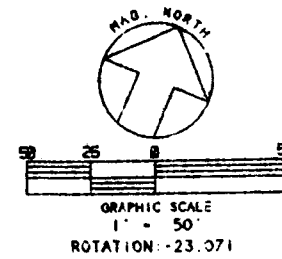


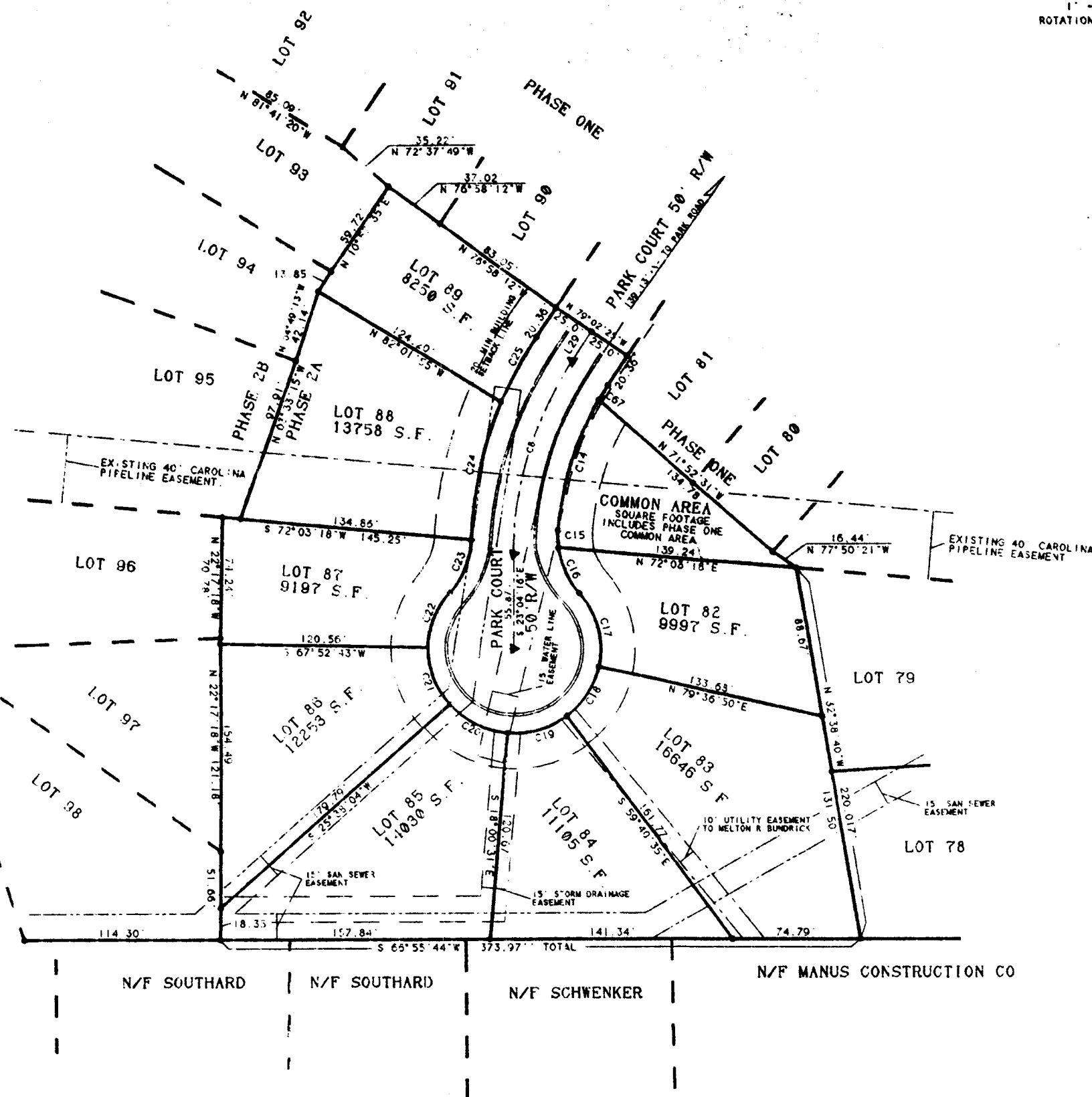
ROAD CENTER LINE CURVE DATA						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 8	34°01'52"	200.00	118.79	61.21	117.05	S 06°03'21"E
L 29	S 10°57'35"W		20.36			



LOT LINE CURVE DATA						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 14	26°14'30"	175.00	80.15	40.79	79.45	S 05°28'22"E
C 15	11°35'09"	50.00	10.11	5.07	10.09	S 24°21'11"E
C 16	33°59'53"	50.00	29.67	15.29	29.24	S 47°08'43"E
C 17	53°45'29"	50.00	48.91	25.54	48.21	S 37°15'55"E
C 18	40°42'36"	50.00	35.53	18.55	34.78	S 09°58'08"W
C 19	41°40'03"	50.00	36.36	19.03	35.57	S 51°09'27"W
C 20	43°38'35"	50.00	38.09	20.02	37.17	N 86°11'14"W
C 21	42°14'59"	50.00	36.86	19.32	36.04	N 43°14'37"W
C 22	40°38'00"	50.00	35.46	18.51	34.72	N 01°48'17"W
C 23	38°57'53"	50.00	34.00	17.69	33.55	N 00°58'10"W
C 24	21°04'43"	225.00	82.78	41.86	82.31	N 10°26'10"W
C 25	10°51'36"	225.00	42.65	21.39	42.58	N 05°31'47"E
C 67	03°16'42"	175.00	10.01	5.01	10.01	N 09°19'14"E

