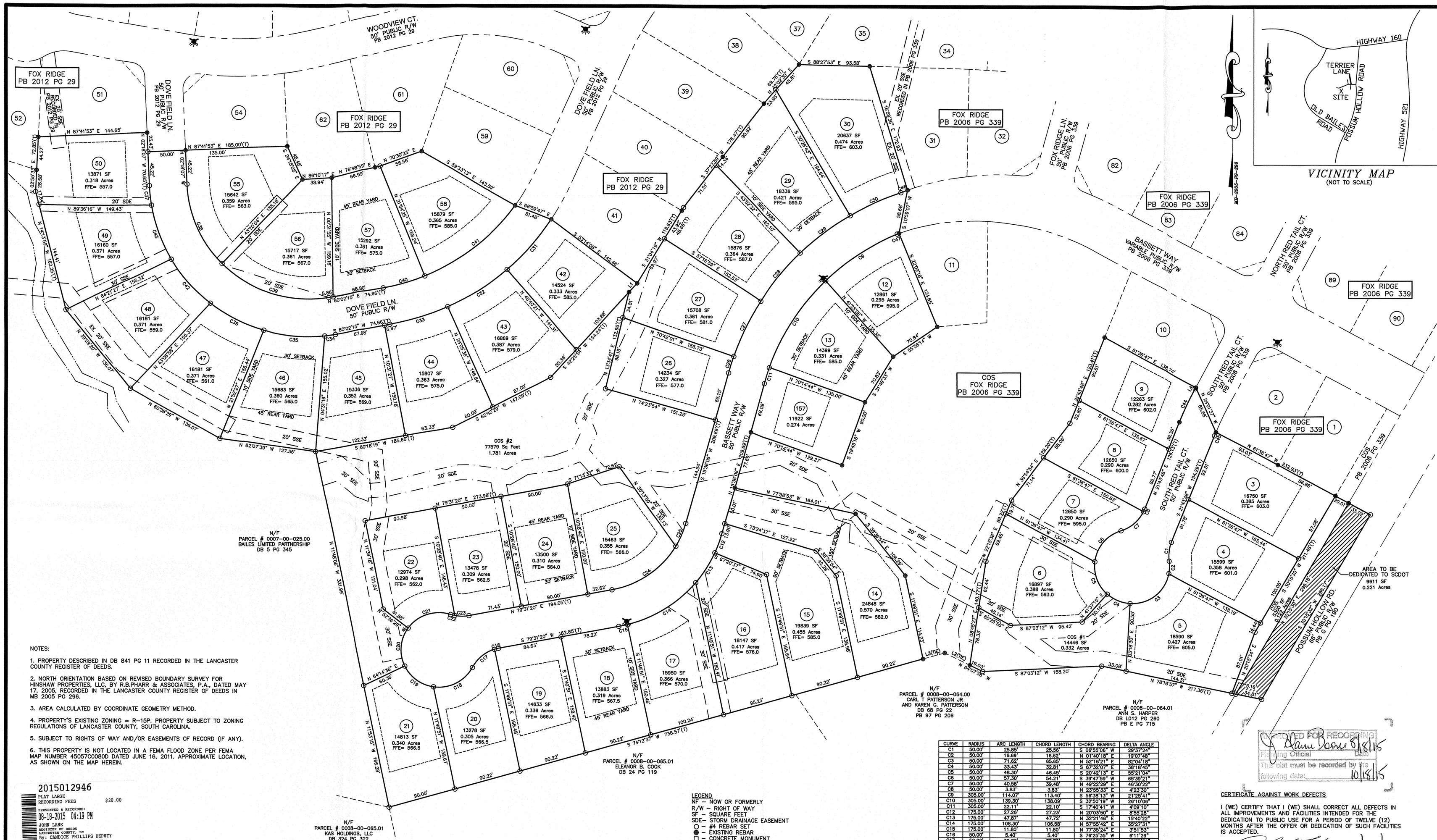

NOTES:

1. PROPERTY DESCRIBED IN DB 841 PG 11 RECORDED IN THE LANCASTER COUNTY REGISTER OF DEEDS.

2. NORTH ORIENTATION BASED ON REVISED BOUNDARY SURVEY FOR HINSHAW PROPERTIES, LLC, BY R.B.PHARR & ASSOCIATES, P.A., DATED MAY 17, 2005, RECORDED IN THE LANCASTER COUNTY REGISTER OF DEEDS IN MB 2005 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 MAP NUMBER 45057C0080D DATED JUNE 16, 2011. APPROXIMATE LOCATION, AS SHOWN ON THE MAP HEREIN.

