FINAL PLAT FOR:

FOX RIDGE, PHASE 1, MAP 1

FOX RIDGE OF LANCASTER, LLC (OWNER)

INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA

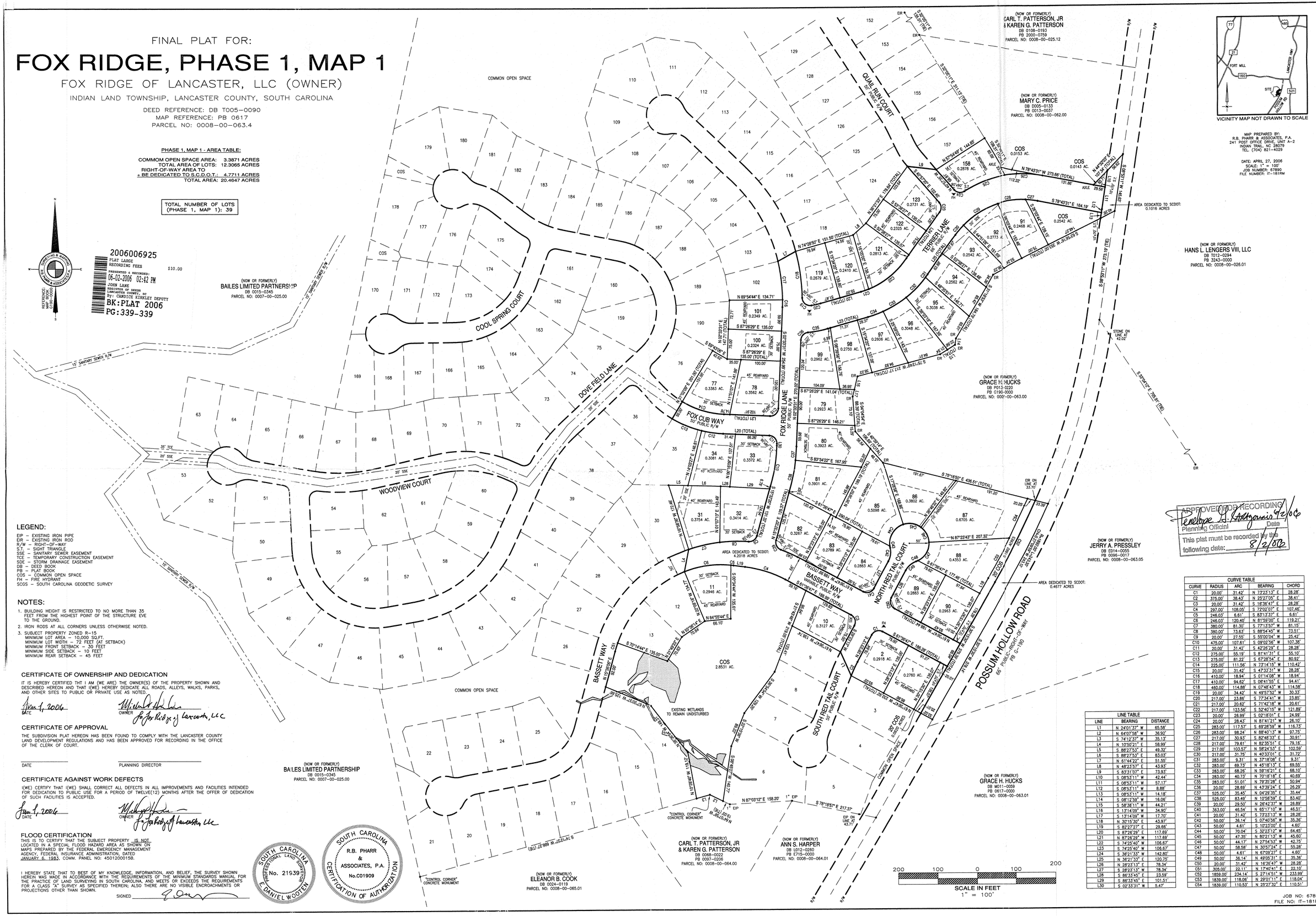
DEED REFERENCE: DB T005-0090
MAP REFERENCE: PB 0617
PARCEL NO: 0008-00-063.4

