



GRAY
SURVEYING CO., INC.
144 W. MOUNTAIN ST., SUITE 3, PO BOX 1781
KINGSTON, MOUNTAIN, NC 28886
704-738-1844
WWW.GSVCORP.COM
SC COA NO. 4384

GENERAL NOTES

1. SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING CONDITIONS.
2. SURVEY PREPARED WITHOUT BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, EASEMENTS, BURIED UTILITIES, POWER, WATER, MINERAL RIGHTS, TRAIL RIGHTS, AND ENCROACHMENTS WHETHER OR NOT SHOWN ON THIS PLAT AND WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.
3. UNDERGROUND UTILITIES WERE NOT LOCATED EXCEPT AS SHOWN. WHERE SHOWN, BY OBSERVED EVIDENCE ONLY, UNLESS OTHERWISE NOTED.
4. BEARINGS SHOWN HEREON ARE DEGREES, MINUTES, AND SECONDS AND DISTANCES ARE INTERNATIONAL FOOT, UNLESS OTHERWISE INDICATED.
5. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL ROAD R/W AND A 4' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES UNLESS ADDITIONAL DRAINAGE AREA IS SHOWN.
6. THERE IS A 1' EASEMENT FOR RE-SURVEYS CENTERED ON ALL PROPERTY LINES.
7. PROPERTY IS ZONED AGO.
8. SETBACKS PER RESTRICTIVE COVENANTS:
FRONT: 30' SIDE: 20' REAR: 20'
GRAPHICALLY PLOTTED HEREON.
9. EACH LOT TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE YORK COUNTY AND NC DEC REGULATIONS.
10. THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVE SHALL NOT PIPE OR PILL ROADSIDE CATCHES OR CHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE CATCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHTS-OF-WAY WITH OUT OBTAINING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL. THIS INCLUDES INCLUDING CONSTRUCTION OR PLACEMENT OF ANY COLLAR, MASONRY STRUCTURE, OR BRICKWORK.
11. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THEIR OWN STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES ASSOCIATED WITH ANY LAND DISTURBANCE ACTIVITY ON THEIR LOT.
12. TOTAL NUMBER OF LOTS: 41
- TOTAL AREA: 88.11 AC.
- TOTAL AREA IN LOTS: 88.11 AC.
- 2 NEW ROADS DEDICATED FOR THIS PHASE: 6.34 AC.
13. FARMING ACTIVITIES MAY OCCUR ON ADJACENT PARCELS THAT MAY BE SUBJECT TO HOUSING REQUIREMENTS. ALL ASSOCIATED PERMITS, PLANS, FEES, ETC., MUST BE EXECUTED PRIOR TO THE DISTURBANCE OF ANY LAND ASSOCIATED WITH THIS PLAT AND/OR BUILDING PERMITS.
14. A WRITTEN STATEMENT FROM THE INDICATED APPROVAL OF THE USE OF INDIVIDUAL WELLS & SEPTIC TANKS (SEVERAL DISCREPANCIES) IS REQUIRED FOR EACH PROPOSED LOT. THE FINAL PLAT (RECORDING INSTRUMENT) SHALL INCLUDE ONLY THOSE PARCELS OF LAND THAT HAVE BEEN DETERMINED SUITABLE FOR INDIVIDUAL WELLS & SEPTIC TANKS AS INDICATED BY DEC (IF APPLICABLE).
