

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: 74.546 ACRES
- TOTAL NUMBER OF LOTS ON THIS PLAT: 90
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- BEARINGS TIED TO NGS STATE AZ MARK 'TA4394'
- 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.
- AS REBASIS 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.):
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.

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 DATE 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.

DATE: 11/13/18

OWNER: *[Signature]*

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 WHEATSPURTER LESS AND EXCEPT ALL SEWER EASEMENTS, PROP. SEWER EASEMENTS AND OTHER EASEMENTS AS SHOWN.

Line #	Length	Direction
E32	20.90	S61°20'59"E
E33	11.10	S61°20'59"E
E34	29.22	S61°20'59"E
E35	34.11	S61°20'59"E
E36	151.84	N78°39'29"E
E37	41.26	S11°20'31"E
E38	484.14	N2°31'16"W
E39	548.84	N15°35'02"E
E40	199.70	N10°21'08"W
E41	134.41	N13°24'23"E
E42	296.99	N22°57'47"E
E43	30.28	S74°45'57"E
E44	49.37	S22°57'47"W
E45	25.00	S67°02'13"E
E46	121.47	S67°02'13"E
E47	164.40	N69°29'51"E
E48	230.00	S88°49'17"E
E49	239.15	N68°50'53"E
E50	290.72	N64°24'49"E
E51	186.94	N69°49'34"E

Line #	Length	Direction
E52	268.84	N17°21'07"E
E53	30.00	S72°38'53"E
E54	283.62	S17°21'07"W
E55	200.31	S69°49'34"W
E56	290.46	S64°24'49"W
E57	246.23	S68°50'53"W
E58	230.18	N88°49'17"W
E59	170.61	S69°29'51"W
E60	158.43	N67°02'13"W
E61	219.19	S22°57'47"W
E62	125.59	S13°24'23"W
E63	200.30	S10°21'08"W
E64	551.06	S15°35'02"W
E65	489.15	S2°31'16"E
E66	500.29	N2°31'16"W
E67	552.84	N15°35'02"E
E68	200.80	N86°50'24"E
E69	118.24	N13°24'23"E
E70	197.10	N22°57'47"E
E71	141.40	S67°02'13"E

Line #	Length	Direction
E72	174.75	N69°29'51"E
E73	230.29	S88°49'17"E
E74	250.95	N88°50'53"E
E75	290.29	N64°24'49"E
E76	209.22	N69°49'34"E
E77	293.48	N17°21'07"E
E78	20.00	N72°38'53"W
E79	57.37	N71°01'29"W
E80	69.08	S56°28'43"W
E81	31.50	N33°31'17"W
E82	70.00	N56°28'43"E
E83	2.93	S33°31'17"E
E84	3.40	N75°25'22"E
E85	73.29	S71°01'29"E
E86	85.58	S34°03'06"E
E87	18.08	N16°02'20"W
E88	26.83	N86°50'24"E
E89	43.55	N16°45'07"E
E90	25.21	S47°16'39"E
E91	25.98	N59°41'40"E

Curve #	Length	Radius	Chord	Bearing	Delta
C1	710.39	3317.76	709.03	S37°14'21"E	12°18'05"
C2	552.59	3350.76	551.86	S35°15'55"E	9°28'56"
C3	31.08	20.00	28.05	S4°32'06"W	89°02'57"
C4	37.22	530.00	37.21	S47°02'51"W	4°01'26"
C5	31.42	20.00	28.28	N89°57'52"W	90°00'00"
C6	15.72	960.00	15.72	N44°29'43"W	0°56'17"
C7	67.85	960.00	67.83	N42°00'06"W	4°02'57"
C8	66.22	960.00	66.21	N38°00'04"W	3°07'08"
C9	41.95	960.00	41.94	N34°46'23"W	2°30'13"
C10	26.87	30.00	25.98	N75°14'55"W	51°19'04"
C11	14.71	50.00	14.66	N22°04'2"E	16°51'26"
C12	64.42	50.00	60.05	N35°58'12"W	73°49'06"
C13	44.19	50.00	42.77	S81°47'59"W	50°38'32"
C14	61.46	50.00	57.87	S21°15'46"E	70°25'54"
C15	61.86	50.00	57.99	S43°23'46"E	70°53'10"
C16	17.52	30.00	17.27	S68°06'21"E	33°27'59"
C17	9.35	30.00	9.31	S42°26'49"E	17°51'05"
C18	16.66	1040.00	16.66	S33°58'52"E	0°56'04"
C19	58.87	1040.00	58.86	S36°03'38"E	31°43'35"
C20	58.87	1040.00	58.86	S38°01'4"E	31°43'35"

