT BY KENNERTY SURVEYING INC DATED MARCH 31, 2022 RECORDED IN PLAT BOOK L22 PAGE 0144 CHARLESTON COUNTY RMC

EASEMENT

GRANTORS, JOSEPH S BROCKINGTON AND SHIRRESE B BROCKINGTON AFFIRM USE AND ACCESS TO THE INGRESS-EGRESS EASEMENT AND ANY GENERAL UTILITY EASEMENT AS REFLECTED ON ALL DEEDS AND PLATS OF RECORD PERTAINING TO LOT 5 RESIDUAL, LOT 5A, LOT 5B, LOT 5C, LOT 5D AND LOT 5E TO THE OWNERS THEROF AND THEIR HEIRS AND ASSIGNS.

JOSEPH S BROCKINGTON

SHIRRESE B BROCKINGTON

CERTIFICATION STATEMENT:

I hereby certify 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 Land Surveying in South Carolina and meets or exceeds the requirements for a Class "A" survey as specified therein.

LAWRENCE J. KENNERTY, JR, PLS #12520, 42 LORD CALVERT DRIVE
CHARLESTON, SC 29407 (843) 571-2121

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DETERMINED SITE CONDITIONS. THE SURVEYOR PROPERLY LOCATED ANCHORS, BUT FIELD DRAINS, ARE ESTIMATED AND SUBJECT TO CHANGE DURING THE ENGINEERING AND PERMIT SUBMITTAL OF THE DEVELOPMENT. THE ENGINEERING AND PERMIT SUBMITTAL MAY BRING TO ADDITIONAL REPAIRS OR ADJUSTMENTS TO THE SHOWN LOCATIONS.

[illegible] 3/13/20
SURVEYOR DATE

The official line shown on this plat is valid for two years from the date of the signature, subject to the preliminary/final approval.

0' 100' 200' 300'
SCALE: 1" = 100'

PLAT OF LOT 5A, 5B & 5C BEING SUBDIVIDED FROM LOT 5

ARCHFIELD PLANTATION
ARCHFIELD PLANTATION ROAD

LOCATED IN THE TOWN OF MEGGETT, CHARLESTON COUNTY SC
PROPERTY OWNED BY JOSEPH S BROCKINGTON & SHIRRESE B BROCKINGTON

SCALE:	1" = 100'
DRAWN:	
DATE:	06 / 12 / 22
CHECKED:	
REVISED:	
JOB NO#:	088-18 LOTS D & E

SHEET
1 OF 1