

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. 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 NOS STATE AZ MARK 174434
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 CORNAPATE METHOD
11. DASHED LINES INDICATE LINES NOT SURVEYED
12. #5 REBAS SET AT ALL PROPERTY CORNERS UNLESS DENOTED OTHERWISE
13. PHYSICAL IMPROVEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED AT TIME OF PLAT RECORRATION
14. LOT DEVELOPMENT STANDARDS (MIN.):
LOT WIDTH - 60 FT.
LOT AREA - 5,000 SQ. FT.
SIDE YARD - 5 FT. (10 FT. AT CORNERS)
REAR YARD - 30 FT.

(SINGLE FAMILY LOTS)

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: 11/16/21

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE: 11/16/21 OWNER: _____

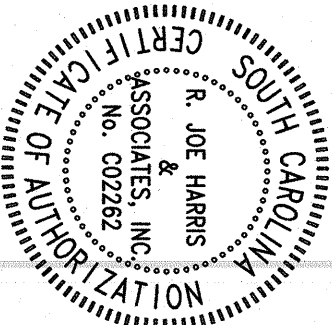
CERTIFICATE OF ADEQUACY:
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON COMPLY WITH THE REQUIREMENTS OF THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

DATE: 11/02/21 KENNETH M. GREEN, A.S.

REGISTRATION #

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR LANCASTER COUNTY, SOUTH CAROLINA, AND HAVE DETERMINED THAT THE 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 LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND MEETS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

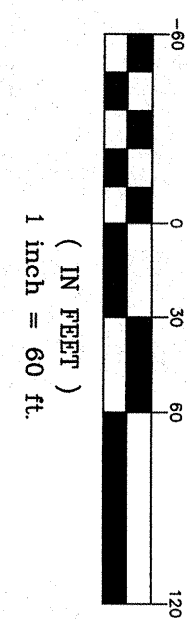
KENNETH M. GREEN, A.S. #14529



DATE: 11/16/21 REGISTRATION #

PATRICK MURPHY, P.E.

RIGHT OF WAY	
5	20' REAR YARD SETBACK (TYP.) 5' SIDEYARD SETBACK (TYP.)
6	20' REAR YARD SETBACK (TYP.) 5' SIDEYARD SETBACK (TYP.)



LOT SETBACKS	
5	20' REAR YARD SETBACK (TYP.) 5' SIDEYARD SETBACK (TYP.)
6	20' REAR YARD SETBACK (TYP.) 5' SIDEYARD SETBACK (TYP.)

