

FOX RIDGE ~ LOT 71, PHASE 1, MAP 7

OWNER: FOX RIDGE OF LANCASTER, LLC
INDIAN LAND TOWNSHIP, LANCASTER COUNTY,
SOUTH CAROLINA
DEED REFERENCE: 285, PAGE 95
TAX PARCEL #: 0008-00-063.04

LEGEND:

- CP - CALCULATED POINT
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIM - EXISTING IRON MONUMENT
EAM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
MA - MEASURED
NCA - NEW CONCRETE MONUMENT
NCS - NATIONAL GEODETIC SURVEY MONUMENT
NP - NEW NAIL
P.B. - PLAT BOOK
PIN - PARCEL IDENTIFICATION NUMBER
RW - RIGHT-OF-WAY
TL - TOTAL
TOWNSHIP LINE (NOT SURVEYED)
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
EASEMENT (NOT SURVEYED)
SETBACK
- ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-15
MINIMUM SETBACK: 30'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 45'
- FOR FURTHER INFORMATION CONTACT THE
LANCASTER COUNTY PLANNING DEPARTMENT AT
(803) 285-5905.

NOTES:

- ALL CORNERS MONUMENTED AS SHOWN.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE ONE-SIDE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSTANDING OF THE SURVEYOR IS THAT THE LANDOWNER DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OR ANY ADJACENT PROPERTIES.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- THE PURPOSE OF THIS PLAT IS TO RECORD LOT 71.

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I, THE SURVEYOR, HAVE BEEN ADVISED BY THE LANDOWNER OF THE PROPERTY RIGHTS AND DISBURSED HEREON AND THAT I HAVE HEREBY DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____

CERTIFICATE OF APPROVAL

THE SUBMISSION BY OTHER THAN A SURVEYOR FOR RECORD TO COMPLY WITH THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT.

DATE _____ PLANNING DIRECTOR _____

CERTIFICATE AGAINST WORK DEFECTS

I HAVE CERTIFIED THAT I HAVE BEEN ADVISED BY THE LANDOWNER OF THE PROPERTY RIGHTS AND FACILITIES INTENDED FOR DEDICATION TO PUBLIC USE FOR A PERIOD OF TWELVE (12) MONTHS AFTER THE OFFER OF DEDICATION OF SUCH FACILITIES IS ACCEPTED.

DATE _____

(NOW OR FORMERLY)
COUNTY OF LANCASTER
D.B. 411, PG. 163
PIN: 0007-00-027.00

(NOW OR FORMERLY)
FOX RIDGE OF LANCASTER LLC
PLAT 2010, PG. 72
LOT 65, FOX RIDGE

(NOW OR FORMERLY)
FOX RIDGE OF LANCASTER LLC
D.B. 285, PG. 95
PIN: 0008-00-063.04

(NOW OR FORMERLY)
FOX RIDGE OF LANCASTER LLC
D.B. 285, PG. 95
PIN: 0008-00-063.04

(NOW OR FORMERLY)
HUNTER DENNIS
D.B. 185, PG. 342
PIN: 0007-00-028.00

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

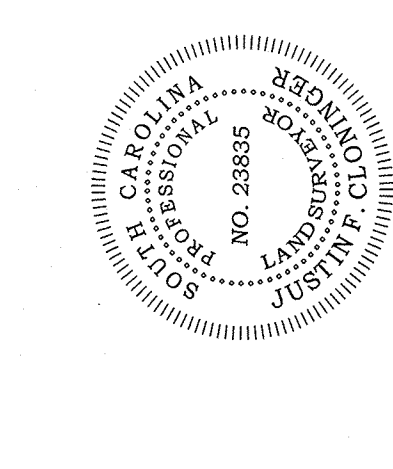
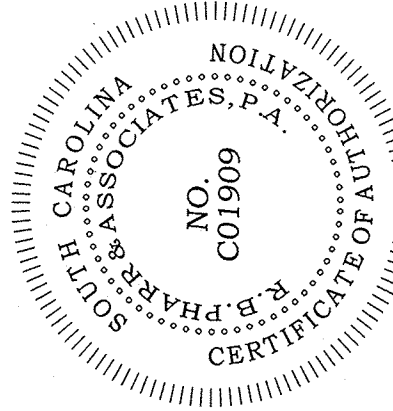
CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	415.00'	86.17'	S 34°37'01" W
C2	20.00'	29.91'	S 71°30'49" W
C3	66.00'	27.20'	N 88°09'09" W
C4	300.00'	54.30'	N 84°00'47" W
C5	300.00'	75.36'	S 84°00'47" W

