

The area shown on this plat is a representation of 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 hereon or not.

SIGNED BY BRADLEY JAYNES 12/06/2022
 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.

APPROVED PLAT
 Town of Meggett
John Smith
 Town Administrator/Town Clerk
 Planning Department
 PLAT 2023-107 5/25/2023
 Application # Approval Date
 REQUIRED BY CHAS. CO. RMC



REFERENCE:
 PLAT BY: H. EDO HILTON
 DATED: JUNE 1985
 BOOK BY: PAGE 133
 RMC CHAS. CO.
 TAX MAP No. 159-00-00-128
 No. 8470 LONG ISLAND
 Requested by: BOB YANNESS

TRACT A AREA:
HIGHLAND AREA:
 222871.9 Sq. Feet
 5.12 Acres

MARSH AREA:
 4.4 Acres +/-

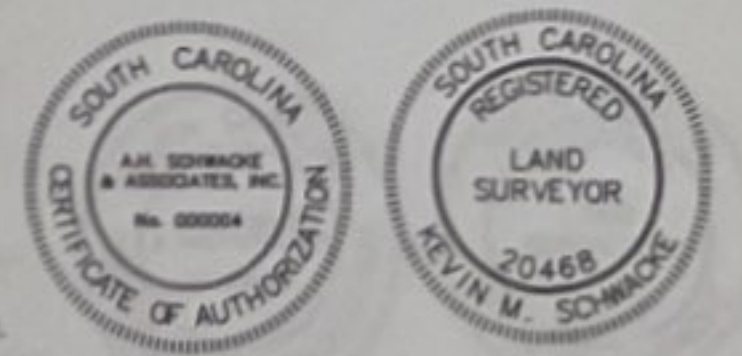
NOTES:
 BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.
 AREA DETERMINED BY COORDINATE METHOD.
 THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
 NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT, THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE SHOWN AS PER FEMA FLOOD MAPS. PANEL No. 4501C 0830K DATED: JANUARY 29, 2021 COMMUNITY No. 450040

* SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

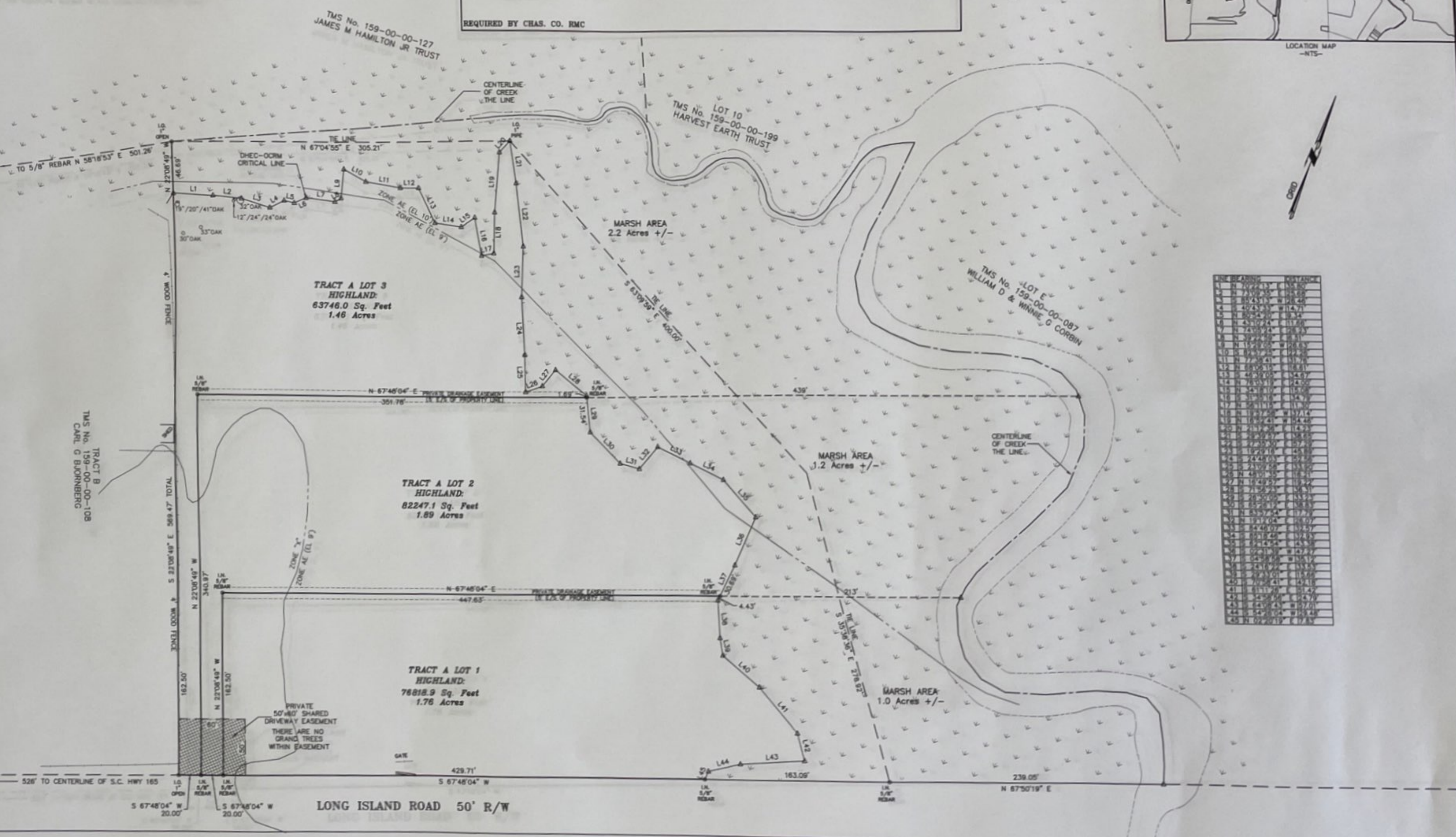
SPECIAL NOTES:
 1. ANY FUTURE SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE TOWN OF MEGGETT ORDINANCE.
 2. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE TOWN OF MEGGETT IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO GARBAGE DISPOSAL, PUBLIC SEWERAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
 3. BE AWARE THAT THE TOWN OF MEGGETT 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 TO MAINTAIN THE RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATION
 I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A Survey as specified therein. Also there are no visible encroachments or projections other than shown.

KEVIN M. SCHWACKE, SR. PLS
 S.C. Registration Number 20468



PRIVATE SHARED DRIVEWAY EASEMENT:
 1/4E HERBY DEDICATE THE 50'x60' PRIVATE SHARED DRIVEWAY EASEMENT TO THE USE OF THE PROPERTY OWNERS OF TRACT A LOT 1, TRACT A LOT 2, & TRACT A LOT 3 FOREVER.
 OWNER: ROBERT YANNESS



TRACT A LOT 1	TRACT A LOT 2	TRACT A LOT 3
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
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35	35	35
36	36	36
37	37	37
38	38	38
39	39	39
40	40	40
41	41	41
42	42	42
43	43	43
44	44	44
45	45	45
46	46	46
47	47	47
48	48	48
49	49	49
50	50	50

PLAT SHOWING THE SUBDIVISION OF TRACT A CREATING TRACT A LOT 1 (1.76 ACRES HIGHLAND) TRACT A LOT 2 (1.89 ACRES HIGHLAND) & TRACT A LOT 3 (1.46 ACRES HIGHLAND) LOCATED ON LONG ISLAND DRIVE TOWN OF MEGGETT CHARLESTON COUNTY, SOUTH CAROLINA

DATE: NOVEMBER 17, 2022 SCALE: 1" = 50'
 DATE: JANUARY 3, 2023 (OWNER COMMENTS)
 DATE: MARCH 3, 2023 (TOWN COMMENTS)
 DATE: MAY 15, 2023 (TOWN COMMENTS)