

Approved Final Plat  
Fox Ridge Phase 1, Map 3

# FOX RIDGE, PHASE 1, MAP 3

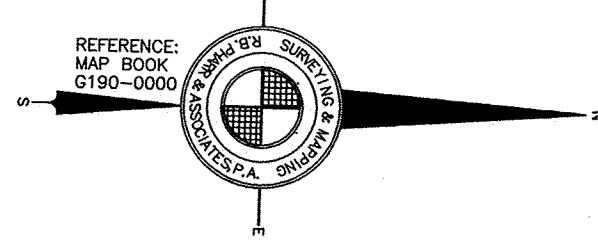
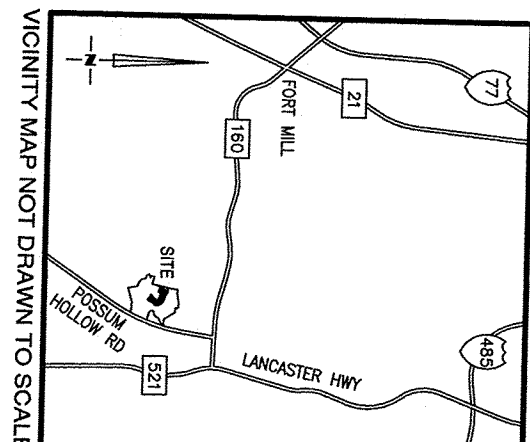
FOX RIDGE OF LANCASTER, LLC (OWNER)  
INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA

DEED REFERENCE: DB 0005-0090  
MAP REFERENCE: 2006-625  
PARCEL NO: 0008-00-063.4

PHASE 1, MAP 3: AREA TABLE  
TOTAL AREA OF PLOTS: 3,618.2 ACRES  
RIGHT-OF-WAY AREA: 0.6182 ACRES  
DEDICATED TO SC.D.O.T.: 0.6182 ACRES  
TOTAL AREA: 4,186.9 ACRES  
PG: 182-182

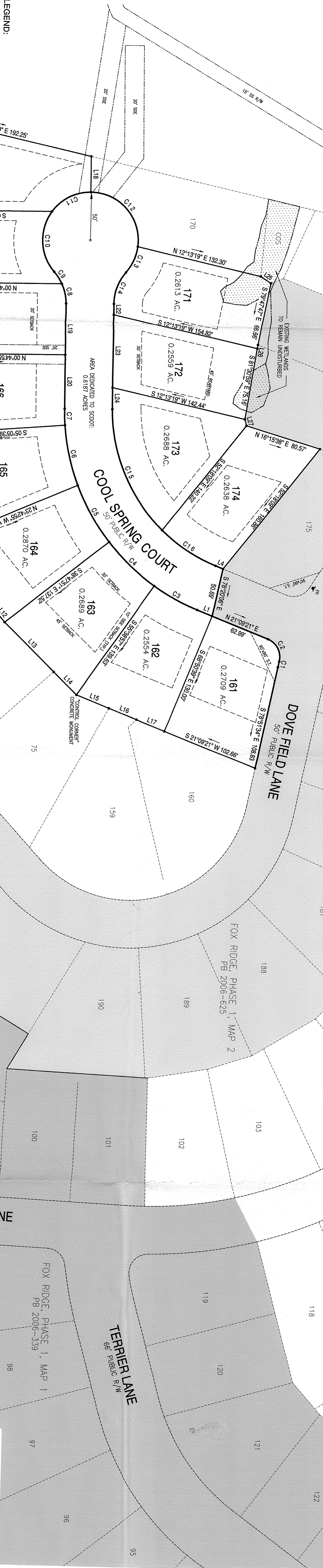
TOTAL NUMBER OF LOTS  
(PHASE 1, MAP 3): 13

2007003435  
PLAT NO. 2007  
BK: PLAT 2007  
PG: 182-182



MAP PREPARED BY:  
R.B. PHARR & ASSOCIATES, P.A.  
247 NIMBLE TAIL, SUITE 200  
LANCASTER, SC 29080  
TEL: (704) 821-4028  
DATE: FEBRUARY 5, 2007  
JOB NUMBER: 2007  
JOB NAME: 2007  
FILE NUMBER: P-181843

(NOW OR FORMERLY)  
**BAILES LIMITED PARTNERSHIP**  
DB 0015-0345  
PARCEL NO: 0007-00-025.00



**LEGEND:**  
EP - EXISTING IRON PIPE  
R/W - RIGHT-OF-WAY  
S/L - RIGHT-OF-WAY  
S/T - RIGHT TRIANGLE  
S/E - STORM DRAINAGE EASEMENT  
S/D - STORM DRAINAGE EASEMENT  
DS - DRAINAGE SLOPE  
PB - PLAT BOOK  
FH - FIRE HYDRANT  
SCS - SOUTH CAROLINA GEODETIC SURVEY

**NOTES:**  
1. BUILDING HEIGHT IS RESTRICTED TO NO MORE THAN 35 FEET TO THE GROUND, HIGHEST POINT OF THE STRUCTURE EXCEPT FOR ROOFS AT ALL CORNERS UNLESS OTHERWISE NOTED.  
2. IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.  
3. SURVEY PROPERTY ZONED R-15  
MINIMUM LOT WIDTH - 70 FEET (AT SETBACK)  
MINIMUM LOT DEPTH - 10 FEET  
MINIMUM SIDE SETBACK - 10 FEET  
MINIMUM REAR SETBACK - 45 FEET  
4. AND LOTS 171-174  
5. PHASE 1, MAP 2 WAS RECORDED IN PLAT BOOK 2006, PAGE 239.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
IT IS HEREBY CERTIFIED THAT I, (WE AND THE OWNERS) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HAVE HEREBY DEDICATED ALL RIGHTS, ALLEYS, WALLS, FENCES, AND OTHER STREETS TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 3/7/07  
OWNER: [Signature]

