

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: PDD-21 (PLANNED DEVELOPMENT DISTRICT)
4. ACREAGE OF THIS PLAT: 22.672 ACRES
5. TOTAL NUMBER OF LOTS ON THIS PLAT: 82
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 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.
10. AREA COMPUTED BY COORDINATE METHOD.
11. DASHED LINES INDICATE LINES NOT SURVEYED.
12. #5 REBARS SET AT ALL PROPERTY CORNERS, UNLESS DENOTED OTHERWISE.
13. PHYSICAL IMPROVEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED AT TIME OF PLAT RECORPORATION AND IMPROVEMENTS HAVE NOT BEEN SHOWN FOR PLAT CLARITY PURPOSES.
14. LOT DEVELOPMENT STANDARDS (MIN.):
(SINGLE FAMILY LOTS)
LOT WIDTH = 60 FT.
LOT AREA = 5,000 SQ. FT
SIDE YARD = 5 FT (10 FT. AT CORNERS)
REAR YARD = 30 FT.

1. ALL RECORDS ARE SUBJECT TO ANY HERETOBY AGENCIES AS PART OF THE HOMEOWNERS ASSOCIATION (HOA) OR PROPERTY OWNERS ASSOCIATION (POA). SUCH RECORDS SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs) ADOPTED BY THE HOA/POA.
2. COMMON OPEN SPACE/COMMON AREAS ARE TO BE MAINTAINED BY THE DEVELOPER AND/OR THE HOA/POA.
3. DEVELOPER AND/OR HOA/POA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS AND SIDEWALKS ADJACENT TO THE PROJECT.
4. DEVELOPER AND/OR HOA/POA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD, STORM DRAINAGE SYSTEM.
5. SANITARY SEWER AND WATER DISTRIBUTION SYSTEM TO BE OWNED AND MAINTAINED BY THE LANCASTER COUNTY WATER & SEWER DISTRICT.

- 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.

AREA WITHIN PLATTED LOTS = 16.362 ACRES± (622,733 SF)
 AREA WITHIN COS = 7.380 ACRES± (321,462 SF)
 AREA WITHIN R/W = 3.688 ACRES± (160,662 SF)
 AREA TO BE DEDICATED AS PUBLIC R/W = 0.242 ACRES± (10,555 SF)
 TOTAL PLATTED AREA = 27.672 ACRES± (1,115,392 SF)

LEGEND.

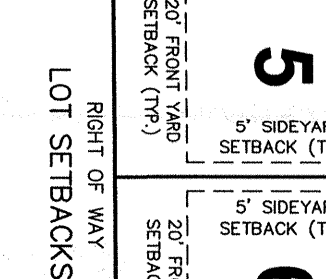
- LINE TYPE LEGEND:

PROPERTY LINE
SETBACKS
ADJOINER
SITE (SIGHT TRIANGLE EASEMENT)
SDE (STORM DRAIN EASEMENT)
WATERLINE EASEMENT (WLE)

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.

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR LANCASTER COUNTY, PENNSYLVANIA, DATED 11/11/2010, AND HAVE DETERMINED THAT THE FLOOD INSURANCE RATE MAP IS CORRECT.

2-25-21



DATE 1-21-2021 PATRICK MURPHY, PE

WAY

YARD
(YP.)

30' REAR YARD
SETBACK (TP.)

RD
(YP.)

RD
(YP.)

30' REAR YARD
SETBACK (TP.)

RD
(YP.)

LOT SETBACKS

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.

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

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.

(IN FEET)
1 inch = 50 ft.

