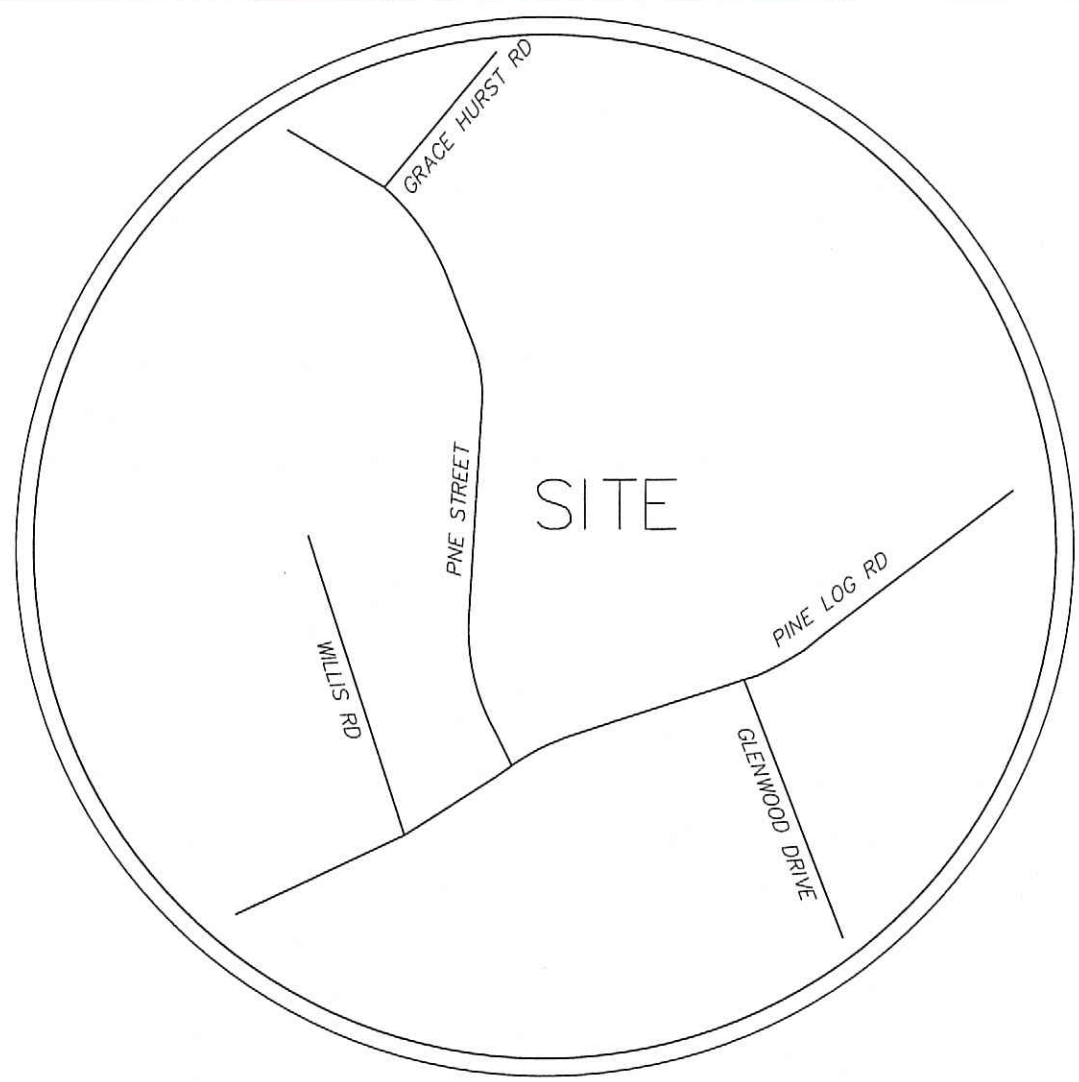




LOCATION MAP

N.T.S.

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 2-19-24 OWNER [Signature]

NOTES:

- 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.
- 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.
- WATER BY VALLEY PUBLIC SERVICE AUTHORITY.
- SEWERAGE BY INDIVIDUAL SEPTIC TANKS AS PERMITTED BY SCDHEC.
- IRON PINS SET AT ALL LOT CORNERS.
- THERE ARE NO ENDANGERED SPECIES ON THIS SITE PER THE SOUTH CAROLINA RARE, THREATENED & ENDANGERED SPECIES INVENTORY.
- ACCORDING TO THE STATE HISTORIC PRESERVATION OFFICE THERE ARE NO HISTORICALLY SIGNIFICANT STRUCTURES ON THIS SITE.
- BASED ON OBSERVATION OF THE SITE THERE ARE NO APPARENT ARCHEOLOGICAL RESOURCES ON THIS SITE.
- THERE ARE NO UNIQUE AND/OR FRAGILE AREAS INCLUDING WETLANDS AS DEFINED IN SEC. 404, FEDERAL WATER POLLUTION CONTROL ACT.
- A MINIMUM OF 2 OFF STREET PARKING SPACES WILL BE PROVIDED FOR EACH LOT.
- STRUCTURES NOR FENCES MAY BE BUILT/INSTALLED WITHIN DRAINAGE EASEMENTS IDENTIFIED AS "ACSD".
- DRAINAGE EASEMENTS LABELED AS "20' ACSD EASEMENT" ARE DEDICATED AND MAINTAINED BY AIKEN COUNTY, EASEMENTS LABELED OTHERWISE ARE PRIVATELY MAINTAINED.
- SIGHT DISTANCE EXCEEDS 100' AT ALL INTERSECTIONS.
- NO PARTS OF LOTS 100-107 ARE IMPACTED BY SONAT EASEMENT.
- ROAD TREATMENT TYPE, ASPHALT PAVING

