

Final Plat

SURVEYOR'S CERTIFICATE

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 Andrew B. Bl



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.

8-21-09
DATE

OWNER

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.

8-21-09
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

NOTES:

- BUILDING HEIGHT IS RESTRICTED TO NO MORE THAN 35 FEET FROM THE HIGHEST POINT OF THE STRUCTURE EVE TO THE GROUND.
- IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY ZONED R-15
MINIMUM LOT AREA - 10,000 SQ.FT.
MINIMUM LOT WIDTH - 70 FEET (AT SETBACK)
MINIMUM FRONT SETBACK - 30 FEET
MINIMUM SIDE SETBACK - 10 FEET
MINIMUM REAR SETBACK - 45 FEET
- THE PURPOSE OF THIS PLAT IS TO RECORD LOT 35
- PHASE 1, MAP 1 WAS RECORDED IN PLAT BOOK 2006, PAGE 339,
PHASE 1, MAP 2 WAS RECORDED IN PLAT BOOK 2006, PAGE 625,
PHASE 1, MAP 3 WAS RECORDED IN PLAT BOOK 2007, PAGE 182.
PHASE 1, MAP 4 WAS RECORDED IN PLAT BOOK 2007, PAGE 498.
- ALL INBOUND LANES MUST HAVE SIGNAGE STATING, "NO PARKING, FIRE LANE" PLACED EVERY 500'.
- STREET WIDTHS MUST BE A MINIMUM OF 20' PAVED SURFACE, NOT TO INCLUDE CURB AND GUTTER OR SIDEWALKS.

FINAL PLAT FOR:

FOX RIDGE, PHASE 1, MAP 5

FOX RIDGE OF LANCASTER, LLC (OWNER)

INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA

DEED REFERENCE: D.B. T005-0090

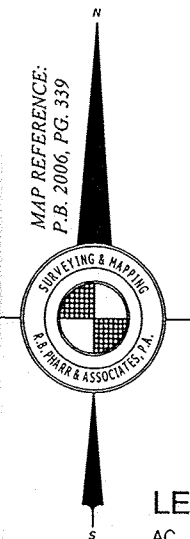
MAP REFERENCE: P.B. 2006-339, 2006-625, 2007-182 & 2007-498

PARCEL NO: 0008-00-063.4 (PART)

TOTAL AREA OF LOT 35: 0.4138 ACRES

TOTAL NUMBER OF LOTS
(PHASE 1, MAP 5): 1

FOX RIDGE, PHASE 1, MAP 1
P.B. 2006-339

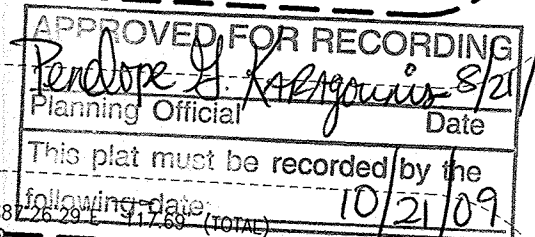


VICINITY MAP
NOT TO SCALE

LEGEND:

AC. - ACRE
D.B. - DEED BOOK
P.B. - PLAT BOOK
R/W - RIGHT-OF-WAY
SSE - SANITARY SEWER EASEMENT
SDE - STORM DRAINAGE EASEMENT

FOX RIDGE ROAD

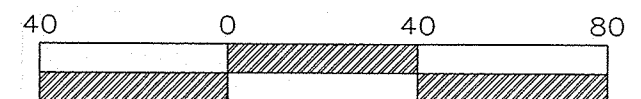


FOX RIDGE, PHASE 1, MAP 2
P.B. 2006-625

FOX RIDGE, PHASE 1, MAP 1
P.B. 2006-339

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, COMM. PANEL NO: 4501200015B.



SCALE IN FEET

1" = 40'

R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING

420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW: DRAWN: REVISED:

AB

SCALE:
1"=40'

DATE:
AUGUST 20, 2009

FILE NO. XX-3378
JOB NO. 75506

DOVEFIELD LN
50' PUBLIC R/W
P.B. 2006-625

FOX CUB WAY
50' PUBLIC R/W
P.B. 2006-339
P.B. 2006-625

LOT 35
0.4138 AC.



N 88°27'53" W 142.90'

FUTURE DEVELOPMENT

FOX RIDGE, PHASE 1, MAP 1
P.B. 2006-339