2021006477
PLAT ANY SIZE
RECORDING FEES \$75.00
PRESENTED & RECORDED
03-29-2021 02:22:34 PM
BRITTANY GRANT
LANCASTER COUNTY, SC
BY: TERRY PARKMAN
BK: PLAT 2021
PG: 210 - 212

APPROVED FOR RECORDING

Olivia Davis 3-29-2021

Planning Official Date

This plot must be recorded by the following date: 9-29-2021

FINAL PLAT OF ANSLEY PARK PHASE 3

11 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

RJH

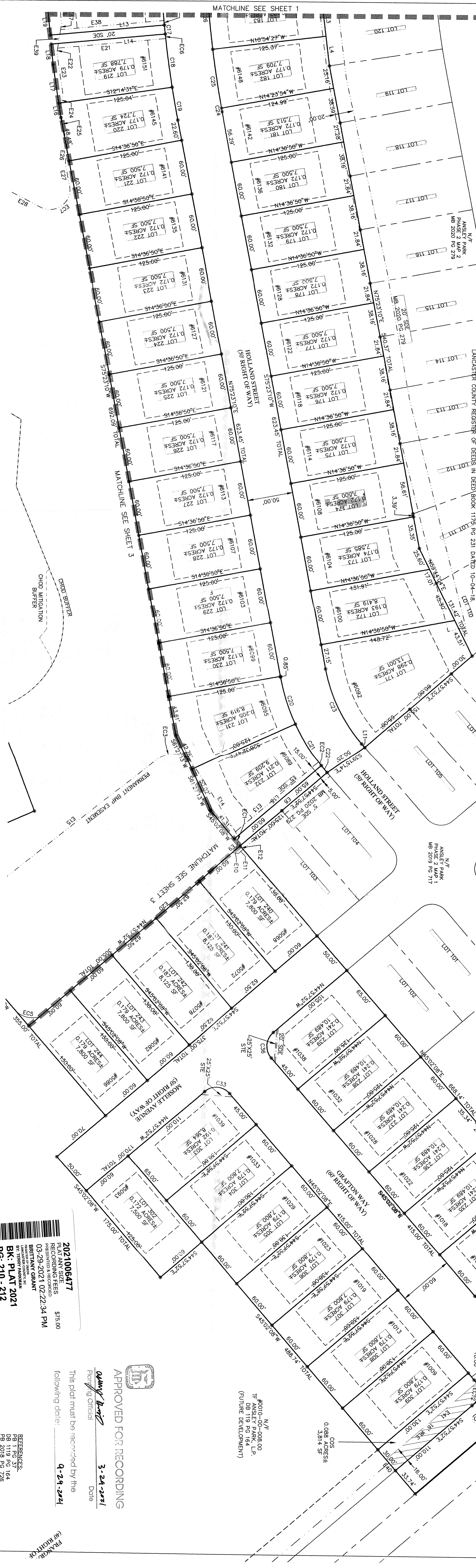
DATE	2-11-2021
PROJECT #	3207
DWG FILE #	2226
DWG SCALE	1" = 50'
PREPARED BY	D. CULVER
CHECKED BY	K. GREEN
SHEET	1 OF 3

- SURVEY 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. ACRES: PD-21 (PLANNED DEVELOPMENT DISTRICT)
 5. TOTAL NUMBER OF LOTS ON THIS PLAT: 82
 6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 7. BEARINGS TIED TO NOS STATE AZ MARK T44394
 8. THIS SURVEY IS NOT AN ALTA/ACSM LAND TITLE SURVEY.
 9. 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.
 10. AREA COMPUTED BY COORDINATE METHOD.
 11. DASHED LINES INDICATE LINES NOT SURVEYED.
 12. #5 REBAR SET AT ALL PROPERTY CORNERS, UNLESS DENOTED OTHERWISE.
 13. PHYSICAL IMPROVEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED AT TIME OF PLAT RECORDED AND IMPROVEMENTS HAVE NOT BEEN SHOWN FOR PLAT CLARITY PURPOSES.
 14. LOT DEVELOPMENT STANDARDS (MIN.):
 - LOT WIDTH = 60 FT
 - LOT DEPTH = 120 FT
 - FRONT SETBACK = 20 FT
 - SIDE YARD = 5 FT (10 FT AT CORNERS)
 - REAR YARD = 30 FT