2015012946
PLAT LARGE
RECORDING FEES $20.00
PRESENTED & RECORDED:
08-18-2015 04:19 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:PLAT 2015
PG:594-594

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 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.

7.30.2015
KENT COOPER HUDSON PLS # 27451
PROUD MEMBER OF SCSPLS

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 27451 KENT C. HUDSON

SOUTH CAROLINA SUMMIT LAND SERVICES, PC No. C03786 CERTIFICATE OF AUTHORIZATION

LINEAR FOOTAGE OF ROADWAY:

DOVE FIELD LANE	=	673 LF
BASSETT WAY	=	936 LF
SOUTH RED TAIL COURT	=	234 LF
QUAIL COURT	=	349 LF
FOX RIDGE LANE	=	320 LF
PINE SISKIN COURT	=	785 LF
TOTAL	=	3,297 LF

SITE INFORMATION
TOTAL AREA PHASE 3 = 1,527,048 SF (35.057 AC)
AREA IN R/W = 195,999 SF (4.500 AC)
AREA IN COS = 285,915 SF (6.563 AC)
AREA IN LOTS = 1,046,020 SF (23.994 AC)
TOTAL LOTS = 79 (74 BUILDABLE, 5 COS)
MINIMUM LOT AREA = 10,000 SF
MINIMUM LOT WIDTH = 72' WIDE AT FRONT SETBACK
MINIMUM FRONT SETBACK = 30'
MINIMUM ROW FRONTAGE = 25'
MINIMUM REAR YARD = 45'
MINIMUM SIDE YARD = 10'

LEGEND
NF – NOW OR FORMERLY
R/W – RIGHT OF WAY
SF – SQUARE FEET
SDE– STORM DRAINAGE EASEMENT
○ – #4 REBAR SET
● – EXISTING REBAR
□ – CONCRETE MONUMENT
(T) – TOTAL
FS – FRONT SETBACK
SSE – SANITARY SEWER EASEMENT
LF – LINEAR FEET
FFE – FINISHED FLOOR ELEVATION
EX – EXISTING
UE – UTILITY EASEMENT
✱ – HYDRANT

