

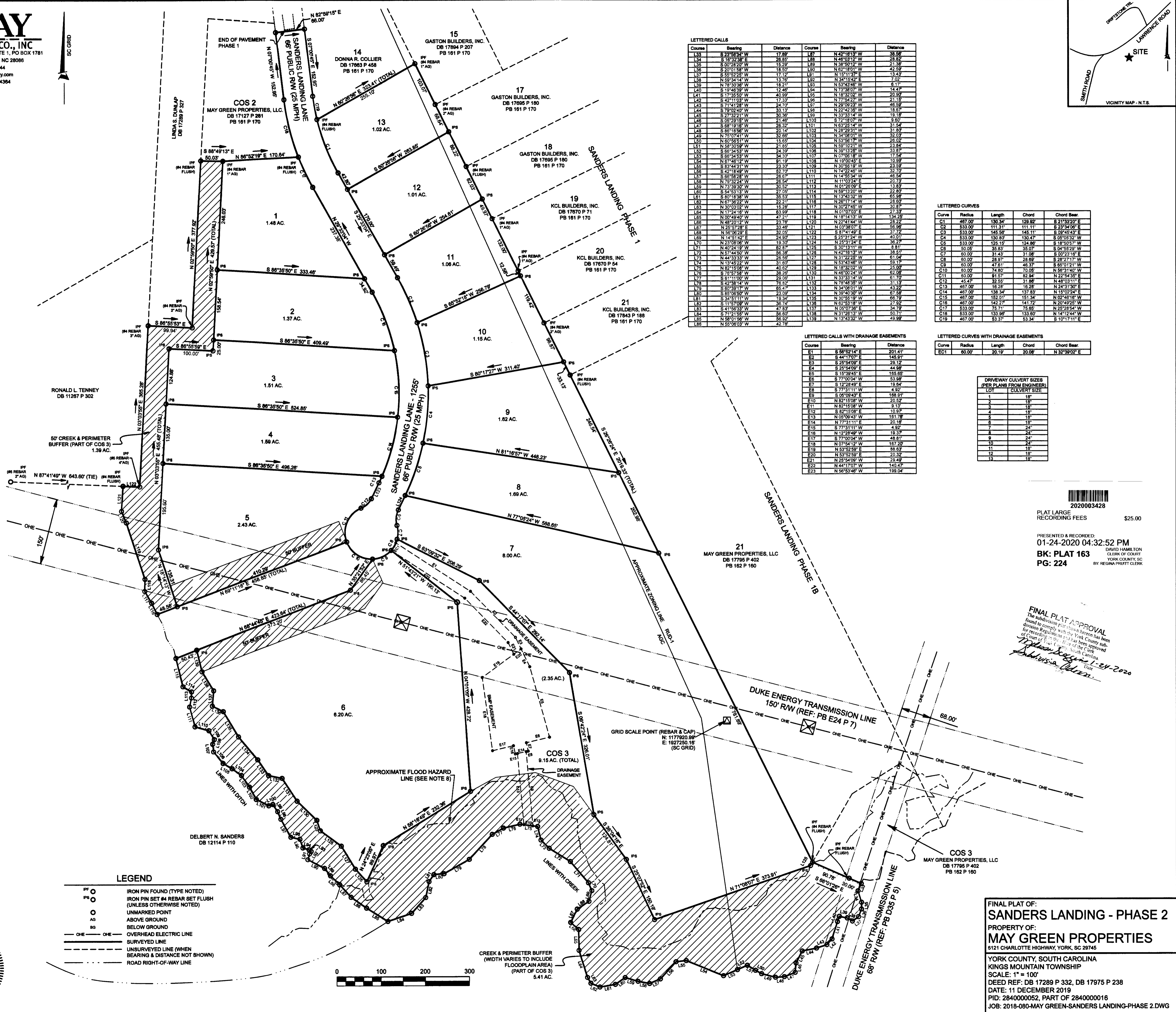
GENERAL NOTES

- SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING CONDITIONS. SURVEY PREPARED WITHOUT BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS, TIMBER RIGHTS, AND LANDLIFTS WHETHER OR NOT SHOWN ON THIS PLAN AND WHETHER OR NOT RECORDED IN THE PUBLIC RECORD.
- UNDERGROUND UTILITIES WERE NOT LOCATED EXCEPT AS NOTED WHERE SHOWN, BY OBSERVED EVIDENCE ONLY, UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE DEGREES, MINUTES, AND SECONDS AND DISTANCES ARE INTERNATIONAL FOOT, UNLESS OTHERWISE INDICATED. SC GRID ORIENTATION BASED ON AND SCALED ABOUT CONTROL POINT SHOWN.
- THERE IS A 20' DRAINAGE AND UTILITY EASEMENT ALONG ALL ROAD RW AND A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES UNLESS ADDITIONAL DRAINAGE AREA IS SHOWN.
- THERE IS A 10' EASEMENT FOR RE-SURVEYS CENTERED ON ALL PROPERTY LINES.
- PROPERTY IS ZONED RUD-1 & AGC SETBACKS PER RESTRICTIVE COVENANTS: FRONT: 50' SIDE: 15' (25' ON CORNER LOTS) REAR: 50' (ALSO SERVES AS NATURAL BUFFER) NOTE: HARDSHIP VARIANCE MAY BE GRANTED BY DEVELOPER IN ACCORDANCE WITH RESTRICTIONS.
- FEMA FIRM MAP 45061C0155E, EFFECTIVE 9/29/2008 - ZONE "AE" GRAPHICALLY PLOTTED HEREON.
- EACH LOT TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE YORK COUNTY AND SC DHEC REQUIREMENTS.
- THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVE SHALL NOT PIPE OR FILL ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHTS-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL. THIS INCLUDES INCLUDING CONSTRUCTION OR PLACEMENT OF ANY COLUMNS, MASONRY STRUCTURE, OR IRRIGATION.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR THEIR OWN STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES ASSOCIATED WITH ANY LAND DISTURBANCE ACTIVITY ON THEIR LOT.
