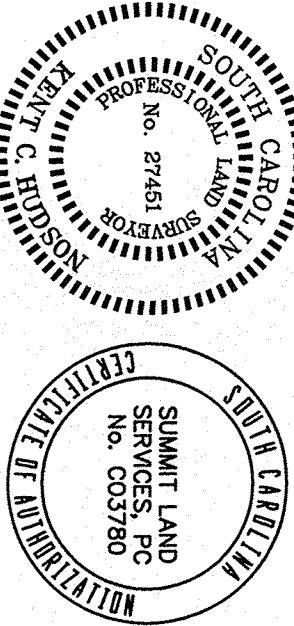


- NOTES:
1. PROPERTY DESCRIBED IN DB 841 PG 11 RECORDED IN THE LANCASTER COUNTY REGISTER OF DEEDS.
 2. NORTH ORIENTATION BASED ON REVEALED BOUNDARY SURVEY FOR HINSHAW PROPERTIES, LLC BY RABPHARR & ASSOCIATES, P.A., DATED MAY 17, 2006, RECORDED IN THE LANCASTER COUNTY REGISTER OF DEEDS IN DB 2009 PG 296.
 3. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
 4. PROPERTY'S EXISTING ZONING = R-15P. PROPERTY SUBJECT TO ZONING REGULATIONS OF LANCASTER COUNTY, SOUTH CAROLINA.
 5. SUBJECT TO RIGHTS OF WAY AND/OR EASEMENTS OF RECORD (IF ANY).
 6. THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE PER FEMA AS SHOWN ON THE MAP HEREIN.

2015012947
PLAT JAMES
RECORDING FEES
\$20.00
RECORDED
06-16-2015 04:13 PM
BY: CHARLOTTE FILLIPS DEERY
BK: PLAT 2015
PG: 595-595

I, HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE LAND SURVEYING ACT OF 1964, AS AMENDED, AND MEET OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

KENT C. HUDSON, PLS
730.2415
REGISTRATION # 27451



- LEGEND
- SECTION OR FORMERLY
 - R/W - RIGHT OF WAY
 - SF - SQUARE FEET EASEMENT
 - - #4 REBAR SET
 - - CONCRETE MONUMENT
 - FS - FRONT SETBACK
 - SSE - SANITARY SEWER EASEMENT
 - FTE - FINISHED FLOOR ELEVATION
 - EX - EXISTING
 - UE - UTILITY EASEMENT
 - HD - HIDEAWAY

LINEAR FOOTAGE OF ROADWAY:
DOVE FIELD LANE = 673 LF
BASSETT WAY = 936 LF
SOUTH COUNTRY COURT = 234 LF
FOX RIDGE LANE = 320 LF
PINE SISKIYOU COURT = 785 LF
TOTAL = 3,267 LF

SITE INFORMATION:
TOTAL AREA PHASE 3 = 1,927,048 SF (56.057 AC)
AREA IN P.W. = 185,999 SF (4.500 AC)
AREA IN COS = 285,915 SF (6.563 AC)
TOTAL LOTS = 79 (74 BUILDABLE, 5 COS)
MINIMUM LOT AREA = 10,000 SF
MINIMUM LOT WIDTH = 72' WIDE AT FRONT SETBACK
MINIMUM REAR YARD = 45'
MINIMUM SIDE YARD = 10'

LINE	BEARING	DISTANCE
L5	S 31°25.94" E	27.90'
L6	S 45°56.42" W	6.04'
L7	N 31°37.54" W	23.02'
L8	N 31°37.54" W	1.63'
L9	N 47°53.23" W	41.34'
L10	N 59°46.56" E	39.55'
L11	N 10°06.21" E	31.72'
L12	N 76°05.14" E	50.22'
L13	N 45°49.43" E	10.17'
L14	S 30°59.30" E	10.90'