MESSINA ROAD
(60' RIGHT OF WAY)

NOTICE: THIS PROPERTY SUBJECTED TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED AT THE LANCASTER COUNTY REGISTER OF DEEDS IN DEED BOOK 177 PG 231 DATED 10-04-18

- GENERAL NOTES & INFORMATION:**
1. 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.
 2. RESTRICTIONS CONTAINED HEREON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R) AND/OR HOA/POA DOCUMENTS.
 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.
 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 DEDICATED PRIVATE RIGHTS-OF-WAY.
 8. PRIVATE RIGHTS-OF-WAY ARE GRANTED AS A PRIVATE R/W AND PUBLIC UTILITY EASEMENT.
 9. TO PROTECT THE CAROLINA HECKLER TRAIL EASEMENT, THE DEVELOPER SHALL MAINTAIN THE PROPOSED SEWER EASEMENTS AND OTHER EASEMENTS AS SHOWN.
 10. NO OWNER/DEVELOPER/CONTRACTORS SHALL PLACE ANY PART OF A STRUCTURE, PERMANENT EASEMENT, PERMANENT RETAINING WALL, OR IMPROVEMENT WITHIN A PUBLIC UTILITY EASEMENT DEDICATED TO THE COUNTY. FENCES AND WALLS MAY BE PERMITTED WITHIN A PUBLIC UTILITY EASEMENT WITH THE APPROVAL FROM THE COUNTY THROUGH AN ENCROACHMENT PERMIT.
 11. FINAL PLAT CONFORMS SUBSTANTIALLY TO THE APPROVED PRELIMINARY PLAT AND CIVIL CONSTRUCTION PLANS.
 12. THIS SURVEY IS SUBJECT TO A PERFORMANCE GUARANTEE, WHICH MEANS THAT ALL REQUIRED PUBLIC IMPROVEMENTS ARE NOT COMPLETED. ISSUANCE OF A PERFORMANCE GUARANTEE BY 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 COSTS, AND SEVERALLY LIABLE FOR COMPLIANCE WITH LANCASTER COUNTY STANDARDS AND REGULATIONS REGARDING COMMON AREAS, OPEN SPACE, AND LANDSCAPING.
 13. STANDARDS AND REGULATIONS REGARDING COMMON AREAS, OPEN SPACE, AND LANDSCAPING, BUT NOT LIMITED TO, ALLEYS, DETENTION PONDS, AND TREES AND LANDSCAPING.



SEE SHEET THREE FOR LINE AND CURVE TABLES

CERTIFICATE OF ACCURACY

I, HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT THE SAME HAS BEEN SURVEYED AND MEASURED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

2/25/21
KENNETH M. GREEN, FLS

DATE
REGISTRATION #

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR LANCASTER COUNTY, SOUTH CAROLINA, AND HAVE DETERMINED THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS 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 AND PLAT SHOWN AND DESCRIBED HEREON, INCLUDING THE MONUMENTS, EASEMENTS, AND OTHER FEATURES SHOWN, COMPLY WITH THE MINIMUM STANDARD MANUAL FOR PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED HEREIN. ALSO THERE ARE NO ENCUMBRANCES, PROTECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

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

I DO HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL SYSTEM DESIGNED AND INSTALLED FOR (DEVELOPMENT NAME) ADDRESSES REQUIRED IMPROVEMENTS AS CITED IN UDO. COMPLETES WITH THE STANDARDS ESTABLISHED AND AMENDED BY THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL (DHEC)/THEIR DESIGNEE.

APPROVED ON (DATE) BY DHEC/THEIR DESIGNEE.

