

NOTES:

- BUILDER TO VERIFY SETBACK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - AREA BY COORDINATE COMPUTATION.
TOTAL LOT AREA LOT 8 19021 SQFT / 0.437 ACRES
LOT 9 31724 SQFT/ 0.728 ACRES
 - ALL DISTANCES ARE HORIZONTAL GROUND, INTERNATIONAL FEET UNLESS OTHERWISE NOTED.
 - SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE REGISTER OF DEEDS OFFICE, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES, OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
 - THIS MAP WAS PREPARED AS A BOUNDARY SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND. NO PROPERTY LINES, RIGHT-OF-WAY LINES, OR EASEMENTS WERE REVISED OR CREATED AS A RESULT OF THIS SURVEY.
- OWNER OF RECORD: HARLAND BUILDING GROUP LLC
TITLE SOURCE: DB. 1684, PG.264
TAX PARCEL# 062L-0A-026.00 & 062-0A-027.00
- LOT DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL#45057C0231E EFFECTIVE 05/16/2017.

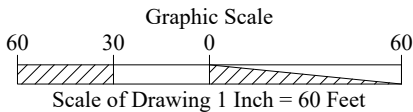
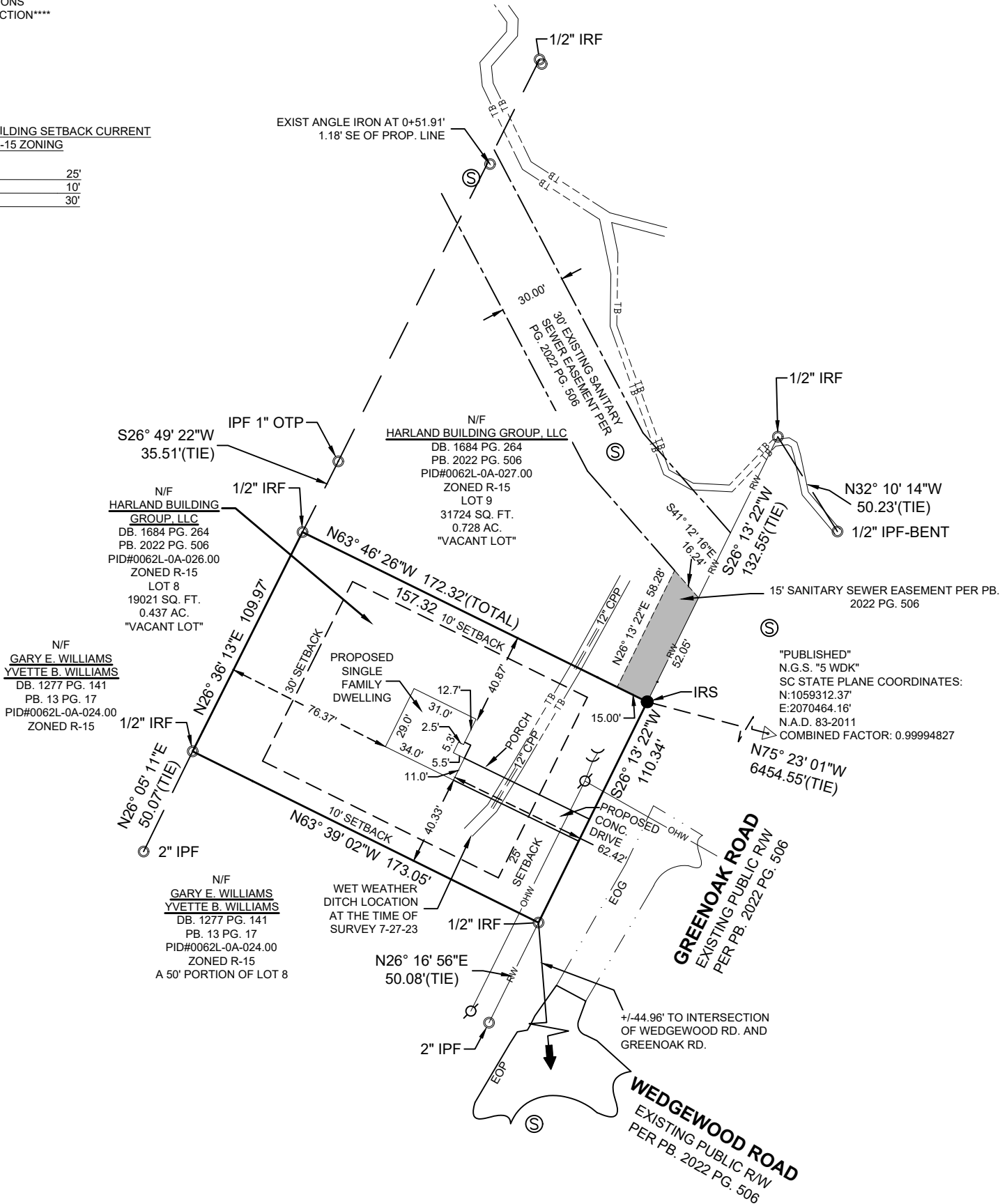
LEGEND

- | | |
|-------|---------------------------|
| ● MGS | MAG NAIL SET |
| ○ IPF | IRON PIPE FOUND |
| ○ IRF | IRON REBAR FOUND |
| ● IRS | #4 REBAR SET |
| ▲ CP | CALCULATED POINT |
| --- | SETBACKS |
| --- | RIGHT OF WAY |
| --- | EDGE OF PAVEMENT |
| --- | EDGE OF GRAVEL |
| --- | STORM DRAIN LINE |
| △ | NCGS MONUMENT |
| --- | TOP OF CREEK & DITCH BANK |
| --- | SEWER EASEMENT |
| ○ | SEWER MANHOLE |
| ○ | UTILITY POLE |
| --- | CORRUGATED PLASTIC PIPE |
| --- | GUY WIRE |
| --- | GRAVEL ROAD |

****SUPERINTENDANT TO
VERIFY ALL DIMENSIONS
PRIOR TO CONSTRUCTION****

MINIMUM YARD AND BUILDING SETBACK CURRENT
REQUIREMENTS PER R-15 ZONING

FRONT SETBACK	25'
SIDE YARD SETBACK	10'
REAR SETBACK	30'



I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HERON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STARDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

PRELIMINARY

DONALD G. CREWS

SC PLS# 14807

PLOT PLAN OF:
LOT 8 UNIVERSITY PARK, PHASE 1,
PLAT BOOK 2022 PAGE 506
GREENOAK ROAD
CITY OF LANCASTER, LANCASTER COUNTY, SC
DATE: SEPTEMBER 12, 2023
SCALE: 1"=60'

SHEET 1 OF 1

DRAWN BY: KRS

PROJECT#: 3009-0017

PREPARED FOR HARLAND HOMES

SURVEY PROVIDED BY:



3556-A CENTRE CIRCLE FORT MILL, SC 29715
844-865-5263 NC FIRM C-4291 SC COA 5654