

LINE #	LENGTH	DIRECTION
S1	313.73	S0173°58'W
S2	30.00	N88°46'36"W
S3	314.44	N071°05'0"E
S4	30.73	S88°27'25"E
S5	8.24	S88°27'25"E

VICINITY MAP: NOT TO SCALE

CURVE #	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	22.43	1788.12	22.43	S070°42'E	0.7188
C2	22.36	172.50	22.34	N41°43'1"E	7.4288
C3	18.36	20.00	17.72	S182°50'E	52.6052
C4	23.92	20.00	22.52	N43°51'20"W	88.5358
C5	25.25	127.50	25.21	N83°47'51"W	11.3480
C6	29.97	20.00	27.25	S47°35'44"W	85.8659
C7	18.90	224.08	18.89	N70°5'45"E	4.8320
C8	163.43	227.50	159.94	S110°30'4"E	41.1601
C9	26.62	227.50	26.60	S34°56'08"E	6.7036
C10	107.93	227.50	106.92	S51°55'35"E	27.1832
C11	31.51	20.00	28.35	N62°14'21"E	90.2710
C12	27.86	20.00	25.68	N231°81'7"W	79.8022
C13	36.82	273.09	36.79	S30°30'46"E	7.7254
C14	64.44	272.50	64.29	S2°45'17"W	13.5487
C15	8.15	176.88	8.15	N81°25'0"E	2.6372
C16	33.66	20.00	29.83	N41°16'58"W	96.4404
C17	17.67	210.00	17.67	N85°31'37"E	4.8219
C18	34.75	40.00	33.87	S63°02'52"W	49.7799
C19	16.10	40.00	15.99	S80°31'51"E	23.0827
C20	14.29	20.01	13.99	N26°12'49"E	40.9302
C21	11.60	127.50	11.60	N30°08'0"E	5.2141
C22	49.37	533.00	49.36	N41°33'0"E	5.3075

LINE #	LENGTH	DIRECTION
L1	19.52	N18°40'55"E
L2	5.57	N16°42'50"E
L3	7.03	N14°21'2"E
L4	9.24	N89°28'17"W
L5	3.56	S72°37'31"E
L6	5.04	S83°12'21"E
L7	16.97	S31°37'52"E
L8	35.93	S89°30'02"E
L9	24.34	N87°56'16"E
L10	69.91	N89°28'17"W
L11	48.54	S87°56'16"W
L12	12.52	S16°34'20"W
L13	65.12	N1°34'28"E

LINE #	LENGTH	DIRECTION
E1	11.26	S2°45'27"E
E2	62.50	S18°30'43"W
E3	43.87	S0°40'08"W
E4	81.85	S0°06'03"E
E5	25.59	S43°47'43"W
E6	147.91	S0°31'43"W
E7	86.69	N18°30'43"E
E8	3.54	N2°45'27"W
E9	15.02	S89°28'17"E
E10	34.49	S89°28'17"E
E11	66.96	N0°31'43"E
E12	14.73	N85°21'28"W
E13	15.00	S43°47'43"W
E14	16.91	S85°21'28"E
E15	8.45	S31°37'52"E
E16	15.53	N77°00'39"E
E17	15.00	N12°59'21"W
E18	20.59	S77°00'39"W
E19	15.83	S31°37'52"E
E20	73.29	S31°37'52"E

LINE #	LENGTH	DIRECTION
E21	15.70	N50°57'42"E
E22	15.00	N39°02'18"W
E23	13.92	S50°57'42"W
E24	5.55	S31°37'52"E
E25	15.70	S62°43'29"W
E26	98.79	S47°30'09"W
E27	135.48	S46°20'04"W
E28	36.94	N82°13'50"W
E29	19.10	S80°56'05"W
E30	14.97	S80°56'05"W
E31	39.81	N82°13'50"W
E32	129.57	S46°20'04"W
E33	10.84	N19°37'14"W
E34	14.33	N70°22'44"E
E35	18.97	N19°37'14"W
E36	89.37	N47°50'09"E
E37	17.03	N62°43'29"E
E38	8.27	N31°37'52"W
E39	106.01	S19°41'37"E
E40	89.76	S82°43'29"W

