

OWNER: CAROLINA DEVELOPMENT SERVICES
2649 BREKONRIDGE CENTRE DR.
MONROE, NC 28110

LEGEND:

EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
R/W - RIGHT-OF-WAY
S.T. - SIGHT TRIANGLE
SSE - SANITARY SEWER EASEMENT
SDE - STORM DRAINAGE EASEMENT
SS - SANITARY SEWER
DB - DEED BOOK
PB - PLAT BOOK
COS - COMMON OPEN SPACE
FH - FIRE HYDRANT
EOP - EDGE OF PAVEMENT
SCGS - SOUTH CAROLINA GEODETIC SURVEY
RIGHT OF WAY
RIGHT OF WAY (NOT SURVEYED)
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
EASEMENT
SETBACK

NOTES:

- BUILDING HEIGHT IS RESTRICTED TO NO MORE THAN 35 FEET FROM THE HIGHEST POINT OF THE STRUCTURE EYE 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 LOTS 52, 53, & 63.
- 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.
PHASE 1, MAP 9 WAS RECORDED IN PLAT BOOK 2012, PAGE 29.
- 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.

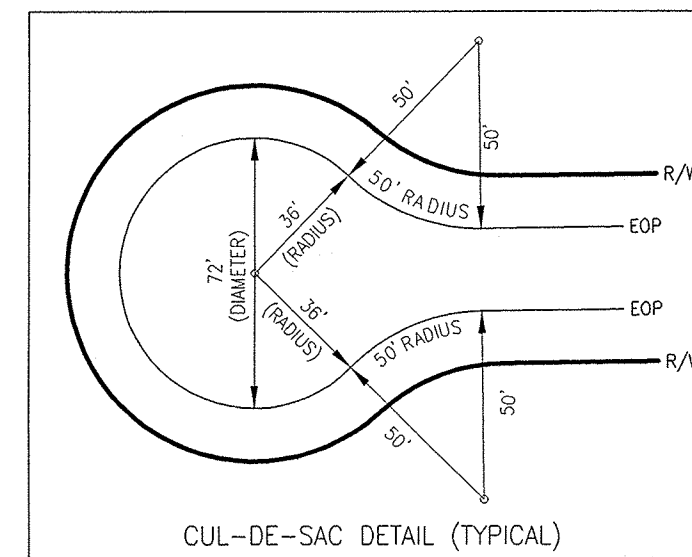
FOX RIDGE, PHASE 1, MAP 10

(NOW OR FORMERLY)
LANCASTER COUNTY
DB 411-163
PIN: 0007-00-027.00

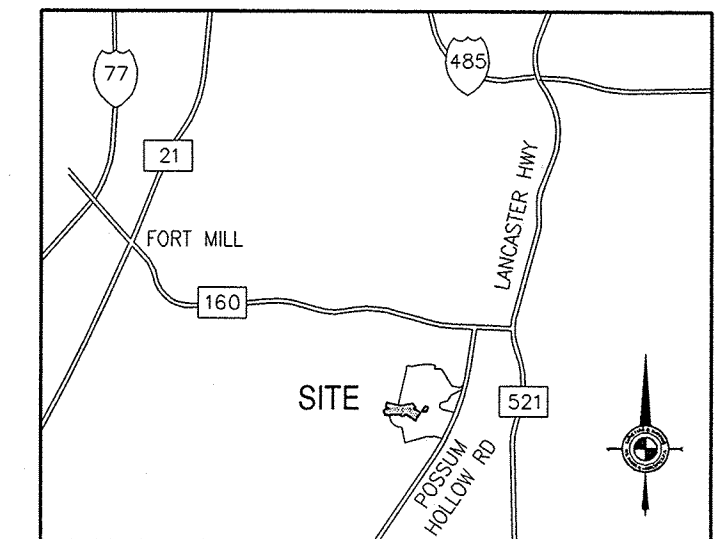
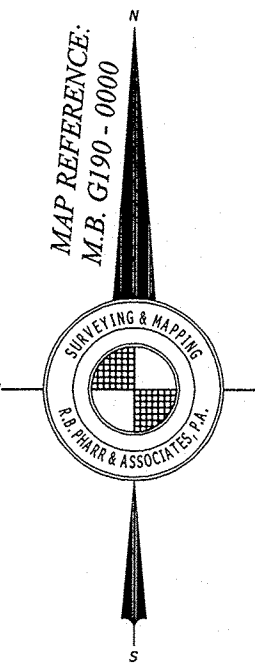
WOODVIEW COURT
INDIAN LAND TOWNSHIP,
LANCASTER COUNTY, SOUTH CAROLINA
DEED REFERENCE: 769-189
TAX PARCEL NO: 0008-00-063.04