15. COMMON OPEN SPACES WITH STORMWATER CONTROL MEASURES, ENTRANCE LANDSCAPING AREA, ANY DESIGNATED DRAINAGE EASEMENTS ASSOCIATED WITH ROAD RIGHTS-OF-WAY, AND UTILITIES SUCH AS STREET LIGHTING AND DRAINAGE INFRASTRUCTURE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
16. INDIVIDUAL LOTS MAY BE SUBJECT TO EASEMENTS FOR ADDITIONAL STORMWATER CONTROL MEASURES AS NEEDED. SUCH ADDITIONAL MEASURES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IF STORMWATER IS RESULT OF ROADWAY RUNOFF.
17. COMMON OPEN SPACE AREAS SHOWN ARE TO SERVE AS NATURAL BUFFERS OR NATURAL CREEK BUFFERS WITH THE EXCEPTION OF THE AREAS AT ENTRANCE. THESE AREAS SHALL BE LANDSCAPED, BUFFER EROSION AND ACTIVITY IN DISTURBED BUFFERS ARE REGULATED BY YORK COUNTY. THESE AREAS TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION.
18. UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE RIGHTS-OF-WAY UNLESS OTHERWISE NOTED.
19. ALL PROPOSED LOTS ON EXISTING STREETS WILL BE ACCESSED FROM THE NEW STREETS.
20. NEW ROADS SHOWN ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE YORK COUNTY ROADWAY SYSTEM.
21. MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS OUTSIDE THE ROAD RIGHTS-OF-WAY IS THE RESPONSIBILITY OF THE DEVELOPER OR HIS DESIGNEE. YORK COUNTY RESERVES THE RIGHT TO PERFORM WORK IN THESE AREAS SHOULD THE DEVELOPER OR HIS DESIGNEE NOT PROPERLY MAINTAIN THESE AREAS CAUSING POTENTIAL DAMAGE TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT, THE DEVELOPER OR HIS DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY YORK COUNTY.
22. INDIVIDUAL LOT EROSION CONTROL SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHTS-OF-WAY.
23. NO CEMETERY BURIAL AREAS KNOWN IN PROJECT.
24. NO CELLULOSIC BURIAL AREAS EXIST ON PROJECT.
25. PERMETER BUFFERS:
FOR A 4' MINIMUM WIDTH BUFFERING, EVERY 80' LINEAR FEET OR PORTION THEREOF, A MINIMUM OF 200 BUSHES OF TREES SHALL BE PROVIDED. ONLY TREES MEASURING 2" CALIPER OR LARGER CAN BE COUNTED.
26. MAINTENANCE OF BUFFERINGS ON INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF INDIVIDUAL PROPERTY OWNERS. THESE AREAS ARE NOT TO BE DISTURBED BY GRASSING, CLEARING, TREE REMOVAL, ETC., UNLESS APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
27. THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL RIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVEWAY LINE OF SIGHT.