PHASE 1, MAP 1 - AREA TABLE:

COMMOM OPEN SPACE AREA:	3.3871 ACRES
TOTAL AREA OF LOTS:	12.3065 ACRES
RIGHT-OF-WAY AREA TO + BE DEDICATED TO S.C.D.O.T.:	4.7711 ACRES
TOTAL AREA:	20.4647 ACRES

TOTAL NUMBER OF LOTS (PHASE 1, MAP 1): 39

2006006925
PLAT LARGE RECORDING FEES $10.00
PRESENTED & RECORDED:
06-02-2006 02:42 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: CANDICE KIRKLEY DEPUTY
BK:PLAT 2006
PG:339-339



VICINITY MAP NOT DRAWN TO SCALE

MAP PREPARED BY:
R.B. PHARR & ASSOCIATES, P.A.
241 POST OFFICE DRIVE, UNIT A-2
INDIAN TRAIL, NC 28079
TEL. (704) 821-4029

DATE: APRIL 27, 2006
SCALE: 1" = 100'
JOB NUMBER: 67890
FILE NUMBER: IT-181RM

LEGEND:

EIP – EXISTING IRON PIPE
EIR – EXISTING IRON ROD
R/W – RIGHT-OF-WAY
S.T. – SIGHT TRIANGLE
SSE – SANITARY SEWER EASEMENT
TCE – TEMPORARY CONSTRUCTION EASEMENT
SDE – STORM DRAINAGE EASEMENT
PB – PLAT BOOK
DB – DEED BOOK
COS – COMMON OPEN SPACE
FH – FIRE HYDRANT
SCGS – SOUTH CAROLINA GEODETIC SURVEY

NOTES:

1. BUILDING HEIGHT IS RESTRICTED TO NO MORE THAN 35 FEET FROM THE HIGHEST POINT OF THE STRUCTURE EVE TO THE GROUND.
2. IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. SUBJECT PROPERTY ZONED R-15
   MINIMUM LOT AREA – 10,000 SQ.FT.
   MINIMUM LOT WIDTH – 72 FEET (AT SETBACK)
   MINIMUM FRONT SETBACK – 30 FEET
   MINIMUM SIDE SETBACK – 10 FEET
   MINIMUM REAR SETBACK – 45 FEET

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.

June 1, 2006
DATE

OWNER: Fox Ridge of Lancaster, LLC

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.

June 1, 2006
DATE

OWNER: Fox Ridge of Lancaster, LLC

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: 45012200015B.

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

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 21939 DANIEL W. COTTEN

SOUTH CAROLINA R.B. PHARR & ASSOCIATES, P.A. No.C01909 CERTIFICATION OF AUTHORIZATION

APPROVED FOR RECORDING
Penelope S. Lafayette 6/2/06
Planning Official Date
This plat must be recorded by the following date: 8/2/06

