FINAL PLAT FOR:

FOX RIDGE, PHASE 1, MAP 2

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 2 - AREA TABLE:

TOTAL AREA OF LOTS:	5.0327 ACRES
RIGHT-OF-WAY AREA + DEDICATED TO S.C.D.O.T.:	1.5236 ACRES
TOTAL AREA:	6.5563 ACRES

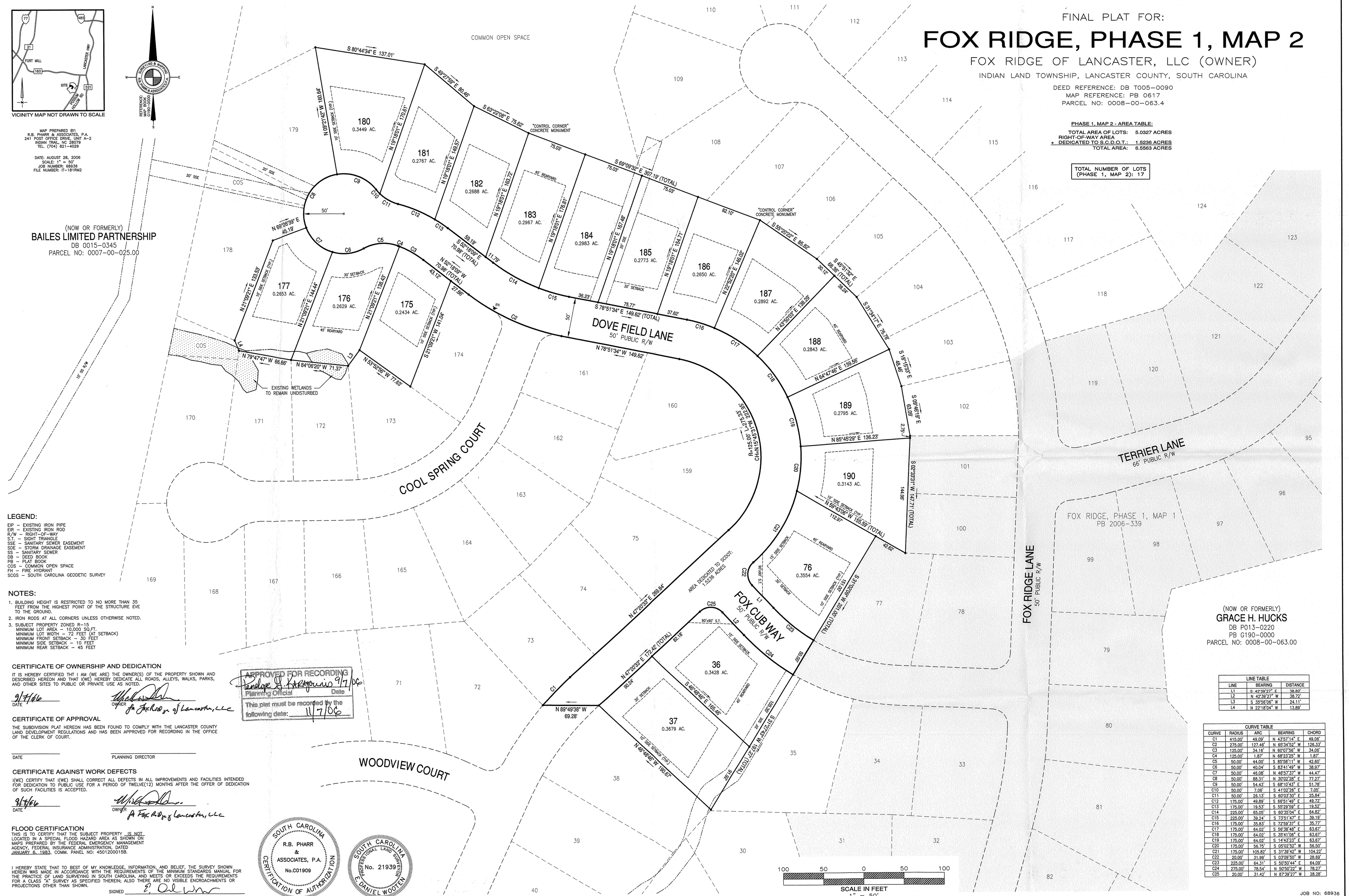
TOTAL NUMBER OF LOTS (PHASE 1, MAP 2): 17

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: AUGUST 28, 2006
SCALE: 1" = 50'
JOB NUMBER: 68936
FILE NUMBER: IT-181RM2

REFERENCE MAP: BOOK 2006, PAGE 339



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
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.

9/7/06
DATE

OWNER Fox Ridge of Lancaster, LLC

APPROVED FOR RECORDING
Penelope G. Karagounis 9/7/06
Planning Official Date
This plat must be recorded by the following date: 11/7/06

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.

9/7/06
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 R.B. PHARR & ASSOCIATES, P.A. No.C01909 CERTIFICATION OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR E. DANIEL WOOTEN No. 21939

100 50 0 50 100
SCALE IN FEET
1" = 50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°39'27" E	38.80'
L2	N 42°39'27" W	38.72'
L3	S 39°56'06" W	24.11'
L4	N 22°18'04" W	13.89'

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	415.00'	49.09'	N 43°57'14" E	49.06'
C2	275.00'	127.46'	N 65°34'52" W	126.33'
C3	125.00'	34.16'	N 62°07'56" W	34.06'
C4	125.00'	1.87'	N 68°23'25" W	1.87'
C5	50.00'	44.00'	S 85°58'11" W	42.60'
C6	50.00'	40.04'	S 83°41'49" W	38.97'
C7	50.00'	46.08'	N 46°57'37" W	44.47'
C8	50.00'	88.31'	N 30°02'28" E	77.27'
C9	50.00'	54.43'	S 68°10'43" E	51.78'
C10	50.00'	7.06'	S 41°02'26" E	7.05'
C11	50.00'	28.13'	S 60°03'30" E	25.84'
C12	175.00'	49.89'	S 68°51'49" E	49.72'
C13	175.00'	19.53'	S 58°29'59" E	19.52'
C14	225.00'	65.05'	S 60°35'04" E	64.82'
C15	225.00'	39.24'	S 73°51'47" E	39.19'
C16	175.00'	35.83'	S 72°59'37" E	35.77'
C17	175.00'	64.02'	S 56°38'48" E	63.67'
C18	175.00'	64.02'	S 35°41'06" E	63.67'
C19	175.00'	64.02'	S 14°43'23" E	63.67'
C20	175.00'	56.75'	S 05°03'53" W	56.50'
C21	175.00'	105.82'	S 31°36'42" W	104.22'
C22	20.00'	31.99'	S 03°09'50" W	28.69'
C23	225.00'	64.31'	S 50°50'44" E	64.09'
C24	275.00'	78.54'	N 50°50'22" W	78.27'
C25	20.00'	31.42'	N 87°39'22" W	28.28'

JOB NO: 68936
FILE NO: IT-181RM2

Approved Plan

2006011628
PLAT LAND
RECORDING FEES $10.00
PENALTY $ 0.00
TOTAL $ 10.00
PRESENTED & RECORDED:
09-07-2006 11:14:14 AM
KAREN M. WILSON
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: LISA COLLINS DEPUTY
BK:PLAT 2006
PG:625-625