- TOTAL NUMBER OF LOTS: 13
-TOTAL AREA IN LOTS - 30.15 ACRES
-TOTAL COMMON OPEN SPACE LOTS - 1
-TOTAL AREA IN COMMON OPEN SPACE - 9.37 ACRES
-1 NEW ROAD DEDICATED FOR THIS PHASE - 1.98 ACRES
-TOTAL AREA - 41.50 ACRES
- FARMING ACTIVITIES MAY OCCUR ON ADJACENT PARCELS THAT MAY CREATE DISTURBING ODOORS AND NOISE, LIVESTOCK AND POULTRY (MAKE NOISES, CROSS PROPERTY LINES, SMELL, CAUSE INSECTS), ORGANIC PESTICIDES (MANURE AND COMPOST) AND INORGANIC FERTILIZER (SMELL, CROSS PROPERTY LINES, AND CAN TEMPORARILY AFFECT AIR AND WATER QUALITY, HOURS OF OPERATION (EARLY MORNING AND LATE NIGHT ACTIVITIES OCCUR INVOLVING HEAVY MACHINERY AND NOISY EQUIPMENT). IN ADDITION, WE UNDERSTAND THE FOLLOWING: NORMAL FARMING ACTIVITIES CREATE SITUATIONS DEEMED NUISANCES BY INDIVIDUALS NOT FAMILIAR WITH RURAL LIVING. NO ADDITIONAL LIABILITIES ARE PLACED ON THE FARMER, HE OR SHE HAS NO OBLIGATION TO ACCOMMODATE OUR DECISION TO MOVE ADJACENT TO HIS OR HER FARM, AND NO COUNTY LAWS OR ORDINANCES EXIST TO ASSIST US IN HAVING THESE ISSUES STOPPED.
- THIS PLAN IS CONSIDERED PART OF A LARGER COMMON PLAN AND WILL BE SUBJECT TO NPDES REQUIREMENTS. ALL ASSOCIATED PERMITS, PLANS, FEES, ETC., MUST BE EXECUTED PRIOR TO THE DISTURBANCE OF ANY LAND ASSOCIATED WITH THIS PLAN AND/OR BUILDING PERMITS.
- A WRITTEN STATEMENT FROM DHEC INDICATING APPROVAL OF THE USE OF INDIVIDUAL WELLS & SEPTIC TANKS (INDIVIDUAL DISPOSAL SYSTEMS) IS REQUIRED FOR EACH PROPOSED LOT. THE FINAL PLAN (RECORDING INSTRUMENT) SHALL INCLUDE ONLY THOSE PARCELS OF LAND THAT HAVE BEEN DEEMED SUITABLE FOR INDIVIDUAL SEPTIC TANK SYSTEMS AS INDICATED BY DHEC (IF APPLICABLE).
