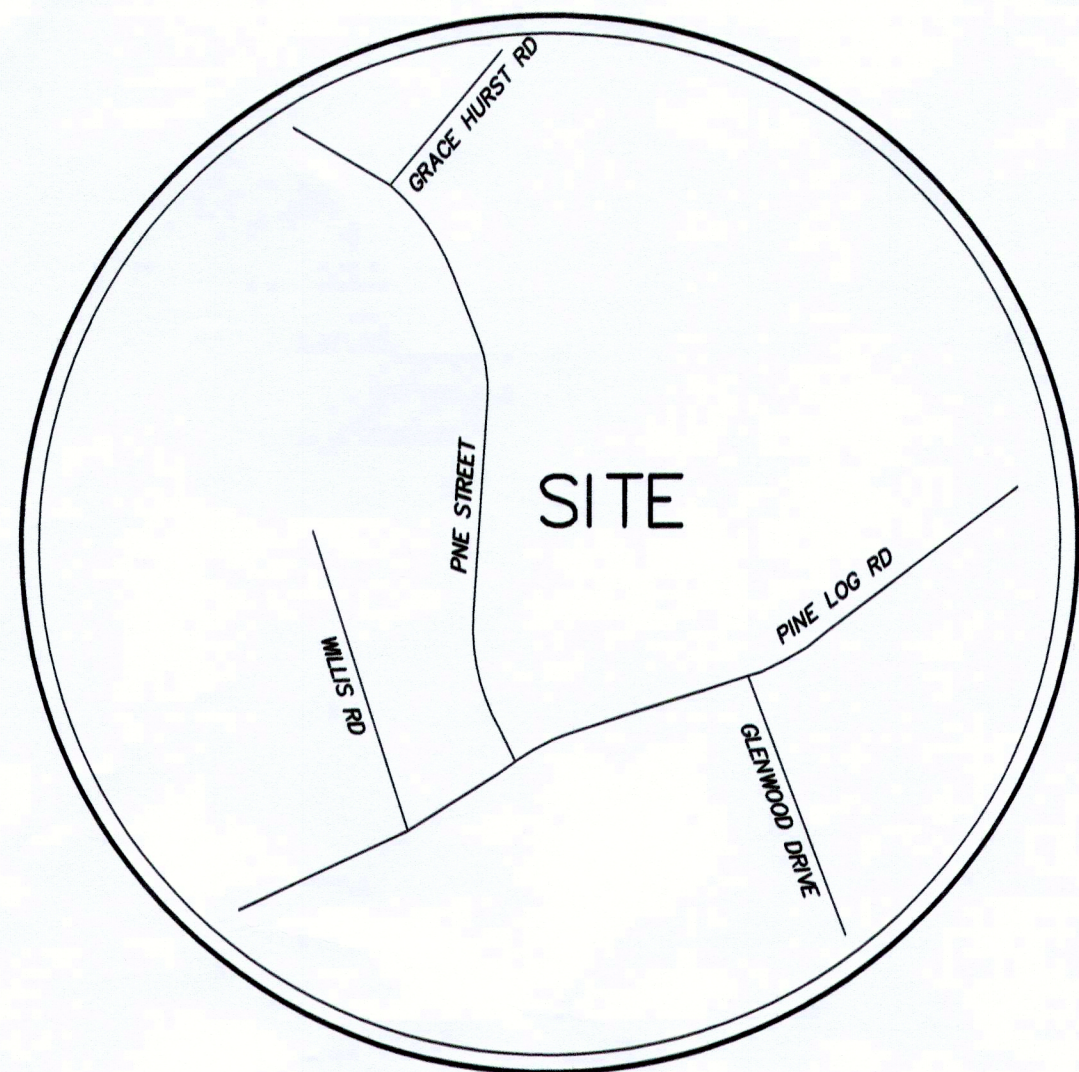




LOCATION MAP
N.T.S.

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SUBDIVISION REGULATIONS OF AIKEN COUNTY, SOUTH CAROLINA, ALL REQUIREMENTS OF WHICH HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE AIKEN COUNTY PLANNING COMMISSION ON May 14, 2021.

