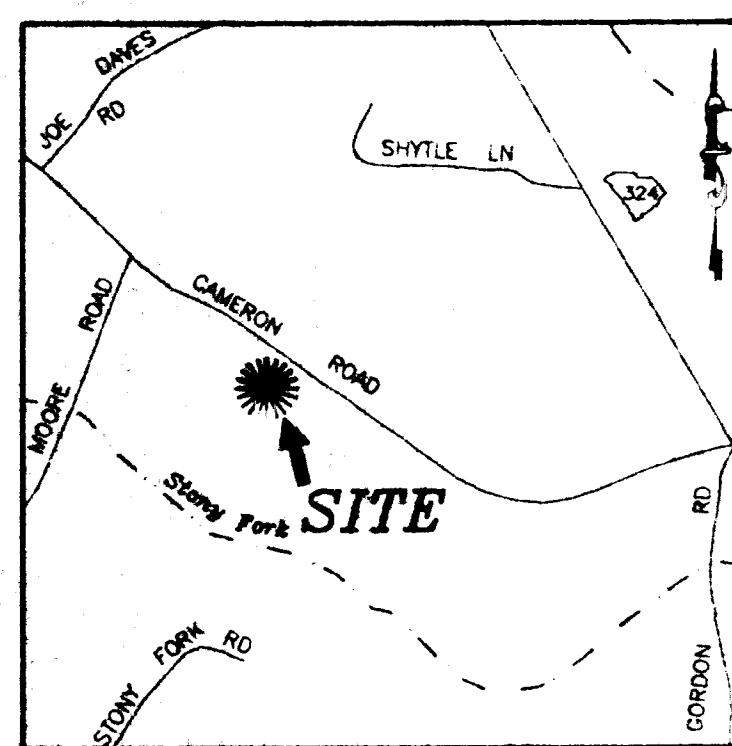


W0796.DWG

VICINITY MAP
(NOT TO SCALE)(MINIMUM) YARD AND BUILDING
SETBACK REQUIREMENTS:

RUD-1

FRONT YARD SETBACK (MAJOR STREET) 50'
FRONT YARD SETBACK (MINOR STREET) 25'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 25'

RESIDENTIAL
USE

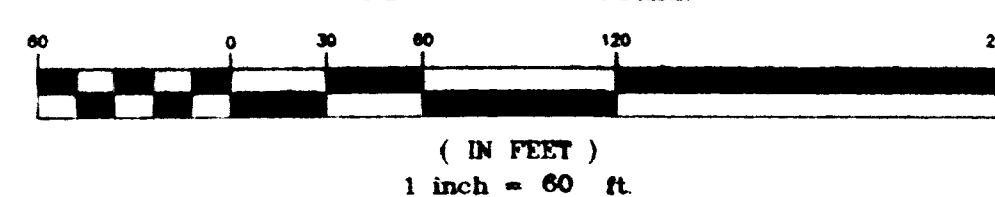
DRAINAGE AND UTILITIES EASEMENTS:

10' ON EACH SIDE OF ALL SIDE LOT LINES
20' INSIDE FRONT ROAD R/W LINES
20' INSIDE ALL REAR LOT LINES
10' ON EACH SIDE OF ALL
NATURAL AND CONSTRUCTED WATERWAYS

MONUMENTS LEGEND

FOUND SET
IRON PIPE ○ □
IRON PIN ● ■
■ - 5/8" PIN SET UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



General Statements:

- ALL UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE ROAD RIGHT-OF-WAYS, UNLESS OTHERWISE NOTED.
- LOTS ON EXISTING STREETS WILL ACCESS FROM NEW STREET.
- DEVELOPER STATES THAT PROJECT INCLUDES NO CELLULOSIC BURIAL AREAS.
- ROADS ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE YORK COUNTY ROADWAY SYSTEM.
- THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS, OUTSIDE THE ROAD RIGHT-OF-WAY, IS THE RESPONSIBILITY OF THE DEVELOPER OR HIS DESIGNEE. YORK COUNTY RESERVES THE RIGHT TO PERFORM WORK IN THESE AREAS SHOULD THE DEVELOPER OR HIS DESIGNEE NOT PROPERLY MAINTAIN THESE AREAS CAUSING POTENTIAL DANGER TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT THE DEVELOPER OR HIS DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY YORK COUNTY.
- THE DEVELOPER HAS RECEIVED, READ, AND UNDERSTANDS THE YORK COUNTY SUBDIVISION ORDINANCE. ANY DEVIATION FROM THE SUBDIVISION ORDINANCE MUST HAVE PRIOR WRITTEN APPROVAL FROM YORK COUNTY. FAILURE TO ADHERE TO THE TO THE YORK COUNTY SUBDIVISION ORDINANCE COULD RESULT IN NONACCEPTANCE OF ROADWAYS INTO YORK COUNTY ROAD MAINTENANCE SYSTEM AND DENIAL OF FINAL PLAT APPROVAL.
- YORK COUNTY RESERVES THE RIGHT TO WORK WITHIN RECORDED DRAINAGE EASEMENTS. DRAINAGE WAYS LOCATED WITHIN RECORDED EASEMENTS ARE NOT TO BE ALTERED IN ANY WAY WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE YORK COUNTY ENGINEERING DEPARTMENT. ANY CONSTRUCTION REQUIRED FOR CROSSING DRAINAGE WAYS NOT LOCATED WITHIN ROAD RIGHTS-OF-WAY WILL BE AT OWNER'S EXPENSE.
- THE COST FOR DRIVEWAY CONSTRUCTION LOCATED OUTSIDE STREET RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF THE OWNER. YORK COUNTY WILL BE RESPONSIBLE FOR INSTALLING A CULVERT FOR THE DRIVEWAY IF THE \$700.00 CULVERT FEE HAS BEEN PAID.
- NO INDIVIDUAL LOT IRRIGATION SYSTEMS WILL BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHT-OF-WAYS.
- THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVES SHALL NOT PIPE OR FILL IN ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHT-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL.

12.784 ACRES
TOTAL AREA

HELEN B. CARPENTER
FAMILY LTD. PARTNERSHIP
DB 1416 - PG 181
PB 8 - PG 45
TAX PARCEL #405-00-00-005
USE: VACANT
ZONED: AGC

FINAL PLAT APPROVAL

The subdivision plat shown herein has been found to comply with the York County subdivision Regulations and has been approved for recording in the office of the Clerk of Court of York County, South Carolina.

Mike Scott, 12-10-03
Title Administrator
Title

LINE	LENGTH	BEARING
L1	35.73'	S 35°18'34" W
L2	35.78'	N 35°22'42" E
L3	16.95'	S 54°41'23" E
L4	16.95'	S 54°42'53" E
L5	15.18'	N 69°47'43" W
L6	36.93'	S 35°18'47" W
L7	9.44'	S 54°41'13" E
L8	36.88'	N 35°18'47" E

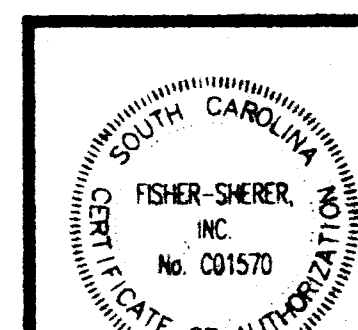
LINE	LENGTH	BEARING
L10	93.69'	S 54°42'53" E
L11	128.03'	S 04°58'43" W
L12	74.89'	S 02°43'39" E
L13	87.99'	S 03°08'35" W
L14	44.85'	S 11°10'40" E
L15	33.83'	S 09°31'32" W
L16	41.85'	S 15°36'02" W
L17	49.37'	S 19°28'02" W
L18	21.76'	S 21°17'07" W
L19	80.82'	S 13°51'01" W
L20	51.78'	S 00°13'50" E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	283.00'	123.49'	62.74'	122.51'	S 22°48'46" W	25°00'03"
C2	283.00'	128.51'	65.91'	128.39'	S 02°47'53" E	28°13'18"
C3	283.00'	100.00'	50.53'	99.48'	S 28°01'54" E	20°14'45"
C4	283.00'	91.54'	46.17'	91.14'	S 45°25'15" E	18°31'57"
C5	40.00'	30.10'	15.80'	29.39'	S 33°07'49" E	43°05'49"
C6	60.00'	3.05'	1.52'	3.05'	S 13°01'44" E	0°25'44"
C7	60.00'	151.36'	187.66'	114.30'	S 88°55'22" E	144°32'54"
C8	60.00'	47.10'	24.84'	45.90'	N 01°11'02" W	44°35'46"
C9	60.00'	77.28'	45.04'	72.83'	N 60°54'13" W	73°47'38"
C10	40.00'	28.68'	13.86'	28.19'	N 78°41'34" W	38°12'56"
C11	217.00'	12.51'	6.26'	12.51'	N 53°02'09" W	0°31'08"
C12	217.00'	328.36'	204.84'	297.91'	N 08°02'09" W	83°37'30"
C13	40.00'	3.42'	1.71'	3.42'	N 57°08'10" W	04°32'53"