Curve #	Length	Radius	Chord	Bearing	Delta
C21	58.59	1040.00	58.58	S42°32'21"E	31°43'40"
C22	14.72	1040.00	14.72	S44°33'32"E	0°48'40"
C23	31.42	20.00	28.28	S0°02'08"W	90°00'00"
C24	54.18	275.00	54.09	S50°40'46"W	11°17'16"
C25	91.49	275.00	91.07	S65°51'17"W	19°03'46"
C26	31.42	20.00	28.28	N59°36'50"W	90°00'00"
C27	31.83	130.00	31.75	N73°36'00"W	14°01'41"
C28	27.18	30.00	26.26	N25°22'14"E	51°54'46"
C29	52.77	50.00	50.35	N21°05'38"E	60°28'03"
C30	50.00	50.00	47.94	N37°47'18"W	57°17'45"
C31	47.36	50.00	45.61	S86°25'40"W	54°16'19"
C32	51.47	50.00	49.23	S29°48'00"W	58°59'01"
C33	20.14	50.00	20.00	S11°13'43"E	23°04'28"
C34	24.91	50.00	24.65	S37°02'09"E	28°32'28"
C35	26.71	30.00	25.84	S28°47'49"E	51°01'06"
C36	28.91	170.00	28.88	S59°36'36"E	9°44'41"
C37	13.59	170.00	13.59	S12°19'23"E	4°34'53"
C38	31.42	20.00	28.28	S30°23'10"W	90°00'00"
C39	49.06	475.83	49.04	S78°21'23"W	5°54'28"
C40	86.48	475.83	86.36	S86°31'00"W	10°24'48"

Curve #	Length	Radius	Chord	Bearing	Delta
C41	18.08	475.83	18.08	N87°11'16"W	21°03'36"
C42	21.00	175.00	20.99	N89°31'16"W	6°52'36"
C43	19.88	175.00	19.87	S83°47'07"W	6°30'37"
C44	62.82	175.00	62.48	S70°14'47"W	20°34'04"
C45	62.82	175.00	62.48	S49°40'43"W	20°34'04"
C46	62.82	175.00	62.48	S28°06'39"W	20°34'04"
C47	9.91	175.00	9.90	S17°12'20"W	31°43'35"
C48	75.20	S74°24'58"E			
C49	65.25	275.00	65.10	S15°23'39"W	13°35'44"
C50	30.00	30.00	30.81	S80°57'52"E	6°25'18"
C51	24.38	30.00	23.72	S11°56'31"W	46°34'03"
C52	40.66	50.06	39.55	S12°01'31"W	46°32'12"
C53	47.62	50.06	45.85	S38°29'42"E	54°30'14"
C54	123.08	50.06	94.34	N43°49'29"E	140°51'25"
C55	27.41	50.06	27.07	N42°17'26"W	31°22'25"
C56	24.38	30.00	23.72	S34°37'32"W	46°34'03"
C57	88.94	225.00	88.37	N0°01'02"W	22°38'58"
C58	16.79	225.00	16.79	N12°26'45"E	41°63'35"
C59	31.42	20.00	28.28	N60°35'02"E	90°00'00"
C60	31.42	20.00	28.28	N29°24'58"W	90°00'00"

