

- GENERAL NOTES:
- NO ZONING LETTER PROVIDED
  - HORIZONTAL CONTROL ESTABLISHED WITH GPS SIGN SYSTEMS, SEE LETTERS SCS(2011) 83/2011 IN CAROLINA STATE PLANE COORDINATE SYSTEM
  - ALL LOTS WILL BE PUBLIC, PRIVATELY MAINTAINED (AS NOTED)
  - SWIMMING POOL SHALL BE PUBLIC AND CONSTRUCTED TO LANCASTER COUNTY #45 REBAR STANDARDS UNLESS OTHERWISE NOTED
  - SUBJECT TRACT ADDRESS: FORT MILL HWY., INDIAN LAND, S.C. 29707
  - SUBJECT TRACT DEED/PLAT REFERENCE: DB 1634 PG 192; PG 2005 PG 189
  - SUBJECT TRACT TAX PARCEL: #006-00-02200.
  - SURVEY COMPLETED: JANUARY 26, 2023.
  - AREA COMPUTATION BY COORDINATE METHOD.
  - PLAT IS SUBJECT TO ANY AND ALL APPLICABLE REED RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, UTILITIES AND EASEMENTS WHICH MAY BE OF RECORD.
  - ALL DISTANCES SHOWN ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
  - COMMON OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSOCI.
  - EASEMENTS HAVING A MINIMUM WIDTH OF AT LEAST TEN (10) FEET, AND ANY OTHER EASEMENTS, RIGHTS-OF-WAY, UTILITIES AND UNDERGROUND MAINS AND CABLES (IF EACH SIDE OF LOT LINE).
  - PROPOSED FIRE HYDRANTS, SPOWYS AND DRIVEWAYS NOT FIELD LOCATED.
  - LOCATIONS TAKEN FROM PLANS BY ESP ASSOCIATES, INC.
  - PROPERTY OWNERS ARE JOINTLY AND SEVERALLY LIABLE FOR COMPLIANCE WITH LANCASTER COUNTY ORDINANCES INCLUDING, BUT NOT LIMITED TO, ALLEYS, DETENTION PONDS, AND TREES AND LANDSCAPING.
  - NO OWNER/DEVELOPER/CONTRACTOR SHALL PLACE ANY PART OF A STRUCTURE, PERMANENT EQUIPMENT, PERMANENT RETAINING WALL, OR FENCES AND WALLS MAY BE PERMITTED WITHIN PUBLIC UTILITY EASEMENTS WITH APPROVAL FROM THE COUNTY THROUGH AN ENCROACHMENT PERMIT.
  - THIS FINAL PLAT IS SUBJECT TO A PERFORMANCE GUARANTEE WHICH MEANS THAT THE PERFORMER WARRANTS THAT THE SURVEYING DATA, CALCULATIONS, AND FIELD MEASUREMENTS SHOWN ON THIS PLAT ARE ACCURATE AND CORRECT. THE PERFORMER SHALL BE RESPONSIBLE FOR ANY DEFICIENCIES OR ERRORS IN THE SURVEYING DATA, CALCULATIONS, AND FIELD MEASUREMENTS. THE PERFORMER WILL BE ASSESSED ANY DEFICIENCIES OR ERRORS IN THE SURVEYING DATA, CALCULATIONS, AND FIELD MEASUREMENTS. THE PERFORMER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR ERRORS IN THE SURVEYING DATA, CALCULATIONS, AND FIELD MEASUREMENTS.
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SEBARO'S REG. ZONING PD-2-LI, ORDINANCE #823  
 LAND USE: COMMERCIAL / 20' MINIMUM SETBACK  
 OFFICE: 10' MINIMUM REAR YARD

AREA TABLE  
 PROPOSED NEW LOT 1: 111,325 SQ. FT. / 2.556 AC.  
 PROPOSED NEW LOT 2: 216,441 SQ. FT. / 4.969 AC.

