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: PDD-21 (PLANNED DEVELOPMENT DISTRICT)
4. ACREAGE OF THIS PLAT: 34.804 ACRES
5. TOTAL NUMBER OF LOTS ON THIS PLAT: 57
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
7. BEARINGS TIED TO NGS STATE AZ MARK 'FA4394'
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 RECORDATION 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
    FRONT S.B. – 20 FT.
    SIDE YARD: – 5 FT. (10 FT. AT CORNERS)
    REAR YARD: – 30 FT.

GENERAL NOTES & INFORMATION:

1. ALL RECORDED LOTS ARE SUBJECT TO AND HEREBY AMENDED TO BE INCLUDED AS PART OF THE HOMEOWNERS ASSOCATION (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 ROADS AND STORM DRAINAGE SYSTEM. ALL ROADS TO REMAIN PRIVATE.
5. SANITARY SEWER AND WATER DISTRIBUTION SYSTEM TO BE OWNED AND MAINTAINED BY THE LANCASTER COUNTY WATER & SEWER DISTRICT.
6. 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.
7. ALL OPEN SPACE DIRECTLY ADJACENT TO 6 MILE CREEK IS TO REMAIN IN A NATURAL STATE TO PROTECT THE CAROLINA HEELSPLITTERS LESS AND EXCEPT ALL SEWER EASEMENTS, PROP. SEWER EASEMENTS AND OTHER EASEMENTS AS SHOWN.
8. NO OWNER/DEVELOPER/CONTRACTORS SHALL PLACE ANY PART OF A STRUCTURE, PERMANENT EQUIPEMENT, PERMANENT RETAINING WALL, OR IMPOUNDMENT 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.
9. FINAL PLAT CONFORMS SUBSTANTIALL TO THE APPROVED PRELIMINARY PLAT AND CIVIL CONSTRUCTION PLANS.
10. THIS FINAL PLAT IS SUBJECT TO A PERFORMANCE GUARANTEE, WHCH 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.

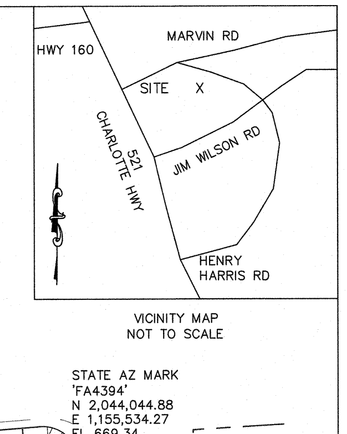
NOTICE:
THIS PROPERTY SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED AT THE LANCASTER COUNTY REGISTER OF DEEDS IN DEED BOOK 1175 PG 231 DATED 10-04-18.

AREA SCHEDULE

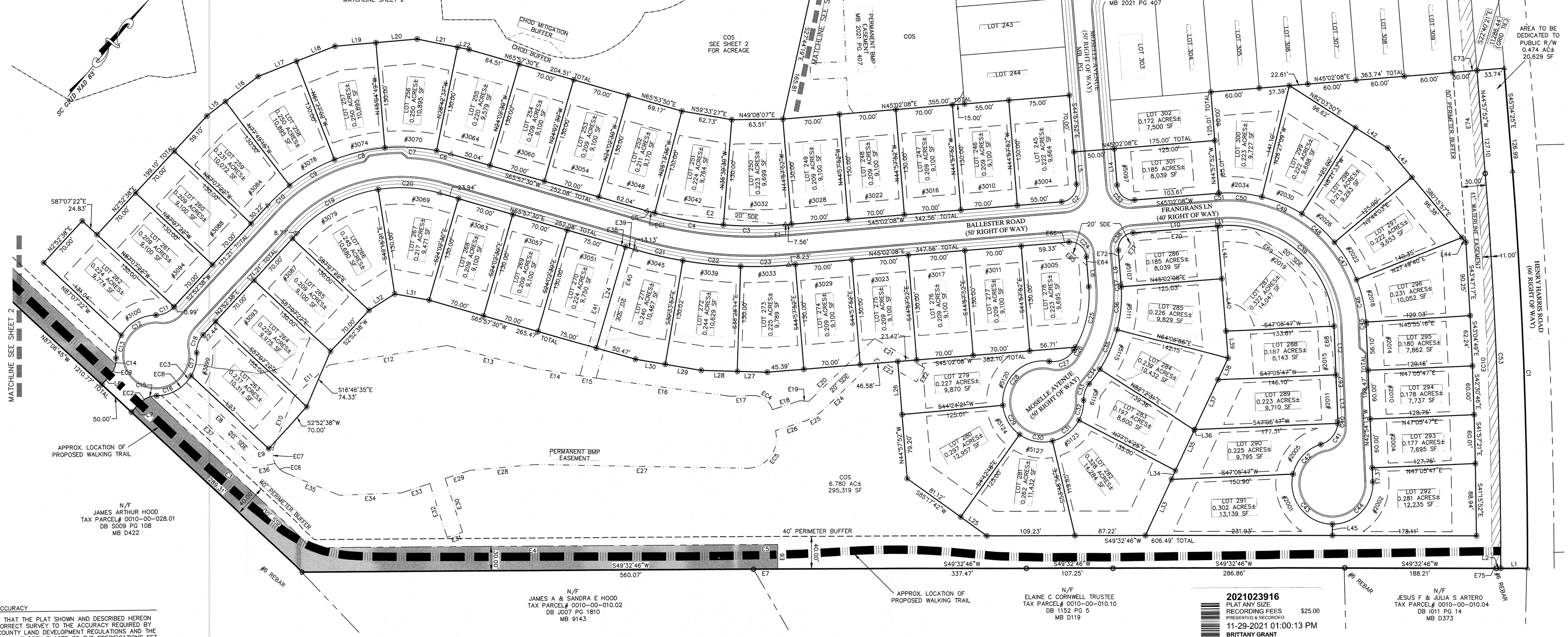
AREA WITHIN PLATTED LOTS = 12.856 ACRES± (559,935 SF)
AREA WITHIN COS = 18.744 ACRES± (816,476 SF)
AREA WITHIN R/W = 2.730 ACRES± (118,928 SF)
AREA TO BE DEDICATED AS PUBLIC R/W = 0.474 ACRES± (20,629 SF)
TOTAL PLATTED AREA = 34.804 ACRES± (1,515,968 SF)

