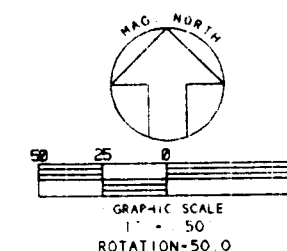
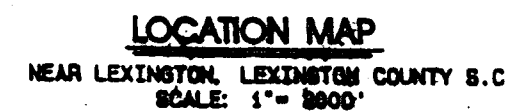


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02/28/2001 15:21:53:340  
Roc Fee:\$10.00 St Fee:\$0.00  
Co Fee:\$0.00 Pages:1  
Lexington County ROB Debra H. Gunte  
PLAT OVERSIZED Map# 6213:295



| ROAD CENTER LINE CURVE DATA |             |        |       |       |                        |
|-----------------------------|-------------|--------|-------|-------|------------------------|
| C 1                         | 42° 22' 00" | 200.00 | 47.89 | 77.5  | 144.54 N 10° 13' 26" W |
| C 2                         | 21° 22' 33" | 250.00 | 93.37 | 47.18 | 92.73 N 20° 43' 11" W  |

20' MINIMUM FRONT SETBACK  
10' MINIMUM REAR SETBACK  
5' MINIMUM SIDE YARD SETBACK

- 1) A PORTION OF LEXINGTON COUNTY TAX MAP SHEET 242200 BLOCK 8 LOT 2B
- 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 FOUR: 922 ACRES TO BE SUBDIVIDED INTO 33 SINGLE FAMILY RESIDENTIAL LOTS
- 5) I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE MAP COMMUNITY  
PAGE NO. 45023 0250 D DATED 07-17-99 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF  
THIS SUBJECT PROPERTY IS NOT LOCATED IN ZONE "X" AND IS NOT IN A DESIGNATED FLOOD  
PRONE AREA, AS SHOWN HEREON.
- 6) THE MINIMUM LOT SIZE IN PHASE FOUR IS 7,200 SF
- 7) ALL IRONS ARE IN 1/2" REBAR UNLESS SHOWN OTHERWISE.
- 8) ALL WATER EASEMENTS TAKEN FROM UTILITY DRAWINGS PROVIDED BY CIVIL ENGINEERING  
OF COLUMBIA DATED 10-15-99 AND ARE NOT FIELD VERIFIED BY BELTER & ASSOCIATES INC.
- 9) ALL STORM DRAINAGE EASEMENTS TAKEN FROM GRADING AND DRAINAGE PLANS PROVIDED BY  
CIVIL ENGINEERING OF COLUMBIA DATED 10-15-99 AND ARE NOT FIELD VERIFIED BY BELTER  
& ASSOCIATES INC.
- 10) ALL SEWER EASEMENTS TAKEN FROM UTILITY DRAWINGS PROVIDED BY CIVIL ENGINEERING OF  
COLUMBIA DATED 10-15-99 AND ARE NOT FIELD VERIFIED BY BELTER & ASSOCIATES INC.

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' (5' TOTAL) EITHER SIDE OF PROPERTY LINE
- 2) FRONT AND SECONDARY LINES  
12' ALONG ANY PROPERTY LINE BOUNDED BY A ROAD R.O.W.

ADDITIONALLY, EXCEPT AS OTHERWISE NOTED, THERE SHALL BE AN EASEMENT OF 15' (1 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  
IRMO, SC 29063  
TEL: 803 749-9000

THE ENGINEER IS:  
CIVIL ENGINEERING OF COLUMBIA  
3608 FERNANDINA ROAD  
COLUMBIA S.C. 29210  
TEL. 803 798-2820

THE SURVEYOR IS:  
BELTER & ASSOCIATES, INC.  
144 FRIARGATE BLVD  
IPO BOX 7311  
IRMO, S.C. 29063  
TEL: 803 732-4004

THE WATER OPERATOR IS:  
LEXINGTON COUNTY JOINT MUNICIPALITY  
WATER AND SEWER COMMISSION  
2546 TWO NOTCH ROAD  
LEXINGTON, S.C. 29071  
TEL: 803 359-9373

THE SEWER OPERATOR IS  
THE TOWN OF LEXINGTON  
P.O. BOX 397  
LEXINGTON, S.C. 29071  
TEL: 803 359-2434

**CERTIFICATE OF APPROVAL FOR RECORDING**  
The subdivision plot shown hereon was found to conform 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 Conveyance of Lexington, Massachusetts.

CHAIRMAN THOMAS DATE 8-23-200

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 3 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.

8-16-60 *J JH*  
DATE MELVIN BELTER PLS #3772

[illegible]

**BELTER & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

SCALE: 1" = 50'  
DATE: 08-02-00  
DRAWN BY: PEETERS  
CHECKED BY: MELVIN J. BELTER  
SHEET 1 OF 1

54600 SMC COUNTY PARKS DEPT. •  
BONDED PLAT OF  
PARKSIDE SUBDIVISION PHASE FOUR

THE UNIVERSITY OF CHICAGO

TOWN OF LEVINGTON, N.J.