4/21/21
PATRICK MURPHY, PE

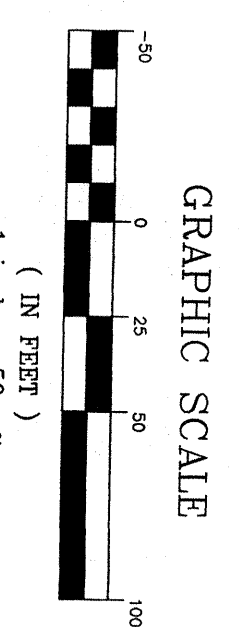
DATE
REGISTRATION #

- LEGEND:**
- IRON PPE SET
 - IRON FOUND AS NOTED
 - N/F - NOW OR FORMERLY
 - S/E - PUBLIC STORM DRAIN EASEMENT
 - R/W - RIGHT-OF-WAY
 - ST - STORMWATER
 - TH - FIRE HYDRANT
 - ▲ COMPUTED POINT
 - NOS MONUMENT

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

LINE/TYPE LEGEND:

- PROPERTY LINE
- SETBACK
- ADJOINER
- SITE (SIGHT TRIANGLE EASEMENT)
- SDE (STORM DRAIN EASEMENT)
- WATERLINE EASEMENT (WLE)



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

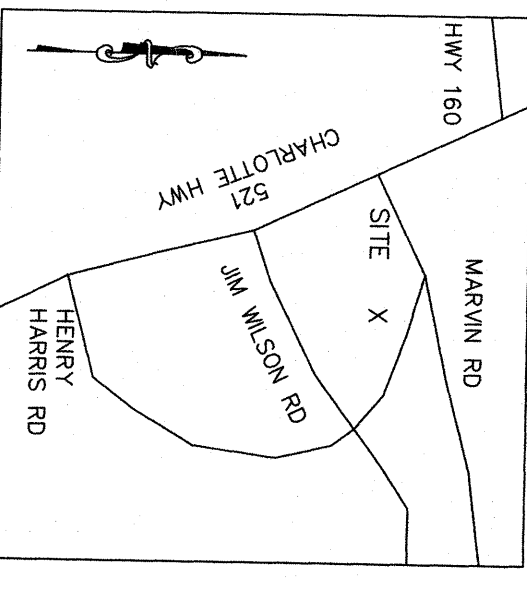
I CERTIFY THAT I SHALL CORRECT ALL DEFECTS IN ALL IMPROVEMENTS AND FACILITIES INTENDED FOR DEDICATION TO THE PUBLIC OR FOR A PERIOD OF TWELVE (12) MONTHS AFTER THE ORDER OF DEDICATION OF SUCH FACILITIES.

OWNER
DATE: 3/2/21

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER
DATE: 3/2/21



2021006477
RECORDING FEE \$75.00
RECORDING DATES 03-29-2021 02:22:34 PM
BRITANNY GRANT
BK: PLAT 2021
PG: 210 - 212

APPROVED FOR RECORDING

quincy baird
Date 3-24-2021
This plat must be recorded by the following date: 9-24-2021

REFERENCES:
PB 1 PG 37
PB 111 PG 164
PB 2018 PG 726
PB 2019 PG 717

AREA SCHEDULE

AREA WITHIN PLATTED LOTS = 16,362 ACRES (622,733 SF)
AREA WITHIN R/W = 3,688 ACRES (161,462 SF)
AREA TO BE DEDICATED AS PUBLIC R/W = 0.242 ACRES (10,535 SF)
TOTAL PLATTED AREA = 27,672 ACRES (1,115,392 SF)

LINEAR FOOTAGE SCHEDULE

ALLEYWAY LINE = 419 LF
HOLLAND STREET = 1,684 LF
MOBILE AVENUE = 315 LF

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
11789 CASHY DRIVE, SUITE 101, FORT MILL, SC
Phone: (803) 862-1799

RJH

DATE	2-11-2021
PROJECT #	3207
DRAWN BY	K. GREEN
CHECKED BY	K. GREEN
SHEET #	2
OF	3

