

**N/F CAROLYN & MICHAEL RUSHTON**

TMS 289-00-08-014  
DB 4177, 1969  
PB M585, 292

**N/F CAROLYN & MICHAEL RUSHTON**

TMS 289-00-08-014  
DB 4544, 2323  
PB M585, 292

MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:

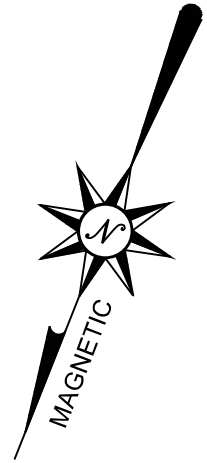
30' FROM THE FRONT PROPERTY LINE  
10' FROM EACH SIDE PROPERTY LINE  
20' FROM THE REAR PROPERTY LINE

**LEGEND**

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

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.

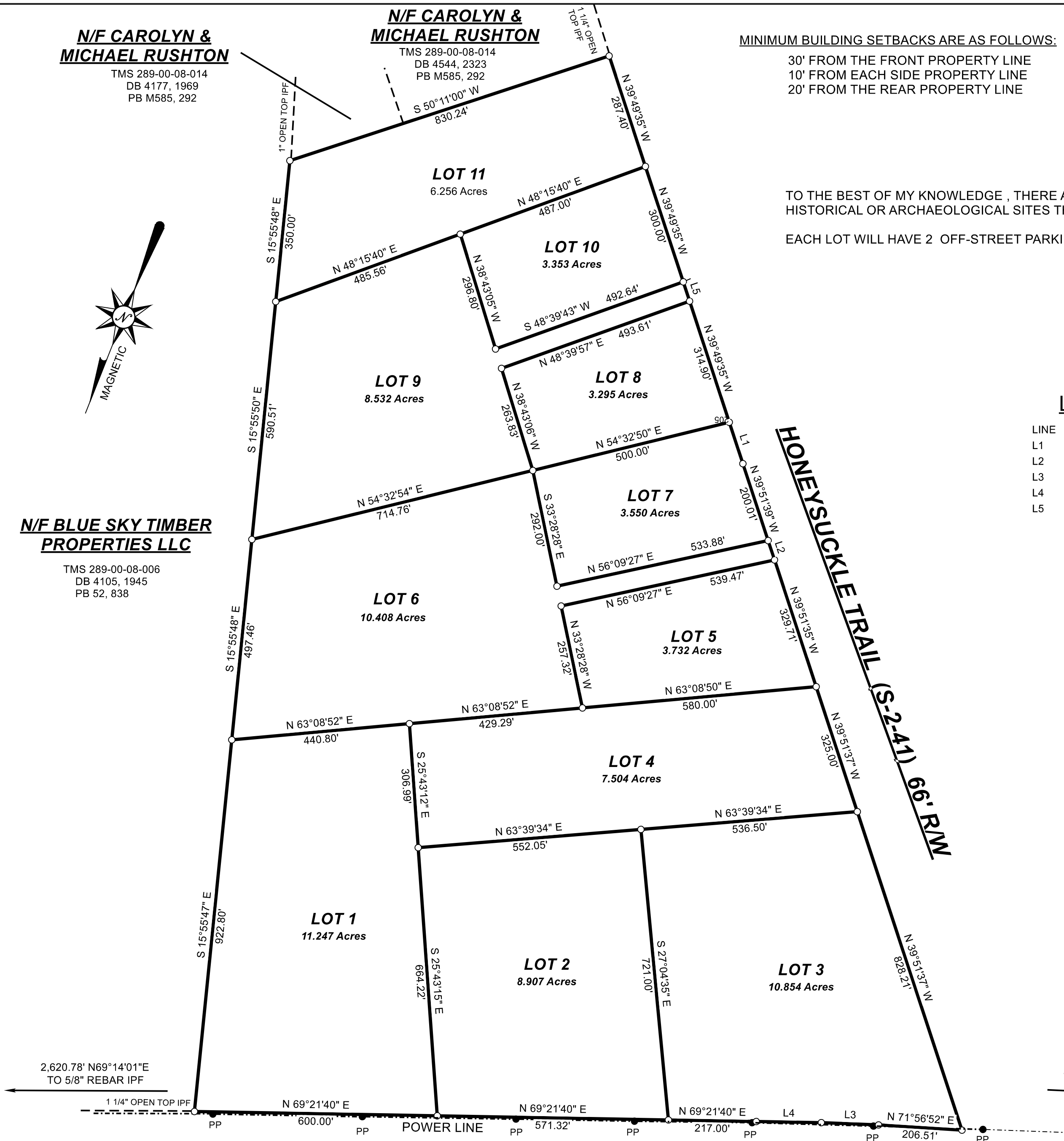
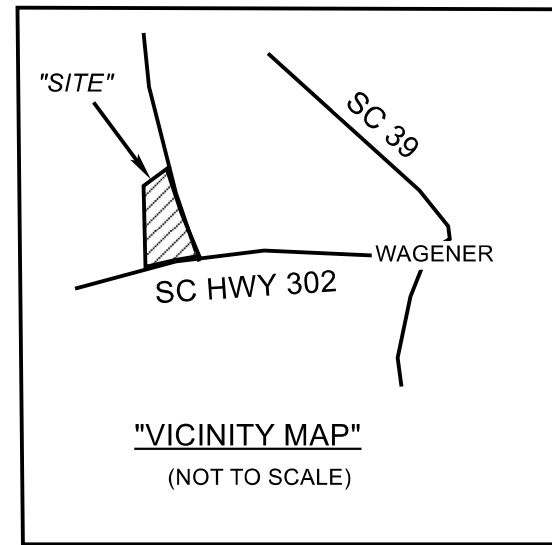