FORT MILL HWY  
 R/W VARIES  
 PG 201 PG 887  
 S.C. DOT PLAN #8031125

APPROXIMATELY 199' TO  
 CENTERLINE OF KOHUT ROAD

NORTH ORIENTED TO  
 SO GRID MAP88 (2011)

CURVE TABLE

| CURVE # | LENGTH | RADIUS  | DELTA      | BEARING     | CHORD  |
|---------|--------|---------|------------|-------------|--------|
| C1      | 97.74  | 175.00' | 0.3159556° | S22°12'04"W | 96.47  |
| C2      | 39.04  | 20.00'  | 11°15'10"  | S19°00'05"W | 33.13  |
| C3      | 56.77  | 275.00' | 0.1149338° | S68°42'55"W | 56.69  |
| C4      | 99.50  | 225.00' | 0.2920111° | S73°19'30"W | 98.69  |
| C5      | 104.84 | 175.00' | 0.3441932° | N27°00'47"E | 103.28 |
| C6      | 125.67 | 225.00' | 0.3270004° | N22°12'04"E | 124.04 |
| C7      | 82.91  | 286.00' | 0.1236109° | N17°28'04"E | 82.78  |
| C8      | 7.77   | 286.00' | 0.073324°  | N12°35'12"E | 7.77   |
| C9      | 165.94 | 225.00' | 0.421524°  | S18°55'48"W | 162.21 |

LINE TABLE

| LINE # | DIRECTION    | LENGTH |
|--------|--------------|--------|
| L1     | S74°19'04"E  | 35.97  |
| L2     | S37°32'00"E  | 15.89  |
| L3     | S74°39'28"W  | 72.17  |
| L4     | S61°42'29"W  | 10.50  |
| L5     | S85°58'28"W  | 68.11  |
| L6     | S04°01'34"E  | 50.00  |
| L7     | S85°57'37"W  | 80.02  |
| L8     | S02°47'00"E  | 6.01   |
| L9     | N18°48'08"E  | 63.12  |
| L10    | N122°18'16"E | 98.47  |

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 I, HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I (WE) HEREBY AGREE TO DEDICATE TO THE PUBLIC USE FOR ACCEPTED OR CERTIFICATE OF SURVEY PURPOSES TO SECTION 13.8.3 OF THE LANCASTER COUNTY UNIFIED SUBDIVISION ACT AND TO THE REQUIREMENTS FOR A CLASS A SURVEY AS A PERFORMANCE GUARANTEE WITH THE DIRECTOR OF PLANNING IN AN ADEQUATE PHASE OF THE DEVELOPMENT WHICH HAVE NOT BEEN INSTALLED BY THE TIME FINAL PLAT IS SUBMITTED FOR APPROVAL.

*Carlos F. Sanchez*  
 CARLOS F. SANCHEZ  
 PLO# 0006-00-017100  
 DB 428 PG 172

*Bernardo S. LaQuines*  
 BERNARDO S. LAQUINES  
 PLO# 0006-00-07101  
 DB 1471 PG 238

*Diana Norgett*  
 DIANA NORGETT  
 PLO# 0006-00-012201  
 DB 1306 PG 155

*Yw Properties, LLC*  
 A PORTION OF  
 YW PROPERTIES, LLC  
 PLO# 0006-00-022003  
 DB 1634 PG 192

*Yw Properties, LLC*  
 REMAINING PORTION OF  
 YW PROPERTIES, LLC  
 PLO# 0006-00-018803  
 DB 1634 PG 192

*Yw Properties, LLC*  
 A PORTION OF  
 YW PROPERTIES, LLC  
 PLO# 0006-00-018803  
 DB 1634 PG 192

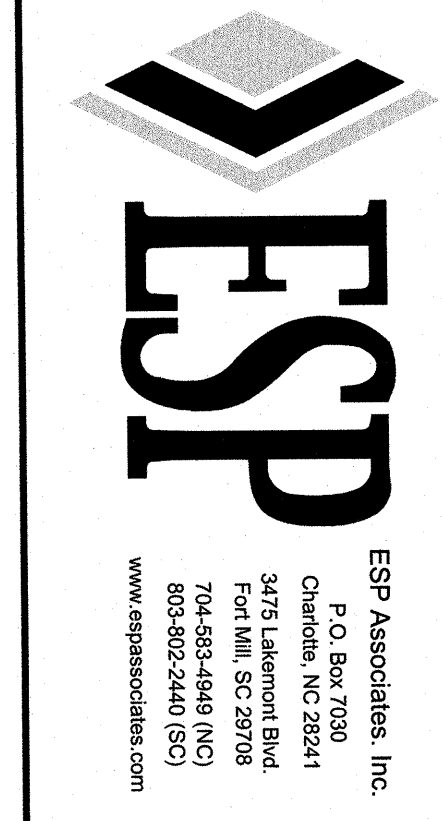
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 DB 1634 PG 192