EXECUTED ON BEHALF OF THE AIKEN COUNTY PLANNING COMMISSION:

DIRECTOR OF PLANNING AND DEVELOPMENT

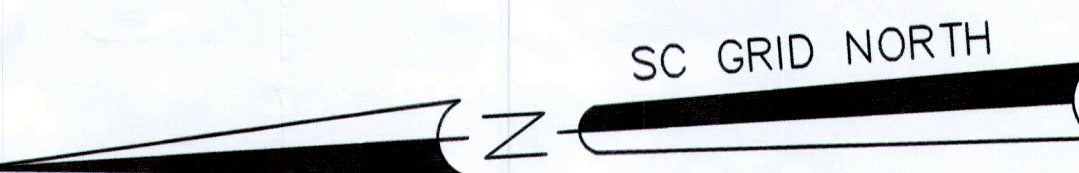
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS AND/OR PINS SHOWN ACTUALLY EXIST AND THAT ALL ENGINEERING REQUIREMENTS OF THE AIKEN COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

BY: _____ REGISTERED PE NO. _____

BY: William R. Gore
REGISTERED S.C. LAND SURVEY NO. 11811

NOTES:

1. THERE IS A 30' MINIMUM BUILDING LINE ON ALL FRONT LOT LINES AND A 10' MINIMUM BUILDING SETBACK ON ALL SIDE LOT LINES AND A 20' MINIMUM BUILDING SETBACK ON ALL REAR LOT LINES UNLESS OTHERWISE SHOWN.
2. THERE WILL BE A 10' DRAINAGE & UTILITY EASEMENT ON ALL FRONT AND SIDE LOT LINES, AND A 20' DRAINAGE & UTILITY EASEMENT ON ALL REAR LOT LINES UNLESS OTHERWISE SHOWN.
3. WATER BY VALLEY PUBLIC SERVICE AUTHORITY.
4. SEWERAGE BY INDIVIDUAL SEPTIC TANKS AS PERMITTED BY SCDHEC.
5. IRON PINS SET AT ALL LOT CORNERS.
6. THERE ARE NO ENDANGERED SPECIES ON THIS SITE PER THE SOUTH CAROLINA RARE, THREATENED & ENDANGERED SPECIES INVENTORY.
7. ACCORDING TO THE STATE HISTORIC PRESERVATION OFFICE THERE ARE NO HISTORICALLY SIGNIFICANT STRUCTURES ON THIS SITE.
8. BASED ON OBSERVATION OF THE SITE THERE ARE NO APPARENT ARCHEOLOGICAL RESOURCES ON THIS SITE.
9. THERE ARE NO UNIQUE AND/OR FRAGILE AREAS INCLUDING WETLANDS AS DEFINED IN SEC. 404, FEDERAL WATER POLLUTION CONTROL ACT.
10. A MINIMUM OF 2 OFF STREET PARKING SPACES WILL BE PROVIDED FOR EACH LOT.



I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND DEDICATE ALL PARKS, STREETS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 5-4-2021 OWNER Blue Sky Properties and Investments LLC

DEVELOPER
BLUE SKY PROPERTIES AND INVESTMENTS LLC
DAVID THOMPSON
348 OLD SUDLOW LAKE ROAD
NORTH AUGUSTA, S.C. 29841
TELEPHONE 803-270-5530