**N/F BLUE SKY TIMBER PROPERTIES LLC**

TMS 289-00-08-006  
DB 4105, 1945  
PB 52, 838

**LINE TABLE**

| LINE | BEARING     | HORIZ DIST |
|------|-------------|------------|
| L1   | N39°49'38"W | 107.72'    |
| L2   | N39°51'37"W | 50.28'     |
| L3   | N70°34'23"E | 141.52'    |
| L4   | N69°21'16"E | 160.89'    |
| L5   | N39°49'35"W | 50.10'     |



**TRACT SUMMARY:**

- TOTAL # OF LOTS : 11
- TOTAL ACREAGE : 77.64
- 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: 2.00 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

**WAGENER ROAD (SC HWY. 302) 75' R/W**

**CERTIFICATE FOR FINAL PLAT APPROVAL:**

PURSUANT TO THE SUBDIVISION REGULATIONS OF AIKEN COUNTY, SOUTH CAROLINA, ALL REQUIREMENTS OF WHICH HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE AIKEN COUNTY PLANNING COMMISSION ON \_\_\_\_\_.

EXECUTED ON BEHALF OF THE AIKEN COUNTY PLANNING COMMISSION:

DATE: \_\_\_\_\_  
DIRECTOR, AIKEN COUNTY PLANNING & DEVELOPMENT DEPARTMENT

**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."

DATE \_\_\_\_\_ OWNER  
CAROLINA PROPERTY SOLUTIONS LLC

**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

PLAT PREPARED FOR  
**"HONEYSUCKLE" SUBDIVISION**  
AIKEN COUNTY, NEAR WAGENER, S.C.

DATE : JANUARY 31, 2020

SCALE 1" = 200'

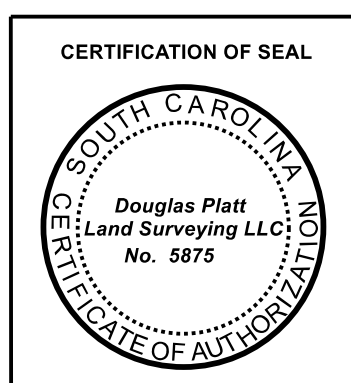
**NOTES / REFERENCES :**

- Tax Map Sheet No. - 289-00-08-013
- Deed Book - 4330, 1547
- Plat Reference - PB M102, PG. 69
- PLAT FOR PAUL C. HUNT BY TERRY L. RAY DATED MAY 24, 1990.

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.



JOB: HONEYSUCKLE  
DRAWN BY: T. Platt



**DOUGLAS PLATT LAND SURVEYING, LLC**

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Email: plattsurvey@yahoo.com