

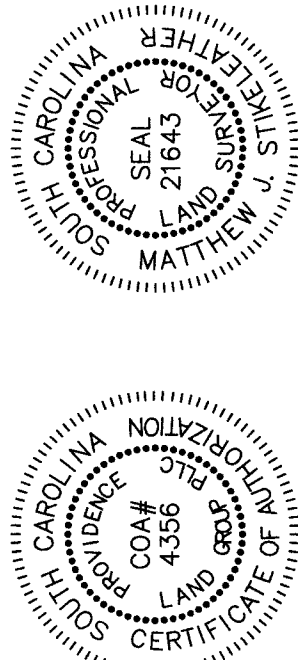
SURVEYOR CERTIFICATE

I, MATTHEW J. STIKELATHER, HEREBY STATE THAT TO THE 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.

I FURTHER HEREBY CERTIFY THAT THE PLAT 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.

Matthew J. Stikelather
MATTHEW J. STIKELATHER, SC PLS 21643

7/16/25
DATE



NO NEW LOTS OR PROPERTY LINES ARE ESTABLISHED BY THIS PLAT

PURPOSE AND DEDICATION STATEMENT

THE PURPOSE OF THIS PLAT IS TO DESCRIBE A NEW STORMDRAIN EASEMENT (SDE) ACROSS A PORTION OF LOTS 774, 775, AND 776 IN EDGEWATER PHASE 3.

ZONING

THIS PROPERTY IS SUBJECT TO THE COUNTY OF LANCASTER ZONING ORDINANCE #348 (COMPREHENSIVE CATAWBA RIDGE DEVELOPMENT ORDINANCE) AND THE COUNTY OF LANCASTER ZONING ORDINANCE #356 (COMPREHENSIVE CATAWBA RIDGE DEVELOPMENT ORDINANCE). THESE LOTS DO NOT MEET RESTRICTIONS LAID OUT IN THE ADMINISTRATIVE AMENDMENT TO ORDINANCE #356 MADE IN JULY 2006.

ZONED: PDD-2

LOT WIDTHS < 60'
FRONT: 10'
SIDE YARD: 15'
SIDE YARD: 5'
SIDE STREET: 10'
MAX BUILDING HEIGHT: 35'

LOT WIDTHS > OR = 60'
FRONT: 20'
SIDE YARD: 25'
SIDE YARD: 10'
SIDE STREET: 20'
MAX BUILDING HEIGHT: 35'

FLOOD NOTE

THE SUBJECT EASEMENT, SHOWN HEREON, LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD MAP NUMBER 15024-01-01-0001, DATED JANUARY 22, 2004. A FLOOD ELEVATION OF 417.8' WAS DETERMINED FOR THE SUBJECT PROPERTY IS 417.8'. THE FLOOD LINE IS SHOWN ON THIS PLAT PER P.B. 2008-870.

LEGEND

- REBAR FOUND
- PROPOSED STORM EASEMENT (SDE)
- SUBJECT PARCELS WITH PROPOSED SDE
- ADJACENT OWNER LINE
- LAKE BUFFER PER P.B. 2025-237
- SANITARY SEWER EASEMENT (SSE)
- 50' BUFFER PER P.B. 2008-870
- EXISTING STORMDRAIN EASEMENT (SDE)
- FLOOD LINE

