

NOTES:

1. APPARENT SOURCE OF TITLE: TAX PARCEL # 0008-00-083.04 - PROPERTY DESCRIBED IN DB 789 PG 189 AND MB 2005 PG 296 AS RECORDED IN THE LANCASTER COUNTY REGISTER OF DEEDS.
2. NORTH ORIENTATION BASED FINAL PLAT FOR FOX RIDGE, PHASE 1, MAP 1, BY R.B. PHARR & ASSOCIATES, P.A., DATED JUNE 2, 2008, RECORDED IN THE LANCASTER COUNTY REGISTER OF DEEDS IN MB 2006 PG 339.
3. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
4. PROPERTY'S EXISTING ZONING = R-150. 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 FLOOD INSURANCE RATE MAP DATED JUNE 16, 2011. APPROXIMATE LOCATION, AS SHOWN ON THE MAP HEREIN.

LEGEND:
NF - NOW OR FORMERLY
S/W - RIGHT OF WAY
SDE - STORM DRAINAGE EASEMENT
O - #4 REBAR SET
C - CONCRETE MONUMENT
(T) - TOTAL SETBACK
SSW - FRONT SETBACK
LF - LINEAR FEET
FFE - FINISHED FLOOR ELEVATION
H - HYDRAUNT

SITE INFORMATION
TOTAL AREA = 212,180 SF (4.871 AC)
AREA IN R/W = 24,714 SF (0.567 AC)
AREA IN LOTS = 187,466 SF (4.304 AC)
MINIMUM LOT AREA = 10,000 SF
MINIMUM LOT WIDTH = 72' WIDE AT FRONT SETBACK
MINIMUM FRONT SETBACK = 30'
MINIMUM REAR SETBACK = 25'
MINIMUM REAR YARD = 45'
MINIMUM SIDE YARD = 10'

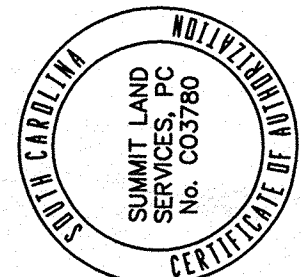
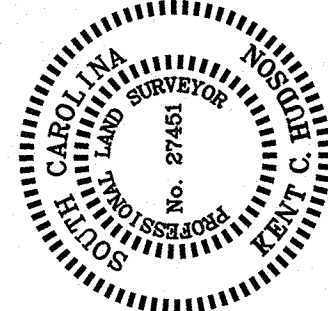
LINEAR FOOTAGE OF ROADWAY:
FOX RIDGE LANE = 488 LF
TOTAL = 488 LF

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 HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEET OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

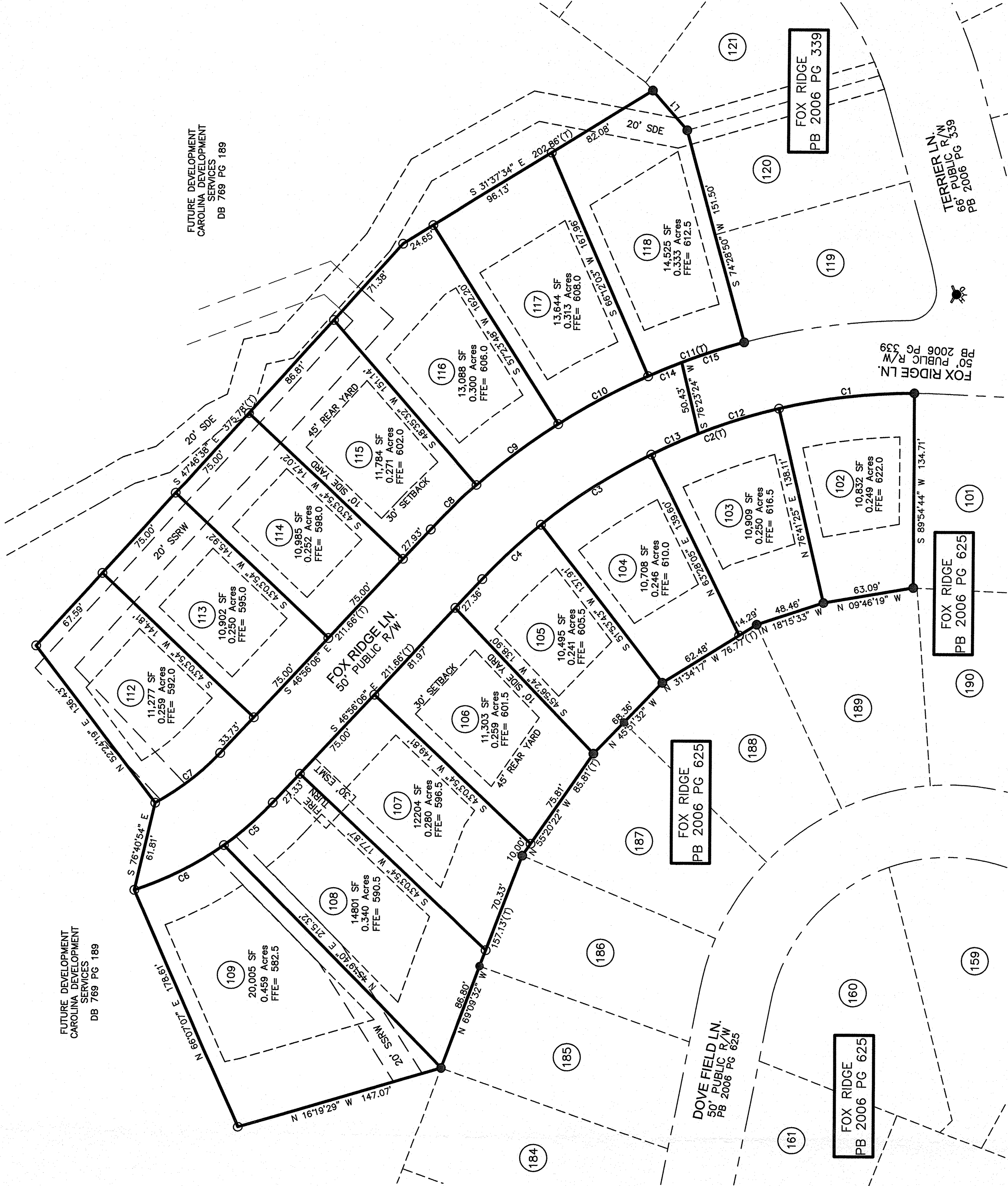
THIS SURVEY CREATES A SUBDIVISION OF LAND WITH IN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