LINEAR FOOTAGE SCHEDULE

BALLESTER ROAD = 1,272 LF.
FRANCIS LN = 592 LF.
MOSELLE AVENUE = 338 LF



VICINITY MAP
NOT TO SCALE



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.

11-10-21
DATE

KENNETH M. GREEN/RLS

14529
REGISTRATION #

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR LANCASTER COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBERS 45057C0077E 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 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 ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

SOUTH CAROLINA
R. JOE HARRIS & ASSOCIATES, INC.
No. C02262
CERTIFICATE OF AUTHORITY

11-10-21
KENNETH M. GREEN, RLS #14529

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 ANSLEY PARK SUBDIVISION ADDRESSES REQUIRED IMPROVEMENTS AS CITED IN UDO; COMPLIES WITH THE STANDARDS ESTABLISHED AND AMENDED BY THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL (DHEC)/THEIR DESIGNEE AND WAS APPROVED ON 4/07/2020 BY DHEC/THEIR DESIGNEE.

11/1/2021
DATE

PATRICK MURPHY, PE

28855
REGISTRATION #

REFERENCES:
PB 1 PG 37
DB 1119 PG 164
PB 2018 PG 726
PB 2020 PG 279
PB 2019 PG 717

LEGEND:

- ● – IRON PIPE SET
- ○ – IRON FOUND AS NOTED
- N/F – NOW OR FORMERLY
- SDE – PUBLIC STORM DRAIN EASEMENT
- R/W – RIGHT-OF-WAY
- N/F – NOW OR FORMERLY
- STE – SIGHT TRIANGLE EASEMENT
- FH – FIRE HYDRANT
- △ – COMPUTED POINT
- ⊡ – NGS MONUMENT
- #1323 – LOT ADDRESS

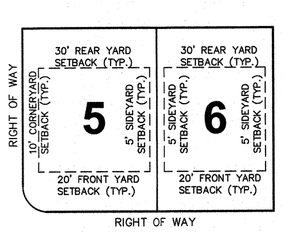
LINETYPE LEGEND:

- PROPERTY LINE
- SETBACKS
- ADJOINER
- STE (SIGHT TRIANGLE EASEMENT)
- SDE (STORM DRAIN EASEMENT)
- WATERLINE EASEMENT (WLE)
- SSE (SANITARY SEWER EASEMENT)
- LCWSD UTILITY EASEMENT

GRAPHIC SCALE

-60 0 30 60 120

(IN FEET)
1 inch = 60 ft.



LOT SETBACKS

APPROVED FOR RECORDING

Planning Official 11/24/2021 Date

This plat must be recorded by the following date: 5/24/2022

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: 11/18/21

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

11/18/21
DATE OWNER

2021023916
PLAT ANY SIZE
RECORDING FEES $25.00
PRESENTED & RECORDED:
11-29-2021 01:00:13 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: CANDICE PHILLIPS
BK: PLAT 2021
PG: 747

SEE SHEET 3 FOR LINE AND CURVE TABLES

FINAL PLAT OF ANSLEY PARK PHASE 4

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
1186 STONECREST BLVD, TEGA CAY, SC
Phone: (803) 802-1799

RJH

DATE	10-15-21
PROJECT #	2846
DWG FILE #	2226
DWG SCALE	1" = 60'
PREPARED BY	D.CULVER
CHECKED BY	K. GREEN
SHEET	1 OF 3