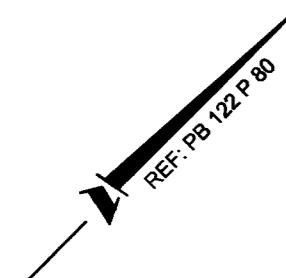
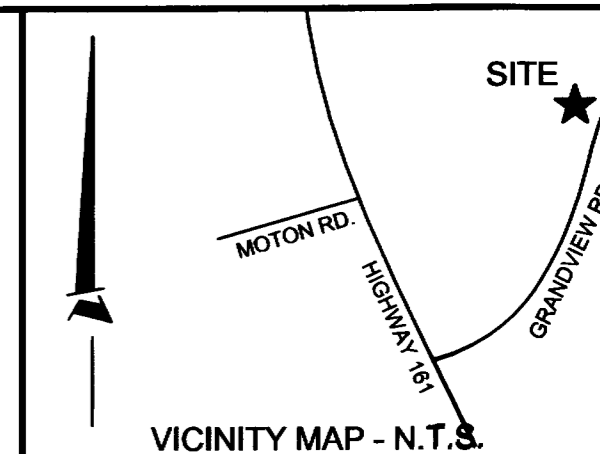




GRAY SURVEYING CO., INC.
 144 W. MOUNTAIN ST., SUITE 3, PO BOX 1781
 KINGS MOUNTAIN, NC 28086
 704-739-1644
 www.graysurveying.com
 SC COA NO. 4364

LEGEND

- IPF ● IRON PIN FOUND (TYPE NOTED)
- IPS ● IRON PIN SET #4 REBAR SET FLUSH (UNLESS OTHERWISE NOTED)
- UNMARKED POINT
- AG ● ABOVE GROUND
- BG ● BELOW GROUND
- POWER POLE
- - - PASTURE FENCE
- - - OVERHEAD ELECTRIC LINE
- SURVEYED LINE
- - - UNSURVEYED LINE (WHEN BEARING & DISTANCE NOT SHOWN)
- - - ROAD RIGHT-OF-WAY LINE



YORK COUNTY ASSESSOR
 Tax Map:
 Date: 01/22/2018

E H

BARBARA M. WARLICK, ETAL.
 DB 3326 P 176

BARBARA M. WARLICK, ETAL.
 DB 3326 P 176

TIMOTHY C. MCMACKIN
 DB 2485 P 21

JAMES T. MCABEE
 DB 14589 P 257

BETTY JANE BARNES
 DB 4560 P 96

1.43 AC.
 JERRY L. HIBBERTS
 PARCEL 2-DB 16482 P 65
 (REF: DB 210 P 220)
 *SEE RECOMBINATION PLAT DATED
 07 JULY 2017 BY THIS FIRM FOR
 PROPOSED RECOMBINATION OF
 PARCELS 1 & 2, DB 16482 P 65)

10.05 AC. TOTAL
 0.38 AC. INSIDE R/W
 9.67 AC. OUTSIDE R/W

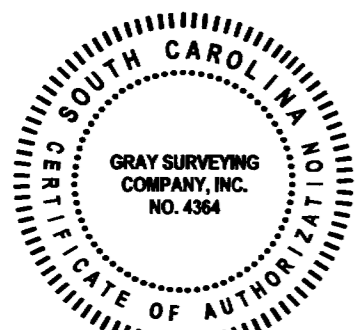
2018002468

PLAT LARGE RECORDING FEES \$10.00

PRESENTED & RECORDED:
 01-22-2018 08:30:43 AM
 DAVID HAMILTON
 CLERK OF COURT
 YORK COUNTY, SC
 BY: HEATHER CHAPMAN CLERK

BK: PLAT 156
 PG: 444

- GENERAL NOTES:**
1. SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING CONDITIONS.
 2. SURVEY PREPARED WITHOUT BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS, TIMBER RIGHTS, AND LANDFILLS WHETHER OR NOT SHOWN ON THIS PLAT AND WHETHER OR NOT RECORDED IN THE PUBLIC RECORD.
 3. UNDERGROUND UTILITIES WERE NOT LOCATED EXCEPT AS SHOWN, WHERE SHOWN, BY OBSERVED EVIDENCE ONLY, UNLESS OTHERWISE NOTED.
 4. BEARINGS SHOWN HEREON ARE DEGREES, MINUTES, AND SECONDS AND DISTANCES ARE INTERNATIONAL FOOT, UNLESS OTHERWISE INDICATED.
 5. THERE IS A 20' DRAINAGE AND UTILITY EASEMENT ALONG ALL ROAD R/W AND A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES.
 6. THERE IS A 10' EASEMENT FOR RE-SURVEYS CENTERED ON ALL PROPERTY LINES.
 7. PROPERTY IS ZONED RUD, SETBACKS AS FOLLOWS:
 FRONT (FROM ROAD R/W): 25', SIDE: 10' (15' ON CORNER LOT), REAR: 25'
 8. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. REF: FEMA FIRM PANEL 45091C0045E, EFFECTIVE 9-26-2008.
 9. EACH LOT TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE YORK COUNTY AND SC DHEC REQUIREMENTS.
 10. THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVE SHALL NOT PIPE OR FILL IN ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHTS-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT APPLICATION TO SCDOT FOR APPROVAL. THIS INCLUDES INCLUDING CONSTRUCTION OR PLACEMENT OF ANY COLUMNS, MASONRY STRUCTURE, OR IRRIGATION.
 11. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THEIR OWN STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES ASSOCIATED WITH ANY LAND DISTURBANCE ACTIVITY ON THEIR LOT.
 12. -TOTAL NUMBER OF LOTS: 4
 -TOTAL AREA SUBDIVIDED: 4.41 AC.
 -NO NEW ROADS DEDICATED.
 15. A WRITTEN STATEMENT FROM DHEC INDICATING APPROVAL OF THE USE OF INDIVIDUAL WELLS & SEPTIC TANKS (INDIVIDUAL DISPOSAL SYSTEMS) IS REQUIRED FOR EACH PROPOSED LOT. THE FINAL PLAT (RECORDING INSTRUMENT) SHALL INCLUDE ONLY THOSE PARCELS OF LAND THAT HAVE BEEN DEEMED SUITABLE FOR INDIVIDUAL SEPTIC TANK SYSTEMS AS INDICATED BY DHEC (IF APPLICABLE).
 16. ROAD RIGHTS OF WAY SHOWN FOR GRAPHICAL PURPOSES BASED ON INFORMATION FROM YORK COUNTY GIS. SUBJECT TO VERIFICATION BY SCDOT AND/OR YORK COUNTY.
 17. THIS PLAT IS CONSIDERED PART OF A LARGER COMMON PLAN AND WILL BE SUBJECT TO NPDES REQUIREMENTS. ALL ASSOCIATED PERMITS, PLANS, FEES, ETC. MUST BE EXECUTED PRIOR TO THE DISTURBANCE OF ANY LAND ASSOCIATED WITH THIS PLAT AND/OR BUILDING PERMIT.



MINOR SUBDIVISION FOR / PROPERTY OF:
JERRY L. HIBBERTS, JR.

YORK COUNTY, SOUTH CAROLINA
 KINGS MOUNTAIN TOWNSHIP
 SCALE: 1" = 100'
 DEED REF: DB 16482 P 65
 DATE: 07 JULY 2017
 PID: 2650000032

I HEREBY STATE THAT ON THE 7TH DAY OF JULY 2017 TO 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.

JOSEPH A. GRAY, PLS 27737