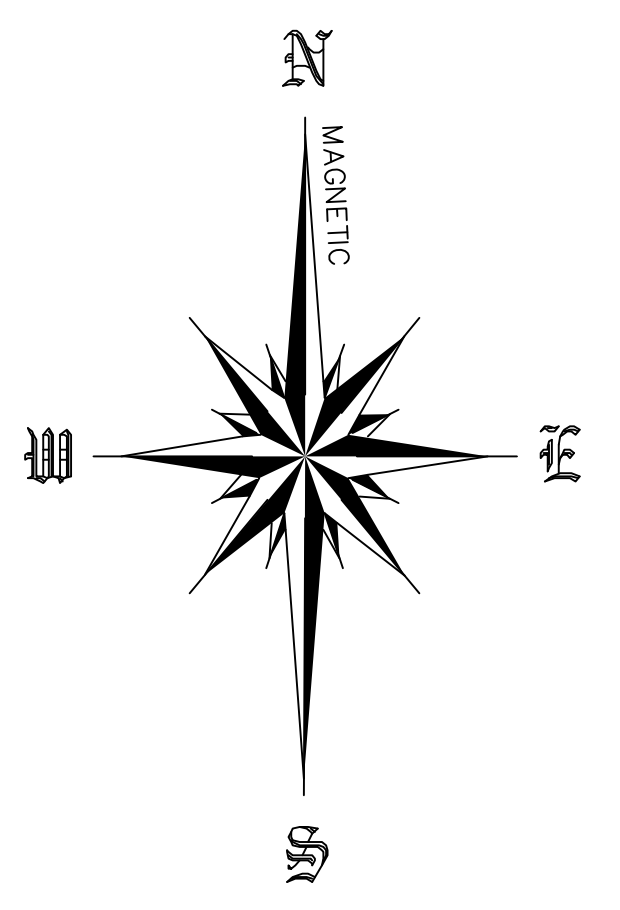
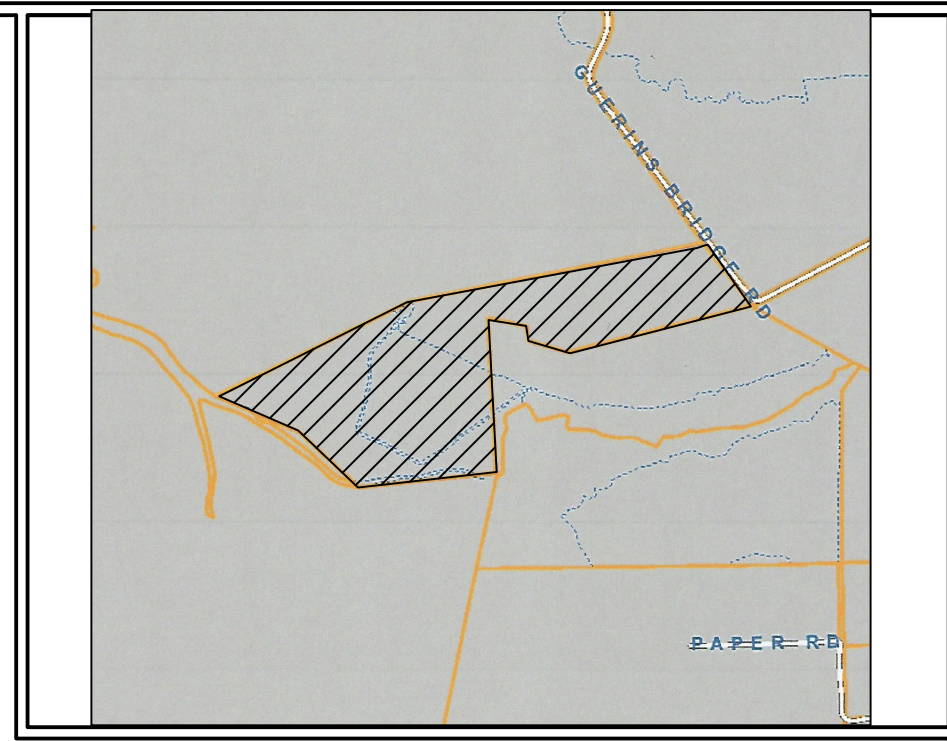
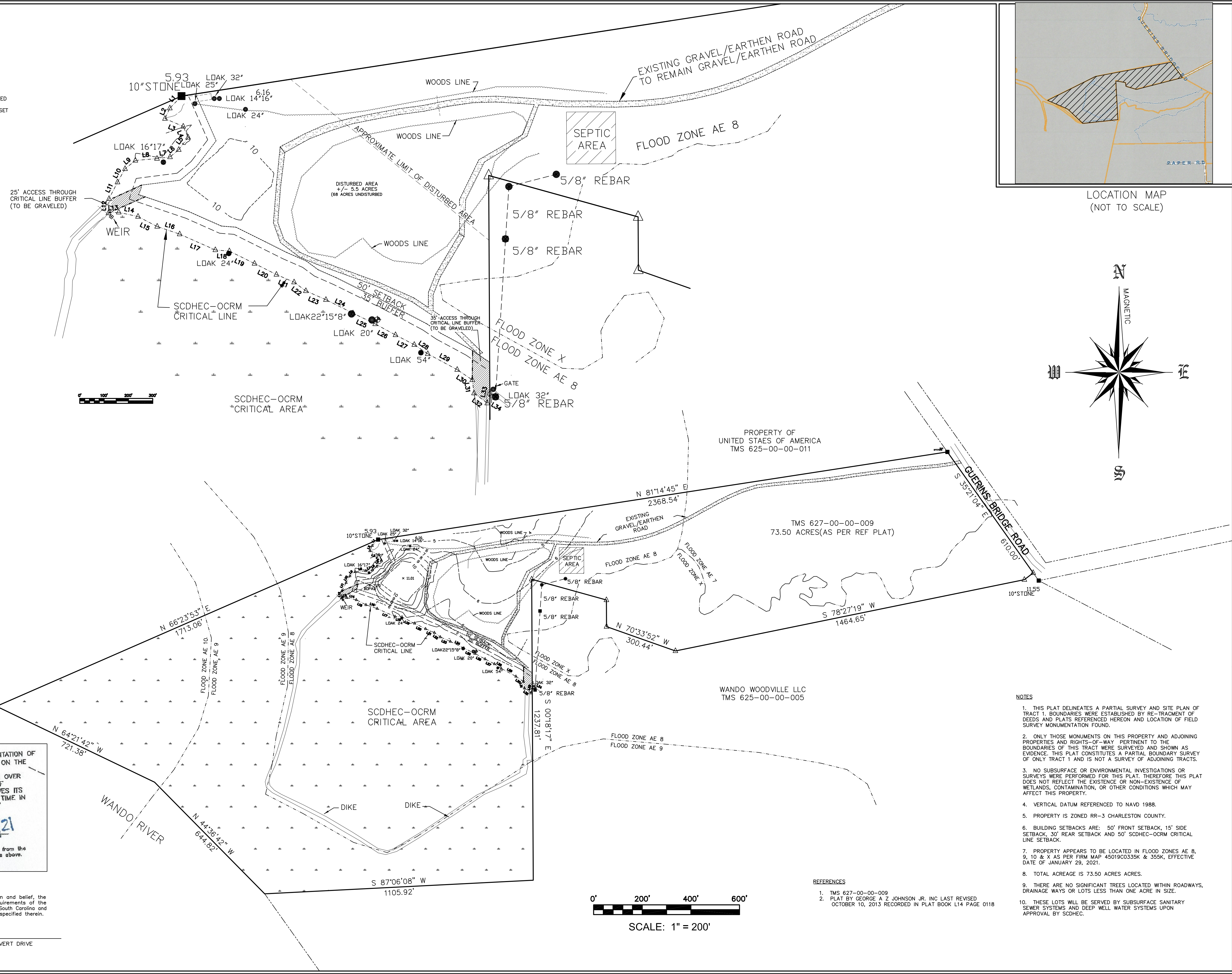