I HEREBY STATE THAT ON THE 31st DAY OF AUGUST 2017 TO BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS 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.

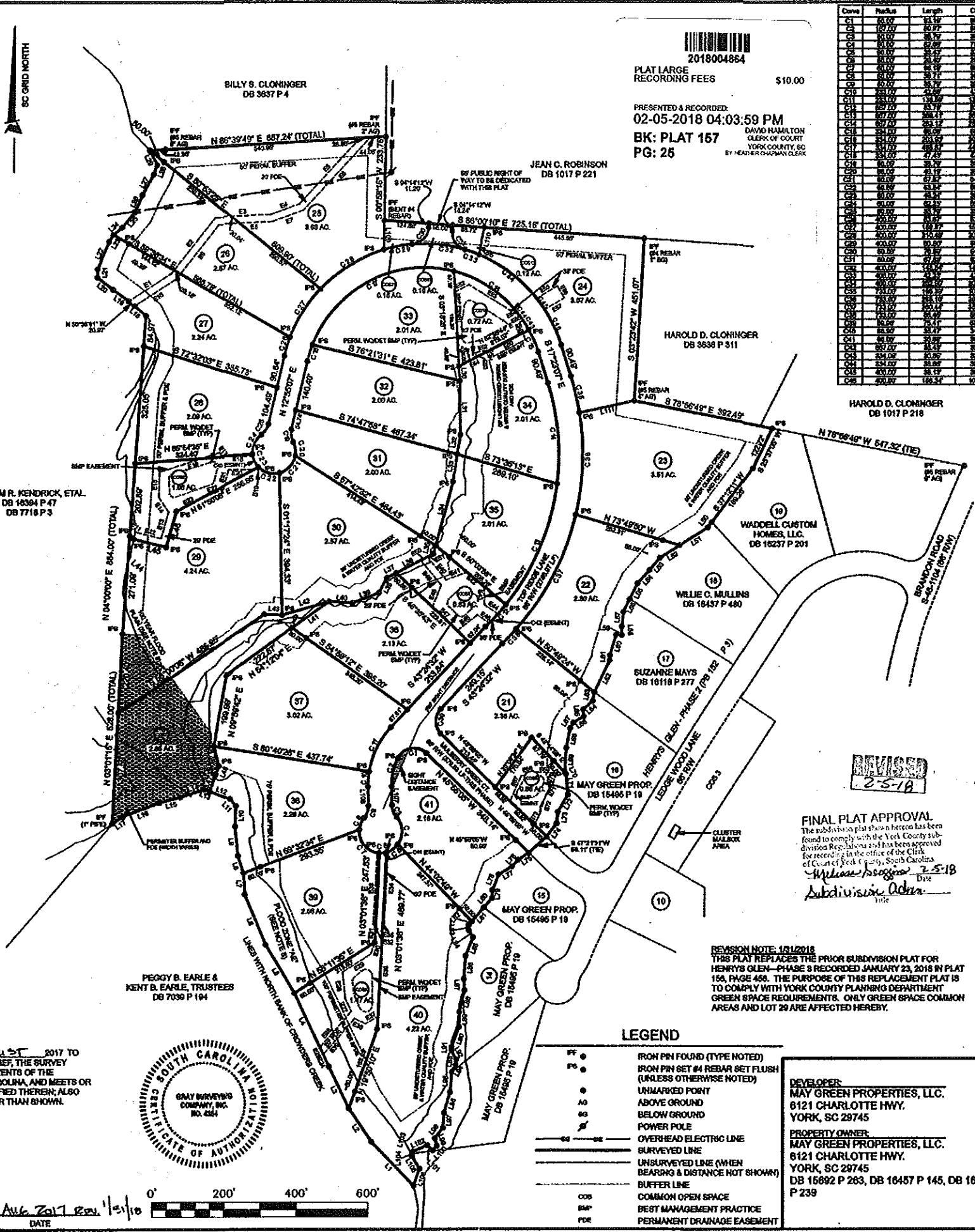


JOSEPH A. GRAY, P.E.
DATE: 31 AUG 2017 BY: jg/10

WILLIAM R. KENDRICK, ETAL.
DB 16394 P 47
DB 7718 P 3

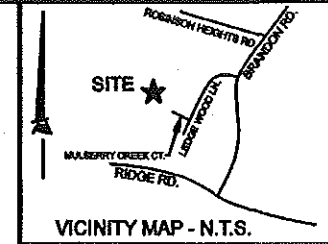


0' 200' 400' 600'