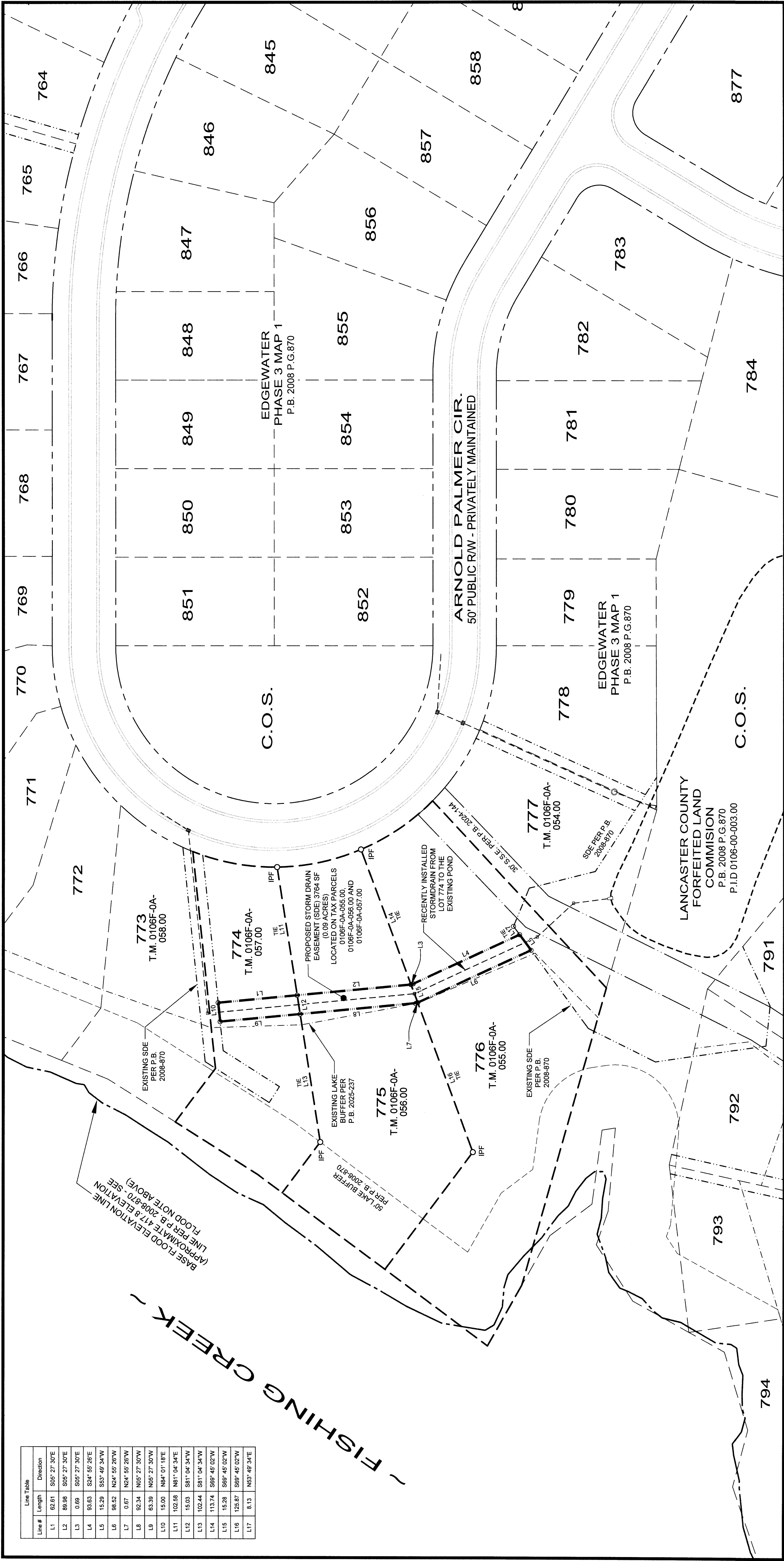
ABBREVIATIONS

- C.O.S. - COMMON OPEN SPACE
- COGUE - GENERAL DRAINAGE & UTILITY EASEMENT
- GOUE - GENERAL DRAINAGE & UTILITY EASEMENT
- PG - PLAT BOOK
- PG - PAGE
- PG - ROAD
- PG - SOUTH CAROLINA GEODETTIC SURVEY
- SF - SQUARE FEET
- SSE - SANITARY SEWER EASEMENT
- ST - SIGHT TRIANGLE
- ESMT - EASEMENT

NOTES

1. THE PURPOSE OF THIS PLAT IS TO DESCRIBE A NEW STORMDRAIN EASEMENT (SDE) ACROSS A PORTION OF LOTS 774, 775, AND 776 IN EDGEWATER PHASE 3.
2. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT TO BE CONSIDERED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH BY AN ATTORNEY. THIS SURVEY IS NOT TO BE CONSIDERED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH BY AN ATTORNEY. THIS SURVEY IS NOT TO BE CONSIDERED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH BY AN ATTORNEY. THIS SURVEY IS NOT TO BE CONSIDERED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH BY AN ATTORNEY.
3. ADJOINING OWNER INFORMATION AND PARCEL LINES WERE DERIVED FROM THE LANCASTER COUNTY GEOGRAPHIC INFORMATION SYSTEM. THE ADJACENT PARCEL LINE SHOULD BE CONSIDERED AS BEING APPROXIMATE IN LOCATION.
4. AREAS WERE DETERMINED BY COORDINATE GEOMETRY METHOD.
5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN INTERNATIONAL FEET AND DECIMALS THEREOF. ALL COORDINATES SHOWN ARE STATE PLANE (GRID) COORDINATES, UNLESS OTHERWISE NOTED.
6. UNDERGROUND UTILITIES MAY EXIST BUT WERE NOT LOCATED AND MAPPED UNDER THE SCOPE OF WORK OF THIS SURVEY. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES BEFORE BEGINNING DIGGING OR CONSTRUCTION.
7. COORDINATE NOTES - STATE PLANE COORDINATES, AS SHOWN HEREON, WERE DERIVED BY NETWORK RTK, USING THE NORTH CAROLINA GEODETTIC SURVEY REAL-TIME NETWORK, AND ARE BASED ON S.C.G.S. MONUMENTS '79 004' AND 'EA 34'. THE HORIZONTAL DATUM IS BASED ON N.A.D. 83-2011 AND THE PROJECT COMBINED GRID FACTOR IS 0.98991717. PROJECT COORDINATES WERE SCALED FROM GRID TO HORIZONTAL GROUND USING THE RECIPROCAL OF THE COMBINED GRID FACTOR 0.98991717 AT N: 1016560.96', E: 2037194.47'. THE VERTICAL DATUM IS BASED ON N.A.V.D. 88. THE UNIT OF MEASURE IS INTERNATIONAL FEET AND DECIMALS THEREOF.

