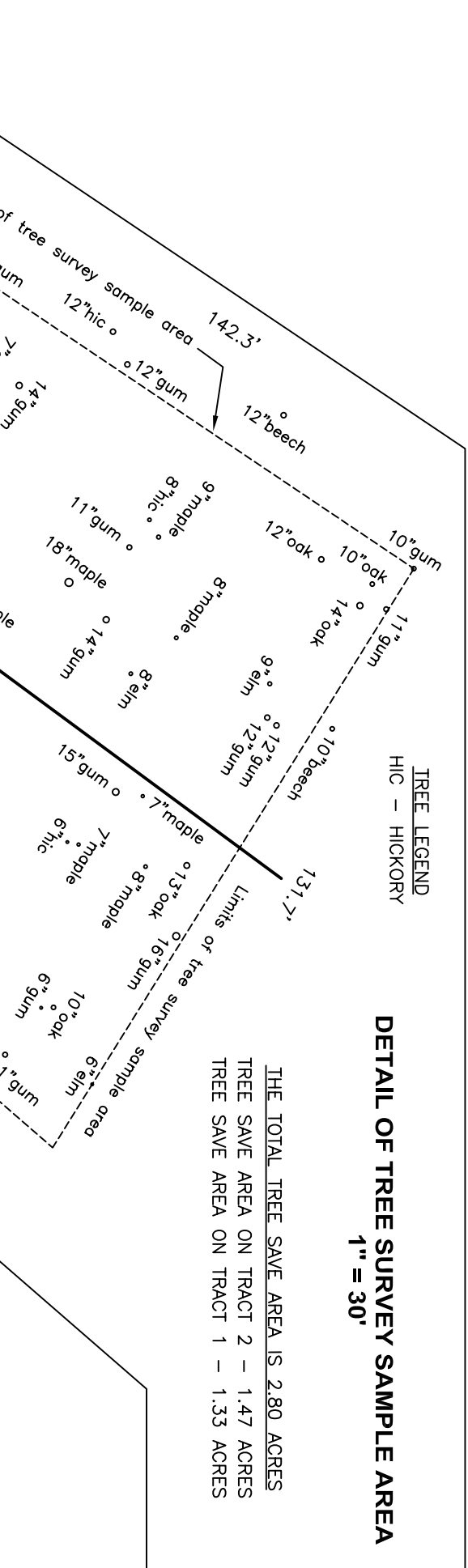
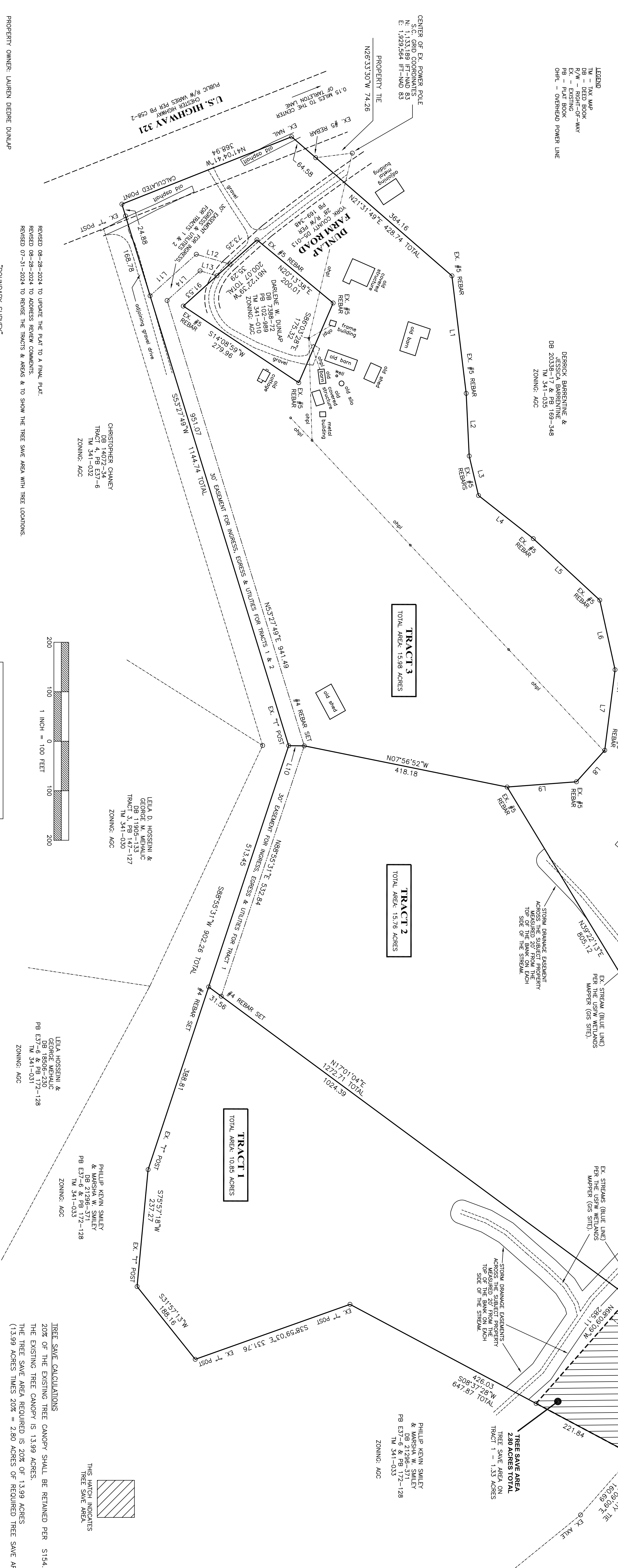