2018004884
PLAT LARGE RECORDING FEES \$10.00
PRESENTED & RECORDED:
02-05-2018 04:03:59 PM
BK: PLAT 157
PG: 25

Curve	Radius	Length	Chord	Chord Dist.
C1	200.00	100.00	100.00	100.00
C2	200.00	100.00	100.00	100.00
C3	200.00	100.00	100.00	100.00
C4	200.00	100.00	100.00	100.00
C5	200.00	100.00	100.00	100.00
C6	200.00	100.00	100.00	100.00
C7	200.00	100.00	100.00	100.00
C8	200.00	100.00	100.00	100.00
C9	200.00	100.00	100.00	100.00
C10	200.00	100.00	100.00	100.00
C11	200.00	100.00	100.00	100.00
C12	200.00	100.00	100.00	100.00
C13	200.00	100.00	100.00	100.00
C14	200.00	100.00	100.00	100.00
C15	200.00	100.00	100.00	100.00
C16	200.00	100.00	100.00	100.00
C17	200.00	100.00	100.00	100.00
C18	200.00	100.00	100.00	100.00
C19	200.00	100.00	100.00	100.00
C20	200.00	100.00	100.00	100.00
C21	200.00	100.00	100.00	100.00
C22	200.00	100.00	100.00	100.00
C23	200.00	100.00	100.00	100.00
C24	200.00	100.00	100.00	100.00
C25	200.00	100.00	100.00	100.00
C26	200.00	100.00	100.00	100.00
C27	200.00	100.00	100.00	100.00
C28	200.00	100.00	100.00	100.00
C29	200.00	100.00	100.00	100.00
C30	200.00	100.00	100.00	100.00
C31	200.00	100.00	100.00	100.00
C32	200.00	100.00	100.00	100.00
C33	200.00	100.00	100.00	100.00
C34	200.00	100.00	100.00	100.00
C35	200.00	100.00	100.00	100.00
C36	200.00	100.00	100.00	100.00
C37	200.00	100.00	100.00	100.00
C38	200.00	100.00	100.00	100.00
C39	200.00	100.00	100.00	100.00
C40	200.00	100.00	100.00	100.00
C41	200.00	100.00	100.00	100.00
C42	200.00	100.00	100.00	100.00
C43	200.00	100.00	100.00	100.00
C44	200.00	100.00	100.00	100.00
C45	200.00	100.00	100.00	100.00
C46	200.00	100.00	100.00	100.00
C47	200.00	100.00	100.00	100.00
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C49	200.00	100.00	100.00	100.00
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C53	200.00	100.00	100.00	100.00
C54	200.00	100.00	100.00	100.00
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C59	200.00	100.00	100.00	100.00
C60	200.00	100.00	100.00	100.00
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C62	200.00	100.00	100.00	100.00
C63	200.00	100.00	100.00	100.00
C64	200.00	100.00	100.00	100.00
C65	200.00	100.00	100.00	100.00
C66	200.00	100.00	100.00	100.00
C67	200.00	100.00	100.00	100.00
C68	200.00	100.00	100.00	100.00
C69	200.00	100.00	100.00	100.00
C70	200.00	100.00	100.00	100.00
C71	200.00	100.00	100.00	100.00
C72	200.00	100.00	100.00	100.00
C73	200.00	100.00	100.00	100.00
C74	200.00	100.00	100.00	100.00
C75	200.00	100.00	100.00	100.00
C76	200.00	100.00	100.00	100.00
C77	200.00	100.00	100.00	100.00
C78	200.00	100.00	100.00	100.00
C79	200.00	100.00	100.00	100.00
C80	200.00	100.00	100.00	100.00
C81	200.00	100.00	100.00	100.00
C82	200.00	100.00	100.00	100.00
C83	200.00	100.00	100.00	100.00
C84	200.00	100.00	100.00	100.00
C85	200.00	100.00	100.00	100.00
C86	200.00	100.00	100.00	100.00
C87	200.00	100.00	100.00	100.00
C88	200.00	100.00	100.00	100.00
C89	200.00	100.00	100.00	100.00
C90	200.00	100.00	100.00	100.00
C91	200.00	100.00	100.00	100.00
C92	200.00	100.00	100.00	100.00
C93	200.00	100.00	100.00	100.00
C94	200.00	100.00	100.00	100.00
C95	200.00	100.00	100.00	100.00
C96	200.00	100.00	100.00	100.00
C97	200.00	100.00	100.00	100.00
C98	200.00	100.00	100.00	100.00
C99	200.00	100.00	100.00	100.00
C100	200.00	100.00	100.00	100.00



VICINITY MAP - N.T.S.