- COS (COMMON OPEN SPACE) WITH STORMWATER CONTROL MEASURES, ENTRANCE LANDSCAPING AREA, ANY DEDICATED DRAINAGE EASEMENTS ASSOCIATED WITH ROAD RUNOFF, MAIL KIOSK, FENCING, AND OTHER SUCH APPURTENANCES ASSOCIATED WITH COMMON OPEN SPACE, AND UTILITIES SUCH AS STREET LIGHTING AND ENTRANCE IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- 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 THE RESULT OF ROADWAY RUNOFF.
- COMMON OPEN SPACE AREAS SHOWN ARE TO SERVE AS NATURAL BUFFERS OR NATURAL CREEK BUFFERS. BUFFER STANDARDS AND ACTIVITY IN PERIMETER BUFFERS ARE REGULATED BY YORK COUNTY THESE AREAS TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION.
- UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE RIGHTS OF WAY UNLESS OTHERWISE NOTED.
- ALL PROPOSED LOTS ON EXISTING STREETS WILL BE ACCESSED FROM THE NEW STREET(S).
- NEW ROADS SHOWN ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE YORK COUNTY ROADWAY SYSTEM.
- MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS, OUTSIDE THE ROAD RIGHT 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 DANGER TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT, THE DEVELOPER OR HIS DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY YORK COUNTY.
- INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHTS OF WAY.
- THE DEVELOPER OR PROPERTY OWNER HAS CONFIRMED THROUGH A TITLE SEARCH AND REVIEW OF THE HISTORIC SURVEY OF YORK COUNTY MAINTAINED BY YORK COUNTY CULTURAL AND HERITAGE COMMISSION STAFF THAT NO KNOWN ABANDONED CEMETERIES EXIST ON THE PROPERTY.
- NO CELLULOSIC BURIAL AREAS KNOWN TO EXIST ON PROJECT.
- THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT.
- THE CLUSTER MAILBOXES ARE LOCATED IN PHASE 1 OF SANDERS LANDING.