REFERENCE PLAT RECORDED AT
PLAT BOOK 62, PG 282

DEED REFERENCE

DEED BOOK 4861, PAGES 316-318

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 = 26.58 ACRES
TOTAL NUMBER OF LOTS = 47
AVERAGE LOT SIZE = 0.57 ACRES
MINIMUM LOT SIZE = 0.33 ACRES
ZONING = RUD

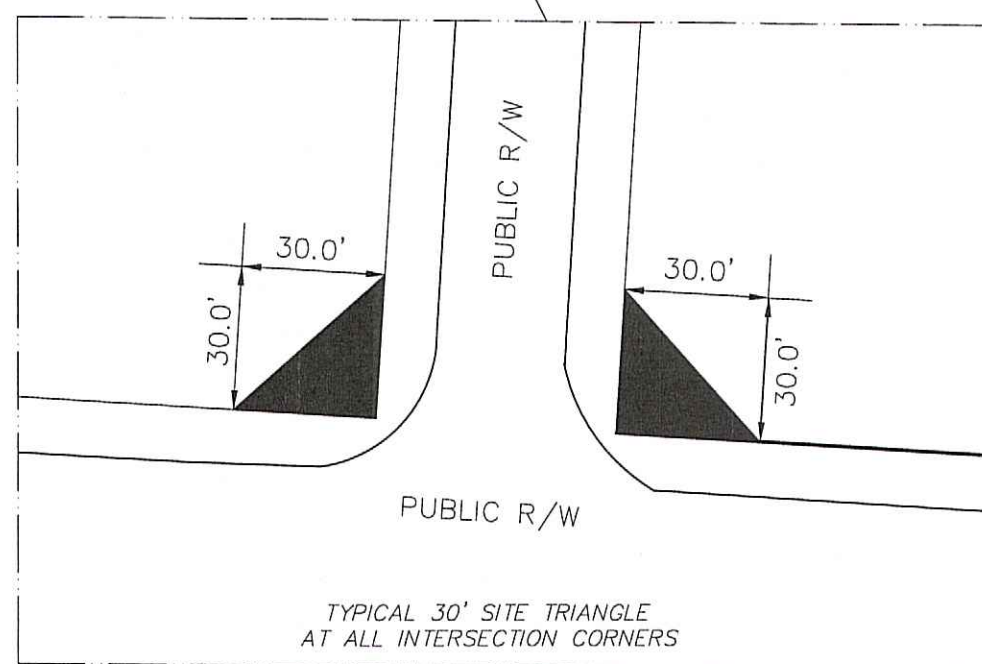
NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS, OR REGULATIONS NOT SHOWN ON THIS PLAT BUT WHICH MAY BE ON RECORD IN THE CLERK OF COURT'S OFFICE

