

- SURVEY INFORMATION & PLAT STANDARDS:
1. THIS SURVEY IS A SUBDIVISION OF AN EXISTING PARCEL OF LAND.
 2. THIS PLAT IS PORTIONS OF TAX MAP #2010-00-008-00
 3. ZONING: PD-21 (PLANNED DEVELOPMENT DISTRICT)
 4. ACREAGE OF THIS PLAT: 10.021 ACRES
 5. TOTAL NUMBER OF LOTS ON THIS PLAT: 44
 6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 7. BEARINGS TIED TO NGS STATE AZ MARK T44394
 8. THIS SURVEY IS NOT AN ALTA/ACSM LAND TITLE SURVEY
 9. PROPERTY SURVEYED WITHIN THE BOUNDARY OF A TITLE SEARCH. ADDITIONAL RIGHTS-OF-WAY, EASEMENTS OR EVIDENT ENCROACHMENTS THAT ARE NOT LOCATABLE OR KNOWN AT TIME OF PLAT.
 10. AREA COMPUTED BY COORDINATE METHOD.
 11. DASHED LINES INDICATE LINES NOT SURVEYED.
 12. #6 REBAR SET AT ALL PROPERTY CORNERS, UNLESS DENOTED OTHERWISE.
 13. PHYSICAL IMPROVEMENTS AND UTILITIES SUBSTANTIALLY COMPLETED AT TIME OF PLAT RECORPORATION
 14. LOT DEVELOPMENT STANDARDS (MIN.):
LOT WIDTH - 60 FT.
LOT AREA - 5000 SQ. FT.
SIDE YARD - 5 FT. (10 FT. AT CORNERS)
REAR YARD - 30 FT.



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:

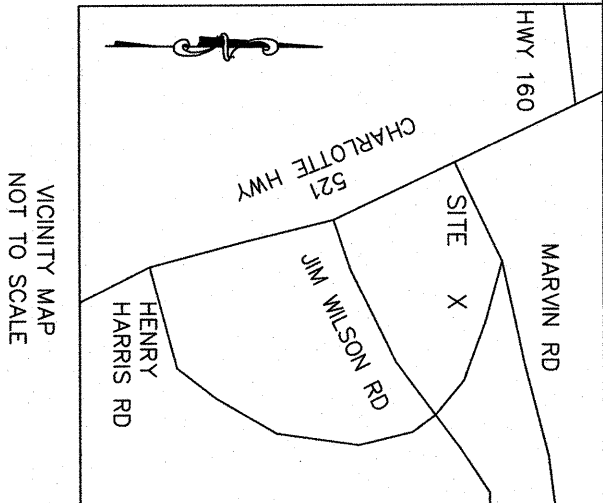
I CERTIFY THAT I SHALL CORRECT ALL DEFECTS IN ALL IMPROVEMENTS AND FACILITIES INTENDED FOR DEDICATION TO PUBLIC USE FOR A PERIOD OF TWELVE (12) MONTHS AFTER THE OFFER OF DEDICATION OF SUCH FACILITIES.

OWNER: _____ DATE: 4/16/20

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, AND UTILITIES SHOWN AND DESCRIBED HEREON TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: _____ DATE: 4/16/20



CERTIFICATE OF ACCURACY

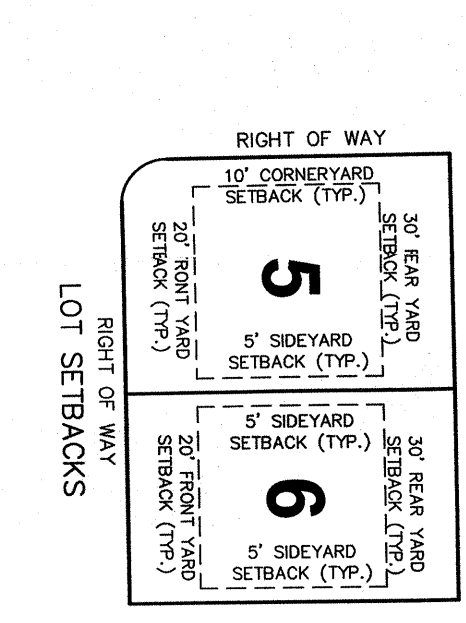
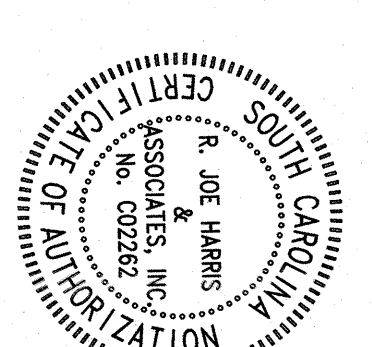
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE LANCASTER COUNTY REGISTER OF DEEDS. THE SURVEY HAS BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

4-8-2020
KIMBERLY M. GREEN, RLS

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR LANCASTER COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBER 45030000, DATED MAY 16, 2017, AND THE 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 A CLASS "A" SURVEY AS SPECIFIED HEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

