

SURVEY INFORMATION & PLAT STANDARDS:

- THIS SURVEY IS A SUBDIVISION OF AN EXISTING PARCEL OF LAND.
- THIS PLAT IS PORTIONS OF TAX MAP #0010-00-008.00
- ZONING: PDD-21 (PLANNED DEVELOPMENT DISTRICT)
- ACREAGE OF THIS PLAT: 74.722 ACRES
- TOTAL NUMBER OF LOTS ON THIS PLAT: 90
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- BEARINGS TIED TO NGS STATE AZ MARK "A4394"
- THIS SURVEY IS NOT AN ALTA/ACSM LAND TITLE SURVEY.
- PROPERTY SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH. ADDITIONAL RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES MAY EXIST THAT ARE NOT LOCATABLE OR KNOWN AT TIME OF PLAT.
- AREA COMPUTED BY COORDINATE METHOD.
- DASHED LINES INDICATE LINES NOT SURVEYED.
- #6 REBARS SET AT ALL PROPERTY CORNERS, UNLESS DENOTED OTHERWISE.
- PHYSICAL IMPROVEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED AT TIME OF PLAT RECORDATION AND IMPROVEMENTS HAVE NOT BEEN SHOWN FOR PLAT CLARITY PURPOSES.
- LOT DEVELOPMENT STANDARDS (MIN.):
(SINGLE FAMILY LOTS)
LOT WIDTH - 60 FT.
LOT AREA - 5,000 SQ. FT.
FRONT S.B. - 20 FT.
SIDE YARD - 5 FT. (10 FT. AT CORNERS)
REAR YARD - 30 FT.

GENERAL NOTES & INFORMATION:

- ALL RECORDED LOTS ARE SUBJECT TO AND HEREBY AMENDED TO BE INCLUDED AS PART OF THE HOMEOWNERS ASSOCIATION (HOA) AND/OR PROPERTY OWNERS ASSOCIATION (POA), AS APPLICABLE.
- ALL PROPERTIES CONTAINED HEREON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs) ADOPTED BY THE HOA/POA.
- COMMON OPEN SPACE/COMMON AREAS ARE TO BE MAINTAINED BY THE DEVELOPER AND/OR THE HOA/POA.
- DEVELOPER AND/OR HOA/POA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS AND STORM DRAINAGE SYSTEM. ALL ROADS TO REMAIN PRIVATE.
- DEVELOPER AND/OR HOA/POA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADS AND STORM DRAINAGE SYSTEM.
- SANITARY SEWER AND WATER DISTRIBUTION SYSTEM TO BE OWNED AND MAINTAINED BY THE LANCASTER COUNTY WATER & SEWER DISTRICT.
- WATER AND SEWER IMPROVEMENTS ARE LOCATED WITHIN THE DEDICATED PRIVATE RIGHTS-OF-WAY. PRIVATE RIGHTS-OF-WAY ARE GRANTED AS A PRIVATE R/W AND PUBLIC UTILITY EASEMENT.
- ALL OPEN SPACE DIRECTLY ADJACENT TO 6 MILE CREEK IS TO REMAIN IN A NATURAL STATE TO PROTECT THE CAROLINA HELPSPLITTERS LESS AND EXCEPT ALL SEWER EASEMENTS, PROP. SEWER EASEMENTS AND OTHER EASEMENTS AS SHOWN.

NOTICE:
THIS PROPERTY SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED AT THE LANCASTER COUNTY REGISTER OF DEEDS IN DEED BOOK 1175 PG 231 DATED 10-04-18.

LEGEND:

- - IRON PIPE SET
- - IRON FOUND AS NOTED
- N/W - NOW OR FORMERLY
- S/E - PUBLIC STORM DRAIN EASEMENT
- R/W - RIGHT-OF-WAY
- N/W - NOW OR FORMERLY
- ST - RIGHT TRIANGLE EASEMENT (10'x70' Typ.)
- FH - FIRE HYDRANT
- ▲ - COMPUTED POINT
- ▲ - NOS MONUMENT
- BMP - BEST MANAGEMENT PRACTICES
- FPE - FLOOD PROTECTION ELEVATION
- CHOD - CAROLINA HELPSPLITTER ENCLAVE DISTRICT

LINE TYPE LEGEND:

- PROPERTY LINE
- SETBACKS
- ADJOINER
- STE (RIGHT TRIANGLE EASEMENT)
- SSE (STORM DRAIN EASEMENT)
- SSE (SANITARY SEWER EASEMENT)
- ACCESS EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT (TCE)

CERTIFICATE AGAINST WORK DEFECTS:

I CERTIFY THAT I 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.