DRAINAGE/TEMP EASEMENT CALLS

Course	Bearing	Distance
E1	N 89°24'00" E	150.00
E2	N 87°30'00" E	100.00
E3	N 87°21'00" E	100.00
E4	N 87°15'00" E	100.00
E5	N 87°10'00" E	100.00
E6	N 87°05'00" E	100.00
E7	N 87°00'00" E	100.00
E8	N 86°55'00" E	100.00
E9	N 86°50'00" E	100.00
E10	N 86°45'00" E	100.00
E11	N 86°40'00" E	100.00
E12	N 86°35'00" E	100.00
E13	N 86°30'00" E	100.00
E14	N 86°25'00" E	100.00
E15	N 86°20'00" E	100.00
E16	N 86°15'00" E	100.00
E17	N 86°10'00" E	100.00
E18	N 86°05'00" E	100.00
E19	N 86°00'00" E	100.00
E20	N 85°55'00" E	100.00
E21	N 85°50'00" E	100.00
E22	N 85°45'00" E	100.00
E23	N 85°40'00" E	100.00
E24	N 85°35'00" E	100.00
E25	N 85°30'00" E	100.00
E26	N 85°25'00" E	100.00
E27	N 85°20'00" E	100.00
E28	N 85°15'00" E	100.00
E29	N 85°10'00" E	100.00
E30	N 85°05'00" E	100.00
E31	N 85°00'00" E	100.00
E32	N 84°55'00" E	100.00
E33	N 84°50'00" E	100.00
E34	N 84°45'00" E	100.00
E35	N 84°40'00" E	100.00
E36	N 84°35'00" E	100.00
E37	N 84°30'00" E	100.00
E38	N 84°25'00" E	100.00
E39	N 84°20'00" E	100.00
E40	N 84°15'00" E	100.00
E41	N 84°10'00" E	100.00
E42	N 84°05'00" E	100.00
E43	N 84°00'00" E	100.00
E44	N 83°55'00" E	100.00
E45	N 83°50'00" E	100.00
E46	N 83°45'00" E	100.00
E47	N 83°40'00" E	100.00
E48	N 83°35'00" E	100.00
E49	N 83°30'00" E	100.00
E50	N 83°25'00" E	100.00
E51	N 83°20'00" E	100.00
E52	N 83°15'00" E	100.00
E53	N 83°10'00" E	100.00
E54	N 83°05'00" E	100.00
E55	N 83°00'00" E	100.00
E56	N 82°55'00" E	100.00
E57	N 82°50'00" E	100.00
E58	N 82°45'00" E	100.00
E59	N 82°40'00" E	100.00
E60	N 82°35'00" E	100.00
E61	N 82°30'00" E	100.00
E62	N 82°25'00" E	100.00
E63	N 82°20'00" E	100.00
E64	N 82°15'00" E	100.00
E65	N 82°10'00" E	100.00
E66	N 82°05'00" E	100.00
E67	N 82°00'00" E	100.00
E68	N 81°55'00" E	100.00
E69	N 81°50'00" E	100.00
E70	N 81°45'00" E	100.00
E71	N 81°40'00" E	100.00
E72	N 81°35'00" E	100.00
E73	N 81°30'00" E	100.00
E74	N 81°25'00" E	100.00
E75	N 81°20'00" E	100.00
E76	N 81°15'00" E	100.00
E77	N 81°10'00" E	100.00
E78	N 81°05'00" E	100.00
E79	N 81°00'00" E	100.00
E80	N 80°55'00" E	100.00
E81	N 80°50'00" E	100.00
E82	N 80°45'00" E	100.00
E83	N 80°40'00" E	100.00
E84	N 80°35'00" E	100.00
E85	N 80°30'00" E	100.00
E86	N 80°25'00" E	100.00
E87	N 80°20'00" E	100.00
E88	N 80°15'00" E	100.00
E89	N 80°10'00" E	100.00
E90	N 80°05'00" E	100.00
E91	N 80°00'00" E	100.00
E92	N 79°55'00" E	100.00
E93	N 79°50'00" E	100.00
E94	N 79°45'00" E	100.00
E95	N 79°40'00" E	100.00
E96	N 79°35'00" E	100.00
E97	N 79°30'00" E	100.00
E98	N 79°25'00" E	100.00
E99	N 79°20'00" E	100.00
E100	N 79°15'00" E	100.00

FINAL PLAT APPROVAL
The subdivision plat shown hereon has been found to comply with the York County subdivision Regulations and has been approved for recording in the office of the Clerk of Court of York County, South Carolina.
APPROVED: [Signature] 2-5-18
Date: 2-5-18
Subdivision Admin