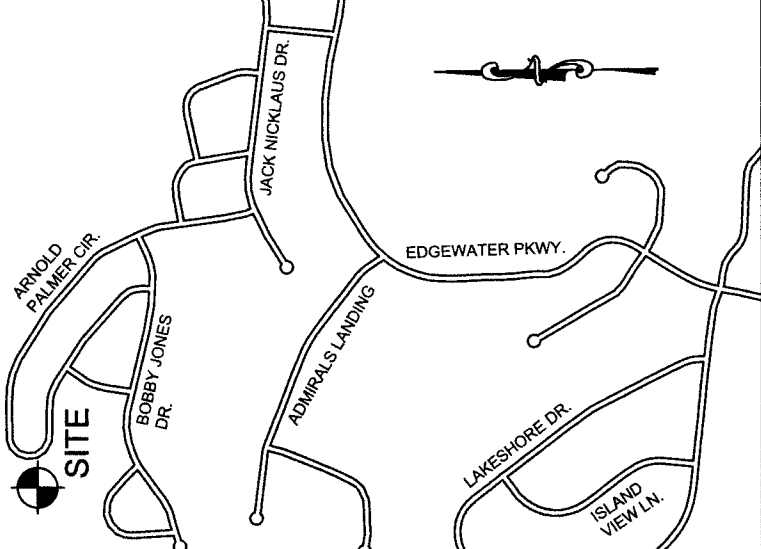
Line #	Length	Direction
L1	62.61	S05° 27' 30"E
L2	89.98	S05° 27' 30"E
L3	0.69	S05° 27' 30"E
L4	93.63	S24° 50' 26"E
L5	15.29	S53° 49' 34"W
L6	98.52	N24° 55' 26"W
L7	0.67	N24° 55' 26"W
L8	92.34	N05° 27' 30"W
L9	63.39	N05° 27' 30"W
L10	15.00	N04° 01' 01"E
L11	102.58	N01° 04' 34"E
L12	15.03	S01° 04' 34"W
L13	102.44	S01° 04' 34"W
L14	113.74	S09° 45' 02"W
L15	15.28	S09° 45' 02"W
L16	125.67	S09° 45' 02"W
L17	8.13	N53° 49' 34"E



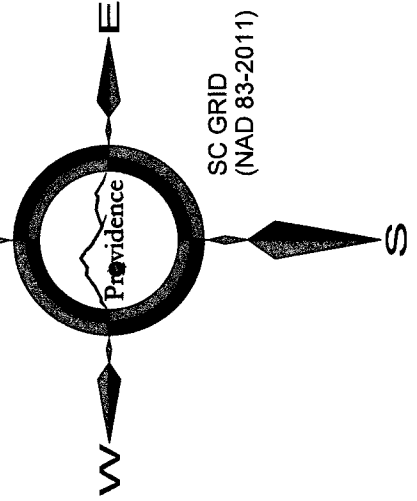
SURVEYOR:



VICINITY MAP (NOT TO SCALE):



NORTH ORIENTATION:



PROJECT:

EDGEWATER

PHASE 3 MAP 1

LANCASTER COUNTY
CANE CREEK TOWNSHIP
SOUTH CAROLINA

STORMDRAIN
EASEMENT
(SDE)

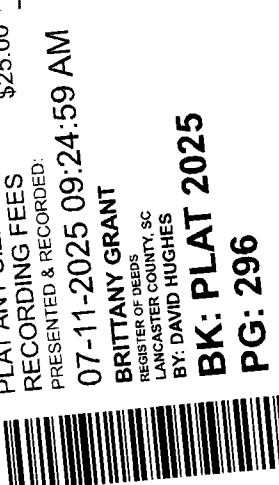
Located on a
Portion of Tax Parcels:
0106F-0A-055.00
0106F-0A-056.00
0106F-0A-057.00

Current Owners:
True Homes LLC (Lots 774
and 776)
Lancaster Forfeited Land
Commission (Lot 775)

CLIENT

TRUE HOMES, LLC
2627 BRECKONRIDGE
CENTRE DR,
MONROE, N.C. 28110

2025090958
PLAT SIZE
RECORDING FEES
PRESENTED & RECORDED
07-11-2025 09:24:59 AM



DATE:

FIRST DRAFT 6-9-25
DRAWN BY: JCK
PROJ. NUMBER: 21114

CHECKED BY: MUS
SHEET NUMBER:

DRAWING FILE:
BW 3 STORM ESMT
C019174-73

1 of 1