

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: 157.199 ACRES
5. TOTAL NUMBER OF LOTS ON THIS PLAT: 1
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
7. BEARINGS TIED TO NGS STATE 43 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 INTERESTS 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 NOTED OTHERWISE.
13. PHYSICAL IMPROVEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED AT TIME OF PLAT RECORDDATION AND IMPROVEMENTS HAVE NOT BEEN SHOWN FOR PLAT CLARITY PURPOSES.

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. ALL PROPERTIES CONTAINED HEREON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs) ADOPTED BY THE HOA/POA.
3. SANITARY SEWER AND WATER DISTRIBUTION SYSTEM TO BE OWNED AND MAINTAINED BY THE LANCASTER COUNTY WATER & SEWER DISTRICT.

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.

AREA SCHEDULE

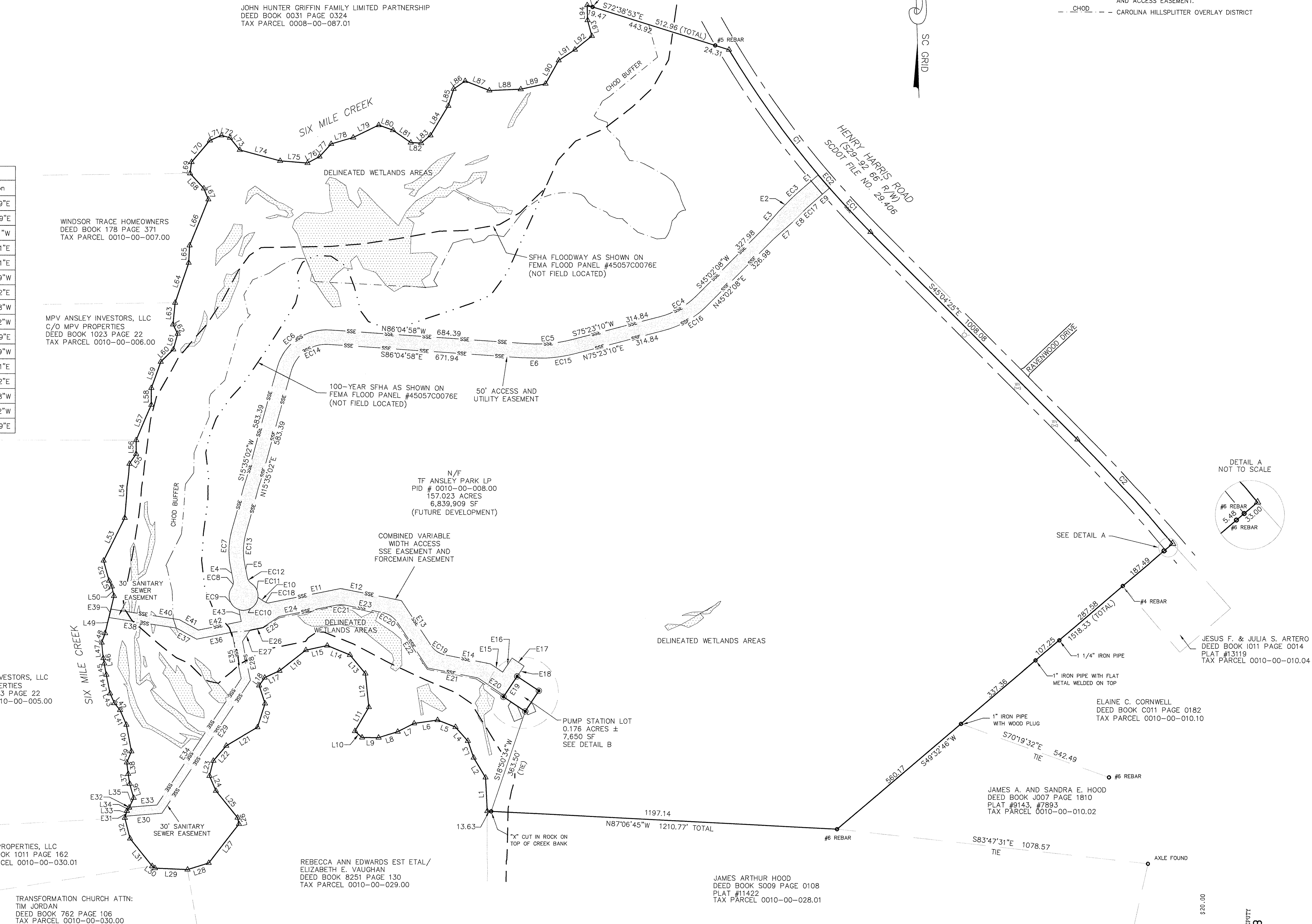
IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

AREA WITHIN PUMP STATION LOT = 0.176 ACRES (7,650 SF)
 AREA WITHIN 50' ACCESS AND SEWER EASEMENT = 3.49 ACRES± (151,997 SF)
 AREA WITHIN 30' SANITARY SEWER EASEMENT = 0.941 ACRES± (41,009 SF)
 AREA WITHIN COMBINED SSE AND FORCEMAIN EASEMENT = 1.48 ACRES± (64,610 SF)
 TOTAL PLATTED AREA = 157.199 ACRES± (6,839,909 SF)