John F. Ching

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY (FEMA) AND THE NATIONAL FLOOD INSURANCE ADMINISTRATION (NFIA).
JANUARY 6, 2010
COMMUNITY PANEL NO. 450120 00158

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
TEL: 770.437.376-2186
FAX: 770.437.376-2187
DATE: _____ FILE NO. W-3878
1" = 40' MARCH 4, 2010 JOB NO. 76024

PREP: _____ DRAWN: _____ REVISION: _____
NM NM NM



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE
SURVEY SHOWN HEREON WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF THE
NATIONAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN
SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A"
SURVEY. I FURTHER CERTIFY THAT THERE ARE NO UNDETECTABLE ENCROACHMENTS OR
PROJECTIONS OTHER THAN SHOWN.

SIGNED

John F. Ching

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WOODVIEW COURT
50' PUBLIC RIGHT OF WAY
(PLAT 2010, PG. 72)

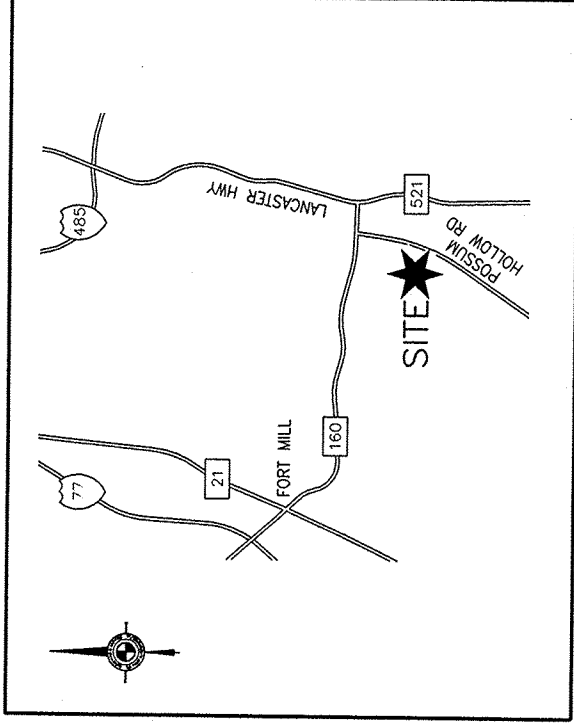
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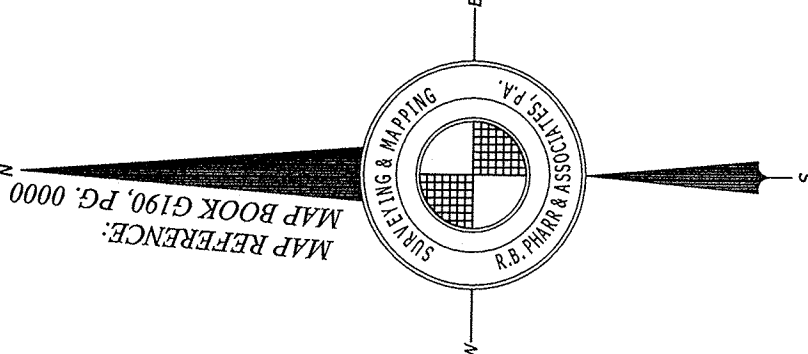
FOX RIDGE, PHASE 1, MAP 3
P.B. 2007-182

COOL SPRING COURT
50' PUBLIC R/W
P.B. 2007-182

FOX RIDGE, PHASE 1, MAP 3
P.B. 2007-182



VICINITY MAP
NOT TO SCALE



Final Plat