**NOTES:**

1. THE PURPOSE OF THIS MAP IS TO DIME TAX PARCEL 341-00-00-008 INTO THE THREE LOTS SHOWN (ALL GREATER THAN 3 ACRES). THIS DIVISION DOES NOT INVOLVE CONSTRUCTION OF NEW STREETS OR IMPROVEMENTS TO ANY EXISTING STREET. PER SOUTH CAROLINA STATE STATUTE, DIVISIONS OF LAND GREATER THAN THE ACRES ARE AN EXCEPTION TO THE DEFINITION OF SUBDIVISION OF LANDS, EXEMPTIONS, UTILITIES
2. RECORDED OR UNRECORDED RECORDS SHOWN ON THIS PLAT
3. WATER PROVIDER - INDIVIDUAL, WELL
4. SEWER PROVIDER - PRIVATE SEPTIC
5. ELECTRIC PROVIDER - NONE
6. CABLE PROVIDER - NONE
7. TELEPHONE PROVIDER - AT&T
8. FIRE DISTRICT - YORK DISTRICT 1
9. PROPOSED LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
10. THERE IS NO SPEED LIMIT POSTED ON HIGHWAY 321 OR DUNLAP FARM ROAD.
11. UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE THE ROAD RIGHT OF WAYS.
12. THERE ARE NO PROPOSED STREETS AT THIS TIME.
13. THERE ARE NO NEW ROADS TO BE ACCEPTED INTO THE YORK COUNTY ROADWAY SYSTEM.
14. THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVES SHALL NOT PERFORM, ROUNDOFF DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD SYSTEMS, OR ROAD RIGHT OF WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL.
15. THE DEVELOPER OR HIS OR HER DESIGNEE IS RESPONSIBLE FOR KEEPING ALL RIGHT DISTANCE LINES OF SIGHT.
16. ALL PROPERTY CORNERS ALONG EXISTING PROPERTY LINES ARE MARKED WITH EXISTING #5 REBARS PER PB C58-2 UNLESS OTHERWISE NOTED PRIOR TO FINAL PLAT APPROVAL. THE NEW PROPERTY LINES ARE TO BE SURVEYED AND MONUMENTED WITH NEW #4 REBARS.
17. THE DESIGNATION IS SUBJECT TO ALL OF THE APPLICABLE REQUIREMENTS OF THE YORK COUNTY PERENNIAL STREAM OR WATER QUALITY BUFFERS.
18. NO LAND DISTURBANCE INCLUDING UNDESIRABLE REMOVAL, SHALL TAKE PLACE WITHIN EXISTENTS AND/OR RIGHTS OF WAY OF RECORD.
19. INDIVIDUAL LOTS WILL REQUIRE NOTICES PERMITTING PRIOR TO LAND DISTURBANCE OF THE HISTORIC SURVEY OF YORK COUNTY MAINTAINED BY THE YORK COUNTY CULTURAL AND HISTORIC COMMISSION. THE LOTS SHOWN ON THIS PLAT ARE EXISTING COUNTY MAINTAINED ROADS. INDIVIDUAL OF IRREGULAR SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHT OF WAYS.
20. YORK COUNTY SUPPORTS THE RIGHT TO FARM WITHIN THIS ZONING DISTRICT. IN ADDITION TO ALLOWING THE CONTINUATION OF ALL EXISTING AGRICULTURAL OPERATIONS USING GENERALLY PROPOSED CROPS INCLUDING BUT NOT LIMITED TO THE PRODUCTION OF CATTLE, HORSES, AND NEW AGRICULTURAL OPERATIONS INVOLVING CROP PRODUCTION OR GRAZING OF LIVESTOCK USING GENERALLY PROPOSED METHODS OF FERTILIZATION AND PESTICIDE APPLICATIONS. THE DISTRICT MUST GRANT A RIGHT TO FARM EXEMPT TO ALLOW OPERATIONS USING GENERALLY ACCEPTABLE AGRICULTURAL AND OTHER MANAGEMENT PRACTICES ON AND AROUND THESE PROPERTIES.
21. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THEIR OWN STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES ASSOCIATED WITH ANY LAND DISTURBANCE ACTIVITY ON THEIR LOT.
22. THE GRID ORIENTATION & COORDINATES OF THE PROPERTY SHOWN ARE BASED ON MEASUREMENTS TAKEN FROM THE YORK COUNTY G.I.S. BEACON PUBLIC SITE AND MAY BE APPROXIMATE.
23. THE REVIEW AND APPROVAL OF THE PRELIMINARY PLAT ADDRESSES ONLY THE CONCEPT OF THE PROPOSED LOTS. ALL FINAL PLATS MUST HAVE A SCHEMATIC APPROVED PERMIT TO CONSTRUCT AN onsite waste water system FOR EACH INDIVIDUAL LOT PRIOR TO APPROVAL.
24. THE DEVELOPER HAS RECEIVED, ROAD AND UNDERSTANDS THE YORK COUNTY SUBDIVISION ZONING ORDINANCE. THE ROADS SHOWN ON THIS PLAT ARE EXISTING AND IN PLACE. EASEMENTS FOR THESE UTILITIES ARE GENERAL IN NATURE AND CENTERED ON THE EXISTING UTILITIES. NO BUILDING STRUCTURES ARE ALLOWED OVER OR UNDER ANY UTILITIES.
25. THE RESPONSIBILITY FOR MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES AND STORMWATER FACILITIES INCLUDING EASEMENTS, AFTER SITE LAND-ON OR CONTROL, INCLUDING THE DEVELOPER, THE DEVELOPER'S DESIGNER, OR ANY HOMEOWNERS ASSOCIATION, PROPERTY OWNERS ASSOCIATION OR OTHER COMMON OWNER ENTITY ESTABLISHED EXCEPT FACILITIES AND MEASURES INSTALLED WITHIN ROAD OR STREET RIGHTS-OF-WAY OR EASEMENTS ACCEPTED FOR MAINTENANCE BY YORK COUNTY.
26. THE 30' EASEMENT FOR INGRESS, EGRESS & UTILITIES MAINTAINS A WIDTH OF 30' AND INTERSECTS WITH DUNLAP FARM ROAD, A COUNTY MAINTAINED ROAD, FOR A DISTANCE OF 35.29 FEET.

