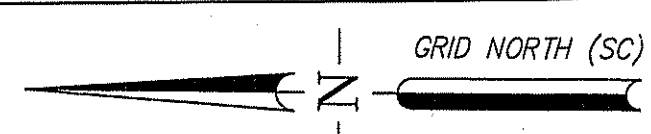


2023000591
RECORDING FEES
PRESENTED & RECORDED
05-03-2023 01:58 PM
JUDITH WARNER
SOUTHERN PARTNERS
ENGINEERING & LAND SURVEYING
INC. 000529
BK: PL 64
PG: 941-941



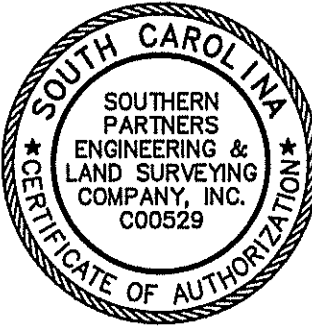
"I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	123.00	178.17	182.59	S 42°29'45" E
C2	123.00	36.96	38.32	N 80°23'32" E
C3	123.00	50.84	50.48	N 59°56'36" E
C4	123.00	20.00	20.77	N 43°28'25" E
C5	123.00	51.99	51.81	N 26°38'04" E
C6	123.00	33.33	33.32	N 08°45'45" E
C7	123.00	6.95	6.95	N 02°37'04" W
C8	123.00	51.99	51.81	N 15°20'45" W
C9	123.00	51.99	51.81	N 40°33'58" W
C10	123.00	51.99	51.81	N 64°47'10" W
C11	123.00	30.28	30.28	N 83°56'52" W
C12	77.00	84.52	84.52	N 89°00'02" W
C13	77.00	36.33	36.00	S 77°28'54" E
C14	77.00	36.33	36.00	S 75°28'57" E
C15	77.00	84.52	84.52	S 03°02'22" E
C16	77.00	120.95	120.95	S 45°59'58" W
C17	123.00	15.04	15.03	S 87°29'45" E

PROJECT DATA	
TOTAL AREA	27.00 ACS.
ROAD AREA	2.21 ACS.
TOTAL NO. LOTS	68
MIN. PATIO LOT SIZE	2,856 S.F.
	0.07 AC
TAX PARCEL #	089-10-11-001
PLAT BOOK	BK. 62, Pg. 237
DEED BOOK	BK. 4861, Pg. 298
ZONING	PR
OPEN SPACE OF PROJECT	17.39 AC or 64.4%

SIDE SETBACKS
NO SINGLE-STORY BUILDING SHALL BE ERECTED WITHIN 15 FEET OF ANY OTHER SINGLE-STORY BUILDING, AND NO MULTI-STORY BUILDING SHALL BE ERECTED WITHIN 20 FEET OF ANY OTHER BUILDING EXCEPT FOR ENCROACHMENTS PERMITTED BY 4.13.C.