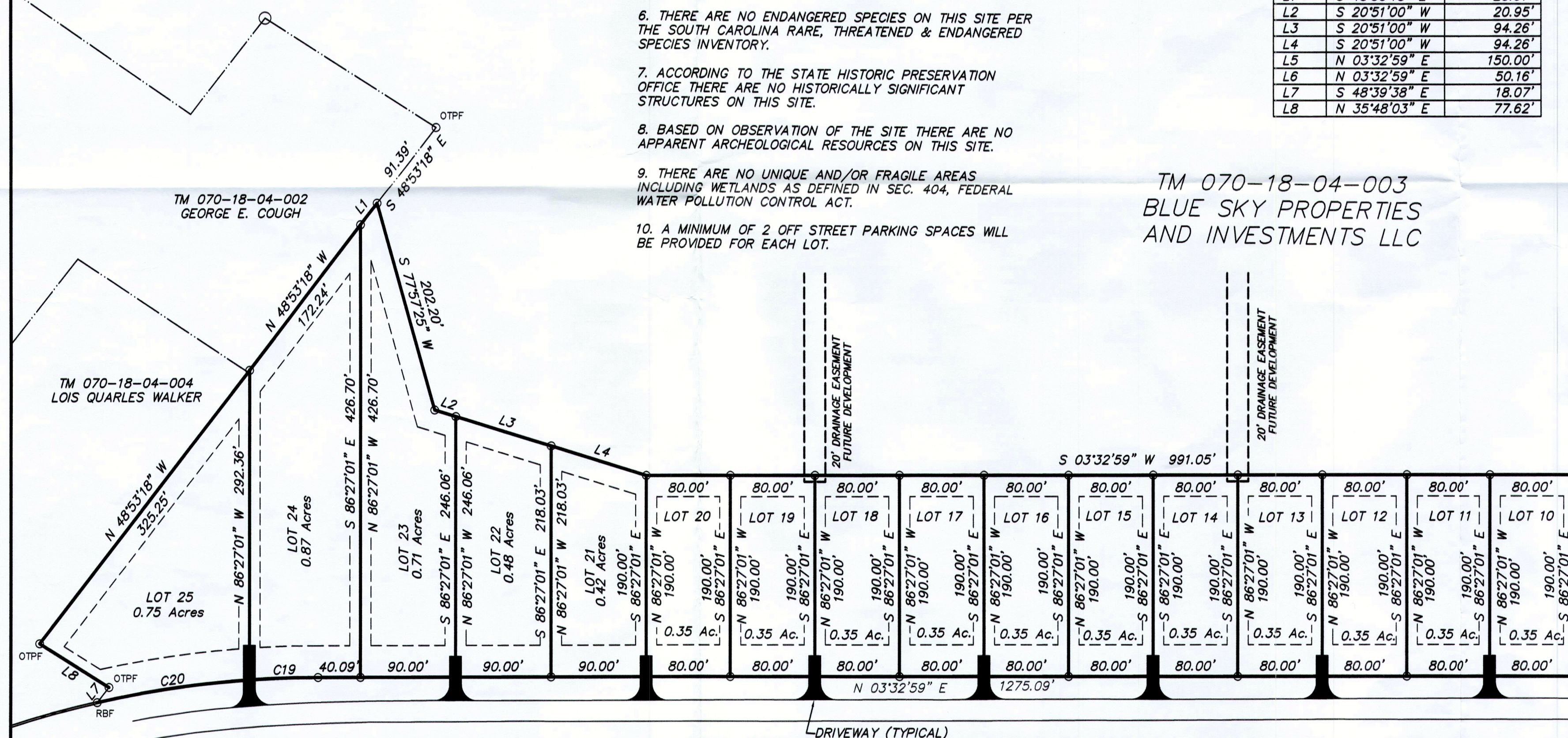
PROJECT DATA
TOTAL AREA = 10.42 ACRES
TOTAL NUMBER OF LOTS = 23
AVERAGE LOT SIZE = 0.45 ACRES
MINIMUM LOT SIZE = 0.35 ACRES
ZONING = RUD