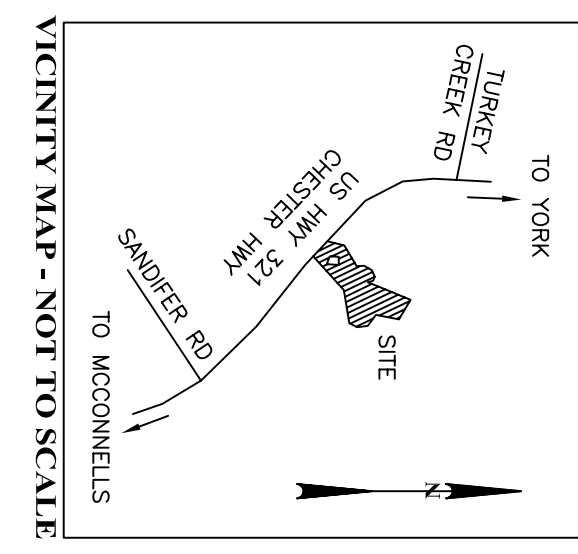
**LEGEND**  
 DB - DEED BOOK  
 R/W - RIGHT-OF-WAY  
 PK - PAVING BOOK  
 OPHL - OVERHEAD POWER LINE

DERRICK BARGENTINE & JESSICA BARGENTINE & DB 202389-1 & PB 189-348 ZONING: AGC



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N63°59'26"E	239.14
L2	N67°49'57"E	126.60
L3	N57°17'56"E	82.11
L4	N18°44'45"E	140.86
L5	N23°22'32"E	182.95
L6	N58°11'16"E	143.53
L7	N17°50'59"E	164.08
L8	S91°22'09"E	83.58
L9	N13°44'26"E	31.45
L10	N61°22'13"W	125.45
L11	N03°08'42"W	70.83
L12	S03°08'42"E	35.55
L13	S61°22'13"E	89.57
L14		



REVISED 08-28-2024 TO UPDATE THE PLAT TO A FINAL PLAT.  
 REVISED 08-28-2024 TO ADDRESS REVIEW COMMENTS.  
 REVISED 07-31-2024 TO REVISE THE TRACTS & AREAS & TO SHOW THE TREE SAVE AREA WITH TREE LOCATIONS.