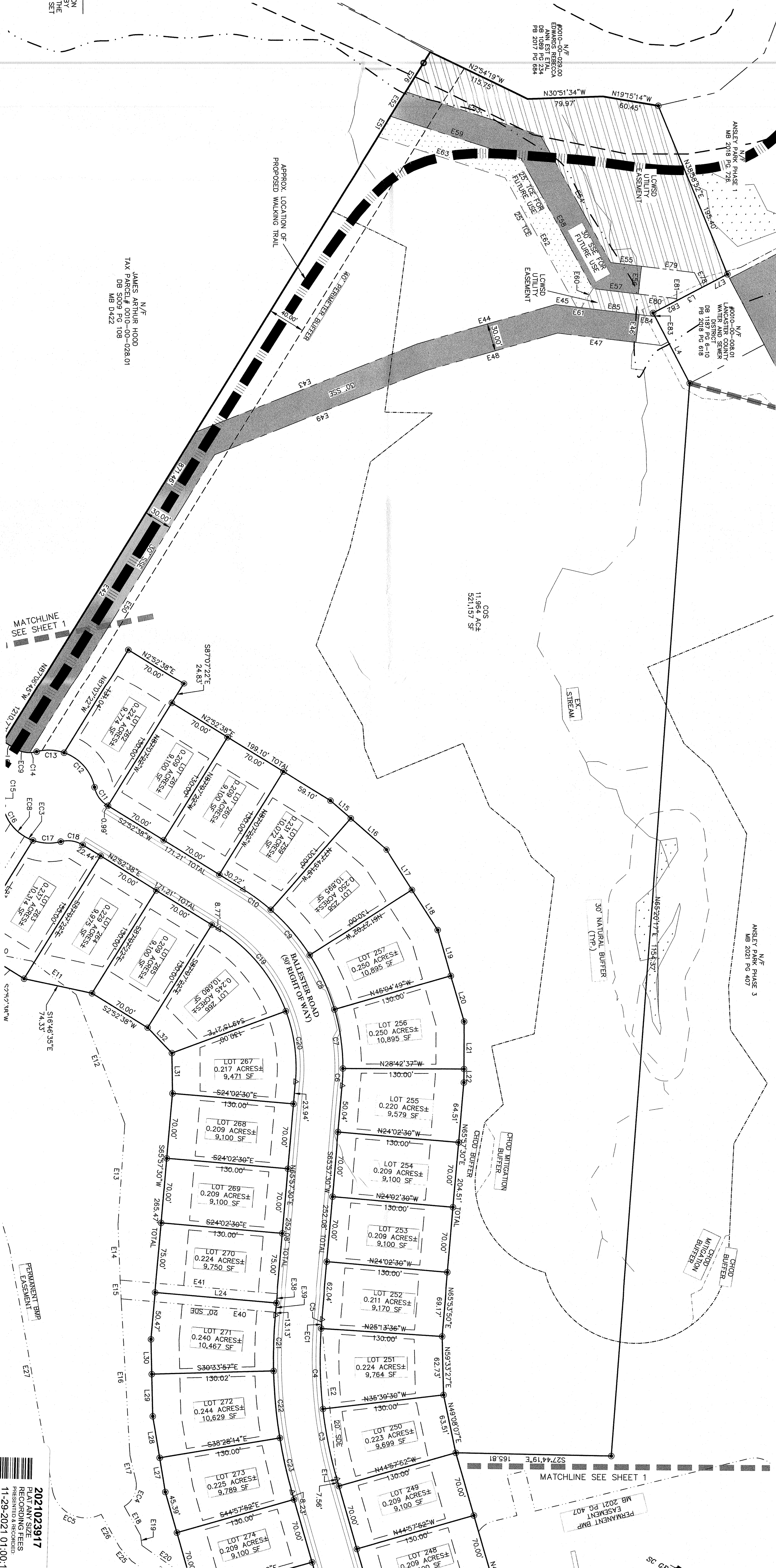
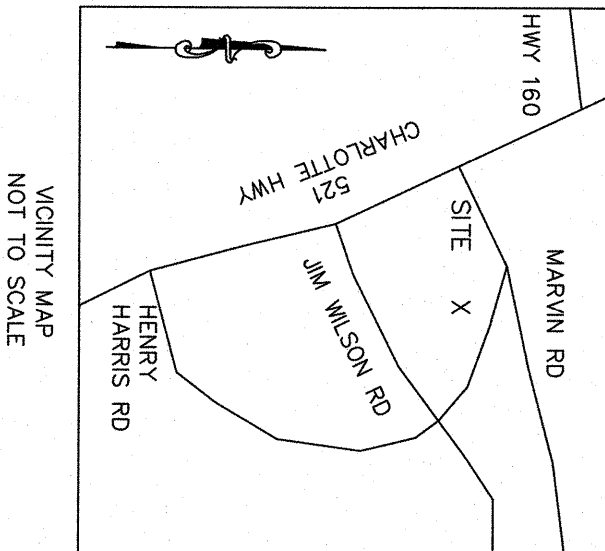
- GENERAL NOTES & INFORMATION:
1. ALL RECORDED LOTS ARE SUBJECT TO AND HEREBY AGREED TO BE INCLUDED AS PART OF THE COMMONS ASSOCIATION (COA) AND/OR PROPERTY OWNERS ASSOCIATION (POA), AS APPLICABLE.
 2. ALL IMPROVEMENTS AND FACILITIES INTENDED FOR DEDICATION TO PUBLIC USE SHALL BE SUBJECT TO THE COA/POA RESTRICTIONS (COA) ADOPTED BY THE COA/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.
 7. ALL OPEN SPACE DIRECTLY ADJACENT TO 6 MILE CREEK IS TO REMAIN IN A NATURAL STATE. THE CAROLINA WEISLUTTERS LESS AND EXCEPT ALL SEWER EASEMENTS, POND, SEWER EASEMENTS AND OTHER EASEMENTS AS SHOWN.

8. 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 ENCUMBRANCE PERMIT.
9. FINAL PLAT CONFORMS SUBSTANTIAL TO THE APPROVED PRELIMINARY PLAT AND CIVIL.
10. 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 COSTS.

NOTICE: THIS PROPERTY SUBJECT TO DECARATION OF RESTRICTIVE COVENANTS RECORDED AT THE LANCASTER COUNTY REGISTER OF DEEDS IN DEED BOOK 1775 PG 231 DATED 10-04-18.

AREA SCHEDULE	
AREA WITHIN PLATTED LOTS	= 12,856 ACRES± (559,935 SF)
AREA WITHIN COA	= 18,744 ACRES± (816,478 SF)
AREA TO BE DEDICATED AS PUBLIC R/W	= 0.474 ACRES± (20,429 SF)
TOTAL PLATTED AREA	= 34.804 ACRES± (1,515,968 SF)

LINEAR EASEMENT SCHEDULE	
LINEAR EASEMENT	= 1,272 LF
BRANCO'S TRAIL	= 922 LF
MOSELLE AVENUE	= 338 LF



MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 1

2021023917
PLAT ANY SIZE
RECORDING FEES \$25.00
11-29-2021 01:00:14 PM
BRITANNY GRANT
BY CANDICE PHILLIPS

BK: PLAT 2021
PG: 748

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 STONEMASTER BLVD, TROCA, CA, CA 94066
Phone: (650) 902-1790



DATE	10-15-21
PROJECT #	2046
DWG FILE #	2226
DWG SCALE	1" = 60'
DRAWN BY	D. COLLIER
CHECKED BY	K. GREEN
SHEET #	2
OF	3