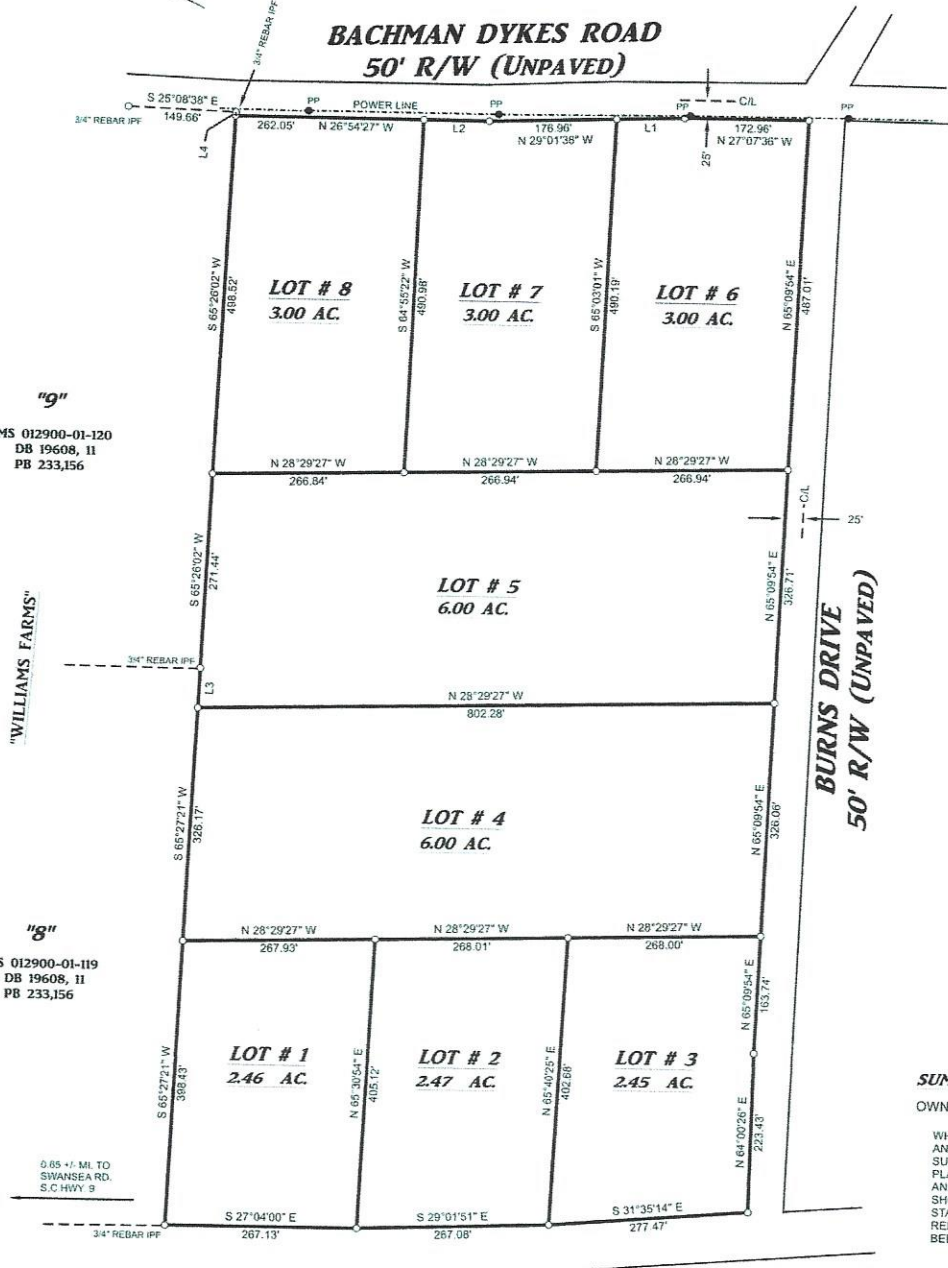
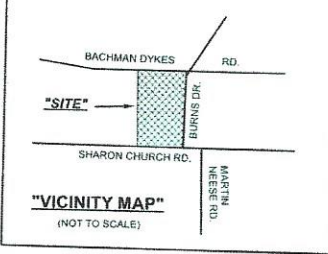




I HAVE GRAPHICALLY DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE A,B, or V.
 F.I.R.M. PANEL # 45063C-0510-L
 DATED: 7-5-2018

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



"LINE TABLE"

LINE	BEARING	HORIZ DIST
L1	N29°01'38"W	94.81'
L2	N26°54'28"W	91.07'
L3	S65°27'21"W	55.37'
L4	S65°26'36"W	5.06'

TRACT SUMMARY :

- TOTAL # OF LOTS : 8
 TOTAL ACREAGE : 28.38
- 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.

PROJECT DEVELOPER:

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

SUMMARY APPROVAL PLAT CERTIFICATION

OWNER'S CERTIFICATION -- SUMMARY APPROVAL PLAT

WHEREAS I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS "BURNS ACRES" 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.

**SHARON CHURCH ROAD
 66' R/W (S-32-342)**

PLAT PREPARED FOR
"BURNS ACRES" SUBDIVISION
 LEXINGTON COUNTY, NEAR SWANSEA, S.C.

DATE : MAY 26, 2020
 SCALE 1" = 120'

NOTES / REFERENCES :
 Tax Map Sheet No. - 012900-01-174 AND 012900-01-003
 Deed Book - 17285, 2 AND 17548, 336
 Plat Reference - 27-G, 61 AND 127-G 12

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.



DOUGLAS PLATT LAND SURVEYING, LLC

P.O. BOX 6064
 West Columbia, S.C. 29171
 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



JOB: BURNS ACRES
 DRAWN BY: T. Platt