

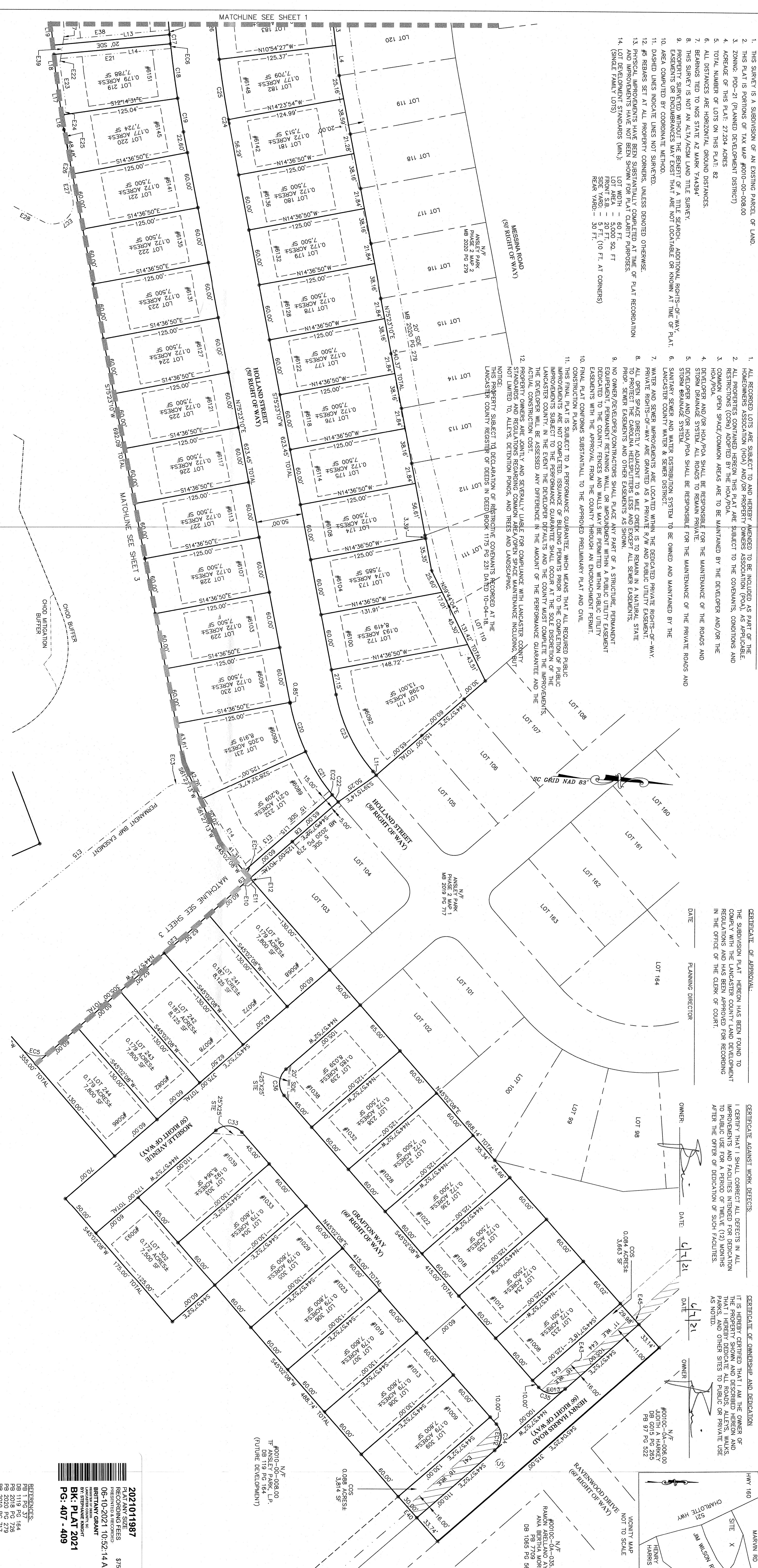
SUBJECT INFORMATION & PLAT STANDARDS:

1. THIS SURVEY IS A SUBDIVISION OF AN EXISTING PARCEL OF LAND.
2. THIS PLAT IS PORTIONS OF TAX MAP #0010-00-008.00.
3. ZONING: PD-21 (PLANNED DEVELOPMENT DISTRICT)
4. ACREAGE OF THIS PLAT: 27.204 ACRES
5. TOTAL NUMBER OF LOTS ON THIS PLAT: 82
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
7. BEARINGS TIED TO NCS STATE AZ MARK 74439-4
8. THIS SURVEY IS NOT AN ALTY./ACM LAND TITLE SURVEY.
9. PROPERTY CANNOT BE USED FOR A SALE SUBJECT TO ADDITIONAL RIGHTS-OF-WAY.
10. EASEMENTS OR ENCUMBRANCES MAY EXIST THAT ARE NOT LOCATABLE OR KNOWN AT TIME OF PLAT.
11. DASHED LINES INDICATE LINES NOT SURVEYED.
12. #5 BEGINS SET AT ALL PROPERTY CORNERS, UNLESS DENOTED OTHERWISE.
13. AND IMPROVEMENTS HAVE NOT BEEN SUBSTANTIAL, COMPLETED AT TIME OF PLAT RECOGNITION.
14. LOT DEVELOPMENT STANDARDS (MIN.):
LOT WIDTH = 60 FT
LOT AREA = 5,000 SQ. FT
FRONT SET = 20 FT
SIDE SET = 10 FT
REAR YARD = 30 FT

GENERAL NOTES & INFORMATION:

1. ALL RECORDED LOTS ARE SUBJECT TO AND HEREBY AGREED TO BE INCLUDED AS PART OF THE HOMEOWNERS ASSOCIATION (HOA) AND/OR PROPERTY OWNERS ASSOCIATION (POA), AS APPLICABLE.
2. ALL PROPERTIES CONTAINED HEREON 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 PRIVATE ROADS AND COMMON AREAS.
5. DEVELOPER AND/OR HOA/POA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADS AND COMMON AREAS.
6. SANITARY SEWER AND WATER DISTRIBUTION SYSTEM TO BE OWNED AND MAINTAINED BY THE LANCASTER COUNTY WATER & SEWER DISTRICT.
7. WATER AND SEWER IMPROVEMENTS ARE LOCATED WITHIN THE REPEATED PRIVATE RIGHTS-OF-WAY.
8. PRIVATE RIGHTS-OF-WAY ARE GRANTED AS A PRIVATE R/W AND PUBLIC UTILITY EASEMENT TO PROTECT THE CAROLINA HELIPLUTERS LESS AND EXCEPT ALL SEWER EASEMENTS.
9. NO OWNER/DEVELOPER/CONTRACTORS SHALL PLACE ANY PART OF A STRUCTURE, PERMANENT EQUIPMENT, PERMANENT REMAINING WALL, OR IMPROVEMENT WITHIN A PUBLIC UTILITY EASEMENT DEDICATED TO THE COUNTY, FENCES AND WALLS MAY BE PERMITTED WITHIN PUBLIC UTILITY EASEMENTS WITH THE APPROVAL FROM THE COUNTY THROUGH AN ENCROACHMENT PERMIT.
10. FINAL PLAT CORRECTIONS SUBSTANTIAL TO THE APPROVED PRELIMINARY PLAT AND CIVIL.
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 AT THE SOLE DISCRETION OF THE LANCASTER COUNTY. IN THE EVENT THE DEVELOPER DEFAULTS AND THE COUNTY MUST COMPLETE THE IMPROVEMENTS, THE DEVELOPER WILL BE ASSESSED ANY DIFFERENCE IN THE AMOUNT OF THE PERFORMANCE GUARANTEE AND THE ACTUAL CONSTRUCTION COST.
12. STANDARDS AND REGULATIONS REGARDING COMMON AREAS, OPEN SPACE, MAINTENANCE INCLUDING, BUT NOT LIMITED TO, ALLEYS, DETENTION PONDS, AND TREES AND LANDSCAPING.

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.



CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE LANCASTER COUNTY REGISTER OF DEEDS AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT.

CERTIFICATE AGAINST WORK DEFECTS:

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

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

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 FORM IN SAID REGULATIONS.

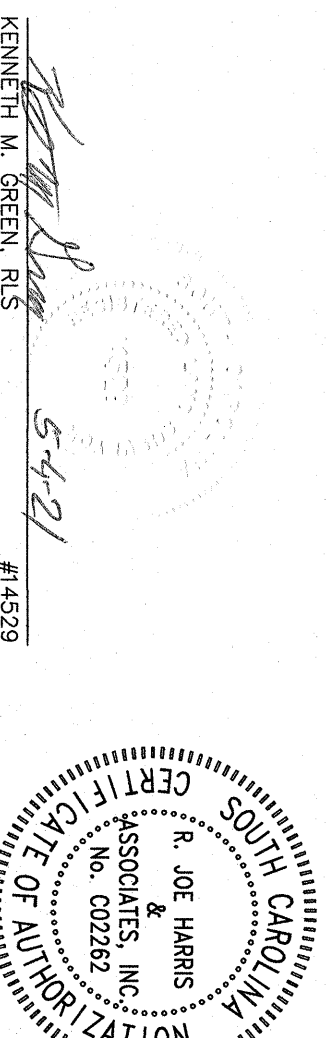
DATE: 5/4/21
KENNETH M. GREEN, RLS
REGISTRATION # 14529

CERTIFICATION OF COMPLIANCE WITH THE STORMWATER MANAGEMENT AND SEDIMENT CONTROL ACT OF 1991

I DO HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN (SWMP) FOR THIS PROJECT HAS BEEN PREPARED BY A QUALIFIED PROFESSIONAL ENGINEER (P.E.) AND APPROVED BY THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL (DHEC)/THEIR DESIGNEE. APPROVED ON (DATE) BY DHEC/THEIR DESIGNEE.