RECORD PLAT

OF
PHASE 2

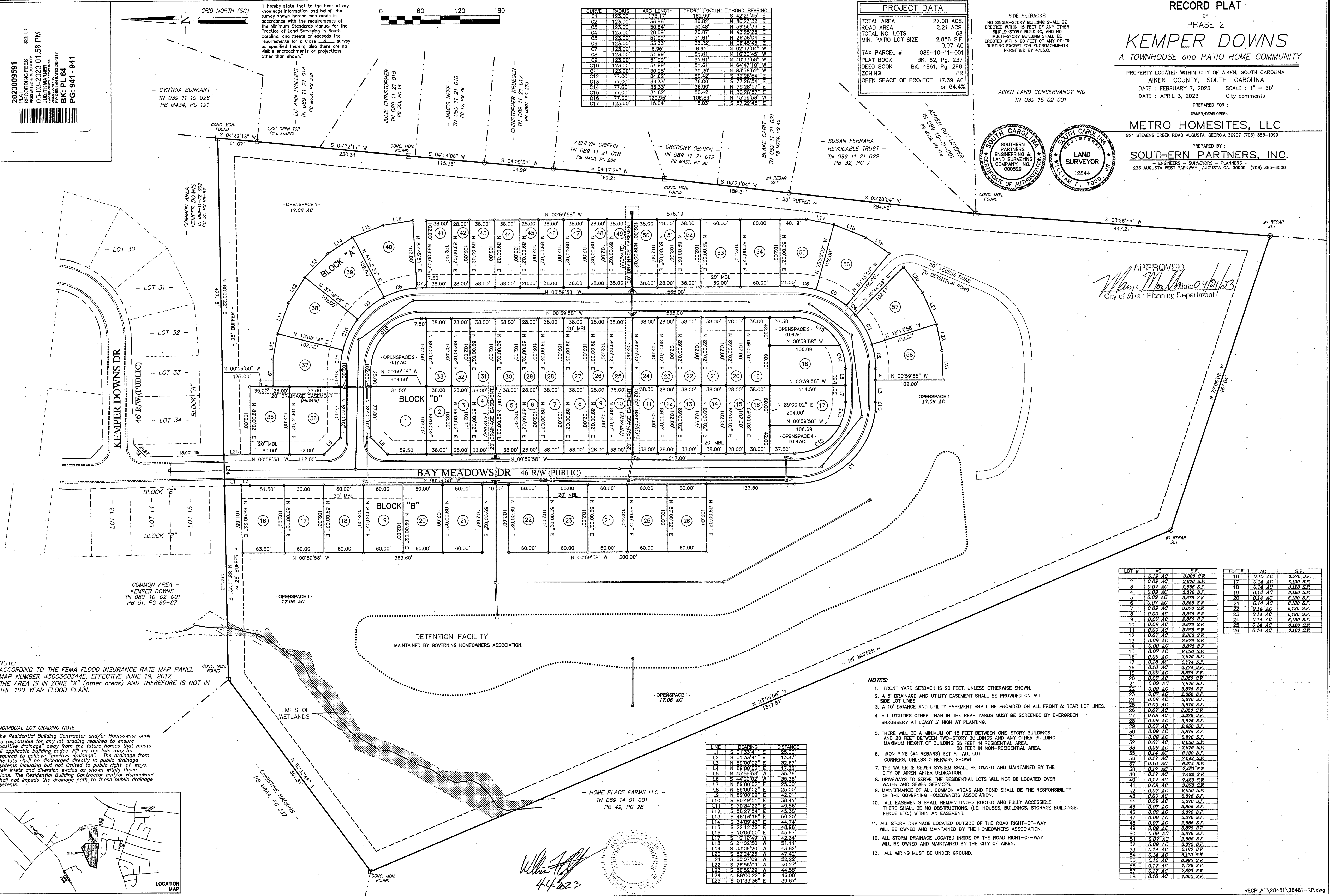
KEMPER DOWNS
A TOWNHOUSE and PATIO HOME COMMUNITY

PROPERTY LOCATED WITHIN CITY OF AIKEN, SOUTH CAROLINA
AIKEN COUNTY, SOUTH CAROLINA
DATE: FEBRUARY 7, 2023 SCALE: 1" = 60'
DATE: APRIL 3, 2023 City comments

