

LINE TABLE

LINE	BEARING	HORIZ DIST
L1	S86°02'32"W	131.39'
L2	S87°50'58"W	122.32'
L3	N88°20'59"W	131.00'
L4	N82°43'10"W	140.34'
L5	N80°50'52"W	134.59'
L6	N79°26'57"W	172.71'
L7	N69°45'04"W	202.47'
L8	N71°59'15"W	150.08'
L9	N74°03'27"W	111.28'
L10	N77°16'13"W	85.36'
L11	N89°36'23"W	79.20'
L12	S74°54'21"W	82.81'
L13	S80°09'53"W	126.87'
L14	S49°09'32"W	122.53'
L15	S80°15'46"W	44.23'
L16	S76°28'11"E	247.18'
L17	S76°29'03"E	223.84'
L18	S88°10'44"W	268.85'
L19	N74°59'50"W	142.95'
L20	N71°02'58"W	179.33'
L21	S11°05'02"W	27.61'
L22	S62°01'31"W	55.07'
L23	S62°01'31"W	45.68'
L24	S66°47'49"W	152.90'
L25	S76°39'07"W	124.47'

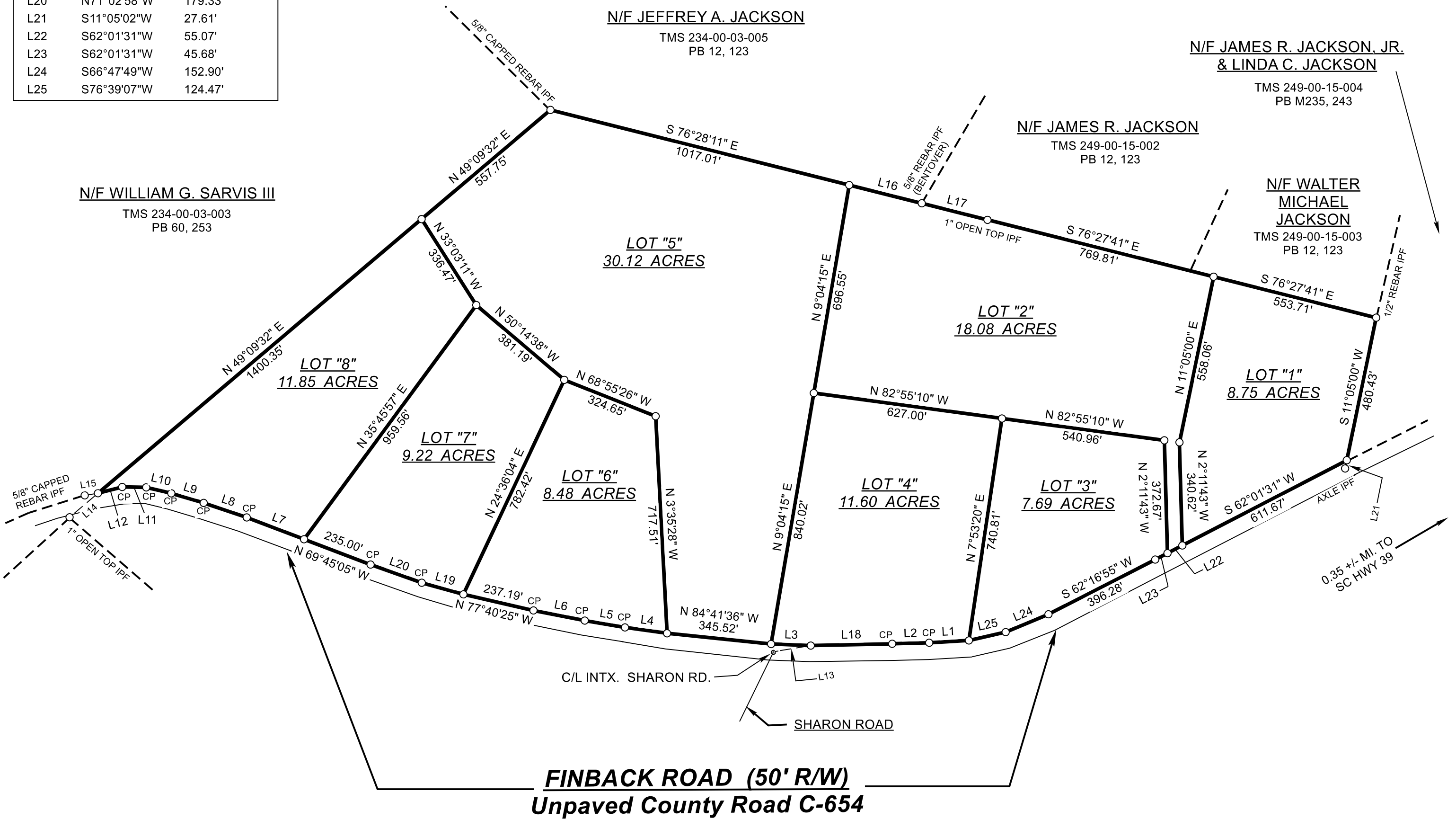
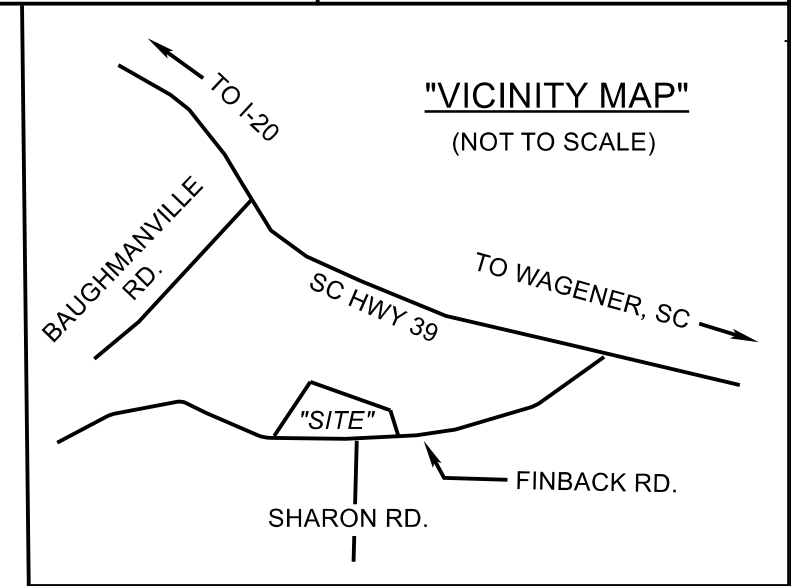