TOTAL LOTS=3
TOTAL AREA=47,221 sq. ft. 1.0841 acres

"CONTROL CORNER"
CONCRETE MONUMENT



2014005814
PLAT LARGE
RECORDING FEES \$20.00
PRESENTED & RECORDED:
05-07-2014 11:31 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: CANDICE PHILLIPS DEPUTY
BK: PLAT 2014
PG: 260-260



VICINITY MAP
NOT TO SCALE

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

OWNER

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT 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

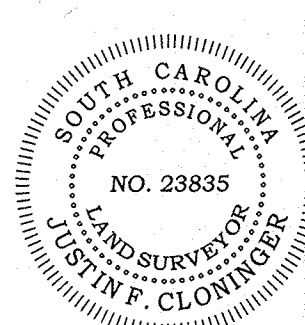
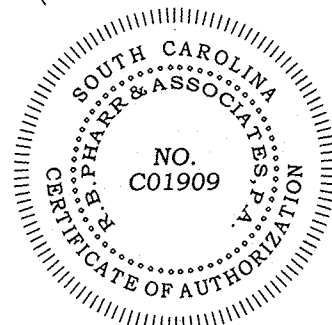
THE SUBDIVISION PLAT HEREON HAS BEEN FOUND TO COMPLY WITH THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT.

DATE

PLANNING DIRECTOR

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	50.00'	20.44'	S 60°13'48" W	20.30'	23°25'12"
C2	50.00'	22.79'	S 35°27'47" W	22.59'	26°06'50"
C3	50.00'	55.61'	S 09°27'16" E	52.79'	63°43'16"
C4	50.00'	66.86'	S 79°37'28" E	61.99'	76°37'09"

(NOW OR FORMERLY)
LANCASTER COUNTY
DB 411-163
PIN: 0007-00-027.00



I HEREBY STATE THAT ON THE 7th DAY OF May 20 14 TO BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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

Justin F. Cloninger

(NOW OR FORMERLY)
FOX RIDGE OF LANCASTER LLC
DB 285-95
LOT 51
M.B. 2012-29
PIN: 0008-00-063.04

CAROLINA DEVELOPMENT SERVICES
DB 769-189
PIN: 0008-00-063.04

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 JUNE 16, 2011.
MAP NUMBER: 45057C00800

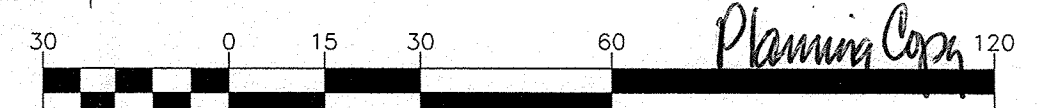
WOODVIEW COURT

50' PUBLIC R/W

DOVE FIELD LN.
50' PUBLIC R/W

APPROVED FOR RECORDING
John Lane 5/7/14
Planning Official Date
This plat must be recorded by the following date: 7/7/14

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CREW: NA
DRAWN: CEB
REVISED:

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, NC. 28204 TEL: (704) 376-2186
SCALE: 1"=30'
DATE: APRIL 24, 2014
FILE NO. XX-3939
JOB NO. 81184