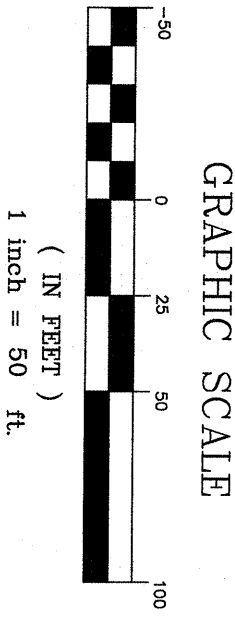
DATE: 5/4/21
PATRICK W. HARRIS, P.E.
REGISTRATION # 28855

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR LANCASTER COUNTY, SOUTH CAROLINA, COMMUNITY PANEL, NUMBERS 490570007E, DATED MAY 16, 2017, AND HEREBY CERTIFY THAT PORTIONS OF THIS PROPERTY (LOTS SHOWN) ARE NOT 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 HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE MINIMUM STANDARD MANUAL FOR PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED HEREIN. AND THERE ARE NO ENCUMBRANCES, EASEMENTS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.



RIGHT OF WAY	SETBACK (FT)
5	30'
6	30'

- LEGEND:
- - IRON PIPE SET
 - N/F - NOW OR FORMERLY
 - SDE - PUBLIC STORM DRAIN EASEMENT
 - R/W - RIGHT-OF-WAY
 - TH - TIE TO EXISTING
 - TH - FIRE HYDRANT
 - - COMPUTED POINT
 - △ - NOS MONUMENT
- LINE/TYPE LEGEND:
- PROPERTY LINE
 - SETBACKS
 - ADJONER
 - SDE (RIGHT TRIANGLE EASEMENT)
 - SDE (STORM DRAIN EASEMENT)
 - WATERLINE EASEMENT (WLE)



THE PURPOSE OF THIS REVISION IS TO CORRECT THE LOT ACREAGE AND SQUARE FOOTAGE FOR LOT 100. THE CORRECTED LOT ACREAGE AND SQUARE FOOTAGE FOR LOT 100 ARE 5.000 ACRES (10,000 SF) AND 100,000 SQ. FT. RESPECTIVELY. THE CORRECTED LOT ACREAGE AND SQUARE FOOTAGE FOR LOT 100 ARE 5.000 ACRES (10,000 SF) AND 100,000 SQ. FT. RESPECTIVELY. THE CORRECTED LOT ACREAGE AND SQUARE FOOTAGE FOR LOT 100 ARE 5.000 ACRES (10,000 SF) AND 100,000 SQ. FT. RESPECTIVELY.

AREA SCHEDULE
AREA WITHIN PLATTED LOTS = 15,894 ACRES (689,350 SF)
AREA WITHIN COS = 7,380 ACRES (321,462 SF)
AREA TO BE DEDICATED AS PUBLIC R/W = 0.242 ACRES (10,535 SF)
TOTAL PLATTED AREA = 27.204 ACRES (1,185,009 SF)
LINEAR FOOTAGE SCHEDULE
ALLEYWAY LANE = 419 LF
HOLLAND STREET = 513 LF
GRAFTON WAY = 379 LF

REVISED FINAL PLAT OF ANSLEY PARK PHASE 3

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 NW CASEY DRIVE SUITE 101, FORT WILLS, SC
Phone: (803) 802-1799

RJH

DATE	4-21-2021
PROJECT #	3207
DWG FILE #	2226
DWG SCALE	1" = 50'
PREPARED BY	D. CULLIVER
CHECKED BY	K. GREEN
SHEET	OF
2	3

2021011987
PLAT ANY SIZE
RECORDING FEES \$75.00
RECORDED & RECORDED
06-10-2021 10:32:14 AM
REGISTERED BY
STEPHANIE KIMBROT
BY STEPHANIE KIMBROT
BK: PLAT 2021
PG: 407 - 409

REFERENCES:
PB 1 PG 57
PB 1 PG 57
PB 1 PG 57
PB 2018 PG 726
PB 2020 PG 279
PB 2019 PG 717