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	20.00'	31.42'	N 73°23'13" E	28.28'
C2	375.00'	38.43'	N 25°27'05" E	38.41'
C3	20.00'	31.42'	S 16°36'47" E	28.28'
C4	297.00'	108.05'	S 72°02'07" E	107.46'
C5	246.03'	6.61'	S 83°13'37" E	6.61'
C6	246.03'	120.40'	N 81°59'00" E	119.21'
C7	380.00'	81.30'	S 77°13'57" W	81.15'
C8	380.00'	73.63'	S 88°54'45" W	73.51'
C9	20.00'	27.55'	S 50°00'04" W	25.42'
C10	475.00'	107.61'	S 09°02'56" W	107.38'
C11	20.00'	31.42'	S 42°26'29" E	28.28'
C12	275.00'	55.19'	S 81°41'31" E	55.10'
C13	275.00'	81.22'	S 67°28'54" E	80.92'
C14	225.00'	111.56'	N 73°14'15" W	110.42'
C15	20.00'	31.42'	S 47°33'31" W	28.28'
C16	410.00'	18.94'	S 01°14'08" W	18.94'
C17	410.00'	94.62'	S 08°41'55" E	94.41'
C18	460.00'	114.88'	N 07°48'47" W	114.58'
C19	20.00'	34.42'	N 49°57'02" W	30.33'
C20	217.00'	23.86'	S 77°34'41" W	23.85'
C21	217.00'	20.62'	S 71°42'18" W	20.61'
C22	217.00'	123.58'	S 52°40'15" W	121.89'
C23	20.00'	28.99'	S 02°18'01" E	24.99'
C24	20.00'	26.43'	N 81°41'21" W	26.10'
C25	283.00'	117.57'	S 69°28'59" W	116.73'
C26	283.00'	98.24'	N 88°40'13" W	97.75'
C27	217.00'	30.93'	S 82°48'53" E	30.91'
C28	217.00'	79.61'	N 82°35'51" E	79.16'
C29	217.00'	103.57'	N 58°24'53" E	102.59'
C30	217.00'	31.76'	N 40°33'01" E	31.72'
C31	283.00'	9.31'	N 37°18'08" E	9.31'
C32	283.00'	69.73'	N 45°18'13" E	69.55'
C33	283.00'	68.26'	N 59°16'21" E	68.10'
C34	283.00'	40.73'	N 70°18'18" E	40.69'
C35	283.00'	51.01'	N 79°35'28" E	50.94'
C36	20.00'	28.69'	N 43°39'24" E	26.29'
C37	525.00'	35.45'	N 04°26'35" E	35.44'
C38	525.00'	83.49'	N 12°58'59" E	83.40'
C39	20.00'	29.50'	N 26°42'37" W	26.89'
C40	383.00'	48.54'	N 60°17'10" W	48.51'
C41	20.00'	31.42'	S 73°23'13" W	28.28'
C42	50.00'	36.14'	S 07°40'56" W	35.36'
C43	50.00'	4.61'	S 10°33'00" E	4.60'
C44	50.00'	70.04'	S 32°33'12" W	64.45'
C45	50.00'	47.35'	N 80°21'13" W	45.60'
C46	50.00'	44.17'	N 27°54'33" W	42.75'
C47	50.00'	58.58'	N 30°57'24" E	55.28'
C48	50.00'	4.61'	N 67°09'27" E	4.60'
C49	50.00'	38.14'	N 49°05'31" E	35.36'
C50	20.00'	31.42'	N 16°36'47" W	28.28'
C51	305.00'	22.11'	N 17°40'41" E	22.10'
C52	1859.00'	234.14'	N 27°14'51" E	233.99'
C53	1839.00'	118.06'	N 29°01'11" E	118.04'
C54	1839.00'	110.53'	N 25°27'30" E	110.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 24°01'37" W	65.58'
L2	N 64°07'58" W	36.92'
L3	S 74°12'35" W	35.13'
L4	N 10°50'21" E	58.99'
L5	S 88°27'53" E	49.33'
L6	S 88°27'53" E	63.03'
L7	N 61°44'22" E	51.55'
L8	N 48°23'53" E	43.93'
L9	S 83°31'07" E	73.93'
L10	S 08°53'11" W	42.44'
L11	S 08°53'11" W	57.17'
L12	S 08°53'11" W	8.88'
L13	S 08°53'11" W	14.18'
L14	S 08°12'39" W	16.06'
L15	S 58°38'11" W	44.21'
L16	S 13°14'09" W	34.90'
L17	S 13°14'09" W	17.70'
L18	N 32°15'30" E	43.97'
L19	S 82°27'27" E	29.66'
L20	S 87°26'29" E	112.69'
L21	N 87°26'29" W	117.69'
L22	S 74°25'40" W	106.67'
L23	S 74°25'40" W	106.67'
L24	S 36°21'33" W	142.80'
L25	N 36°21'33" E	120.75'
L26	N 28°23'13" E	78.34'
L27	S 28°23'13" W	78.34'
L28	S 86°33'45" E	23.59'
L29	S 86°33'45" E	101.51'
L30	S 02°33'31" W	5.47'

JOB NO: 67890
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