

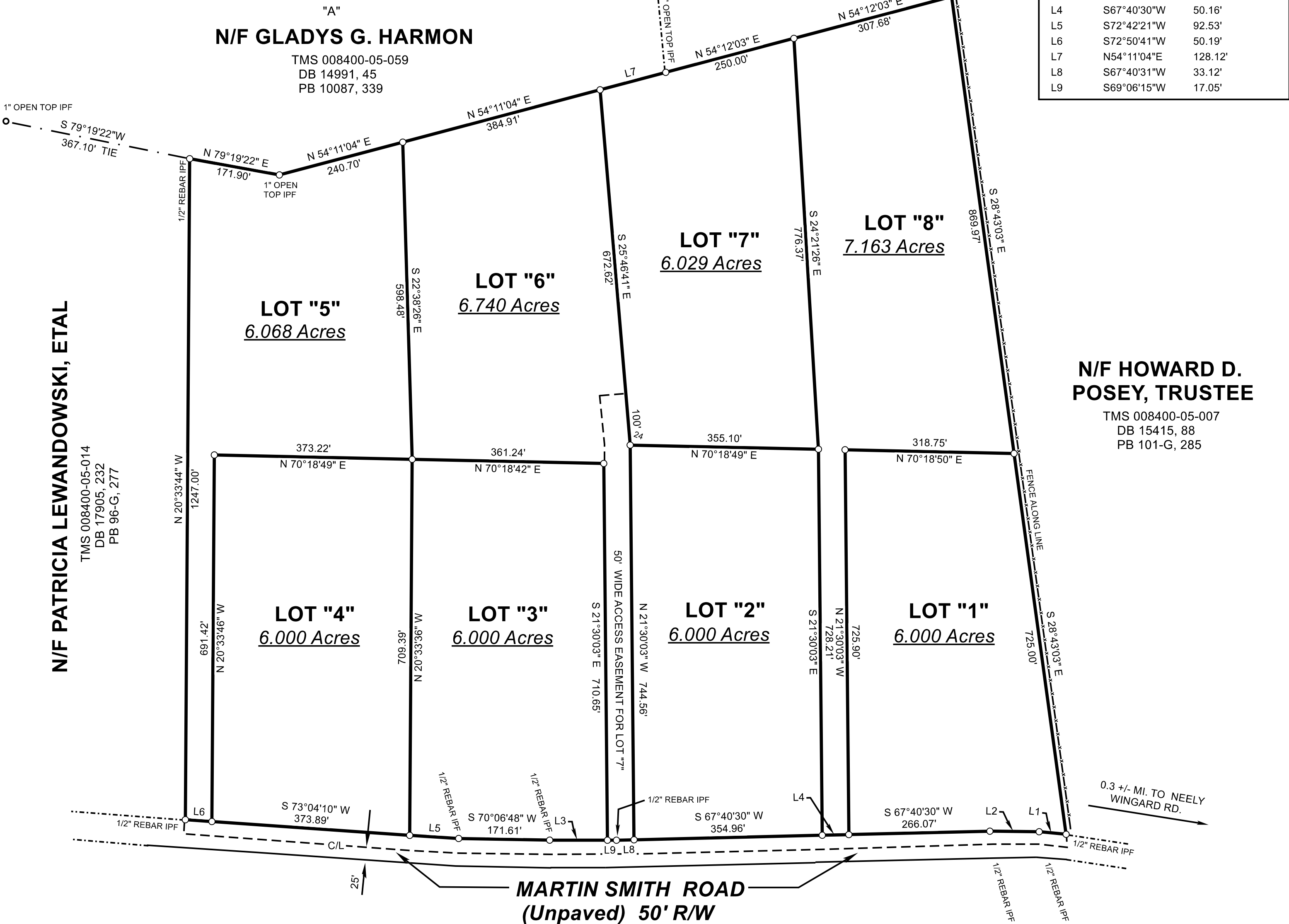
I HAVE GRAPHICALLY DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE A,B, or V.  
F.I.R.M. PANEL # 45063C-0350-G  
DATED: FEBRUARY 9, 2000

**LEGEND**

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

**Line Table**

LINE	BEARING	HORIZ DIST
L1	S74°32'40"W	51.00'
L2	S69°40'25"W	92.93'
L3	S69°06'23"W	108.89'
L4	S67°40'30"W	50.16'
L5	S72°42'21"W	92.53'
L6	S72°50'41"W	50.19'
L7	N54°11'04"E	128.12'
L8	S67°40'31"W	33.12'
L9	S69°06'15"W	17.05'



**TRACT SUMMARY :**

- TOTAL # OF LOTS : 8  
TOTAL ACREAGE : 50.00
- 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.

**SUMMARY APPROVAL PLAT CERTIFICATION**

OWNER'S CERTIFICATION -- SUMMARY APPROVAL PLAT  
WHEREAS I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS "MARTIN SMITH ESTATES" SUBDIVISION, I HEREBY CERTIFY THAT I ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT; ESTABLISH AND DEDICATE THE EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THIS PLAT AND CERTIFY THAT ALL CURRENT STATE AND COUNTY TAXES OR OTHER ASSESSMENTS RELATIVE TO THIS PROPERTY TO THIS PROPERTY HAVE BEEN PAID.

DATE                      OWNER                      SIGNATURE

LEXINGTON COUNTY MINIMUM SETBACKS FOR RESIDENTAL:  
10' FROM ROAD RIGHTS OF WAY AND PROPERTY LINES.  
FOR MOBILE HOMES:  
20' FROM ROAD RIGHTS OF WAY AND 10' FROM PROPERTY LINES.  
NOTE: NO MASS CLEARING OF GRADING TO BE ALLOWED WITHOUT A LAND DISTURBANCE PERMIT.  
REGARDLESS OF MINIMUM SETBACKS, NO STRUCTURE OR RELATED MECHANICAL EQUIPMENT SHALL ENCR OACH UPON ANY DESIGNATED EASEMENT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE EASEMENT HOLDER.

PLAT PREPARED FOR

**"MARTIN SMITH ESTATES" Subdivision**

LEXINGTON COUNTY, NEAR GILBERT, S.C.

**PROJECT DEVELOPER:**

POINT TECH, LLC  
(Troy Platt - phone # 803-608-8484)  
1902- A AIRPORT BLVD.  
WEST COLUMBIA, S.C. 29170

DATE : JULY 1, 2018

SCALE 1" = 150'

**NOTES / REFERENCES :**

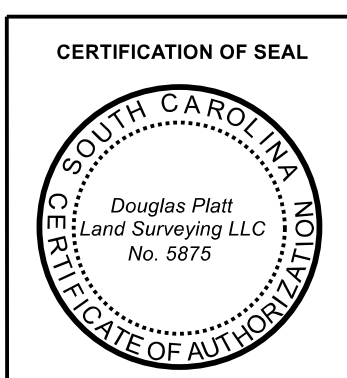
Tax Map Sheet No. - PART OF 008400-05-014  
Deed Book - 17905, 232  
Plat Reference - PB 96-G, 232.  
ALSO PLAT FOR CAROLINA PROPERTY SOLUTIONS BY SURVEY AND MAPPING SERVICES OF SC INC. DATED JUNE 26, 2018.

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: MS ESTATES.TRV

DRAWN BY: T. Platt



**DOUGLAS PLATT LAND SURVEYING, LLC**

1902-A Airport Boulevard  
West Columbia, S.C. 29170  
PHONE 803-796-0874  
Email: plattsurvey@yahoo.com

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