LEGEND

- 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 MONUMENT FOUND
- ⊕ SIGN
- POWER POLE
- UTILITY POLE

LINE	BEARING	DISTANCE
L1	N 44°04'25" E	34.70'
L2	N 24°38'18" E	23.64'
L3	N 66°47'56" W	40.81'
L4	N 23°41'52" W	24.72'
L5	N 37°19'59" E	31.66'
L6	N 50°14'04" E	23.34'
L7	N 82°44'41" E	26.93'
L8	N 85°10'43" E	44.68'
L9	N 50°57'04" E	27.42'
L10	N 29°21'43" E	31.46'
L11	N 27°08'32" E	38.38'
L12	N 02°17'39" E	29.35'
L13	S 85°54'10" W	21.23'
L14	N 77°30'07" W	40.58'
L15	N 62°32'26" W	44.41'
L16	N 71°19'53" W	48.80'
L17	N 66°02'52" W	80.32'
L18	N 85°36'04" W	28.84'
L19	N 83°37'43" W	57.63'
L20	N 83°21'12" W	50.29'
L21	N 66°30'48" W	39.63'
L22	N 53°37'47" W	30.18'
L23	N 66°11'38" W	45.06'
L24	N 63°34'45" W	62.16'
L25	N 64°06'27" W	50.67'
L26	N 61°35'32" W	47.54'
L27	N 82°33'51" W	43.35'
L28	N 85°47'43" W	33.50'
L29	N 61°45'26" W	68.70'
L30	N 55°52'33" W	37.38'
L31	N 07°31'31" W	27.60'
L32	N 52°58'34" W	34.14'
L33	S 14°44'35" W	20.87'
L34	N 58°32'02" W	13.62'



