

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND RESTRICTIVE COVENANTS OF RECORD.

#5 REBARS AT ALL CORNERS UNLESS OTHERWISE NOTED.

THIS PROPERTY IS ZONED GB (GENERAL BUSINESS)
FRONT SETBACK - 30'
SIDE SETBACK - 10'
REAR SETBACK - 25'

NO TITLE RESEARCH WAS DONE ON SUBJECT PROPERTY AT THIS TIME.

LANCASTER COUNTY SERVES THIS PROPERTY WITH WATER AND SEWER.
A 2" PVC FORCE MAIN TO ARROWOOD ROAD FOR BURNS FORD DEALERSHIP.

THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO CHARLOTTE HWY, U.S. HWY. 521. A 80' PUBLIC RIGHT OF WAY,

THIS PARCEL DOES LIE WITHIN ZONE F OF THE McWHIRTER AIRFIELD OVERLAY DISTRICT.

THE HEIGHT LIMITATIONS FOR THIS PROPERTY THAT FALLS UNDER THE McWHIRTER FIELD AVIATION OVERLAY SHALL CONFORM TO THE HEIGHT REGURMENTS SET FORTH UNDER THE CURRENT ZONING OF THE PROPERTY.

THERE WERE NO WETLAND MARKERS OBSERVED IN THE FIELD.
THERE WAS NO EVIDENCE OF ANY EARTH MOVING WORK OBSERVED.

THE PRIVATE ROAD PROVIDING ACCESS TO LOTS IN THIS DEVELOPMENTS IS NOT AND WILL NOT BE MAINTAINEDBY LANCASTER COUNTY. OWNERS OF LOTS IN THIS DEVELOPMENT ARE FINANCIALLY OBLIGATED TO MAINTAIN THIS ROAD IN PERPETUITY FOR THE BENEFIT OF ALL PROPERTY OWNERS IN THE DEVELOPMENT.

THE PRIVATE DRIVE WILL BE CONSTRUCTED TO MEET THE STANDARDS LAID OUT IN LANCASTER COUNTY UDO CHAPTER 6.18.1.H.THIS DRIVE WILL BE INSPECTED BY THE LANCASTER COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A CO FOR ANY NEW STRUCTURE LOCATED OFF THE PRIVATE DRIVE.

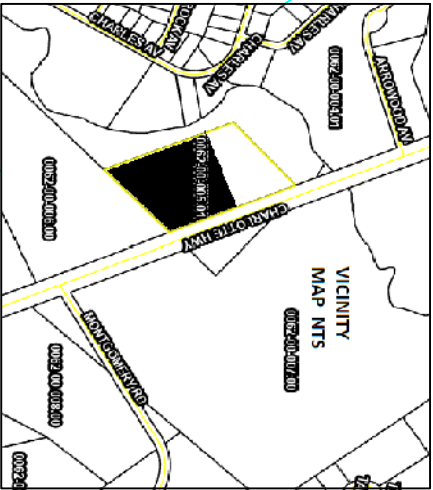
Note: A portion of the property does lie within a designated flood area. As show on Map 45057C01.43D as Zone AE and has an effective date of 06/16/11. Also there are no encroachments or projection other than as shown on this plat
"I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein."

DRAWN BY:	JCC	DATE:	04/16/2024
CHECKED BY:	JCC		A PORTION OF TAX MAP ID 0062-00-005.01
JOB NO.:	24-03-12	SHEET	1 OF 1



OLD 2" I PIPE IN STONE PILE BWF COR.

LINE	LENGTH	BEARING
L1	16.18	S89°52'38"W
L2	39.55	S02°31'30"W
L3	34.95	S87°46'02"E
L4	70.24	S22°34'04"E
L5	229.07	S18°10'31"E
L6	12.77	S66°12'04"E



- LEGEND:
- ★ = FIRE HYDRANT
 - ◻ = CON. MONUMENT R/W
 - ⊙ = POLE
 - ⊗ = CATCH BASIN
 - ⊙ = LIGHT POLE
 - ⊙ = TREES
 - SB = SETBACK
 - P = PLANTER
 - ◻ = SIGN

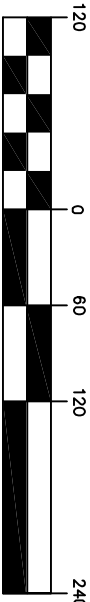
PROPERTY LINE IS THE

Plat Of Property Of Lancaster County

Located At 2001 Charlotte Hwy. 3 Miles North Of Lancaster, South Carolina

Scale 1" = 120' Date

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

Survey By: J. C. Crumpler
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