REVIEWED BY: [Signature] DATE: 12.2.2014
PROUD MEMBER OF SCSPLS PLS # 27451



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS	DELTA ANGLE
C1	410.00'	94.62'	94.41'	N 06°41'55" W	131°3'20"
C2	410.00'	94.62'	94.41'	N 19°55'15" W	131°3'20"
C3	410.00'	90.85'	90.48'	N 32°51'56" W	129°40'03"
C4	410.00'	74.05'	73.61'	N 40°03'11" W	127°45'03"
C5	225.00'	44.81'	44.74'	S 41°13'34" E	172°4'03"
C6	225.00'	69.73'	69.45'	S 26°38'42" E	174°5'22"
C7	175.00'	56.99'	56.74'	S 37°36'17" E	18°39'37"
C8	480.00'	44.37'	44.36'	N 44°10'17" W	93°1'38"
C9	480.00'	44.37'	44.36'	N 50°07'04" W	94°8'18"
C10	480.00'	70.68'	70.67'	N 36°07'04" W	84°5'57"
C11	480.00'	70.91'	70.84'	N 19°24'58" W	84°5'57"
C12	410.00'	56.74'	56.69'	N 17°24'50" W	61°12'30"
C13	410.00'	35.88'	35.87'	N 24°01'30" W	50°0'50"
C14	410.00'	35.88'	35.87'	N 22°13'35" W	50°8'43"
C15	480.00'	45.66'	45.64'	N 17°48'37" W	59°11'14"

LINE	BEARING	DISTANCE
1-1	N 42°23'57" E	36.41'

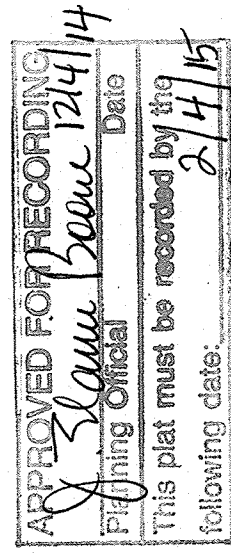


CERTIFICATE AGAINST WORK DEFECTS
I (WE) CERTIFY THAT I (WE) SHALL CORRECT ALL DEFECTS IN ALL IMPROVEMENTS AND FACILITIES INTENDED FOR THE DEDICATION TO PUBLIC USE FOR A PERIOD OF TWELVE (12) MONTHS AFTER THE OFFER OR DEDICATION OF SUCH FACILITIES IS ACCEPTED.

DATE: 12-2-14 OWNER: [Signature]

CERTIFICATE OF APPROVAL
THE SUBDIVISION PLAT HEREON HAS BEEN FOUND 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: _____



RECEIVED
12-4-14

PLOT DATE: 09/18/2014
DRAWING: FOX RIDGE - MAP 2
PROJECT NO.: 3233
SHEET 1

GRAPHIC SCALE
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Planning Dept.
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