



LOCATION MAP
NEAR LEXINGTON, LEXINGTON COUNTY S.C.
SCALE: 1" = 2000'

NY 378

LOT 133

LOT 118

MINIMUM BUILDING SETBACKS
40' MINIMUM FRONT SETBACK ALONG PARK ROAD.
20' MINIMUM BUILDING SETBACK ALONG ALL SECONDARY STREETS.
10' MINIMUM REAR SETBACK
5' MINIMUM SIDEYARD SETBACK

NOTES & REFERENCES

- 11 A PORTION OF LEXINGTON COUNTY TAX MAP SHEET 042700, BLOCK B, LOT 28.
- 12 PLAT PREPARED FOR MICHAEL J MUNOZ C/D DATED 04-17-00 BY BELTER & ASSOCIATES, INC.
- 13 PLAT PREPARED FOR STEWART MUNOZ DATED 04-17-00 BY BELTER & ASSOCIATES, INC.
- 14 PHASE ONE 313 ACRES TO BE SUBDIVIDED INTO 26 SINGLE "FAMILY" RESIDENTIAL LOTS.
- 15 I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE MAP COMMUNITY NUMBER 4502-0050 F DATED 07-19-96 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AND IS NOT IN A DESIGNATED FLOOD PRONE AREA AS SHOWN HEREON.
- 16 ALL IRONS ARE IN 1/2" REBAR UNLESS SHOWN OTHERWISE.
- 17 ALL WATER EASEMENTS TAKEN FROM UTILITY DRAWINGS PROVIDED BY CIVIL ENGINEERING OF COLUMBIA DATED 02-21-99 AND ARE NOT FIELD VERIFIED BY BELTER & ASSOCIATES, INC.
- 18 ALL STORM DRAINAGE EASEMENTS TAKEN FROM GRADING AND DRAINAGE PLANS PROVIDED BY CIVIL ENGINEERING OF COLUMBIA DATED 02-21-99 AND ARE NOT FIELD VERIFIED BY BELTER & ASSOCIATES, INC.
- 19 ALL SEWER EASEMENTS TAKEN FROM UTILITY DRAWINGS PROVIDED BY CIVIL ENGINEERING OF COLUMBIA DATED 02-21-99 AND ARE NOT FIELD VERIFIED BY BELTER & ASSOCIATES, INC.

EASEMENT NOTE:

UNLESS OTHERWISE SHOWN, ALL LOTS IN THIS SUBDIVISION SHALL HAVE DRAINAGE AND UTILITY EASEMENTS RESERVED IN FAVOR OF THE DEVELOPER HIS HEIRS AND ASSIGNS AS DESCRIBED IN THE FOLLOWING.

- 1) SIDE AND REAR PROPERTY LINES
7 1/2' (15' TOTAL) EITHER SIDE OF PROPERTY LINE
2) FRONT AND SECONDARY LINES
10' ALONG ANY PROPERTY LINE BOUNDED BY A ROAD ROW

ADDITIONALLY, EXCEPT AS OTHERWISE NOTED, THERE SHALL BE AN EASEMENT OF 15' (7 1/2' EITHER SIDE) ON ALL INSTALLED WATER, SEWER, AND STORM DRAINAGE LINES WHERE A LOT IN THIS SUBDIVISION HAS A COMMON LINE WITH PROPERTY NOT INCLUDED IN THE SUBDIVISION. THE ENTIRE 15' EASEMENT SHALL BE INCLUDED ON THE LOT WITHIN THE SUBDIVISION.

THE OWNER IS:
THE MUNGO COMPANY
441 WESTERN LANE
JPMO, SC 29063
TEL: 803 749-3000

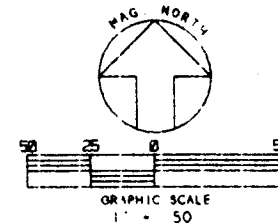
THE SURVEYOR IS:
BELTER & ASSOCIATES, INC
144 FRIARSGATE B.VD.
IPO BOX 730
IRMO. S.C. 29063
TEL: 303 732-4004

THE ENGINEER IS:
CIVIL ENGINEERING OF COLUMBIA
3608 FERNANDINA ROAD
COLUMBIA, S.C. 29210
TEL 803 738-2320

THE WATER OPERATOR IS:
LEXINGTON COUNTY JOINT MUNICIPALITY
WATER AND SEWER COMMISSION
2546 TWO NOTCH ROAD
LEXINGTON SC 29271
TEL 803 359-8373

