FOX RIDGE ~ LOT 65, PHASE 1, MAP 6 (revised)

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
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
(M) - MEASURED
M.B. - MAP BOOK
NCM - NEW CONCRETE MONUMENT
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
(P) - PLATTED
PIN - PARCEL IDENTIFICATION NUMBER
PG. - PAGE
(R) - RECORDED
R/W - RIGHT-OF-WAY
(T) - TOTAL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
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)-285-6005.

NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.

2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

4. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

5. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.

6. THE PURPOSE OF THIS PLAT IS TO CHANGE THE ROAD NAME THAT WAS PREVIOUSLY RECORDED AS DOVE FIELD DRIVE TO THE CORRECT NAME OF DOVE FIELD LANE. THIS SURVEY SUPERCEDES THE PREVIOUS RECORDED RECORD MAP.

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____

CERTIFICATE OF APPROVAL

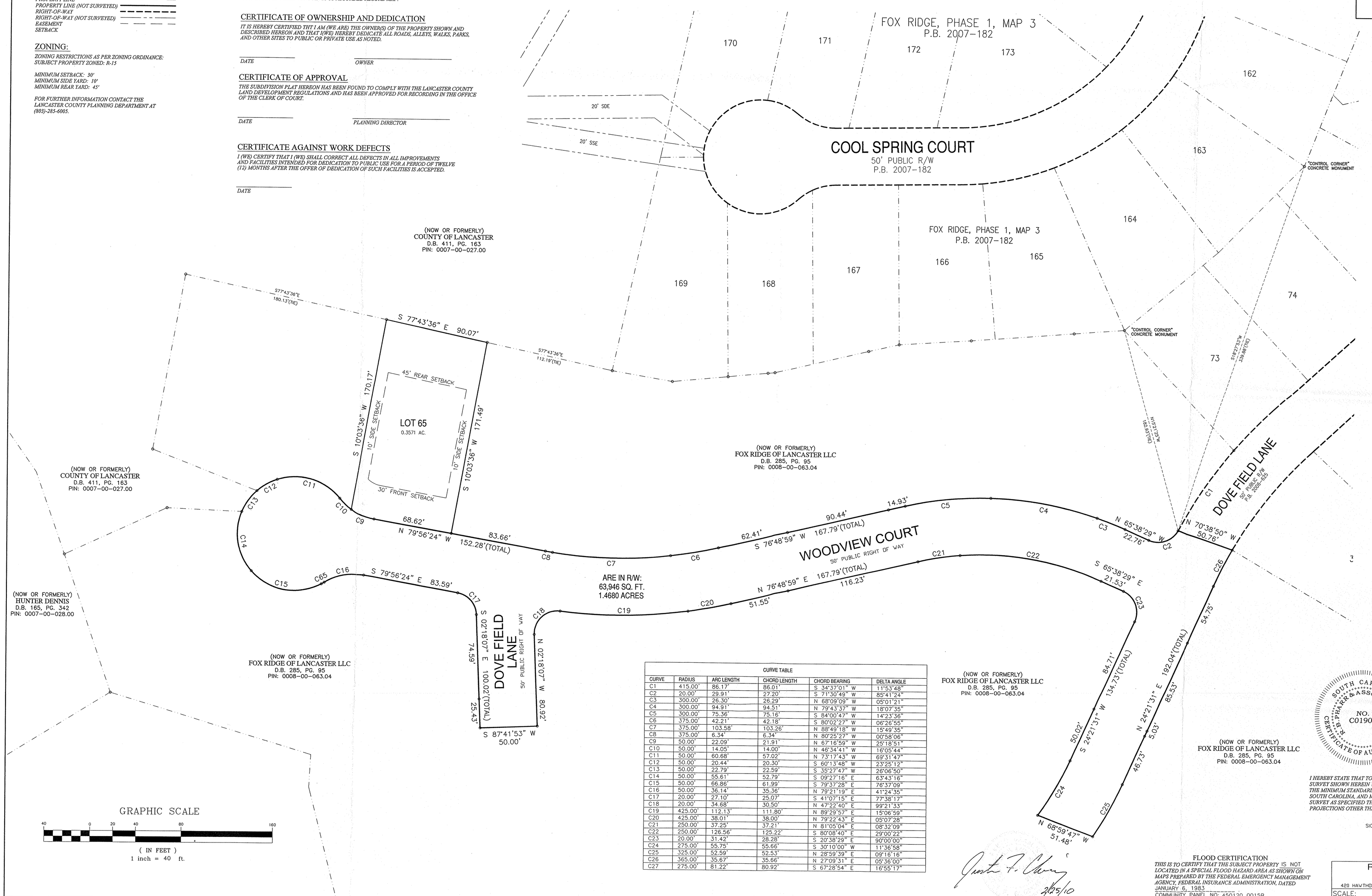
THE SUBDIVISION PLAT HEREON HAS BEEN FOUND TO COMPLY WITH THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT.