OWNER: *[Signature]* DATE: 11/13/18

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 OF OWNERSHIP AND DEDICATION:

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: *[Signature]* DATE: 11/13/18

N/W
TAX PARCEL 0008-00-087.01
JOHN HUNTER GREEN FAMILY LIMITED PARTNERSHIP
DB 31 PG 324

N/W
TAX PARCEL 0010-00-007.00
WINDSOR TRACE HOMEOWNERS ASSOCIATION
HAWTHORNE MANAGEMENT
DEED BOOK 178 PAGE 371

N/W
TAX PARCEL 0010-00-005.00
LASALLE 115 HOLDINGS, LLC
DB 738 PG 173

N/W
TAX PARCEL 0010-00-030.01
DOUGLAS W. MOSS
DB 000 PG 4228

N/W
TAX PARCEL 0010-00-029.00
REBECCA ANN EDWARDS EST ETAL/
ELIZABETH E. VAUGHAN
DB 8251 PG 130

N/W
TAX PARCEL 0010-00-030.00
TRANSFORMATION CHURCH
ATLANTA JORDAN
DB 782 PG 106

LOT NO.	100YR SFHA ELEVATION	100+2 F.P.E. (MIN)	ESTIMATED** BLDG. PAD ELEV.
54	553.10	555.10	559.30
53	553.30	555.30	560.19
52	553.40	555.40	560.84
51	553.70	555.70	561.43
43	555.20	557.20	566.38
42	555.40	557.40	568.10
41	555.70	557.70	569.17
39	557.00	559.00	572.60
38	557.10	559.10	565.01
37	557.20	559.20	566.41
36	557.20	559.20	568.06
35	557.30	559.30	570.95

** ESTIMATED BUILDING PAD ELEVATIONS FROM PRELIMINARY PLANS & BUILT PAD ELEVATION SUBJECT TO VERIFICATION.

CERTIFICATE OF ACCURACY

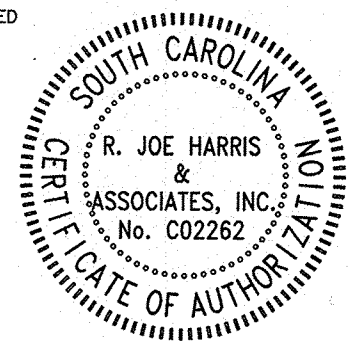
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

DATE: 9-12-18
SIGNATURE: *[Signature]*
KENNETH M. GREEN, RLS
14529
REGISTRATION #

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR LANCASTER COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBERS 450570007E & 450570008E DATED MAY 16, 2017, AND HEREBY CERTIFY THAT PORTIONS OF THIS PROPERTY ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

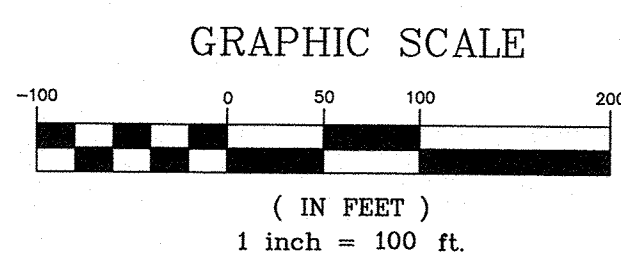
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO ENCUMBRANCES, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

DATE: 9-12-18
SIGNATURE: *[Signature]*
KENNETH M. GREEN, RLS
14529



2018016979

PLAT LARGE
RECORDING FEES \$20.00
PRESENTED & RECORDED:
11-29-2018 11:54 AM
JOHN LANE
REGISTERED & DEEDS
LANCASTER COUNTY, SC
BY: CHASIDY C. PHILLIPS DEPUTY
BK: PLAT 2018
PG: 726-726



APPROVED FOR RECORDING
J. Adams-Raczewski 11/29/18
Planning Official Date

This plat must be recorded by the following date: 01/24/19

FINAL PLAT OF ANSLEY PARK PHASE 1
INDIAN LAND TOWNSHIP
LANCASTER COUNTY, SOUTH CAROLINA
PORTIONS OF TAX PARCEL ID #0010-00-008.00

SURVEYED FOR:
TF ANSLEY PARK L.P.
10601 WASHINGTON AVENUE SUITE 800
MIAMI BEACH, FL 33139

R. Joe Harris & Associates, Inc.
Engineering & Land Surveying
127 BEN CASEY DRIVE, SUITE 101, FORT MILL, SC
Phone: (803) 802-1799



DATE	6-19-18
PROJECT #	2226
DWG FILE #	2226
DWG SCALE	1" = 100'
PREPARED BY	D. CULVER
CHECKED BY	K. GREEN
SHEET	1
OF	2