

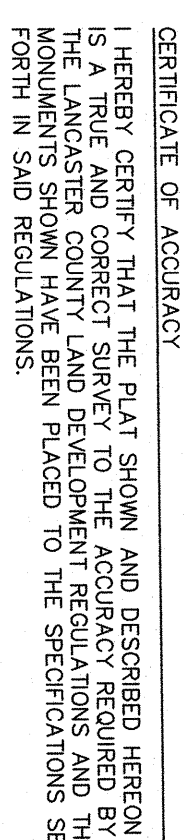
1. THIS SURVEY IS A SUBDIVISION OF AN EXISTING PARCEL OF LAND.
2. THIS PLAT IS PORTIONS OF TAX MAP #0010-00-008.00
3. ZONING: PDD-21 (PLANNED DEVELOPMENT DISTRICT)
4. ACREAGE OF THIS PLAT: 34.804 ACRES
5. TOTAL NUMBER OF LOTS ON THIS PLAT: 57
6. ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES.
7. BEARINGS TIED TO NGS STATE AZ MARK #744394
8. THIS SURVEY IS NOT AN A/L/ASM 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, JUNCTS DENOTED OTHERWISE.
13. PHYSICAL IMPROVEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED AT TIME OF PLAT RECORDEATION AND IMPROVEMENTS HAVE NOT BEEN SHOWN FOR PLAT CLARITY PURPOSES.
14. LOT DEVELOPMENT STANDARDS (MIN.):
LOT WIDTH = 20 FT
LOT DEPTH = 20 FT
FRONT Y.S.B. = 20 FT
(SINGLE FAMILY LOTS)

1. ALL 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 HEREIN (THIS PLAN) 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. OPEN AND/OR HOA/POA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS AND/OR THE STORM DRAINAGE SYSTEM, ALL TROUSERS 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 APPROVED SHALL BE LOCATED WITHIN THE DESIGNATED PRIVATE RIGHTS-OF-WAY.
7. ALL OPEN SPACE DIRECTLY ADJACENT TO A 6 MILE CREEK IS TO REMAIN IN A NATURAL STATE, TO PROTECT THE CAROLINA HECKLEBUSHES, LESS AND EXCEPT ALL SEWER EASEMENTS, PROPER SEWER EASEMENTS AND OTHER EASEMENTS AS SHOWN.

AREA WITHIN PLATTED LOTS
AREA WITHIN COS = 18,744
AREA WITHIN R/W = 2,730 A
AREA TO BE DEDICATED AS
TOTAL PLATTED AREA = 348

LINEAR FOOTAGE SCHEDULE
BAILESTER ROAD = 1,272 LF
FRANCO LN = 592 LF
MOSLEY AVENUE = 338 LF

VICINITY MAP
NOT TO SCALE



IAX PARCEL# 0010-00-0100
DB J007 PG 1810
MB 9143

LCM: RNT: 01:00:13 PM
 RECORDING FEES \$25.00
 PRESENTED & RECORDED:
 11-29-2021 01:00:13 PM
 BRITTANY GRANT
 NEGOTIATOR OF RECORDS
 LANCASTER COUNTY, SC
 BY: CANDICE PHILLIPS

DB 1011 Pg 14
MB D373

PB 2018 PG 726
PB 2020 PG 279
PB 2019 PG 717

APPROVED FOR RECORDING


Debra Ann 11/24/2021

Planting Official Date

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

30' REAR YARD SETBACK (TYP.)	30' REAR YARD SETBACK (TYP.)
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IMPROVEMENTS AND FACILITIES
TO PUBLIC USE FOR A PERIOD
AFTER THE OFFER OF DEDICAT
OWNER: 

LOT OF ANSLEY PARK PHASE 4
DIAN LAND TOWNSHIP
CLAY COUNTY, SOUTH CAROLINA
PORTIONS OF TAX PARCEL ID
#0010-00-008.00

SURVEYED FOR:

DATE	10-15-21
PROJECT #	2846
DWG FILE #	2226

53E (SAINT) STREET L&S
LOWSD UTILITY EASEMENT

**Engineering &
1186 STONECRESS
Phone: (**



INSII
and Surveying
D. TEGA CAY, SC
2-1799

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