THE SEWER OPEATOR IS
THE TOWN OF LEXINGTON
POST OFFICE BOX 397
LEXINGTON, S.C. 29071
TEL: 803 359-2434

CURVE	DELTA ANGLE	RADIUS	APC	TANGENT	CHORD	CHORD BEARING
C 1	03° 16' 42"	175° 00'	10.01	5 01'	10.61'	N 00° 9' 14"E
C 2	05° 31' 39"	1425.00'	137.48	68 79'	37.42'	S 80° 27' 2"E
C 3	02° 52' 55"	1400.00'	70.41	35 87'	34.61'	S 87° 16' 1"E
C 4	01° 00' 30"	1400.00'	12.64	64	24.42'	S 85° 50' 2"E
C 5	08° 43' 03"	1400.00'	213.01	106 71'	71.80'	S 80° 58' 36"E
C 6	04° 48' 03"	1400.00'	11.81	58 69'	17.27'	S 74° 2' 59"E
C 7	15° 35' 48"	1400.00'	4.80	20 41'	21.02'	N 71° 02' 0"E
C 8	01° 35' 48"	1475.00'	4 11	20 56'	41.11'	N 71° 01' 06"W
C 9	07° 13' 25"	7 50	26 70	19 86'	26.45'	S 59° 34' 16"E
C 10	08° 26' 45"	7 50	25.28	15 42	30.23'	N 71° 02' 06"E
C 11	00° 09' 21"	1375.00'	1.74	3 87'	3.87'	N 71° 53' 45"E
C 12	02° 46' 10"	1375.00'	66.52	32 27'	66.52'	N 73° 21' 31"W
C 13	04° 17' 42"	7 50	28.80	18 86'	25.65'	N 68° 56' 28"W
C 14	07° 17' 40"	7 50	27.79	16 36'	23.66'	N 68° 56' 28"W
C 15	03° 04' 29"	1375.00'	73.79	36 90'	73.58'	N 79° 52' 26"E
C 16	03° 13' 50"	1375.00'	72.53	38 77'	72.52'	N 83° 01' 34"E
C 17	03° 01' 17"	1375.00'	71.51	36.26	70.85'	N 85° 52' 10"E
C 18	03° 13' 45"	1425.00'	78.50	39 51'	78.50'	N 86° 36' 30"E
C 19	03° 00' 57"	1425.00'	75.01	37.51'	75.00'	N 82° 1' 23"E
C 20	02° 18' 44"	1425.00'	51.30	28.66'	57.70'	N 80° 1' 34"E
C 21	00° 36' 45"	7 50	17 69	15 50'	15.50'	N 80° 00' 00"E
C 22	05° 55' 29"	7 50	26.25	6 31'	23.85'	N 32° 01' 09"W
C 23	02° 21' 38"	1475.00'	58.71	29 36'	58.70'	N 73° 49' 00"E
C 24	07° 00' 45"	1425.00'	20.42	16 72'	20.42'	N 72° 12' 38"E
C 25	01° 00' 40"	1425.00'	13.48	26 49'	26.49'	N 71° 8' 42"E
C 26	00° 35' 01"	1425.00'	15.53	7 77'	15.53'	N 70° 10' 40"E



2000042954 FILED, RECORDED, INDEXED
09/12/2000 11:05:59:107
Rec Fee:\$18.00 St Fee:\$0.00
Co Fee:\$0.00 Pages:1
Lexington County ROB Debra H. Gunte
PLAT OVERSIZED bk:Pg 5963:35

SLIDE 579pg 5

BELTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

PHONE •
803) 732-4004

SCALE 1 - 50

DRAWNMOKE PEE

1335
SHEET

PARKSIDE SUBDIVISION PHASE ONE

EXINGTON COUNTY

NEAR LEXINGTON, S.C.

BONDED PLAT OF

PARKSIDE SUBDIVISION PHASE ONE

EXINGTON COUNTY

NEAR LEXINGTON, S.C.

CERTIFICATE OF APPROVAL FOR RECORDING
The subdivision plat shown hereon was found to comply with the Subdivision Regulations for the Town of Lexington as approved by the Lexington Planning Commission for recording in the office of the Register of Means Conveyances of Lexington County, South Carolina.

CHAIRMAN 15012 DATE 8-17-2001
SECRETARY _____ DATE _____

SURVEYORS CERTIFICATE:

I HEREBY STATE THE SURVEY AS SHOWN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS FOR LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS A CLASS ____ SURVEY ALSO, THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE LEXINGTON ____ COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS

7/17/2000
DATE MELVIN J. BELTER PLS #377