BOUNDARY SURVEY  
 I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, THE PRELIMINARY PLAT SHOWN HERON WAS LABELED EX. 1 POSTS WERE SURVEYED ON MAY 10, 2010 IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

FROM THE OFFICE OF **JASON LEE WYLLIE** PROFESSIONAL LAND SURVEYOR 501 FORNEY AVENUE LINCOLNTON, NC 28092 PHONE: 704-763-5926

TAX PARCEL: 341-028 REFERENCE: DB 19398-84 DATE: JULY 21, 2024

THE SUBJECT PROPERTY IS ZONED AGC. THE MINIMUM LOT SIZE IS 5 ACRES. REQUIRED SETBACKS FOR THIS PROCEED 100' FRONT SETBACK 30' SIDE SETBACK 30' REAR SETBACK

ENVIRONMENTAL & STORM WATER NOTES  
 THE DEVELOPMENT AND ASSOCIATED ROADWAYS WILL MEET YORK COUNTY AND MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT BAPI(S) WILL NOT BE MAINTAINED BY THE DEVELOPER OR DEVELOPER'S DESIGNER.

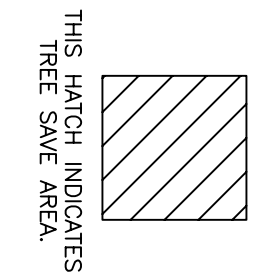
FLOOD INFORMATION  
 FLOOD MAP NUMBER: 45091C0288E  
 COMMENT: YORK COUNTY UNINCORPORATED AREA  
 EFFECTIVE DATE: SEPTEMBER 26, 2008  
 PROPERTY LIES WITHIN ZONE X

PROPERTY OWNER: LAUREN DEEDE DUNLAP

TABLE 154.189-1: TREES REQUIRED FOR LOTS IN RESIDENTIAL SUBDIVISIONS

LOT SIZE	REQUIRED LARGE TREES	REQUIRED MEDIUM TREES	REQUIRED SMALL TREES
0-10,000 SQUARE FEET <td>2 <td>1 <td>1 </td></td></td>	2 <td>1 <td>1 </td></td>	1 <td>1 </td>	1
10,001-20,000 SQUARE FEET <td>3 <td>2 <td>2 </td></td></td>	3 <td>2 <td>2 </td></td>	2 <td>2 </td>	2
20,001-30,000 SQUARE FEET <td>4 <td>3 <td>3 </td></td></td>	4 <td>3 <td>3 </td></td>	3 <td>3 </td>	3
30,001 SQUARE FEET - 1 ACRE <td>5 <td>4 <td>4 </td></td></td>	5 <td>4 <td>4 </td></td>	4 <td>4 </td>	4
MORE THAN 1 ACRE <td>7 <td>5 <td>5 </td></td></td>	7 <td>5 <td>5 </td></td>	5 <td>5 </td>	5

TREE SAVE CALCULATIONS  
 20% OF THE EXISTING TREE CANOPY SHALL BE RETAINED PER S154.199  
 THE EXISTING TREE CANOPY IS 13.99 ACRES.  
 THE TREE SAVE AREA REQUIRED IS 20% OF 13.99 ACRES (13.99 ACRES TIMES 20% = 2.80 ACRES OF REQUIRED TREE SAVE AREA)



CHRISTOPHER CHANEY  
 DB 14672-34  
 TRACT 4, PB E37-6  
 TM 341-032  
 ZONING: AGC

LEILA D. HOSSEINI & GEORGE M. MEHALIC  
 TRACT 3, PB 147-127  
 TM 341-030  
 ZONING: AGC

LEILA HOSSEINI & GEORGE MEHALIC  
 PB E37-6 & PB 172-128  
 TM 341-031  
 ZONING: AGC

PHILIP KEVIN SMILEY & MARSHA W. SMILEY  
 DB 21296-371  
 PB E37-6 & PB 172-128  
 TM 341-033  
 ZONING: AGC

PHILIP KEVIN SMILEY & MARSHA W. SMILEY  
 DB 21296-371  
 PB E37-6 & PB 172-128  
 TM 341-033  
 ZONING: AGC