ESP Associates, Inc.  
 P. O. Box 7030  
 Charlotte, NC 28241  
 3475 Lakewood Blvd  
 Fort Mill, SC 29708  
 704-583-4848 (NC)  
 803-582-2440 (SC)  
 www.espsurveys.com

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*Yw Properties, LLC*  
 YW PROPERTIES, LLC (OWNER)  
 8/12/23

*Yw Properties, LLC*  
 YW PROPERTIES, LLC (OWNER)  
 8/12/23

*Yw Properties, LLC*  
 YW PROPERTIES, LLC (OWNER)  
 8/12/23

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 8/12/23

*Yw Properties, LLC*  
 YW PROPERTIES, LLC (OWNER)  
 8/12/23

LOCATED IN INDIAN LAND  
 FORT MILL HIGHWAY  
 LANCASTER CO., SOUTH CAROLINA

CLIENT:  
**YW PROPERTIES, LLC**  
 JOEL TAYLOR  
 190 BOND EMBANKS ROAD  
 JEFFERSON, SC 29718

MINOR SUBDIVISION SURVEY  
 OWNER: YW PROPERTIES, LLC  
 PLO# 0006-00-072,03

DATE: MAY 31, 2023  
 BY: [Signature]

GRAPHIC SCALE  
 1 INCH = 50 FT.

APPROVED FOR RECORDING  
 [Signature]  
 BRITANNY GRANT  
 BRITANNY GRANT  
 08-03-2023 12:01:54 PM  
 PG. 313

SYMBOL LEGEND  
 B/C BACK OF CURB  
 CONC CONCRETE  
 DB DEED BOOK  
 E/P EDGE OF PAVEMENT  
 FES FLARED END SECTION  
 IP IRON PIPE OR IRON PIN  
 PG PAGE  
 PT POINT  
 RFB REBAR FOUND  
 RBS REBAR SET  
 R/W RIGHT OF WAY  
 R/W RIGHT OF WAY  
 SSM SANITARY SEWER MANHOLE  
 WM WATER METER

LINE/TYPE LEGEND  
 BOUNDARY/LOT LINES  
 ADJOINING BOUNDARY OR LOT LINE  
 RIGHT OF WAY LINE  
 OVERHEAD ELECTRIC LINE

ABBREVIATIONS  
 B/C BACK OF CURB  
 CONC CONCRETE  
 DB DEED BOOK  
 E/P EDGE OF PAVEMENT  
 FES FLARED END SECTION  
 IP IRON PIPE OR IRON PIN  
 PG PAGE  
 PT POINT  
 RFB REBAR FOUND  
 RBS REBAR SET  
 R/W RIGHT OF WAY  
 R/W RIGHT OF WAY  
 SSM SANITARY SEWER MANHOLE  
 WM WATER METER

SYMBOL LEGEND  
 CATCH BASIN (CB)  
 CLEAN OUT (CO)  
 DROP INLET (DI)  
 DRAINAGE MH  
 EXISTING HYDRANT  
 GUY  
 HANDHOLE  
 REBAR FOUND  
 REBAR SET  
 LIGHT POLE  
 SINGLE MANHOLE  
 SINGLE POLE SIGN  
 TELEPHONE PEDESTAL  
 UTILITY POLE (UM)  
 WATER METER (WM)  
 WATER VALVE

PLAT BK 2023 PG 313

VICINITY MAP  
 BARBERVILLE RD  
 FORT MILL HWY  
 SANCHEZ RD  
 COUNTRY ACRES DR  
 REID POINTE PL  
 BENEDECT PL  
 KOHUT ROAD

NO SCALE

2023009147  
 PLAT AND SIZE  
 RECORDED FEES \$25.00  
 08-03-2023 12:01:54 PM  
 BRITANNY GRANT  
 BRITANNY GRANT  
 BY DAVID HUGHES  
 8/12/2023  
 PG. 313