SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
No. 23577
SEAN T. WILLIAMS

SOUTH CAROLINA
YARBROUGH-WILLIAMS & HOULE, INC.
No.C00332
CERTIFICATE OF AUTHORIZATION

Certificate of Accuracy

I hereby state that the plan shown and described hereon is a true and correct survey to the accuracy required by the Lancaster County Land Development Regulations and the monuments shown have been placed to the specifications set forth in said regulations.

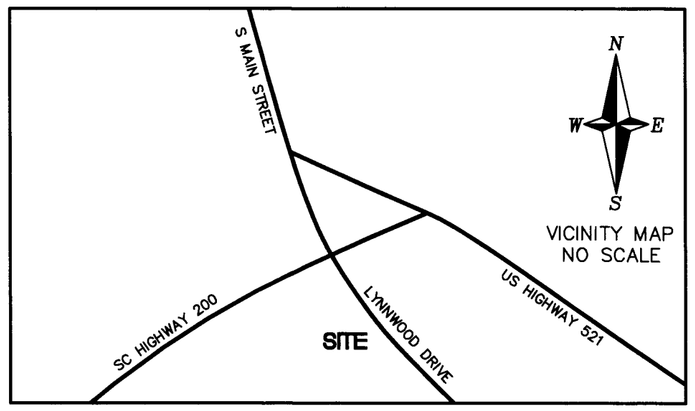
"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

SEAN T. WILLIAMS
Professional Land Surveyor

Registration No.23577
JUNE 3, 2024

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF RECOMBINATION WITH MY FREE CONSENT.

OWNER(S) EL SILOE IGLESIA



BEARING BASED UPON SC GRID

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.39	N14°12'24"W
L2	6.86	N10°14'49"E
L3	20.11	N55°29'37"E
L4	23.59	N41°14'17"E
L5	7.56	N00°26'27"E
L6	50.94	N00°04'52"W
L7	17.94	N55°34'23"E
L8	70.96	N37°49'18"E
L9	49.98	N24°24'25"E
L10	50.39	N17°57'52"E
L11	17.36	N28°06'48"E
L12	50.86	N25°59'48"E
L13	13.34	N10°46'32"E
L14	32.60	N08°03'20"E
L15	28.25	N15°22'17"E
L16	28.87	N24°09'25"E
L17	30.12	N00°13'34"E
L18	23.14	N26°54'18"W
L19	16.97	N06°56'48"W
L20	9.24	N21°08'56"W
L21	12.43	N33°09'21"W
L22	32.39	N06°04'14"W
L23	15.61	N21°26'03"E
L24	14.32	N00°52'13"E
L25	32.91	N25°38'01"W
L26	24.40	N59°09'46"W
L27	11.03	N37°15'19"W
L28	7.90	N10°14'01"W
L29	13.41	N20°34'25"E
L30	25.00	N03°17'27"W
L31	17.60	N17°54'19"W
L32	19.31	N42°26'33"W
L33	21.31	N37°20'59"W
L34	49.19	N28°03'20"W
L35	34.97	N28°03'20"W
L36	10.08	N14°15'34"W
L37	8.38	N05°49'56"W
L38	27.52	N00°12'37"E
L39	31.04	N12°09'07"W
L40	25.36	N63°59'29"W
L41	14.05	N21°06'24"W
L42	24.04	N06°09'12"W
L43	41.85	N03°38'22"W
L44	18.99	N37°08'45"E
L45	34.26	N54°58'29"E
L46	29.35	N54°32'56"E
L47	6.57	N19°35'13"E
L48	8.79	N06°01'34"W
L49	12.52	N36°49'15"W

2024008868
PLAT ANY SIZE
RECORDING FEES $25.00
PRESENTED & RECORDED
07-26-2024 11:29:51 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: DAVID HUGHES
BK: PLAT 2024
PG: 294

PLAT BK 2024 PG 294

LEGEND

PB – PLAT BOOK
R/W – RIGHT OF WAY
SCDOT – SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
HWY – HIGHWAY
YWH – YARBROUGH-WILLIAMS & HOULE
RD. – ROAD
LN. – LANE
LLC – LIMITED LIABILITY CORPORATION
INC. – INCORPORATED
SF – SQUARE FEET
SB – SETBACK
SDE – STORM DRAINAGE EASEMENT
RY – REARYARD
SY – SIDEYARD
RWE – RETAINING WALL EASEMENT
ST – 25'X25' SIGHT TRIANGLE EASEMENT

NOTES:

SUBJECT PARCELS ARE GB ZONING
SUBJECT PARCELS LIE WITHIN THE MCWHIRTER AVIATION OVERLAY DISTRICT. HEIGHT RESTRICTIONS APPLY

THIS PROPERTY SUBJECT TO THE RIGHT-OF-WAY OF LYNWOOD DRIVE.

THIS PROPERTY SUBJECT TO ANY OTHER EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD.

THIS PROPERTY MAY BE SUBJECT TO WETLANDS REGULATIONS. INDIVIDUAL PROPERTY OWNERS NEED TO REVIEW CURRENT GOVERNMENTAL REGULATIONS PRIOR TO CONSTRUCTION.

AREAS WERE CALCULATED BY COORDINATE METHOD.

PROPERTY CORNERS FOUND OR SET AS NOTED.

THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL ZONING SETBACKS AND RESTRICTIONS.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 45057C0234D OF THE FLOOD INSURANCE RATE MAPS FOR LANCASTER COUNTY, DATED JUNE 16, 2011.

GB ZONING SETBACKS

MINIMUM FRONT SETBACK 50'
MINIMUM SIDE SETBACK 15'
MINIMUM REAR SETBACK 15'

APPROVED FOR RECORDING
Matthew Blasgle Planning Official
Date Approved: 7/26/2024
Must be recorded by: 7/26/2025

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SHEET TITLE	PROJECT NO.
RECOMBINATION FINAL PLAT – 12.544 ACRES	SCALE 1"=100'
	DATE 07/11/24
PROJECT	DRAWN BY YWH
EL SILOE IGLESIA PROPERTY	CHECKED BY STW
LANCASTER TOWNSHIP, LANCASTER CO., S.C.	
OWNER: EL SILOE IGLESIA	DRAWING NO.

YARBROUGH-WILLIAMS & HOULE, INC.
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704.556.1990 704.556.0505(fax)

SHT 1 OF1 SHTS