

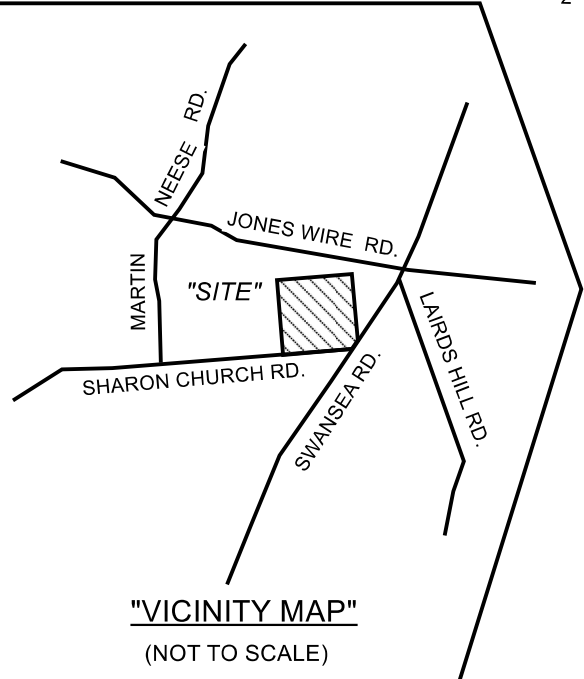
**N/F BRENTON D. JEFFCOAT**

TMS 012900-01-021  
DB 3672, 153  
PB 55-G, 199

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 # 45063C0510J  
DATED: JULY 5, 2018

**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	S38°55'50"W	85.30'
L2	S54°37'37"W	45.30'
L3	N73°32'02"W	100.00'
L4	N73°32'03"W	86.10'
L5	N24°01'44"W	50.30'
L6	N24°01'44"W	50.13'

**N/F HARRIS BRUCE WILLIAMS**

TMS 012900-01-173  
DB 13875, 110  
PB 13875, 114

**N/F RICHARD A. JEFFCOAT & CHRISTI L. HARDIN**

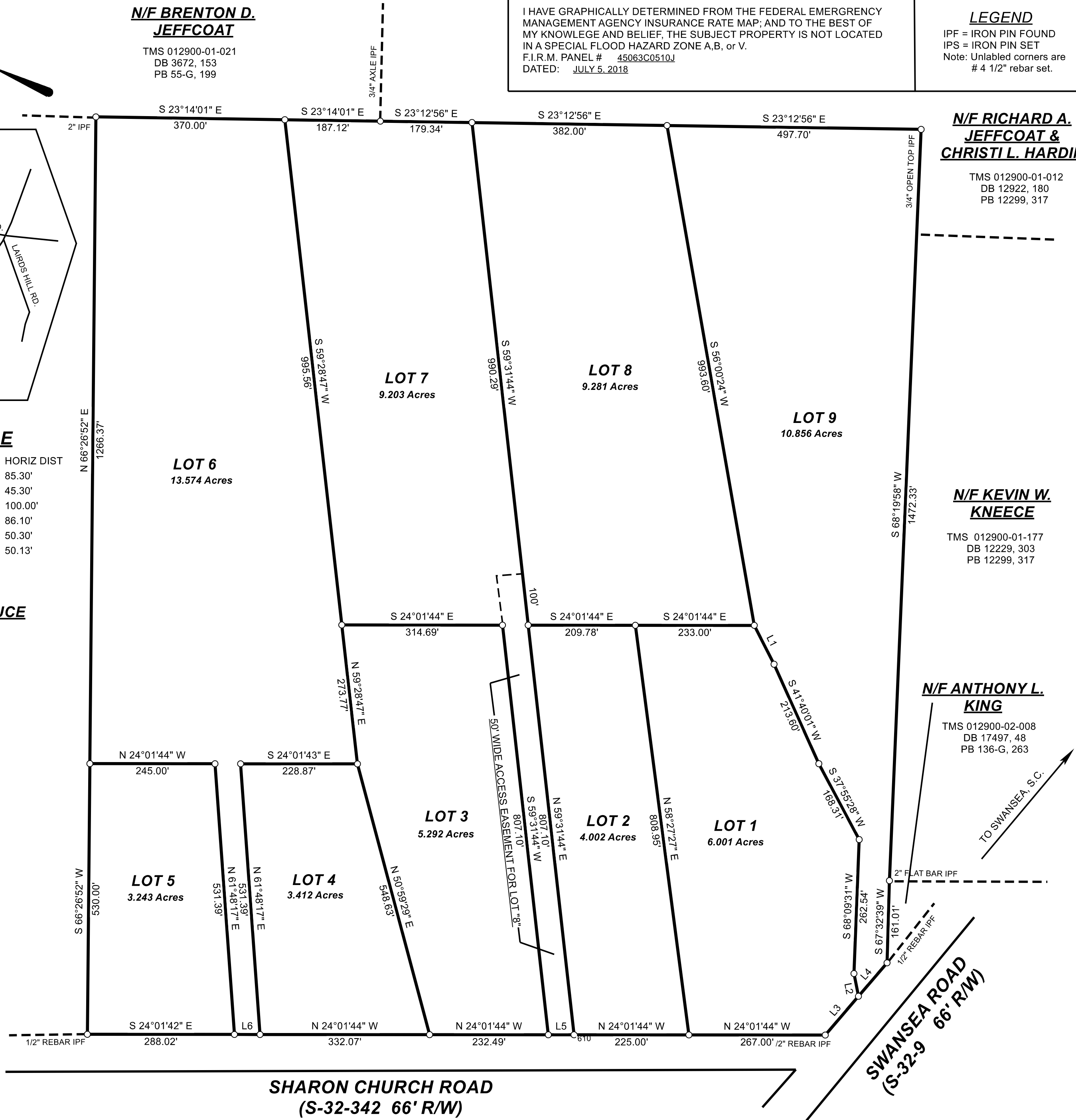
TMS 012900-01-012  
DB 12922, 180  
PB 12299, 317