4-8-2020
KIMBERLY M. GREEN, RLS



- GENERAL NOTES & INFORMATION:
1. ALL RECORDS OF THIS SURVEY ARE SUBJECT TO AND HEREBY AGREED TO BE INQUIRED AS PART OF THE LAND DEVELOPMENT REGULATIONS AND THE LANCASTER COUNTY REGISTER OF DEEDS, AS APPLICABLE.
 2. ALL PROPERTIES CONTAINED HEREIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs) ADOPTED BY THE HOA/POA.
 3. COMMON OPEN SPACE/COMMON AREAS ARE TO BE MAINTAINED BY THE DEVELOPER AND/OR THE HOA/POA.
 4. DEVELOPER AND/OR HOA/POA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS AND STORM DRAINAGE SYSTEM. ALL ROADS TO REMAIN PRIVATE.
 5. DEVELOPER AND/OR HOA/POA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADS AND STORM DRAINAGE SYSTEM AND WATER DISTRIBUTION SYSTEM TO BE OWNED AND MAINTAINED BY THE LANCASTER COUNTY WATER & SEWER DISTRICT.
 6. LANCASTER COUNTY WATER & SEWER DISTRICT.
 7. WATER AND SEWER IMPROVEMENTS ARE LOCATED WITHIN THE DEDICATED PRIVATE RIGHTS-OF-WAY.
 8. PRIVATE RIGHTS-OF-WAY ARE GRANTED AS A PRIVATE R/W AND PUBLIC UTILITY EASEMENT.
 9. ALL OPEN SPACE DIRECTLY ADJACENT TO A MALE CREEK IS TO REMAIN IN A NATURAL STATE TO PROTECT THE CAROLINA HELPSPLUTTERS LESS AND EXCEPT ALL SEWER EASEMENTS, PROP. SEWER EASEMENTS AND OTHER EASEMENTS AS SHOWN.
 10. NO OWNER/DEVELOPER/CONTRACTORS SHALL PLACE ANY PART OF A STRUCTURE, PERMANENT EQUIPMENT, PERMANENT RETAINING WALL, OR IMPROVEMENTS BE PERMITTED WITHIN PUBLIC UTILITY EASEMENTS WITHOUT THE APPROVAL FROM THE COUNTY THROUGH AN ENCROACHMENT PERMIT.
 11. THIS FINAL PLAT IS SUBJECT TO A PERFORMANCE GUARANTEE, WHICH MEANS THAT ALL REQUIRED PUBLIC IMPROVEMENTS ARE NOT COMPLETED. ISSUANCE OF BUILDING PERMITS PRIOR TO THE COMPLETION OF PUBLIC IMPROVEMENTS SUBJECT TO THE PERFORMANCE GUARANTEE SHALL OCCUR. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE COMPLETION OF THE IMPROVEMENTS.
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Easement Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
E1	14.03	N101°07'E	L1	42.61	S89°44'04"W
E2	100.90	N88°39'48"E	L2	21.61	N85°37'44"E
E3	123.02	N79°08'32"E	L3	35.33	N78°49'43"E
E4	219.81	N74°07'45"E	L4	36.76	N78°49'43"E
E5	142.11	N75°37'15"E	L5	32.17	N60°20'10"E
E6	255.46	N71°56'29"E	L6	45.73	N60°20'10"E
E7	256.15	S71°56'29"W	L7	23.39	N74°24'58"W
E8	256.15	S71°56'29"W	L8	23.39	S74°24'58"E
E9	142.49	S75°57'15"W			
E10	220.37	S74°07'45"W			
E11	124.21	S79°08'32"W			
E12	103.74	S86°39'46"W			
E13	6.02	S101°07'W			
E14	10.12	S15°35'02'W			
E15	207.43	S82°05'19'E			
E16	209.74	S86°04'58"E			
E17	220.00	S86°04'58"E			
E18	10.00	S35°02'W			
E19	32.45	N86°04'58"W			

Curve Table			
Curve #	Length	Radius	Bearing
C1	85.64	275.00	85.29 S54°05'33"W
C2	59.28	275.00	59.27 S69°12'00"W
C3	47.35	775.00	47.34 S77°08'11"W
C4	67.90	775.00	67.88 S81°23'48"W
C5	55.12	775.00	55.11 S85°56'39"W
C6	32.46	20.00	29.02 N45°29'59"W
C7	32.43	20.00	28.99 S47°28'05"W
C8	25.45	175.00	25.41 N80°14'58"W
C9	35.63	175.00	35.57 S80°14'58"E
C10	30.92	20.00	27.86 S43°08'02"E
C11	30.47	20.00	27.61 N44°39'44"E
C12	43.92	825.00	43.92 N88°46'48"E
C13	58.58	825.00	58.57 N83°15'15"E
C14	58.58	825.00	58.57 N72°03'08"E
C15	24.94	825.00	24.94 N75°15'08"E
C16	54.86	325.00	54.80 N70°33'00"E
C17	55.52	325.00	55.45 N60°43'54"E
C18	60.12	325.00	60.03 N60°27'00"E

202006764

PLAT SIZE: \$25.00

04-30-2020 01:16:52 PM

BRITANNY GRANT

BK PLAT 2020

Pg. 2/79

AREA SCHEDULE

AREA WITHIN PLATTED LOTS = 8,635 ACRES (376,271 SF)

AREA WITHIN R/W = 1,991 ACRES (86,741 SF)

TOTAL PLATTED AREA = 10,626 ACRES (460,012 SF)

LINEAR EASEMENT SCHEDULE

MESSINA ROAD = 1,679 LF

APPROVED FOR RECORDING

4-30-2020

Date

REFERENCES:

PG 1119 PG 27 164

PG 1119 PG 164

PG 2018 PG 726

DATE

9-11-19

PROJECT #

2226

OWN FILE #

2226

DATE

9-11-19

CHECKED BY

K. GREEN

SHEET

1

R. Joe Harris & Associates, Inc.

Engineering & Land Surveying

127 BERRY CASSY DRIVE, SUITE 101, FORT MILL, SC

Phone: (803) 802-1999

TF ANSLEY PARK, L.P.

10601 WASHINGTON AVENUE SUITE 800

MIAMI BEACH, FL 33139

INDIAN LAND TOWNSHIP

LANCASTER COUNTY, SOUTH CAROLINA

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#010-00-008-00

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