

**PLAT APPROVED**  
 Town of Mount Pleasant, SC  
 By: *[Signature]*  
 DATE: 9/23/2016

**RECORDED**  
 DATE: 10/02/2016 TIME: 3:23:01 PM  
 Book-Page: L16 0455 Doc-Type: Large Plat  
 Location: Brookgreen Meadows

Record Fee: \$10.00  
 Counter Customer: ZACH BEARDEN  
 Total: \$11.00  
 Driver: WIT PLEASANT, SC 29464  
 Location: BROOKGREEN MEADOWS

**Certificate**  
**Owner & Covenants Affidavit**

The undersigned designee has the authority to represent the owner(s) of this property for the purpose described herein. I understand South Carolina State Law Section 6-29-1145 and by certify compliance therewith by my signature below.

Print Name: *Tom B. DeLawilla*  
 Signature: *[Signature]*  
 Date of Signature: *9/16/16*

- UC-CBS; AB zoning requirements:**
- height: 55'
  - side building setback: 5'
  - front building setback: 5'
  - front setback: 20' from ROW
  - rear setback: 5'
  - All adjacent properties are within the UC-CBS overlay district
- NOTES:**
- Reference Tax Map Numbers 532-02-00-080, 081 & 160
  - Reference Plat Book S16 page 0098 Plat Book CK page 071 Deed Book N347, page 253
  - Property owners: 100 Vincent LLC
  - This property may be subject to various utility easements (water, sewer, gas, electric, etc.) that are not noted in the plat's reference. This plat does not address any information noted herein. This plat does not address any subterranean conditions of any nature, unless specifically noted otherwise.
  - Surveyor has made no investigation or independent verification of record, encumbrances, restrictive covenants, ownership title, record, or other information that an accurate and current title search may disclose.
  - This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge said lot is located in flood zone X FEMA Map No. 450180383J 11-17-04  
 Flood zone should be verified with the governing municipality before design and construction.
  - Subsurface and environmental conditions were not examined or considered as a part of this survey.
  - Property is zoned UC-CBS; AB
  - Water and sanitary sewer provided by Mount Pleasant Waterworks
  - No fences or other structures shall be erected in drainage easements
  - Fences and other structures are allowed in private drainage easement
  - Preliminary plat approved on February 18, 2016
  - Total site area is 0.5 acre.
  - Trees shown graded by Natural Directions, LLC
  - Stormtech shall be maintained by 100 Vincent Homeowners Association (HOA). All areas outside of the building footprint shall be maintained by 100 Vincent Homeowners Association (HOA).
  - All underground utilities shown are as per preliminary plat. No underground utilities were measured as a part of this survey.
  - All site improvements (sidewalks, curb, pavement, etc.) shown are as per preliminary plat. No site improvements were installed at the time of this survey.
  - Temporary bench mark is a triple nail set in a power pole. Elevation = 21.00' NGVD 29

**DRAINAGE CERTIFICATE**

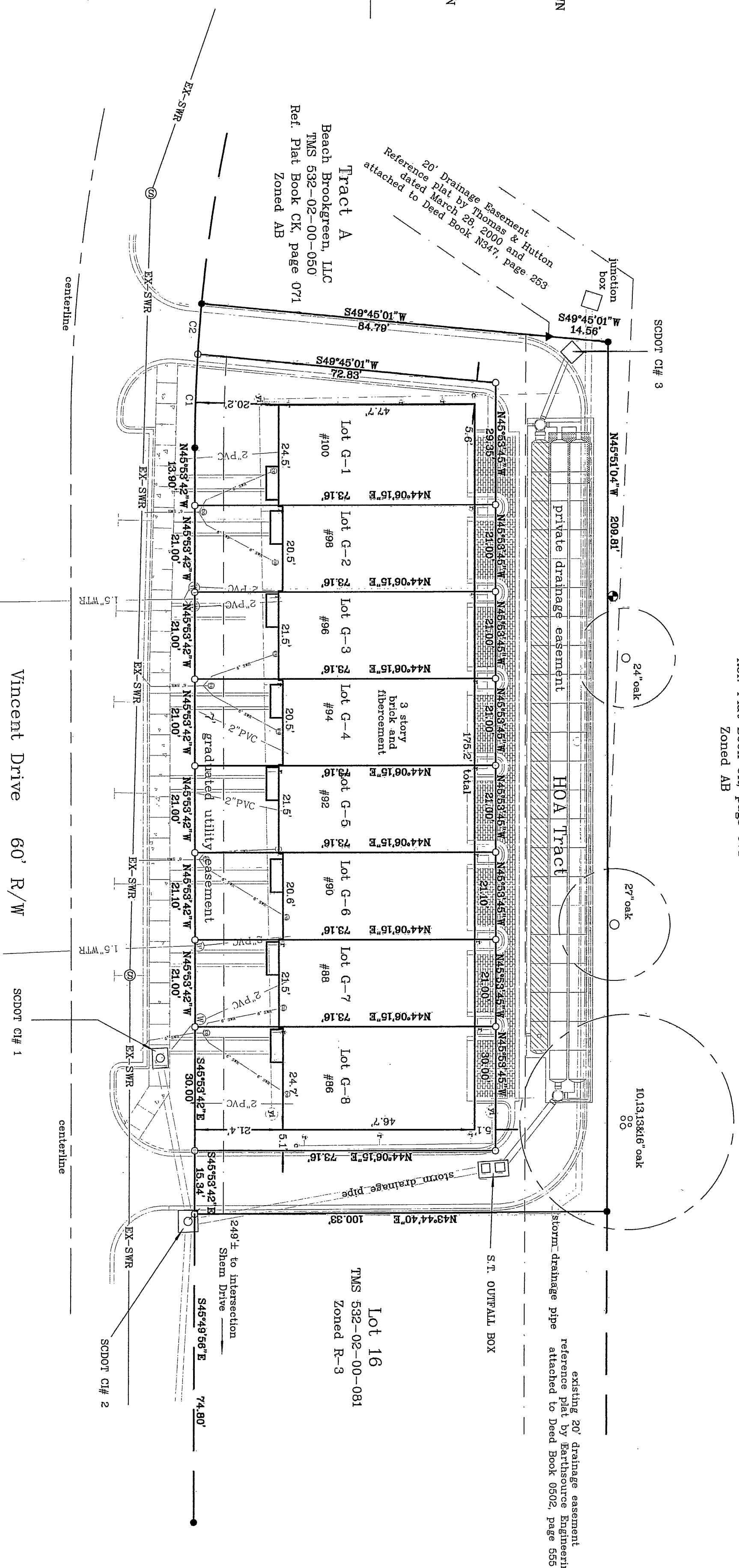
THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO AND ANY SUBSEQUENT OWNER, HEIR, SUCCESSOR OR ASSIGN, ACKNOWLEDGES AND AGREES TO THE PERPETUAL MAINTENANCE OF THE STORMTECH LOCATED ON THIS SITE, AND DOES RELEASE AND HOLD HARMLESS THE TOWN FROM ANY AND ALL LIABILITIES, CLAIMS, DEMANDS, ATTORNEY'S FEES AND COSTS OR JUDGEMENTS ARISING FROM SAID STORMTECH, AND SPECIFICALLY RELEASES THE TOWN FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING AND EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OR NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF PLANNING AND DEVELOPMENT. THE TOWN MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH, IN THE JUDGEMENT OF THE DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD AND UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUAL MAINTENANCE OBLIGATION ON THE PART OF THE TOWN.

