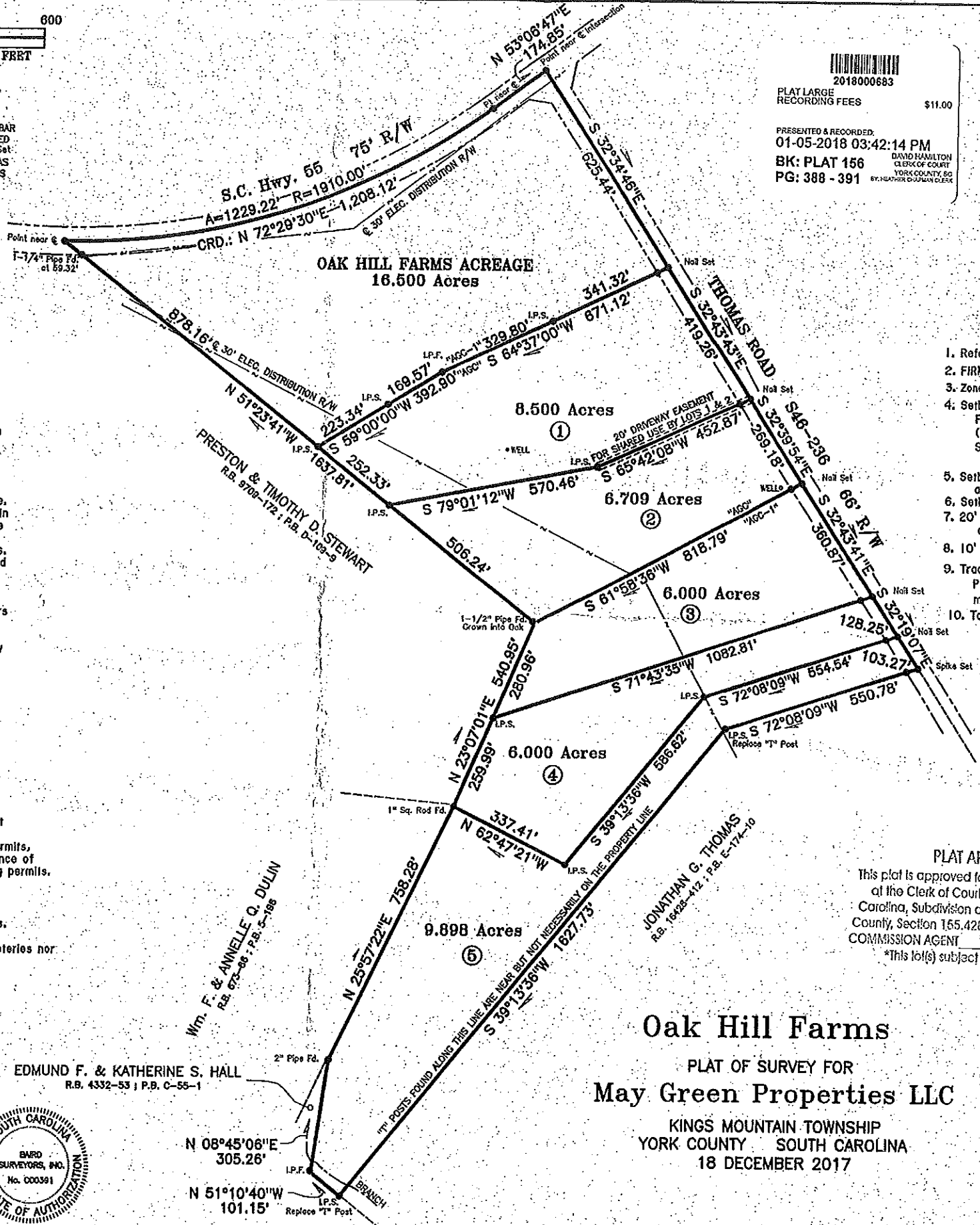


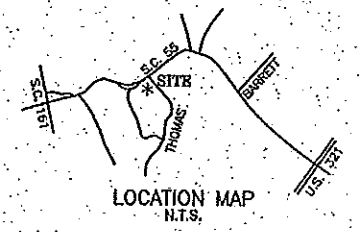
Plot E-174-10

ALL CORNERS ARE #5 REBAR
UNLESS OTHERWISE NOTED
I.P.F. = Found; I.P.S. = Set
I.P.S. AT R/W OF THOMAS
ROAD ON ALL LOT LINES