PREPARED FOR:
OWNER/DEVELOPER:
METRO HOMESITES, LLC
924 STEVENS CREEK ROAD AUGUSTA, GEORGIA 30807 (706) 855-1099

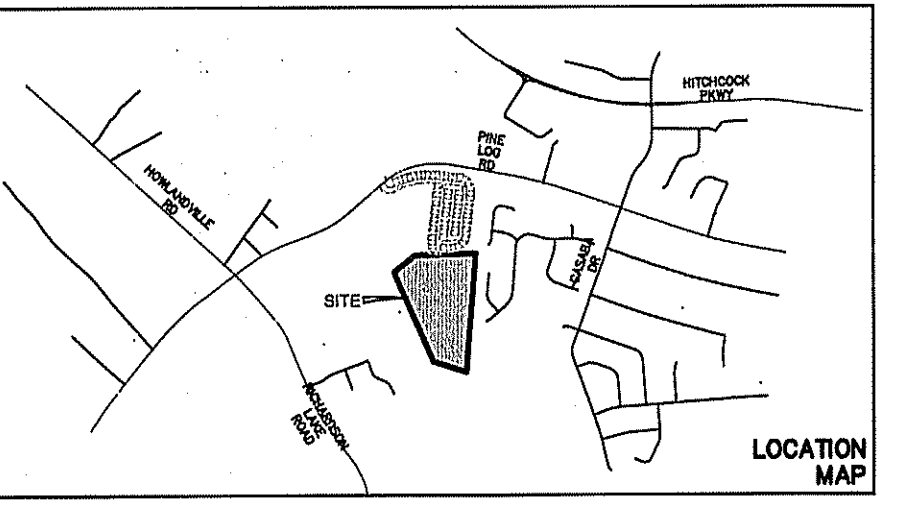
PREPARED BY:
SOUTHERN PARTNERS, INC.
ENGINEERS - SURVEYORS - PLANNERS
1233 AUGUSTA WEST PARKWAY, AUGUSTA GA, 30808 (706) 855-8000

APPROVED
Wm. M. Todd, Jr.
City of Aiken Planning Department



NOTE:
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL MAP NUMBER 45003C0344E, EFFECTIVE JUNE 19, 2012 THE AREA IS IN ZONE "X" (other areas) AND THEREFORE IS NOT IN THE 100 YEAR FLOOD PLAIN.

INDIVIDUAL LOT GRADING NOTE
The Residential Building Contractor and/or Homeowner shall be responsible for any lot grading required to ensure "positive drainage" away from the future homes that meets all applicable building codes. Fill on the lots may be required to achieve "positive drainage". The drainage from the lots shall be discharged directly to public drainage systems including but not limited to public right-of-ways, water inlets and diversion swales as shown within these plans. The Residential Building Contractor and/or Homeowner shall not impede the drainage path to these public drainage systems.



- NOTES:
- FRONT YARD SETBACK IS 20 FEET, UNLESS OTHERWISE SHOWN.
 - A 5' DRAINAGE AND UTILITY EASEMENT SHALL BE PROVIDED ON ALL SIDE LOT LINES.
 - A 10' DRAINAGE AND UTILITY EASEMENT SHALL BE PROVIDED ON ALL FRONT & REAR LOT LINES.
 - ALL UTILITIES OTHER THAN IN THE REAR YARDS MUST BE SCREENED BY EVERGREEN SHRUBBERY AT LEAST 3' HIGH AT PLANTING.
 - THERE WILL BE A MINIMUM OF 15 FEET BETWEEN ONE-STORY BUILDINGS AND 20 FEET BETWEEN TWO-STORY BUILDINGS AND ANY OTHER BUILDING. MAXIMUM HEIGHT OF BUILDING 35 FEET IN RESIDENTIAL AREA. 50 FEET IN NON-RESIDENTIAL AREA.
 - IRON PINS (#4 REBARS) SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN.
 - THE WATER & SEWER SYSTEM SHALL BE OWNED AND MAINTAINED BY THE CITY OF AIKEN AFTER DEDICATION.
 - DRIVEWAYS TO SERVE THE RESIDENTIAL LOTS WILL NOT BE LOCATED OVER WATER AND SEWER SERVICES.
 - MAINTENANCE OF ALL COMMON AREAS AND POND SHALL BE THE RESPONSIBILITY OF THE GOVERNING HOMEOWNERS ASSOCIATION.
 - ALL EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE THERE SHALL BE NO OBSTRUCTIONS. (I.E. HOUSES, BUILDINGS, STORAGE BUILDINGS, FENCE ETC.) WITHIN AN EASEMENT.
 - ALL STORM DRAINAGE LOCATED OUTSIDE OF THE ROAD RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL STORM DRAINAGE LOCATED INSIDE OF THE ROAD RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE CITY OF AIKEN.
 - ALL WIRING MUST BE UNDER GROUND.