*[Signature]*  
 DATE: 9/16/16

100 VINCENT, LLC  
 1.B. Decarilla  
 2 Wharfedale Apt. 2D  
 Charleston, SC 29401

LOT	SQUARE FEET	ACRES
LOT 1	2,407 SF	0.055
LOT 2	1,836 SF	0.042
LOT 3	1,528 SF	0.035
LOT 4	1,528 SF	0.035
LOT 5	1,528 SF	0.035
LOT 6	1,544 SF	0.035
LOT 7	1,536 SF	0.035
LOT 8	2,196 SF	0.050
POA AREA	7,792 SF	0.178
TOTAL	21,578 SF	0.5

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3°25'36"	22.63'	N44°10'24" W	22.63'	
C2	1°51'44"	12.30'	N43°31'44" W	12.30'	

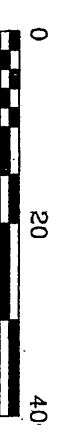


Vincent Drive 60' R/W  
 SCDDOT Cl# 1

Plat to Subdivide  
 Tract G  
 Brookgreen Meadows  
 into  
 New Lots G-1 through G-8  
 and an HOA Tract  
 0.5 acre total  
 Located

Town of Mount Pleasant  
 Charleston County, South Carolina

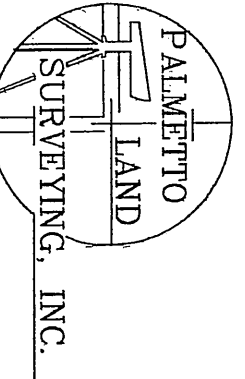
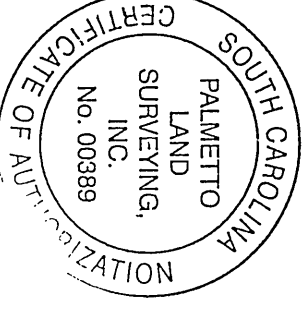
FIELD DATE: August 23, 2016  
 REVISION: September 16, 2016  
 SCALE 1" = 20'



- LEGEND:**
- 5/8" rebar found
  - 5/8" rebar set
  - chiseled + set
  - ▲ calculated point
  - ⊙ temporary bench mark
  - tree protection zone
  - ⊕ roof drain w/ 6" x 6" tee
  - ⊕ clean out
  - ⊕ yard inlet
  - ⊕ water meter
  - 2" PVC — water line
  - EX-SWR — existing sanitary sewer line

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the laws and regulations of the State of South Carolina, and that the surveyor is duly licensed and qualified to practice the profession of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified in the South Carolina Code of Laws, Title 45, Chapter 15, Article 1.

*[Signature]*  
 JAMES G. PENNINGTON, P.L.S., No. 10281  
 James G. Pennington Land Surveying, Inc. 2  
 Charleston, SC 29407 571-5191



2065 SAVANNAH HIGHWAY STE. 2  
 CHARLESTON, SC 29407  
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 F: 771-5192  
 palmetto@palmettoth.net