CURVE #	LENGTH	RADIUS	CHORD	BEARING	DELTA
EC1	54.87	272.50	54.78	S34°56'08"E	11.5365
EC2	15.16	272.50	15.16	S3°36'04"E	3.1672
EC3	9.56	286.78	9.56	N32°38'09"W	1.9094
EC4	20.16	1782.70	20.16	S21°16'16"E	0.6480
EC5	20.39	285.16	20.38	S38°25'33"E	4.0966
EC6	62.72	227.50	62.53	S17°40'0"W	15.7973
EC7	100.71	227.50	99.89	N18°56'58"W	25.3628
EC8	32.55	283.00	32.53	S43°02'07"W	6.5988
EC9	134.80	478.84	134.35	S9°45'57"W	16.2308
EC10	33.33	227.50	33.30	S52°22'37"E	8.3942
EC11	20.57	227.50	20.56	N40°40'24"W	5.1797
EC12	102.54	283.00	101.88	S37°57'10"W	20.7808
EC13	102.90	55.00	88.53	N85°44'4"E	107.1905
EC14	18.36	20.00	17.72	S18°20'50"E	52.8052
EC15	22.36	172.50	22.34	N41°43'1"E	7.4288
EC16	83.02	127.50	81.56	S19°10'57"W	37.3080

NOTES:

- THE SOLE PURPOSE OF THIS MAP IS TO CREATE 8 NEW LOTS, DEDICATE PUBLIC RIGHT OF WAY AND DELINEATE VARIOUS EASEMENTS.
- THE OFF-SITE RIGHT-OF-WAYS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
- SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, AND ENCUMBRANCES, OF RECORD OR IMPLIED.
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THIS PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. THE ISAACS GROUP, P.C. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ALL DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
- #4 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE STATED.
- AREAS CALCULATED BY COORDINATE GEOMETRY.
- SUBJECT PARCEL ID#: 0013-00-016.00; 0013-00-016.01; 0013-00-016.02; 0013-00-018.09; 0013-00-018.10
- REFERENCES: AS SHOWN HEREON
- FINAL PLAT CONFORMS SUBSTANTIALLY TO APPROVED PRELIMINARY PLAT AND CIVIL CONSTRUCTION PLANS.
- NO OWNER/DEVELOPER/CONTRACTOR SHALL PLACE ANY PART OF A STRUCTURE, PERMANENT EQUIPMENT, PERMANENT RETAINING WALL, OR IMPONDMENT WITHIN A PUBLIC UTILITY EASEMENT DEDICATED TO THE COUNTY. FENCES AND WALLS MAY BE PERMITTED WITHIN PUBLIC UTILITY EASEMENTS WITH APPROVAL FROM THE COUNTY THROUGH AN ENCROACHMENT PERMIT.
- THE PUBLIC RIGHT OF WAY IDENTIFIED WITHIN THIS FINAL PLAT SHALL BE PRIVATELY MAINTAINED. MAINTENANCE OF THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL MAINTENANCE RESPONSIBILITY IS TRANSFERRED TO THE PROPERTY OWNERS ASSOCIATION (POA). UPON TRANSFER OF MAINTENANCE RESPONSIBILITIES TO THE POA, OWNERS OF PROPERTY WITHIN THIS FINAL PLAT ARE JOINTLY AND SEVERALLY LIABLE FOR MAINTAINING THE ROAD, CURB/GUTTER, STORMWATER DRAINAGE SYSTEM, SIDEWALK, AND STREET TREE INFRASTRUCTURE IMPROVEMENTS. LANCASTER COUNTY WILL NOT MAINTAIN PRIVATELY-MAINTAINED PUBLIC RIGHT OF WAY AND ITS ASSOCIATED INFRASTRUCTURE.
- THE PRIVATE STORMWATER INFRASTRUCTURE SYSTEM IDENTIFIED ON THIS PLAT SHALL BE PRIVATELY MAINTAINED. MAINTENANCE OF THE PRIVATE STORMWATER SYSTEM SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL MAINTENANCE RESPONSIBILITY IS TRANSFERRED TO THE PROPERTY OWNERS ASSOCIATION (POA). UPON TRANSFER OF MAINTENANCE RESPONSIBILITIES TO THE POA, OWNERS OF PROPERTY WITHIN THIS FINAL PLAT ARE JOINTLY AND SEVERALLY LIABLE FOR MAINTAINING THE INFRASTRUCTURE IMPROVEMENTS LOCATED WITHIN STORMWATER EASEMENTS. THESE IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO PONDS, PIPE SYSTEMS, WATER QUALITY STRUCTURES/DEVICES, INLETS/OUTLETS, CULVERTS, DITCHES, AND RELATED INFRASTRUCTURE. LANCASTER COUNTY WILL NOT MAINTAIN THE PRIVATE STORMWATER INFRASTRUCTURE SYSTEM.
- THIS FINAL PLAT IS SUBJECT TO A PERFORMANCE GUARANTEE, WHICH MEANS THAT ALL REQUIRED PUBLIC IMPROVEMENTS ARE NOT COMPLETED. ISSUANCE OF BUILDING PERMITS PRIOR TO THE COMPLETION OF PUBLIC IMPROVEMENTS SUBJECT TO THE PERFORMANCE GUARANTEE SHALL OCCUR AT THE SOLE DISCRETION OF THE LANCASTER COUNTY. IN THE EVENT THE DEVELOPER DEFAULTS AND THE COUNTY MUST COMPLETE THE IMPROVEMENTS, THE DEVELOPER WILL BE ASSESSED ANY DIFFERENCE IN THE AMOUNT OF THE PERFORMANCE GUARANTEE AND THE ACTUAL CONSTRUCTION COST.
- PREPARED FOR: 521 PARTNERS, LLC; 14021 CONLAN CIR., STE. B-10, CHARLOTTE, NC 28277