TO THE BEST OF MY KNOWLEDGE, THERE ARE NO ENDANGERED SPECIES, HISTORICAL OR ARCHAEOLOGICAL SITES THAT EXIST ON SUBJECT PROPERTY. EACH LOT WILL HAVE 2 OFF-STREET PARKING SPACES.

LEGEND
 IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 Note: Unlabeled corners are # 4 1/2" rebar set.
 PP - POWER POLE
 CP = COMPUTED POINT

NOTE: IMPROVEMENTS ARE NOT SHOWN ON THIS SURVEY.

MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 30' FROM THE FRONT PROPERTY LINE
 10' FROM EACH SIDE PROPERTY LINE
 20' FROM THE REAR PROPERTY LINE



TRACT SUMMARY :

- TOTAL # OF LOTS : 8
- TOTAL ACREAGE : 105.79
- 1) LOTS ARE INTENDED FOR SINGLE FAMILY DWELLINGS OR MANUFACTURED HOMES.
- 2) SEWER TO BE HANDLED BY INDIVIDUAL SEPTIC TANKS.
- 3) WATER TO BE SUPPLIED BY WELLS.
- 4) MINIMUM LOT SIZE: 7.69 ACRES
- 5) AIKEN COUNTY ZONING CLASSIFICATION: RUD

PROJECT DEVELOPER:

CAROLINA PROPERTY SOLUTIONS, LLC
 (BOB WARREN - 803-960-5356)
 1951 S. LAKE DRIVE
 LEXINGTON, S.C. 29073

OWNER'S CERTIFICATION

"I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS SURVEY PLAT; THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT I ADOPT THIS PLAN OF THE SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED".

CAROLINA PROPERTY SOLUTIONS LLC
 OWNER SIGNATURE DATE

"FINBACK ESTATES" SUBDIVISION

AIKEN COUNTY, NEAR WAGENER, S.C.

NOTES / REFERENCES :

Tax Map Sheet No. - 249-00-15-006
 Plat Reference - PLAT FOR MYRTLE ROBINSON ESTATE BY BEN WHETSTONE ASSOCIATES DATED JUNE 15, 2015.

THE HEREON IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, EASEMENTS AND / OR RIGHTS OF WAY OF RECORD. ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED A PART OF THIS SURVEY. THIS PLAT DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS AND OR PINS SHOWN ACTUALLY EXIST AND THEIR LOCATION, SIZE AND TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING AND/OR SURVEYING REQUIREMENTS OF THE AIKEN COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH."

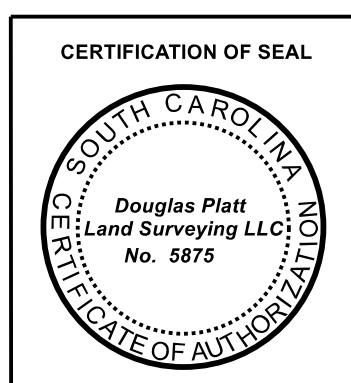
BY: _____
 SC Professional Land Surveyor # 16808

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF THE PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SC Professional Land Surveyor # 16808
 Darryl V. Cribb



JOB: FINBACK ESTATES pc1
 DRAWN BY: T. Platt



DOUGLAS PLATT LAND SURVEYING, LLC

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