- All utilities are to be located exclusively within the road rights-of-way unless otherwise noted.
- Maintenance of all temporary and permanent erosion and stormwater management controls, outside the road rights-of-way, is the responsibility of the individual lot owner or his designee. York County reserves the right to perform work in these areas should the lot owner or his designee not properly maintain these areas, causing potential danger to the integrity of the roadways. In this event, the lot owner or his designee would be responsible for any costs incurred by York County.
- All property corners are marked with #5 rebar unless noted otherwise.
- There are no known bury pits on this property unless shown and noted on this plat.
- Individual lot irrigation systems may not be installed within the road right-of-way.
- The developer, individual lot owners, or their representatives, shall not pipe or fill roadside ditches, enclosed road drainage systems, or road rights-of-way without obtaining encroachment permission from York County. This also includes construction or placement of any columns, masonry structures, or irrigation.
- This plat is a larger common plan and each lot is considered part of it and will, therefore, be subject to NPDES requirements. All associated permits, fees, etc., must be executed prior to the disturbance of any land associated with this plat and/or building permits.
- Each lot will be serviced by an individual well and septic tank permitted in accordance with all applicable York County and SC DHEC requirements.
- There are no known, marked, or rumored cemeteries nor human burial areas on this property.



2018000683
PLAT LARGE RECORDING FEES \$11.00
PRESENTED & RECORDED:
01-05-2018 03:42:14 PM
BK: PLAT 156
PG: 388 - 391
DAVID HAMILTON
CLERK OF COURT
YORK COUNTY, SC
BY: HEATHER CUSHMAN CLERK



- Reference: Tax Parcels 277-17, -27, & -28; P.B. E-174-10
- FIRM Map 45091C0135E, 26 Sept 08, Zone "X"-Unshaded.
- Zoned "AGC-1" B "AGC"
- Setbacks for Lots 1 - 5 (Unless Noted Otherwise):
Front (From Road R/W) = 150'; Sides = 50'; Rear = 50'
(Note: rear setback is also to be an undisturbed natural buffer.)
Setbacks for barns and shops from road rights-of-way and other property lines = 100'
- Setbacks for "Oak Hill Farms Acreage" = 150' from all property lines and road rights-of-way.
- Setbacks may be reduced up to 25% by variance granted by the declarant.
- 20' Drainage and Utility Easement adjacent to road R/W and centered on all property lines.
- 10' Easement for Re-Surveys centered on all property lines.
- Tracts in this development are subdivided from "Partially Wooded Lands" Planting requirements shown on this plat will consist of a minimum 70% Large Maturing Trees of 2" caliper or greater.
- Total Area = 53,606 Acres

LOT NUMBER	AREA ACRES	MIN. 6 TREES w/ CUMULATIVE TREE DIA. (in.)
1	8.500	425
2	6.709	336
3	6.000	300
4	6.000	300
5	9.898	495
ACREAGE	16.500	825

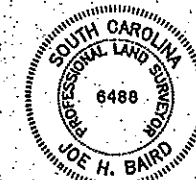
PLAT APPROVED
This plat is approved for recording in the office of the Clerk of Court of York County, South Carolina, Subdivision and Zoning Code of York County, Section 155.428, Subdivision # _____
COMMISSION AGENT: WBS DATE: 12-1-17
*This lot(s) subject to Tree Ordinance.

OWNER:
ELIZABETH T. JOHNSON REVOCABLE TRUST
8413 LYNWOOD PLACE
CHEVY CHASE, MD 20815

DEVELOPER:
MAY GREEN PROPERTIES LLC
6121 CHARLOTTE HIGHWAY
YORK, SC 29745
803-631-4136

Oak Hill Farms
PLAT OF SURVEY FOR
May Green Properties LLC
KINGS MOUNTAIN TOWNSHIP
YORK COUNTY SOUTH CAROLINA
18 DECEMBER 2017

BAIRD SURVEYORS, INC.
SURVEYING & PLANNING
JOE H. BAIRD, P.L.S.
3219 BAIRD ROAD
CLOYER, SC 29710
803/631-2661
besurvey@att.net
COA No. 000391
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"BOUNDARY SURVEY"
I hereby state to the best of my knowledge, information and belief, and in my professional opinion, 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 made or caused to be made in accordance with the requirements for a "Class A" survey as specified therein.
Joe H. Baird, S.O. Reg. #6488, Clover, S.C.
F.B. file JOB No. 171111