DATE _____ PLANNING DIRECTOR _____

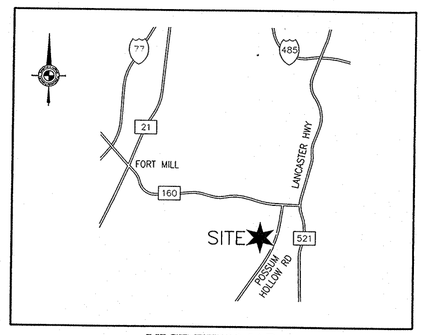
CERTIFICATE AGAINST WORK DEFECTS

I (WE) CERTIFY THAT I (WE) SHALL CORRECT ALL DEFECTS IN ALL IMPROVEMENTS 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 _____



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	415.00'	86.17'	86.01'	S 34°37'01" W	11°53'48"
C2	20.00'	29.91'	27.20'	S 71°30'49" W	85°41'24"
C3	300.00'	26.30'	26.29'	N 68°09'09" W	05°01'21"
C4	300.00'	94.81'	94.51'	N 79°43'37" W	18°07'35"
C5	300.00'	75.36'	75.16'	S 84°00'47" W	14°23'36"
C6	375.00'	42.21'	42.18'	S 80°02'27" W	06°26'55"
C7	375.00'	103.58'	103.26'	N 88°49'18" W	15°49'35"
C8	375.00'	6.34'	6.34'	N 80°25'27" W	00°58'06"
C9	50.00'	22.09'	21.91'	N 67°16'59" W	25°18'51"
C10	50.00'	14.05'	14.00'	N 46°34'41" W	16°05'44"
C11	50.00'	60.68'	57.02'	N 73°17'43" W	69°31'47"
C12	50.00'	20.44'	20.30'	S 60°13'48" W	23°25'12"
C13	50.00'	22.79'	22.59'	S 35°27'47" W	26°06'50"
C14	50.00'	55.61'	52.79'	S 09°27'16" E	63°43'16"
C15	50.00'	66.86'	61.99'	S 79°37'28" E	76°37'09"
C16	50.00'	36.14'	35.36'	N 79°21'19" E	41°24'35"
C17	20.00'	27.10'	25.07'	S 41°07'15" E	77°38'17"
C18	20.00'	34.68'	30.50'	N 47°22'40" E	99°21'33"
C19	425.00'	112.13'	111.80'	N 89°29'57" E	15°06'59"
C20	425.00'	38.01'	38.00'	N 79°22'43" E	05°07'28"
C21	250.00'	37.25'	37.21'	N 81°05'04" E	08°32'09"
C22	250.00'	126.56'	125.22'	S 80°08'40" E	29°00'22"
C23	20.00'	31.42'	28.28'	S 20°38'29" E	90°00'00"
C24	275.00'	55.75'	55.66'	S 30°10'00" W	11°36'58"
C25	325.00'	52.59'	52.53'	N 28°59'39" E	09°16'16"
C26	365.00'	35.67'	35.66'	N 27°09'31" E	05°36'00"
C27	275.00'	81.22'	80.92'	S 67°28'54" E	16°55'17"



VICINITY MAP
NOT TO SCALE

MAP REFERENCE:
MAP BOOK G190, PG. 0090

2010002046
PLAT LARGE
RECORDING FEES $20.00
PRESENTED & RECORDED:
02-26-2010 09:19 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: JENNIFER JOYNER DEPUTY
BK:PLAT 2010
PG:72-72

APPROVED FOR RECORDING
J. Blaine Boone 4/26/2010
Initial Date
Plat must be recorded by the following date: 4/26/2010

SOUTH CAROLINA R.B. PHARR & ASSOCIATES, P.A. NO. C01909 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 23835 JUSTIN F. CLONINGER

I HEREBY STATE THAT TO BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SIGNED _____

2/25/10

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED JANUARY 6, 1983
COMMUNITY PANEL NO: 450120 0015B

CREW:	DRAWN:	REVISED:
NM	NM	

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

SCALE:	DATE:	FILE NO. W-3878
1" = 40'	FEB 5, 2010	JOB NO. 75955