**N/F KEVIN W. KNEECE**

TMS 012900-01-177  
DB 12229, 303  
PB 12299, 317

**N/F ANTHONY L. KING**

TMS 012900-02-008  
DB 17497, 48  
PB 136-G, 263



**SUMMARY APPROVAL PLAT CERTIFICATION**

OWNER'S CERTIFICATION -- SUMMARY APPROVAL PLAT  
WHEREAS I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS SHARON CHURCH FARMS 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.

CAROLINA PROPERTY SOLUTIONS, LLC

DATE OWNER SIGNATURE

LEXINGTON COUNTY MINIMUM SETBACKS FOR RESIDENTIAL:  
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 ENCRUCH UPON ANY DESIGNATED EASEMENT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE EASEMENT HOLDER.

**TRACT SUMMARY :**

TOTAL # OF LOTS : 9  
TOTAL ACREAGE : 64.86

- 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.

PLAT PREPARED FOR

**"SHARON CHURCH FARMS"**

LEXINGTON COUNTY, NEAR SWANSEA, S.C.

DATE : JANUARY 20, 2020

SCALE 1" = 150'

**NOTES / REFERENCES :**

Tax Map Sheet No. - 012900-01-011  
Deed Book - 17285, 14  
Plat Reference - 13875, 114

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.

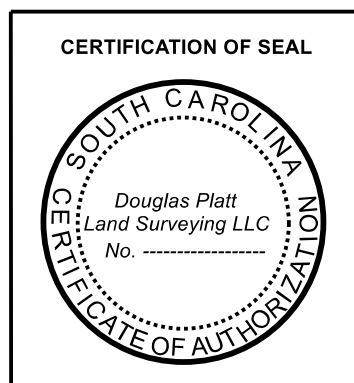
THIS PLAT DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

**PROJECT DEVELOPER:**

POINT TECH, LLC  
(Troy Platt - phone # 803-608-8484)  
114 Bramblewood Circle  
West Columbia, S.C. 29172  
EMAIL: troyplatt@gmail.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



**DOUGLAS PLATT LAND SURVEYING, LLC**

P.O. BOX 6064  
West Columbia, S.C. 29171  
PHONE 803-796-0874  
Email: plattsurvey@yahoo.com