**CERTIFICATE OF APPROVAL**  
THE SURVEYOR 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.

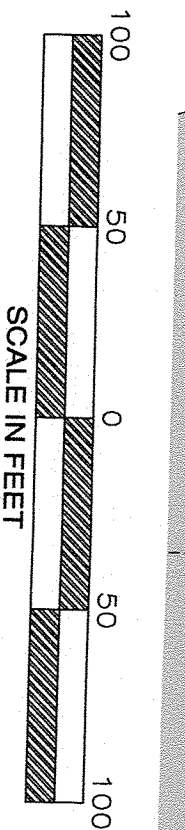
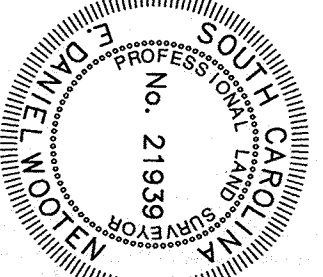
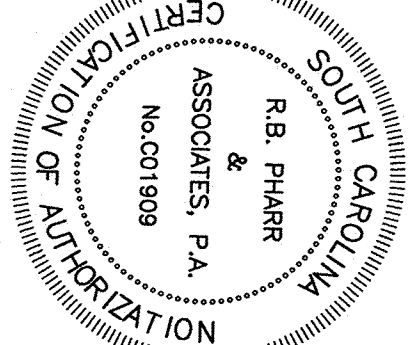
DATE: \_\_\_\_\_  
PLANNING DIRECTOR: \_\_\_\_\_

**CERTIFICATE AGAINST WORK DEFECTS**  
I, THE SURVEYOR, HAVE REVIEWED THE PLAT AND HAVE FOUND NO DEFECTS IN ALL IMPROVEMENTS AND FACILITIES INTENDED FOR DEDICATION AND HAVE ACCEPTED THE SAME FOR A PERIOD OF TWENTY (20) MONTHS AFTER THE DATE OF DEDICATION.

DATE: 3/7/07  
OWNER: [Signature]

**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT.

I HEREBY STATE THAT TO BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNIFORM STANDARD CONDITIONS AND PRECEPTS OF THE SURVEYING PROFESSION AS SPECIFIED HEREIN, AND THAT THE SURVEYOR HAS NO KNOWLEDGE OF ANY FACTS OR CIRCUMSTANCES WHICH WOULD CAUSE THE SURVEY TO BE IN VIOLATION OF ANY LAW, RULE, OR REGULATION OF THE SURVEYING PROFESSION OTHER THAN SHOWN.



CURVE	RADIUS	ARC	BEARING	CHORD
C1	1250.00	5.96	S 78°14'20" E	5.96
C2	200.00	5.96	S 78°14'20" E	5.96
C3	225.00	51.82	N 51°46'07" E	28.04
C4	225.00	66.18	N 42°46'56" E	31.70
C5	225.00	67.99	N 59°51'39" E	62.73
C6	225.00	64.36	N 76°42'39" E	64.14
C7	225.00	17.07	N 87°04'43" E	17.06
C8	50.00	67.64	N 77°04'58" E	21.08
C9	50.00	67.64	N 88°52'41" E	14.84
C10	50.00	47.03	S 27°41'50" E	42.50
C11	50.00	84.76	N 47°48'56" E	74.97
C12	50.00	36.14	N 66°28'47" V	29.47
C13	175.00	136.14	N 70°02'37" E	35.36
C14	175.00	67.64	N 58°19'44" E	67.22

LINE	BEARING	DISTANCE
L1	S 21°09'21" E	18.79
L2	S 21°09'21" E	18.79
L3	S 76°48'59" V	27.15
L4	S 76°48'59" V	27.15
L5	S 86°18'28" E	63.12
L6	S 86°18'28" E	63.12
L7	S 86°18'28" E	63.12
L8	S 86°18'28" E	63.12
L9	S 86°18'28" E	63.12
L10	S 86°18'28" E	63.12
L11	S 86°18'28" E	63.12
L12	S 86°18'28" E	63.12
L13	S 86°18'28" E	63.12
L14	S 86°18'28" E	63.12
L15	S 86°18'28" E	63.12
L16	S 86°18'28" E	63.12
L17	S 86°18'28" E	63.12
L18	S 86°18'28" E	63.12
L19	S 86°18'28" E	63.12
L20	S 86°18'28" E	63.12
L21	S 86°18'28" E	63.12
L22	S 86°18'28" E	63.12
L23	S 86°18'28" E	63.12
L24	S 86°18'28" E	63.12
L25	S 86°18'28" E	63.12
L26	S 86°18'28" E	63.12
L27	S 86°18'28" E	63.12
L28	S 86°18'28" E	63.12
L29	S 86°18'28" E	63.12
L30	S 86°18'28" E	63.12
L31	S 86°18'28" E	63.12

PARCEL NO: 0008-00-063.00  
DB 0190-0000  
GRACE H. HUCKS  
(NOW OR FORMERLY)  
DB 0013-0220