Easement Line Table		
Line #	Length	Direction
E41	74.43	S61°20'59"E
E42	151.84	N78°39'29"E
E43	41.26	N11°20'31"W
E44	30.67	S56°20'31"E
E45	30.60	S22°03'12"E
E46	2.07	S33°39'29"W
E47	41.05	S22°03'12"E
E48	30.00	S67°56'48"W
E49	56.91	N22°03'12"W
E50	17.93	N33°39'29"E
E51	50.00	S33°39'29"E
E52	8.29	S56°20'31"W
E53	27.43	S22°03'12"E
E54	30.00	S67°56'48"W
E55	17.02	N22°03'12"W
E56	30.65	N33°39'29"E

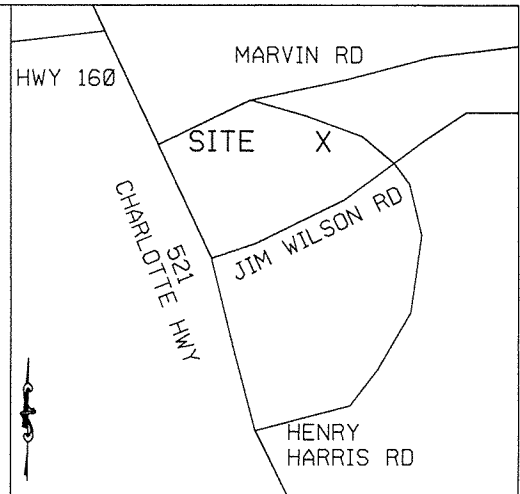
I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS FOR LANCASTER SOUTH CAROLINA, COMMUNITY PANEL NUMBERS 45057C0077E & 45057C0076E DATED MAY 16, 2017, AND HEREBY CERTIFY THAT PORTIONS OF THIS PROPERTY ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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.



1. PLAT BOOK 1 PAGE 37
2. DEED BOOK 629 PAGE 179
3. DEED BOOK 933 PAGE 138
4. ADJOINING DEEDS AS SHOWN ON PLAT

▲ - NGS MONUMENT/CALCULATED POINT
 ● - IRON PIN SET (#5 REBAR)
 ○ - IRON PIN FOUND, TYPE NOTED
 ———— - PROPERTY LINE
 - - - - - ADJOINER
 SE ——— PROPOSED SANITARY SEWER EASEMENT
 [] ——— PROPOSED SANITARY SEWER
 AND ACCESS EASEMENT.
 MOD - - - CAROLINA HILLSPLITTER OVERLAY DISTRICT



Line Table		
Line #	Length	Direction
L41	55.22	N23°49'29"W
L42	30.67	N39°28'55"W
L43	37.02	N32°48'39"W
L44	65.42	N11°25'37"W
L45	39.27	N10°33'11"W
L46	18.91	N10°33'11"W
L47	53.34	N6°01'50"W
L48	34.53	N19°50'57"E
L49	131.02	N13°23'14"E
L50	33.87	N12°43'50"E
L51	21.84	N25°26'17"W
L52	71.96	N15°25'30"W
L53	164.38	N26°08'31"E
L54	189.29	N44°10'10"E
L55	41.05	N34°28'55"E
L56	47.41	N12°13'31"E
L57	132.58	N21°31'32"E
L58	57.43	N0°05'32"E
L59	95.67	N19°54'27"E
L60	60.90	N45°36'02"E

Line Table		
Line #	Length	Direction
L61	56.29	N15°34'51"E
L62	35.69	N27°11'34"W
L63	75.35	N5°46'10"E
L64	145.83	N18°31'56"E
L65	59.64	N2°47'21"E
L66	170.63	N22°13'42"E
L67	40.47	N21°52'51"W
L68	70.63	N4°21'34"W
L69	39.24	N7°25'17"E
L70	97.65	N40°26'30"E
L71	43.59	N8°26'23"E
L72	30.42	S74°51'58"E
L73	53.96	S39°00'15"E
L74	143.84	S74°45'57"E
L75	95.01	S85°34'50"E
L76	47.01	N61°47'37"E
L77	58.92	N43°33'48"E
L78	79.07	N73°50'20"E
L79	97.67	N63°58'34"E
L80	52.34	S70°43'00"E

Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C1	796.28	3317.76	794.37	S37°58'51"E	13°45'05"
C2	488.84	6234.57	488.71	S42°36'37"E	4°29'33"

ANSLEY PARK PUMP STATION FINAL PLAT
INDIAN LAND TOWNSHIP
LANCASTER COUNTY, SOUTH CAROLINA
PORTIONS OF TAX PARCEL ID
#0010-00-008.00

TF ANSLEY PARK L.P.
10601 WASHINGTON AVENUE SUITE 800
MIAMI BEACH, FL 33139

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management



DWG:	
2226	
JOB NO.	
9-28-18	
DATE DRAWN	
JH & ASSOC	
SURVEYED BY	
1" = 200'	
SCALE	
PREPARED BY	
DC	
CHECKED BY	
KMG	
SHEET	OF