PROCESSED, FILED, RECORDED, INDEXED
11/23/2000 10:51:02
Rec Fee \$18.00 St Fee \$6.00
Cl Fee \$6.00 Page 11
Lexington County KMD Debra H. Gunter
PLAT OVERSIZED IN: Pg 605:217

SLIDE 588 pg 4



MINIMUM BUILDING SETBACKS:
20' MINIMUM FRONT SETBACK
10' MINIMUM REAR SETBACK
5' MINIMUM SIDE YARD SETBACK

NOTES & REFERENCES:

- 1) A PORTION OF LEXINGTON COUNTY TAX MAP SHEET 04200, BLOCK B, LOT 28.
- 2) BOUNDARY INFORMATION PROVIDED BY BELTER & ASSOCIATES, INC.
- 3) ALL ROADS WITHIN THIS SUBDIVISION ARE 50' R.O.W. AND ARE LOCAL RESIDENTIAL CLASSIFICATION.
- 4) PHASE 2A: 2.68 ACRES TO BE SUBDIVIDED INTO 8 SINGLE FAMILY RESIDENTIAL LOTS.
- 5) I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE MAP COMMUNITY PANEL # 450129 0250 F DATED 07-17-95 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.
- 6) ALL IRONS ARE #1/2" REBAR UNLESS SHOWN OTHERWISE.
- 7) ALL WATER EASEMENTS TAKEN FROM UTILITY DRAWINGS PROVIDED BY CIVIL ENGINEERING OF COLUMBIA DATED 08-15-99 AND ARE NOT FIELD VERIFIED BY BELTER & ASSOCIATES, INC.
- 8) ALL STORM DRAINAGE EASEMENTS TAKEN FROM GRADING AND DRAINAGE PLANS PROVIDED BY CIVIL ENGINEERING OF COLUMBIA DATED 08-15-99 AND ARE NOT FIELD VERIFIED BY BELTER & ASSOCIATES, INC.
- 9) ALL SEWER EASEMENTS TAKEN FROM UTILITY DRAWINGS PROVIDED BY CIVIL ENGINEERING OF COLUMBIA DATED 08-15-99 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.
- 2) 1/2" (15' TOTAL) EITHER SIDE OF PROPERTY LINE.
- 3) FRONT AND SECONDARY LINES.
- 4) 10' ALONG ANY PROPERTY LINE BOUNDED BY A ROAD R.O.W.

ADDITIONALLY, EXCEPT AS OTHERWISE NOTED, THERE SHALL BE AN EASEMENT OF 15' (1/2" TOTAL) EITHER SIDE OF PROPERTY LINE WHERE A LOT IN THIS SUBDIVISION HAS A COMMON LINE WITH PROPERTY NOT INCLUDED IN THE SUBDIVISION. THE ENTIRE EASEMENT SHALL BE INCLUDED ON THE LOT WITHIN THE SUBDIVISION.

THE OWNER IS:
THE MUNGO COMPANY
441 WESTERN LANE
RPO SC 29063
TEL: 803 749-9000

THE ENGINEER IS:
CIVIL ENGINEERING OF COLUMBIA
3608 FERNANDINA ROAD
COLUMBIA SC 29210
TEL: 803 369-3320

THE SURVEYOR IS:
BELTER & ASSOCIATES, INC.
44 FRAMGATE BLVD.
PO BOX 730
RPO SC 29063
TEL: 803 732-4004

THE WATER OPERATOR IS:
LEXINGTON COUNTY JOINT MUNICIPALITY
WATER AND SEWER COMMISSION
2546 TWO NOTCH ROAD
LEXINGTON SC 29071
TEL: 803 369-3373

THE SEWER OPERATOR IS:
THE TOWN OF LEXINGTON
POST OFFICE BOX 387
LEXINGTON SC 29071
TEL: 803 369-2434

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 Deeds Conveyances of Lexington County, South Carolina.
CHAIRMAN: *[Signature]* DATE: 11-23-2000
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 "B" 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.

8-16-00
DATE: _____
MELVIN J. BELTER PLS. #3777

SCALE: 1" = 50'		DATE: 07/24/00		DRAWN: PEETERS		CHECKED: MELVIN J. BELTER		SHEET 1 OF 1		BONDED PLAT OF		PARKSIDE SUBDIVISION PHASE 2A		NEAR TOWN OF LEXINGTON, S.C.		LEXINGTON COUNTY							
BELTER & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS										144 FRAMGATE BLVD. RPO SC 29063 PHONE: (803) 732-4004		REVISION		DATE		PAGE		NO		DATE		BY	
REVIEWED TO SHOW UNIFORMITY OF PHASE TWO INTO PHASE 2A AND TO BE CONFORMING TO C.L.A. MAP										2		08-05-00		08-05-00		REVIEWED PER BILL DRON WITH THE MUNGO COMPANY		JAN		JAN		BY	