REFERENCE PLAT RECORDED AT
PLAT BOOK 62, PG 282
DEED REFERENCE
DEED BOOK 4861, PAGES 316-318

LINE	BEARING	DISTANCE
L1	S 48°53'18" E	25.67'
L2	S 20°51'00" W	20.95'
L3	S 20°51'00" W	94.26'
L4	S 20°51'00" W	94.26'
L5	N 03°32'59" E	150.00'
L6	N 03°32'59" E	50.16'
L7	S 48°39'38" E	18.07'
L8	N 35°48'03" E	77.62'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1229.94'	25.51'	25.51'	N 02°45'16" E	01°11'18"
C2	1229.94'	100.03'	100.00'	N 00°10'10" W	04°39'35"
C3	1229.94'	100.03'	100.00'	N 04°49'45" W	04°39'35"
C4	1229.94'	100.03'	100.00'	N 09°29'20" W	04°39'35"
C5	1229.94'	100.03'	100.00'	N 14°08'55" W	04°39'35"
C6	1229.94'	100.03'	100.00'	N 18°48'30" W	04°39'35"
C7	1229.94'	100.03'	100.00'	N 23°28'05" W	04°39'35"
C8	1229.94'	148.13'	148.04'	N 29°14'54" W	06°54'02"
C9	1419.94'	101.21'	101.19'	S 27°50'24" E	04°05'03"
C10	1419.94'	115.48'	115.45'	S 23°28'05" E	04°39'35"
C11	1419.94'	115.48'	115.45'	S 18°48'30" E	04°39'35"
C12	1419.94'	115.48'	115.45'	S 14°08'55" E	04°39'35"
C13	1419.94'	115.48'	115.45'	S 09°29'20" E	04°39'35"
C14	1419.94'	115.48'	115.45'	S 04°49'45" E	04°39'35"
C15	1419.94'	115.48'	115.45'	S 00°10'10" E	04°39'35"
C16	1419.94'	29.45'	29.45'	S 02°45'16" W	01°11'18"
C17	25.00'	39.27'	35.36'	N 48°33'00" E	89°59'59"
C18	25.00'	7.27'	7.25'	N 85°13'00" E	16°39'58"
C19	935.94'	64.96'	64.95'	N 01°36'47" E	03°58'36"
C20	935.94'	145.40'	145.25'	N 04°49'33" W	08°54'04"
C21	25.00'	39.27'	35.36'	N 41°27'01" W	90°00'00"
C22	25.00'	7.27'	7.25'	N 78°07'01" W	16°39'58"

TM 070-18-04-003
BLUE SKY PROPERTIES
AND INVESTMENTS LLC



PINE STREET 66' R/W
(S-2-202)

EQUIPMENT USED:
TOPCON 303
100' STEEL TAPE

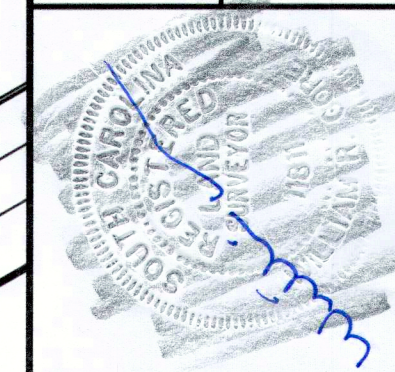
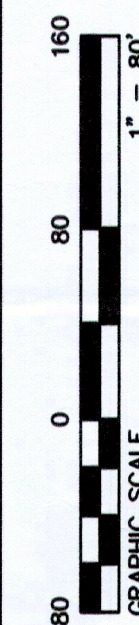
NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS, OR REGULATIONS NOT SHOWN ON THIS PLAT BUT WHICH MAY BE ON RECORD IN THE CLERK OF COURT'S OFFICE

RBS = #4 REBAR SET
RBF = #4 REBAR FOUND
OTPF = OPEN TOP PIPE FOUND
O = #4 REBAR WITH CAP

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 SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

2021014272
PLAT
RECORDING FEES \$25.00
PRESENTED & RECORDED
05-14-2021 10:50 AM
JUDITH WARNER
REGISTERED PROFESSIONAL LAND SURVEYOR
AIKEN COUNTY, SC
BY: JENNIFER YOUNG DEPUTY
BK: PL 62
PG: 959 - 959

DATE: 03-18-2021	REVISION:
SCALE: 1"=80'	
DRAWN BY: W.R.G.	
JOB NO.	
SHEET NO.	01 OF 01
FINAL SURVEY	
DEERFOOT PINES SECTION 1	
PROPERTY LOCATED PINE STREET	
KNOWN AS PORTION OF TM 070-18-04-003	
COUNTY OF: AIKEN	STATE OF: SOUTH CAROLINA



William R. Gore
PROFESSIONAL LAND SURVEYORS, INC.
1804 CENTRAL AVE. AUGUSTA, GEORGIA 30904
TEL: (706) 738-8771 FAX: (706) 736-6249