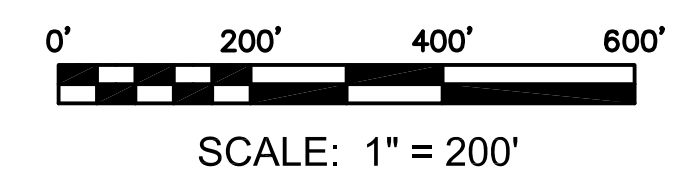
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF THE DEPARTMENT (SCDHEC-OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC-OCRM, SCDHEC-OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT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

Lawrence J. Kennerty, Jr.
DATE: 10/26/21

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

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.

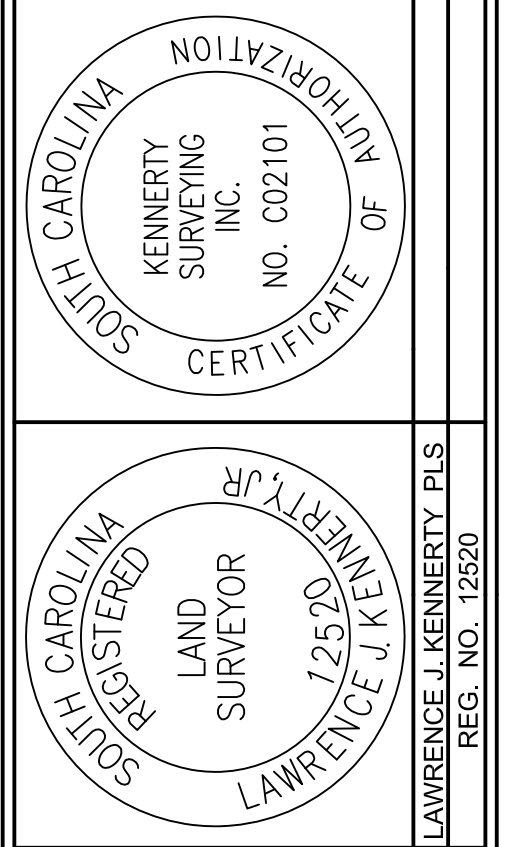
LAWRENCE J. KENNERTY, JR., PLS #12520, 42 LORD CALVERT DRIVE, CHARLESTON, SC 29407 (843) 571-2121



- REFERENCES**
- TMS 627-00-00-009
 - PLAT BY GEORGE A Z JOHNSON JR, INC LAST REVISED OCTOBER 10, 2013 RECORDED IN PLAT BOOK L14 PAGE 0118

- NOTES**
- THIS PLAT DELINEATES A PARTIAL SURVEY AND SITE PLAN OF TRACT 1. BOUNDARIES WERE ESTABLISHED BY RE-TRACMENT OF DEEDS AND PLATS REFERENCED HEREON AND LOCATION OF FIELD SURVEY MONUMENTATION FOUND.
 - 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 PARTIAL BOUNDARY SURVEY OF ONLY TRACT 1 AND IS NOT A SURVEY OF ADJOINING TRACTS.
 - 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.
 - VERTICAL DATUM REFERENCED TO NAVD 1988.
 - PROPERTY IS ZONED RR-3 CHARLESTON COUNTY.
 - BUILDING SETBACKS ARE: 50' FRONT SETBACK, 15' SIDE SETBACK, 30' REAR SETBACK AND 50' SCDHEC-OCRM CRITICAL LINE SETBACK.
 - PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES AE 8, 9, 10 & X AS PER FIRM MAP 45019C0335K & 355K, EFFECTIVE DATE OF JANUARY 29, 2021.
 - TOTAL ACREAGE IS 73.50 ACRES ACRES.
 - THERE ARE NO SIGNIFICANT TREES LOCATED WITHIN ROADWAYS, DRAINAGE WAYS OR LOTS LESS THAN ONE ACRE IN SIZE.
 - THESE LOTS WILL BE SERVED BY SUBSURFACE SANITARY SEWER SYSTEMS AND DEEP WELL WATER SYSTEMS UPON APPROVAL BY SCDHEC.

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



SITE PLAN
TRACT 1 - GUERINS BRIDGE ROAD
TMS 627-00-00-009
LOCATED IN CHRIST CHURCH PARISH, CHARLESTON COUNTY SC
PREPARED FOR MAT NOVELLI

SCALE:	1" = 200'
DRAWN:	
DATE:	03/25/22
CHECKED:	
REVISED:	08/03/22
JOB NO#:	087-21
SHEET	
1 OF 1	