GRAY SURVEYING CO., INC
144 W. MOUNTAIN ST., SUITE 1, PO BOX 2781
KINGS MOUNTAIN, NC 28868
704-739-1644
www.graysurveying.com
SC COA NO. 4364

YORK COUNTY ASSESSOR
Tax Map:
Date: 01/27/2020

E H



LETTERED CALLS

Course	Bearing	Distance	Course	Bearing	Distance
L33	S 23°58'34" W	17.89'	L87	N 2°18'15" W	38.56'
L34	S 16°32'38" E	28.85'	L88	N 46°02'12" W	28.82'
L35	S 02°29'32" W	13.79'	L89	N 8°05'12" W	21.32'
L36	S 20°01'58" W	18.50'	L90	N 62°18'01" W	42.59'
L37	S 55°32'26" W	17.12'	L91	N 15°13'31" W	13.42'
L38	S 19°54'24" W	13.79'	L92	N 34°14'24" E	10.75'
L39	N 76°50'36" W	18.21'	L93	N 53°43'46" W	6.11'
L40	S 19°48'36" W	12.46'	L94	N 19°48'36" W	14.41'
L41	S 17°35'50" W	40.99'	L95	N 18°32'02" W	20.90'
L42	S 42°11'03" W	17.33'	L96	N 7°54'22" W	21.18'
L43	N 19°48'36" W	13.79'	L97	N 25°52'02" W	18.87'
L44	S 79°02'42" W	33.13'	L98	N 27°42'35" W	18.87'
L45	S 05°02'18" W	21.46'	L99	N 19°48'36" W	12.46'
L46	S 05°02'18" W	21.46'	L100	N 18°32'02" W	9.50'
L47	S 88°18'12" W	28.32'	L101	N 63°25'14" W	31.94'
L48	N 19°48'36" W	13.79'	L102	N 34°08'01" W	32.03'
L49	N 75°07'41" W	32.86'	L103	N 34°08'01" W	32.03'
L50	N 80°58'51" W	13.65'	L104	N 30°52'19" W	23.54'
L51	N 58°30'56" W	21.89'	L105	N 30°52'19" W	23.54'
L52	S 86°54'53" W	24.39'	L106	N 39°13'28" W	33.87'
L53	S 86°54'53" W	24.39'	L107	N 07°05'18" W	17.54'
L54	N 87°48'12" W	81.19'	L108	N 19°00'43" E	10.99'
L55	S 83°44'31" W	23.30'	L109	N 30°52'19" W	23.54'
L56	S 42°11'03" W	17.33'	L110	N 19°48'36" W	12.46'
L57	S 86°58'28" W	28.67'	L111	N 14°55'34" W	46.54'
L58	N 75°07'41" W	32.86'	L112	N 19°48'36" W	12.46'
L59	N 73°39'50" W	80.52'	L113	N 01°26'09" E	13.83'
L60	S 54°53'19" W	27.05'	L114	N 8°13'20" W	22.80'
L61	S 07°05'18" W	35.53'	L115	N 13°45'32" W	25.12'
L62	N 30°52'19" W	23.54'	L116	N 28°17'44" W	28.67'
L63	N 30°52'19" W	23.54'	L117	N 32°45'24" W	25.77'
L64	N 30°52'19" W	23.54'	L118	N 01°07'03" E	21.33'
L65	N 00°49'42" W	47.21'	L119	N 18°14'13" W	134.28'
L66	N 48°29'32" W	23.78'	L120	N 24°14'44" W	21.32'
L67	N 25°57'38" E	33.46'	L121	N 30°38'07" E	58.99'
L68	N 56°38'26" E	32.05'	L122	S 14°44'46" W	28.12'
L69	N 44°51'42" E	24.90'	L123	N 53°42'46" W	44.59'
L70	N 23°08'06" W	19.30'	L124	N 25°31'24" E	38.27'
L71	N 42°24'18" W	63.81'	L125	S 30°11'17" W	8.81'
L72	N 57°44'50" W	66.38'	L126	N 42°18'13" W	38.51'
L73	N 44°33'32" W	29.59'	L127	N 17°22'28" W	61.04'
L74	N 13°45'32" W	31.92'	L128	N 53°42'46" W	44.59'
L75	N 82°15'02" W	40.52'	L129	N 18°52'02" W	25.00'
L76	S 75°52'48" W	38.36'	L130	N 45°02'24" W	66.79'
L77	S 61°11'50" W	29.59'	L131	N 33°33'14" W	61.70'
L78	S 42°38'14" W	78.92'	L132	N 18°48'36" W	31.13'
L79	N 13°45'32" W	31.92'	L133	N 30°52'19" W	43.42'
L80	S 85°05'09" W	23.09'	L134	N 38°40'30" W	67.59'
L81	S 75°52'48" W	38.36'	L135	N 30°52'19" W	23.54'
L82	S 11°57'09" W	38.74'	L136	N 62°53'18" W	27.52'
L83	S 41°56'37" W	47.89'	L137	N 20°07'38" E	34.79'
L84	S 71°21'58" W	36.60'	L138	N 11°28'13" W	50.71'
L85	N 58°01'58" W	56.92'	L139	N 13°43'32" W	49.99'
L86	N 55°08'02" W	42.78'			