APPROVED FOR RECORDING
Matthew Clark
 Planning Official
 Date Approved: 2/12/24
 Must be recorded by: 2/12/24

CERTIFICATION OF APPROVAL OF COMPLIANCE WITH THE STORMWATER MANAGEMENT AND SEDIMENT CONTROL ACT OF 1981:

I DO HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL SYSTEM DESIGNED AND INSTALLED FOR THE ABOVE PHASE 1 ADDRESSES REQUIRED IMPROVEMENTS AS CITED IN UDC; COMPLIES WITH THE STANDARDS ESTABLISHED AND AMENDED BY THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL (DHEC)/THEIR DESIGNEE AND WAS APPROVED ON 10/22/2022 BY DHEC/THEIR DESIGNEE.

Auty B. Car 02/07/24 21365
 ENGINEER SIGNATURE DATE REGISTERED P.E. #

CERTIFICATE OF OWNERSHIP AND DEDICATION:

(I/WE) HEREBY CERTIFY THAT I/AM (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. (I/WE) HEREBY CONSENT TO THE SUBDIVISION AND EASEMENTS AS SHOWN HEREON.

Steph Dyer 02/07/24
 521 LAND PARTNERS, LLC SIGNATURE DATE
Raman Setts 2/8/2024
 521 PROFESSIONAL SERVICES, LLC SIGNATURE DATE

CERTIFICATE OF APPROVAL OF THE INSTALLATION AND CONSTRUCTION OF STREET, UTILITIES AND OTHER REQUIRED IMPROVEMENTS:

I DO HEREBY CERTIFY (1) THAT STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION ENTITLED THE ARCHES - PHASE 1, (2) THAT A GUARANTEED OF THE INSTALLATIONS OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER SATISFACTORY TO LANCASTER COUNTY HAS BEEN RECEIVED.