RBS = #4 REBAR SET
RSP = #4 REBAR FOUND
OTPF = OPEN TOP PIPE FOUND
CTPF = CRIMP TOP PIPE FOUND

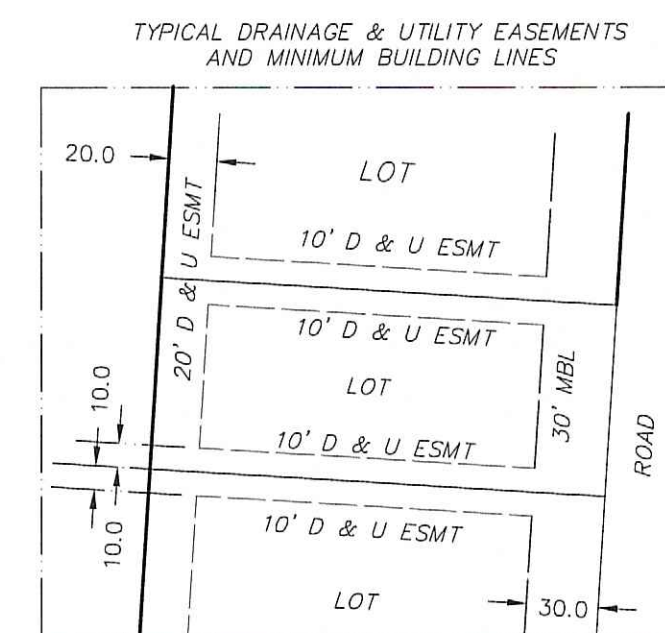
EQUIPMENT USED:
TOPCON 303
100' STEEL TAPE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.A. FLOOD MAP 45003030343E IN EFFECT 06/19/2012.
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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	61.55'	59.83'	N 56°19'40" E	47°01'03"
C2	25.00'	21.03'	20.41'	N 08°43'27" E	48°11'23"
C3	50.00'	48.77'	46.86'	N 12°34'21" E	55°53'11"
C4	50.00'	41.15'	40.00'	N 64°05'38" E	47°09'23"
C5	50.00'	41.48'	40.30'	N 68°33'34" E	47°32'12"
C6	50.00'	41.15'	40.00'	S 2°11'24" E	47°09'23"
C7	50.00'	50.84'	48.68'	S 31°29'46" W	58°15'42"
C8	50.00'	17.79'	17.69'	S 70°49'04" W	20°22'55"
C9	25.00'	21.03'	20.41'	S 58°54'50" W	48°11'23"
C10	125.00'	38.17'	38.02'	S 41°34'01" W	17°29'45"
C11	125.00'	59.45'	58.89'	S 63°56'24" W	27°15'00"
C12	125.00'	4.98'	4.96'	S 78°42'03" W	2°16'17"
C13	225.00'	53.85'	53.72'	S 86°41'35" W	13°42'48"
C14	25.00'	44.51'	38.86'	S 42°32'51" W	102°00'17"
C15	475.00'	26.81'	26.81'	S 10°04'19" E	3°14'02"
C16	75.00'	119.06'	106.95'	S 57°10'02" E	90°57'24"
C17	175.00'	130.91'	127.88'	N 55°55'26" E	42°51'41"
C18	175.00'	5.11'	5.11'	N 33°39'22" E	1°40'26"
C19	50.00'	22.75'	22.55'	N 45°51'07" E	26°03'57"
C20	50.00'	48.75'	46.84'	N 86°46'51" E	55°51'31"
C21	50.00'	42.11'	40.87'	S 41°07'55" E	48°14'57"
C22	50.00'	59.99'	56.45'	S 17°21'43" W	68°44'19"
C23	50.00'	45.04'	43.54'	S 77°32'23" W	51°37'00"
C24	25.00'	30.77'	28.87'	S 68°05'01" W	70°31'44"
C25	225.00'	8.15'	8.15'	S 33°51'26" W	2°04'35"
C26	225.00'	71.45'	71.15'	S 45°50'22" W	4°01'11"
C27	225.00'	69.44'	69.17'	S 61°55'58" W	17°41'00"
C28	225.00'	25.84'	25.83'	S 74°03'52" W	6°34'48"
C29	125.00'	37.31'	37.17'	S 85°54'21" W	17°06'09"
C30	125.00'	65.76'	65.00'	N 70°28'22" W	30°08'24"
C31	125.00'	69.76'	68.85'	N 39°24'57" W	31°58'25"
C32	125.00'	25.61'	24.57'	N 17°33'32" W	11°44'25"
C33	1229.94'	137.41'	137.34'	S 14°59'39" E	6°24'05"
C34	1229.94'	137.41'	137.34'	S 14°59'39" E	6°24'05"
C35	1229.94'	137.41'	137.34'	S 14°59'39" E	6°24'05"
C36	1229.94'	137.41'	137.34'	S 14°59'39" E	6°24'05"
C37	1229.94'	137.41'	137.34'	S 14°59'39" E	6°24'05"
C38	1229.94'	137.41'	137.34'	S 14°59'39" E	6°24'05"
C39	1229.94'	137.41'	137.34'	S 14°59'39" E	6°24'05"
C40	25.00'	6.89'	6.87'	S 01°09'54" W	1°59'25"
C41	1229.94'	137.41'	137.34'	S 14°59'39" E	6°24'05"
C42	1229.94'	137.41'	137.34'	S 14°59'39" E	6°24'05"
C43	1229.94'	137.41'	137.34'	S 14°59'39" E	6°24'05"



2024003696
PLAT
RECORDING FEES \$25.00
PRESENTED & RECORDED
02-20-2024 02:31 PM
JULIE STUTTS
REGISTERED PROFESSIONAL LAND SURVEYOR
BY: JENNIFER YOUNG DEPUTY
BK: PL 65
PG: 722 - 722



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 February 20, 2024.

EXECUTED ON BEHALF OF THE AIKEN COUNTY PLANNING COMMISSION:

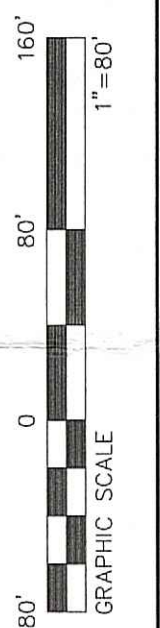
Wade C. Connolly for Joel J. Duke
DIRECTOR OF PLANNING AND DEVELOPMENT

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

DATE: 8-31-2023	SCALE: 1"=80'	DRAWN BY: J.R.L.
RECORD PLAT		
DEERFOOT PINES SECTION 3 & 4		
PROPERTY LOCATED PINE STREET		
COUNTY OF: AIKEN	STATE OF: SOUTH CAROLINA	



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