LINE	BEARING	DISTANCE
L1	S 01°33'41" E	25.00
L2	S 01°33'41" E	13.87
L3	N 89°00'02" E	32.67
L4	N 89°00'02" E	17.33
L5	N 45°59'58" W	35.36
L6	S 44°00'02" W	35.36
L7	N 89°00'02" E	28.00
L8	N 89°00'02" E	25.00
L9	N 89°00'02" E	42.01
L10	S 80°49'51" E	38.41
L11	S 70°34'22" E	49.58
L12	S 58°27'54" E	45.38
L13	S 48°16'16" E	50.20
L14	S 34°08'43" E	44.74
L15	S 24°12'32" E	48.98
L16	S 10°08'00" E	45.97
L17	S 10°10'49" W	42.34
L18	S 21°02'50" W	51.11
L19	S 33°09'20" W	43.82
L20	S 52°24'28" W	47.42
L21	S 58°07'09" W	52.22
L22	S 76°55'08" W	46.25
L23	S 86°52'29" W	44.58
L24	N 88°00'22" E	48.00
L25	S 01°33'36" E	38.87

LOT #	AC	S.F.	LOT #	AC	S.F.
1	0.18 AC	8,308 S.F.	16	0.18 AC	8,378 S.F.
2	0.09 AC	3,878 S.F.	17	0.14 AC	6,120 S.F.
3	0.07 AC	2,856 S.F.	18	0.14 AC	6,120 S.F.
4	0.09 AC	3,878 S.F.	19	0.14 AC	6,120 S.F.
5	0.09 AC	3,878 S.F.	20	0.14 AC	6,120 S.F.
6	0.07 AC	2,856 S.F.	21	0.14 AC	6,120 S.F.
7	0.09 AC	3,878 S.F.	22	0.14 AC	6,120 S.F.
8	0.09 AC	3,878 S.F.	23	0.14 AC	6,120 S.F.
9	0.07 AC	2,856 S.F.	24	0.14 AC	6,120 S.F.
10	0.09 AC	3,878 S.F.	25	0.14 AC	6,120 S.F.
11	0.09 AC	3,878 S.F.	26	0.14 AC	6,120 S.F.
12	0.07 AC	2,856 S.F.			
13	0.09 AC	3,878 S.F.			
14	0.09 AC	3,878 S.F.			
15	0.07 AC	2,856 S.F.			
16	0.09 AC	3,878 S.F.			
17	0.18 AC	8,774 S.F.			
18	0.18 AC	8,774 S.F.			
19	0.09 AC	3,878 S.F.			
20	0.07 AC	2,856 S.F.			
21	0.09 AC	3,878 S.F.			
22	0.09 AC	3,878 S.F.			
23	0.07 AC	2,856 S.F.			
24	0.09 AC	3,878 S.F.			
25	0.09 AC	3,878 S.F.			
26	0.09 AC	3,878 S.F.			
27	0.07 AC	2,856 S.F.			
28	0.09 AC	3,878 S.F.			
29	0.07 AC	2,856 S.F.			
30	0.09 AC	3,878 S.F.			
31	0.09 AC	3,878 S.F.			
32	0.07 AC	2,856 S.F.			
33	0.09 AC	3,878 S.F.			
34	0.14 AC	6,120 S.F.			
35	0.17 AC	7,428 S.F.			
36	0.17 AC	7,428 S.F.			
37	0.16 AC	6,914 S.F.			
38	0.17 AC	7,428 S.F.			
39	0.17 AC	7,428 S.F.			
40	0.17 AC	7,428 S.F.			
41	0.09 AC	3,878 S.F.			
42	0.07 AC	2,856 S.F.			
43	0.09 AC	3,878 S.F.			
44	0.09 AC	3,878 S.F.			
45	0.07 AC	2,856 S.F.			
46	0.09 AC	3,878 S.F.			
47	0.09 AC	3,878 S.F.			
48	0.07 AC	2,856 S.F.			
49	0.09 AC	3,878 S.F.			
50	0.09 AC	3,878 S.F.			
51	0.07 AC	2,856 S.F.			
52	0.09 AC	3,878 S.F.			
53	0.14 AC	6,120 S.F.			
54	0.14 AC	6,120 S.F.			
55	0.16 AC	6,986 S.F.			
56	0.17 AC	7,428 S.F.			
57	0.17 AC	7,593 S.F.			
58	0.16 AC	7,056 S.F.			