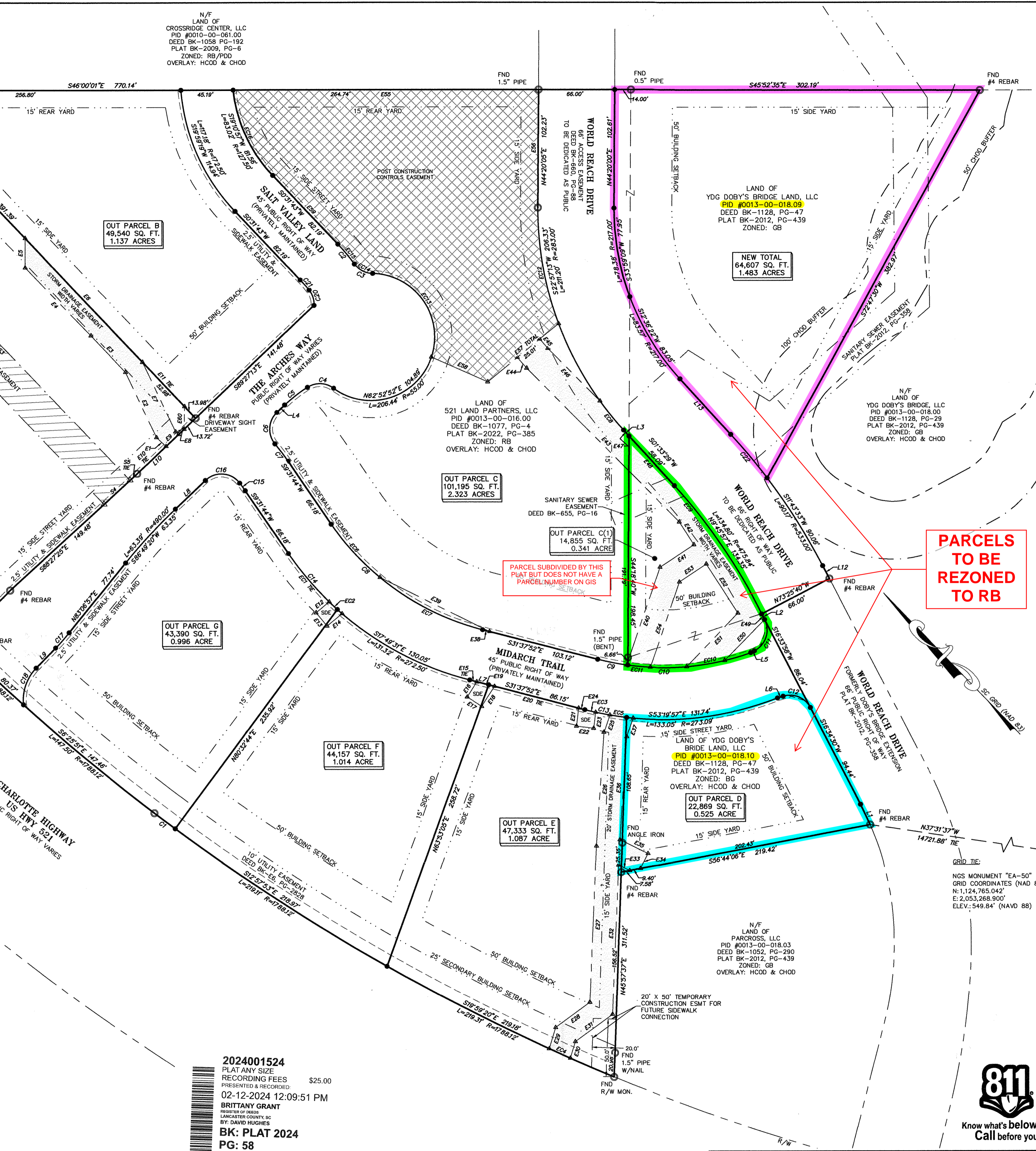
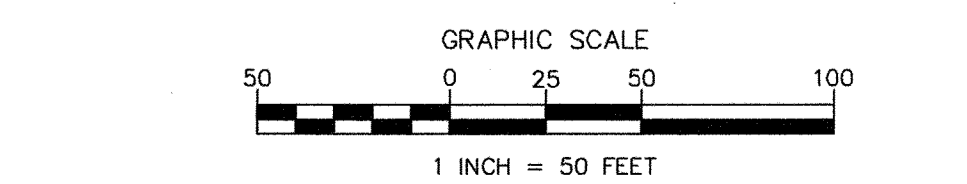
LEGEND:

- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- CHOD CAROLINA HEELSPLITTER OVERLAY DISTRICT
- HCOO HIGHWAY CORRIDOR OVERLAY DISTRICT
- SDE STORM DRAINAGE EASEMENT
- MONUMENTATION FOUND (AS NOTED)
- MONUMENTATION SET (AS NOTED)
- NGS MONUMENT
- △ CALCULATED POINT
- ▨ SANITARY SEWER EASEMENT
- ▩ STORM DRAINAGE EASEMENT
- ▧ POST CONSTRUCTION CONTROLS EASEMENT
- ▩ TEMPORARY CONSTRUCTION EASEMENT

NOTICE OF LEGAL ACTION:
 THIS DRAWING AND/OR THE DESIGN SHOWN IS THE PROPERTY OF THE ISAACS GROUP, P.C. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THE ISAACS GROUP P.C.'S WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

ZONING DISCLAIMER:
 NO ZONING REPORT OR ZONING VERIFICATION LETTER WAS PROVIDED TO THE ISAACS GROUP P.C. IT IS THE RESPONSIBILITY OF THE LAND OWNER AND/OR DEVELOPER TO VERIFY THE ZONING REQUIREMENTS AND LAND DEVELOPMENT STANDARDS PRIOR TO CONVEYANCE AND/OR DEVELOPMENT.

FLOOD CERTIFICATION:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 45057C-0078-E, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2017 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



PARCELS TO BE REZONED TO RB

2024001524
 PLAT ANY SIZE
 RECORDING FEES \$25.00
 PRESENTED & RECORDED
 02-12-2024 12:09:51 PM
 BRITTANY GRANT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LANCASTER COUNTY, SC
 BY: DAVID HUGHES
BK: PLAT 2024
PG: 58

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE STANDARDS OF 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; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL.

Steph Dyer 2/7/24
 STEPHEN S. DYER, S.C.P.L.S. #19894
 S.C. FIRM LICENSE #C-01037
 S0YER@ISAACSGRP.COM

FINAL PLAT

THE ARCHES PHASE 1

INDIAN LAND TOWNSHIP
 LANCASTER COUNTY, SOUTH CAROLINA

File #: 21186-SUBJ Date: 02-07-24 Project P.L.S.: SSD
 Surveyed By: TIC
 Drawn By: CLC
 Scale: 1" = 50'

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD. SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

SHEET 1 OF 1