Line #	Length	Direction
L1	32.17	S46°37'37"W
L2	30.00	S46°37'36"W
L3	61.19	S45°02'08"W
L4	65.00	S45°02'08"W
L5	50.40	S52°13'32"W
L6	77.90	S60°20'10"W
L7	47.15	S74°24'58"E
L8	75.20	S74°24'58"E
L9	57.15	S74°24'58"E
L10	80.00	S80°57'52"E
L11	78.98	S35°48'39"E
L12	50.00	S63°32'16"E
L13	50.00	S83°32'16"E
L14	72.66	N89°43'27"E
L15	63.95	N41°49'17"W
L16	66.22	N48°50'43"W
L17	81.44	S81°59'55"W
L18	63.57	S63°03'22"W
L19	69.37	S72°50'08"W
L20	57.11	N89°45'07"W

Line #	Length	Direction
L21	33.12	N47°52'19"W
L22	95.61	N30°12'30"E
L23	116.39	N61°6'26"W
L24	83.15	N39°50'55"W
L25	84.68	N67°30'36"W
L26	75.28	S77°49'46"W
L27	115.12	S15°49'48"W
L28	56.34	S65°17'52"W
L29	33.09	S35°44'44"W
L30	65.27	S18°29'20"E
L31	85.85	S17°33'39"W
L32	124.78	S69°22'29"W
L33	88.58	S40°33'37"W
L34	54.03	S14°58'19"W
L35	55.67	S23°50'26"E
L36	119.27	S38°56'20"E
L37	22.42	S12°22'28"E
L38	169.81	S37°48'15"W
L39	77.02	S72°40'31"W
L40	111.83	N87°34'27"W

Line #	Length	Direction
L41	12.17	N54°35'00"W
L42	121.80	N38°57'58"W
L43	73.63	N14°28'07"W
L44	25.37	N16°40'51"E
L45	13.73	N34°33'00"E
L46	36.80	N25°30'52"E
L47	50.18	N15°50'40"W
L48	35.05	N9°26'04"W
L49	39.61	N6°47'57"W
L50	41.49	N23°02'04"E
L51	83.11	N10°50'04"W
L52	55.22	N23°49'29"W
L53	30.67	N39°28'55"W
L54	37.02	N23°48'39"W
L55	65.42	N11°25'37"W
L56	58.18	N10°33'11"W
L57	53.34	N8°01'50"W
L58	34.53	N19°50'97"E
L59	131.02	N13°23'14"E
L60	33.87	N12°43'50"W

Line #	Length	Direction
L61	21.84	N25°26'17"W
L62	71.96	N15°25'30"W
L63	164.38	N26°08'31"E
L64	189.29	N44°41'0"E
L65	41.05	N34°28'55"E
L66	47.41	N11°21'3"E
L67	132.58	N23°11'32"E
L68	57.43	N0°05'32"E
L69	95.67	N19°34'27"E
L70	60.90	N45°36'02"E
L71	56.29	N15°34'51"E
L72	35.69	N27°11'34"W
L73	75.35	N5°46'10"E
L74	145.83	N18°31'56"E
L75	59.64	N24°7'21"E
L76	170.63	N22°13'42"E
L77	40.47	N21°52'51"W
L78	70.63	N42°51'34"W
L79	39.24	N7°25'17"E
L80	97.65	N40°26'30"E

Line #	Length	Direction
L81	43.59	N66°23'48"E
L82	30.42	S74°51'58"E
L83	53.96	S39°00'14"E
L84	143.84	S74°45'57"E
L85	95.01	S85°34'50"E
L86	47.01	N61°47'37"E
L87	58.88	N42°33'48"E
L88	78.07	N73°50'20"E
L89	97.57	N63°58'34"E
L90	52.34	S70°43'00"E
L91	74.74	S55°22'43"E
L92	35.94	S88°58'52"E
L93	41.57	N5