

LEGEND
 I.P.F. = IRON PIN FOUND
 I.P.S. = IRON PIN SET
 NOTE: UNLABELLED CORNERS ARE NO. 4 1/2" REBAR SET

LINE TABLE

COURSE	BEARING	DISTANCE
1	S 89°51'24"E	313.01'
2	N 87°18'28"W	80.82'
3	S 89°51'24"E	101.29'
4	N 87°18'28"W	80.82'
5	S 89°51'24"E	101.29'
6	N 87°18'28"W	80.82'
7	S 89°51'24"E	101.29'
8	N 87°18'28"W	80.82'
9	S 89°51'24"E	101.29'
10	N 87°18'28"W	80.82'
11	S 89°51'24"E	101.29'
12	N 87°18'28"W	80.82'

LAND OWNER INFORMATION

(L.O.-1) N/F ALBERT & SPRAGUE, LIFE ESTATE
 THIS 006817-01-022
 DB 17840, 223 / PG 28-G, 37

(L.O.-2) N/F ALBERT L. & MARIE M. SPRAGUE
 THIS 006817-01-021
 DB 17840, 223 / PG 28-G, 37

(L.O.-3) N/F ALBERT L. SPRAGUE, LIFE ESTATE
 THIS 006817-01-020
 DB 17840, 223 / PG 28-G, 37

(L.O.-4) N/F ALBERT L. SPRAGUE, LIFE ESTATE
 THIS 006817-01-019
 DB 17840, 223 / PG 28-G, 37

(L.O.-5) N/F ANNELORE BRUNN
 THIS 006817-01-018
 DB 4476, 003 / PG 28-G, 37

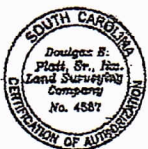
TRACT SUMMARY

TOTAL NO. OF LOTS: 6
 TOTAL ACRES: 33.70
 2) OWNER TO BE HANDLED BY SUBDIVISION SERVICE TRACTS CENTER TO BE SUPPLIED BY GENERAL COLLECT.

PROJECT DEVELOPER:
 POINT TECH, LLC
 TROY PLAT 803-003-0484
 1902-A AIRPORT BLVD.
 WEST COLUMBIA, SC 29160

I HAVE GRAPHICALLY DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAPS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE A, or V.

F. I. R. M. PANEL NO. 49053C-0282-G
 DATE: FEBRUARY 2, 2018



SUMMARY APPROVAL PLAT CERTIFICATION
 OWNER'S CERTIFICATION - SUMMARY APPROVAL PLAT

WHEREAS WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS UNIMPROVED LOTS;

WHEREAS WE HEREBY CERTIFY THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT; ESTABLISH & DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT; AND CERTIFY THAT ALL CURRENT STATE AND COUNTY TAXES ON OTHER ASSESSMENTS RELATIVE TO THIS PROPERTY HAVE BEEN PAID.

DATE: _____ ISSUER: _____ SIGNATURE: _____

NOTE: REGARDLESS OF MINIMUM BUILDING SETBACKS, NO STRUCTURE OR RELATED MECHANICAL COMPONENT SHALL ENCRUMBER ANY DESIGNATED EASEMENT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SUBDIVISION HOLDER.

ALSO, NO LINES, CLEARING, OR GRADING TO BE ALLOWED WITHOUT A LICENSED SURVEYOR'S PERMIT.

PLAT PREPARED FOR:

"HUNTERS FORREST" SUBDIVISION

DATE: FEBRUARY 2, 2018
 SCALE: 1" = 100'
 LEXINGTON COUNTY, NEAR RED BANK, S.C.

- NOTES/REFERENCES:**
- T.M.S. NO. - 006808-01-084 AND 006817-01-023 AND 006817-01-015
 - DEED BOOK - AND 006808-01-013
 - PLAT REF. - FB 171-G, 9, 15. PG 26-G, 37 PG 72-G, 13
- RECORDING PLAT:
 PLAT FOR CAROLINA PROPERTY SOLUTIONS, LLC BY DOUGLAS E. PLATT, SR. SURVEYOR (L.S. 2017).

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SUBJECT PROPERTY DOES NOT HAVE ANY ENCUMBRANCES WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY EXCEPT THOSE SHOWN ON THIS PLAT AND EXCEPT FOR A CLASS "A" EASEMENT AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN.

Douglas E. Platt, Sr., Inc.
 S.C. PROFESSIONAL LAND SURVEYOR #4041
 1902-A Airport Boulevard
 West Columbia, S.C. 29172

PHONE: 803-798-0874
 EMAIL: PLATT@EYETAG.COM

THE HEREIN IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF ANY KIND OR CHARACTER.

CONSENT AS SPECIFICALLY SHOWN ON THIS PLAT MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE ASSUMED TO BE THE PROPERTY OF THE SUBDIVISION HOLDER. THESE NOTES DO NOT CONSTITUTE A WARRANTY OF ANY KIND OR CHARACTER, AND THE SUBDIVISION HOLDER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE SUBDIVISION HOLDER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.

ONLY THE LISTED DOCUMENTS ORIGINALLY REFERRED TO AS A PART OF THIS SURVEY.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON RECORDS AND VISUAL SURVEY. LOCATIONS OF UNDERGROUND UTILITIES, STRUCTURES AND/OR ENCUMBRANCES NOT SHOWN ON THIS PLAT ARE NOT REPRESENTED BY THIS PLAT AND DISTANCES.

LEXINGTON COUNTY MINIMUM SETBACKS FOR RESIDENTIAL:
 10' FROM ALL ROAD RIGHTS OF WAY AND PROPERTY LINES FOR MOBILE HOMES
 20' FROM ROAD RIGHTS OF WAY AND 10' FROM PROPERTY LINES