LINE	BEARING	DISTANCE
L1	S 42°25'54" W	15.91'
L2	S 64°07'58" E	36.92'
L3	N 74°12'37" E	30.03'
L4	N 28°23'13" E	1.84'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	25.85'	25.56'	S 06°55'08" W	29°37'24"
C2	50.00'	16.69'	16.62'	N 01°40'18" E	19°07'48"
C3	50.00'	71.62'	65.85'	N 52°16'21" E	82°04'18"
C4	50.00'	33.43'	32.81'	S 67°32'07" E	38°18'45"
C5	50.00'	48.30'	46.45'	S 20°42'13" E	55°21'04"
C6	50.00'	57.30'	54.21'	S 39°47'59" W	65°39'11"
C7	50.00'	40.58'	39.48'	N 49°22'29" E	46°30'22"
C8	50.00'	3.83'	3.83'	N 23°55'33" E	4°23'30"
C9	305.00'	114.07'	113.40'	S 56°36'13" W	21°25'41"
C10	305.00'	139.30'	138.09'	S 32°50'19" W	26°10'06"
C11	305.00'	22.11'	22.10'	S 17°40'41" W	4°09'10"
C12	175.00'	27.28'	27.23'	N 20°03'50" E	8°55'38"
C13	175.00'	47.87'	47.72'	N 32°21'46" E	15°40'22"
C14	175.00'	108.39'	106.58'	N 57°55'42" E	35°27'31"
C15	175.00'	11.80'	11.80'	N 77°30'24" E	3°51'33"
C16	50.00'	5.40'	5.40'	S 76°26'35" W	6°11'29"
C17	50.00'	39.76'	38.72'	S 50°33'05" W	45°33'31"
C18	50.00'	61.51'	57.70'	N 63°00'44" E	70°28'49"
C19	50.00'	48.86'	46.94'	S 53°45'08" E	55°59'28"
C20	50.00'	53.58'	51.08'	S 04°56'40" W	61°24'08"
C21	50.00'	62.94'	58.87'	S 71°42'28" W	72°07'28"
C22	50.00'	5.63'	5.63'	S 78°27'18" E	6°27'01"
C23	50.00'	19.02'	18.91'	S 89°34'44" E	21°47'52"
C24	125.00'	105.98'	102.84'	N 55°13'58" E	48°34'44"
C25	125.00'	33.47'	33.37'	N 23°16'21" E	15°20'30"
C26	355.00'	22.91'	22.91'	S 17°27'03" W	3°41'53"
C27	355.00'	83.13'	82.94'	S 26°00'30" W	13°25'01"
C28	355.00'	83.07'	82.88'	S 39°25'14" W	13°24'27"
C29	355.00'	83.21'	83.02'	S 52°50'23" W	13°25'49"
C30	355.00'	73.98'	73.85'	S 65°31'30" W	11°56'28"
C31	325.00'	89.04'	88.76'	N 41°28'43" E	15°41'52"
C32	325.00'	94.04'	93.71'	N 57°37'01" E	16°34'45"
C33	325.00'	80.16'	79.95'	N 72°58'20" E	14°07'51"
C34	210.00'	14.41'	14.41'	N 82°07'13" E	3°55'55"
C35	210.00'	81.49'	80.98'	S 84°54'48" E	22°14'04"
C36	210.00'	79.42'	78.94'	S 62°57'44" E	21°40'03"
C37	210.00'	26.40'	26.44'	S 05°54'38" E	7°13'03"
C38	160.00'	118.89'	116.18'	S 23°35'24" E	42°34'34"
C39	160.00'	153.83'	147.97'	S 72°25'13" E	55°05'04"
C40	275.00'	57.33'	57.23'	N 74°03'50" E	11°56'41"
C41	275.00'	154.16'	152.15'	N 52°02'02" E	32°07'06"
C42	210.00'	79.42'	78.94'	S 41°17'41" E	21°40'03"
C43	210.00'	76.76'	76.33'	S 19°59'25" E	20°56'30"
C44	425.00'	49.38'	49.35'	S 25°03'31" W	6°39'25"
C45	375.00'	5.07'	5.07'	S 22°58'45" W	0°46'35"
C46	358.83'	9.48'	9.48'	S 69°28'23" W	1°30'52"
C47	300.85'	2.63'	2.63'	S 70°23'43" W	0°30'05"

PRINTED FOR RECORDING
Planning Official Date
The plat must be recorded by the following date: 10/18/15

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 7/30/2015 OWNER

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

GRAPHIC SCALE
60 0 60
1"=60'

SUMMIT
LAND SERVICES
P.O. BOX 7442
CHARLOTTE, NC 28241
OFFICE: 704.626.2800
FAX: 704.626.2808
WWW.SUMMIT-COMPANIES.COM
C-3126

PROJECT :

FOX RIDGE
TOWN OF INDIAN LAND
LANCASTER COUNTY, SOUTH CAROLINA

OWNER:

OWNER:
TUCKER LAND HOLDINGS, LLC
2627 BREKONRIDGE CENTRE DRIVE
MONROE, NC 28110

PROJ.DATE :	11-2014
SCALE :	1"=60'
DRAWN BY :	WCF
CHECKED BY :	KCH

FINAL PLAT
FOX RIDGE
PHASE 3 - MAP 1

PLOT DATE:
12/19/2014
DRAWING:
FOX RIDGE - PH 3 SH 1
PROJECT NO :
3243-14
SHEET
1 OF 2