LETTERED CALLS WITH DRAINAGE EASEMENTS

Course	Bearing	Distance
E1	S 86°52'14" E	201.41'
E2	S 44°12'07" E	145.91'
E3	S 24°42'02" E	28.12'
E4	S 25°54'09" E	44.59'
E5	S 15°52'45" E	155.89'
E6	S 77°00'34" W	155.89'
E7	S 12°28'49" E	18.84'
E8	S 77°31'11" W	4.92'
E9	S 09°08'43" E	188.91'
E10	N 82°15'08" W	20.52'
E11	N 32°15'08" W	8.12'
E12	S 82°15'08" E	10.97'
E13	N 05°09'43" W	181.79'
E14	N 77°31'11" W	20.18'
E15	S 77°31'11" W	4.92'
E16	N 12°28'49" W	19.37'
E17	S 77°00'34" W	48.61'
E18	N 07°54'12" W	187.20'
E19	N 32°52'59" E	88.63'
E20	N 32°52'59" E	88.63'
E21	N 25°54'09" W	23.49'
E22	N 44°17'00" W	149.67'
E23	N 06°54'46" W	139.04'

LETTERED CURVES

Curve	Radius	Length	Chord	Chord Bear.
C1	487.00'	130.34'	128.92'	S 21°32'02" E
C2	533.00'	111.31'	111.11'	S 23°34'06" E
C3	533.00'	145.89'	145.11'	S 09°45'42" E
C4	533.00'	130.87'	130.47'	S 09°02'21" W
C5	533.00'	125.15'	124.86'	S 18°50'54" W
C6	50.00'	35.83'	35.07'	S 04°52'59" W
C7	60.00'	31.43'	31.06'	S 02°53'18" E
C8	60.00'	28.87'	28.69'	S 28°17'17" W
C9	50.00'	47.81'	46.37'	S 69°02'21" W
C10	60.00'	74.80'	70.56'	N 58°11'40" W
C11	60.00'	81.57'	82.94'	N 22°54'35" E
C12	45.47'	32.55'	31.88'	N 48°03'10" E
C13	487.00'	16.38'	16.28'	N 24°31'30" E
C14	487.00'	138.34'	137.83'	N 19°22'45" E
C15	487.00'	152.07'	151.34'	N 02°46'16" W
C16	487.00'	142.72'	141.72'	N 20°49'25" W
C17	533.00'	133.86'	133.60'	N 14°12'44" W
C18	487.00'	83.37'	83.34'	S 10°17'11" E

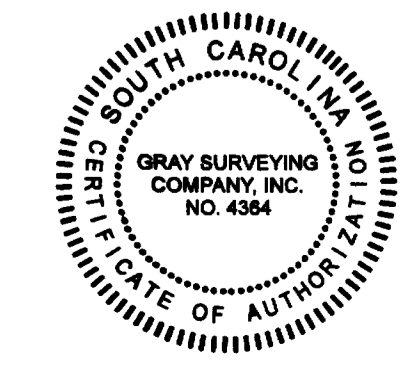
LETTERED CURVES WITH DRAINAGE EASEMENTS

Curve	Radius	Length	Chord	Chord Bear.
EC1	60.00'	20.19'	20.09'	N 32°39'02" E

DRIVEWAY CULVERT SIZES (PER PLANS FROM ENGINEER)

LOT	CULVERT SIZE
1	18"
2	18"
3	18"
4	18"
5	18"
6	24"
7	24"
8	24"
9	24"
10	24"
11	18"
12	18"
13	18"

I HEREBY STATE THAT ON THE 11TH DAY OF DECEMBER, 2019 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.



11 DEC. 2019
DATE

JOSEPH A. GRAY, P.L.S.

FINAL PLAT OF:
SANDERS LANDING - PHASE 2
PROPERTY OF:
MAY GREEN PROPERTIES
5121 CHARLOTTE HIGHWAY, YORK, SC 29746
YORK COUNTY, SOUTH CAROLINA
KINGS MOUNTAIN TOWNSHIP
SCALE: 1" = 100'
DEED REF: DB 17289 P 332, DB 17975 P 238
DATE: 11 DECEMBER 2019
PID: 284000052, PART OF 284000016
JOB: 2018-080-MAY GREEN-SANDERS LANDING-PHASE 2.DWG

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 by the York County Clerk of Court, David Hamilton, on this 11th day of December, 2019.
David Hamilton
Clerk of Court

2020003428
PLAT LARGE RECORDING FEES \$25.00
PRESENTED & RECORDED:
01-24-2020 04:32:52 PM
BK: PLAT 163
PG: 224