OWNER/DEVELOPER
MENDLER DEVELOPMENT CO., LLC
c/o JAMES C. GREGORY, III
3421 KNOXFIELD ROAD
ROCK HILL, SOUTH CAROLINA 29730
(803) 329-4750

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein 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; and there are no visible encroachments or projections other than shown. This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the above described is not located in a special flood hazard area.
FEMA Community Panel No. 450193 C
DATED FEBRUARY 3, 1993

Robert R. Medford
ROBERT R. MEDFORD S.C. P.L.S. No. 11065



C.O.A. NO. C01570



FISHER - SHERER
INC.
ENGINEERING & SURVEYING
2051 EBENEZER ROAD
ROCK HILL, S.C. 29732
803-327-1232

NO.	DATE	DESCRIPTION
1	10/28/03	PER YOPAD
2	10/22/03	PER YOPAD
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FINAL PLAT
OF
**PATRIOT'S
LANDING**
LOCATED IN THE BETHESDA TOWNSHIP
YORK COUNTY, SOUTH CAROLINA
SEPTEMBER 2, 2003

THIS PROPERTY IS DESIGNATED AS
TAX PARCEL 403-00-00-047

000168174 BK: C-246 PG: 8
01/12/2004 10:28:22AM
David Hamilton, Clerk of Court
York County, SC
REC FEE:10.00

VIRGINIA LEIGH SAWYER
DB 2738 - PG 178
PB 8-113 - PG 4
TAX PARCEL #403-00-00-042
USE: RESIDENTIAL
ZONED: RUD-1

MICHAEL D. MORROW
LISA M. WEATHERS
DB 4418 - PG 1
PB 8-114 - PG 5
TAX PARCEL #403-00-00-044
USE: RESIDENTIAL
ZONED: RUD-1

LARRY D. GREGORY JR.
LEAH S. GREGORY
DB 4418 - PG 1
PB 8-114 - PG 5
TAX PARCEL #403-00-00-045
USE: RESIDENTIAL
ZONED: RUD-1

JAMES C. GREGORY III
DB 3267 - PG 6
PB 8-265 - PG 1
TAX PARCEL #403-00-00-046
USE: RESIDENTIAL
ZONED: RUD-1

YORK COUNTY BOARD OF
DISABILITIES & SPECIAL NEEDS
DB 2079 - PG 88
PB 8-125 - PG 183
TAX PARCEL #403-00-00-035
USE: RESIDENTIAL
ZONED: RUD-1

JOEY D. JUSTICE
MELISSA A. JUSTICE
DB 2079 - PG 88
PB 8-125 - PG 183
TAX PARCEL #403-00-00-043
USE: RESIDENTIAL
ZONED: RUD-1

LISA A. RAUSEY
RYAN C. BROWN
DB 2079 - PG 88
PB 8-125 - PG 183
TAX PARCEL #403-00-00-041
USE: RESIDENTIAL
ZONED: RUD-1

MAVE FOSTER ALFMAN
DB 82 - PG 67
PB 105 - PG 81
TAX PARCEL #403-00-00-025
USE: RESIDENTIAL
ZONED: RUD-1

JOEL L. DRESNER
&
JULIA C. DRESNER
DB 1037 - PG 284
PB 90 - PG 363
TAX PARCEL #403-00-00-023
USE: RESIDENTIAL
ZONED: AGC

HELEN B. CARPENTER
FAMILY LTD. PARTNERSHIP
DB 1416 - PG 181
PB 8 - PG 45
TAX PARCEL #405-00-00-005
USE: VACANT
ZONED: AGC