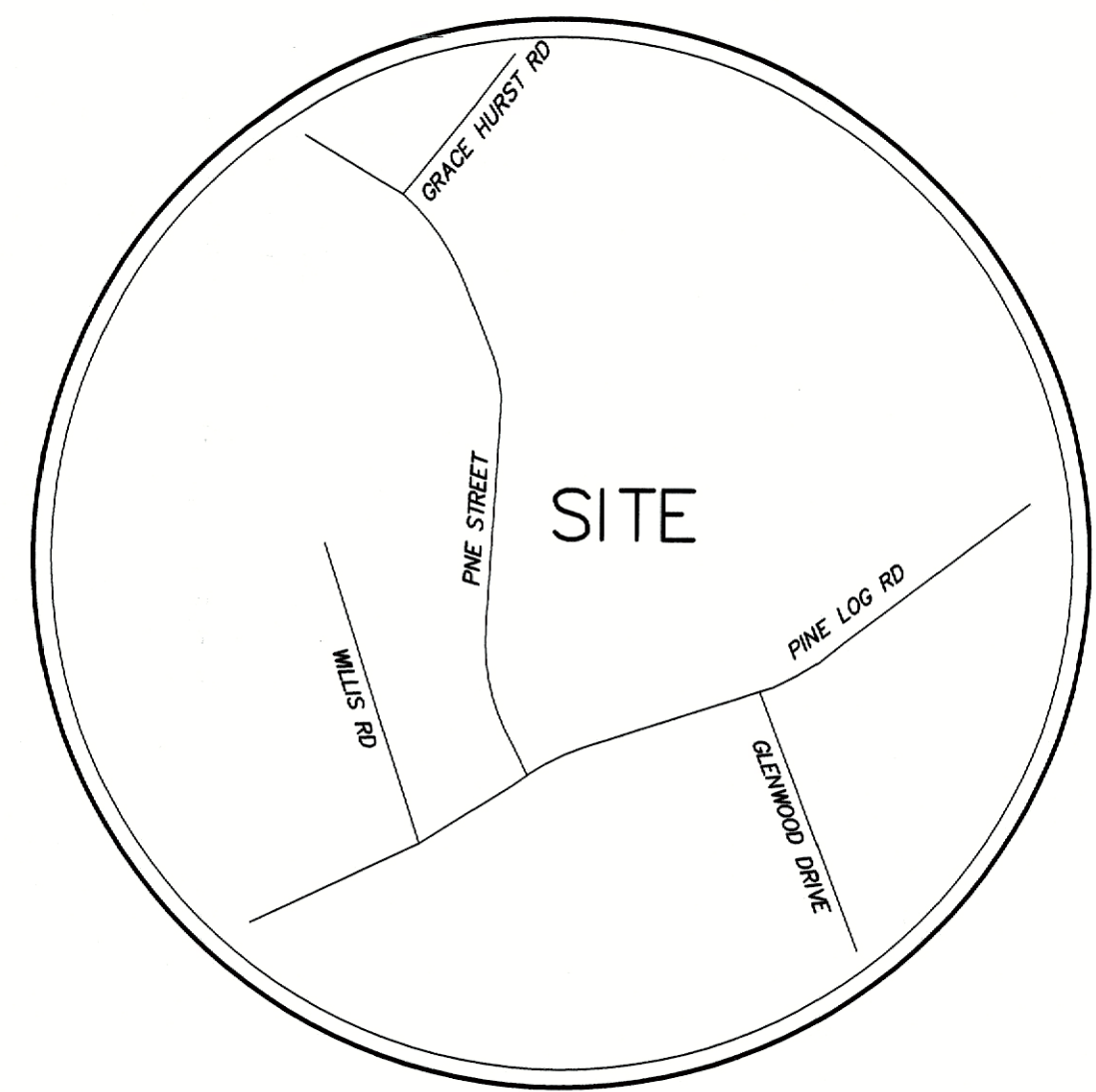




LOCATION MAP

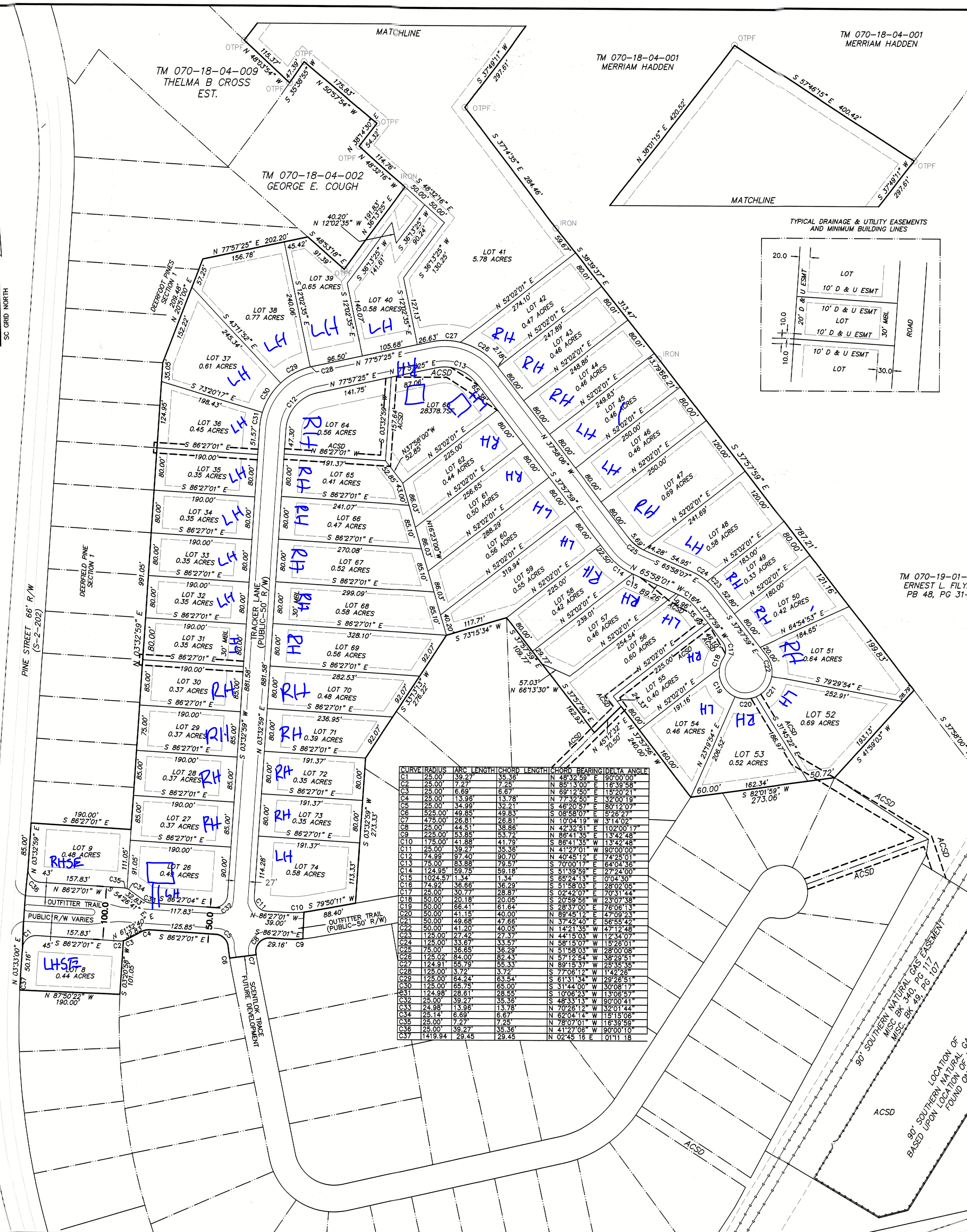
N.T.S.

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: 1-17-22 OWNER: *Blue Sky Properties and Investments LLC*

- 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.
 11. STRUCTURES NOR FENCES MAY BE BUILT/INSTALLED WITHIN DRAINAGE EASEMENTS IDENTIFIED AS "ACSD".
 12. DRAINAGE EASEMENTS BETWEEN LOTS 30/31 & 35/36 WILL BE PRIVATELY MAINTAINED.
 13. THE ISLAND AT THE ENTRANCE WILL BE AN EASEMENT THAT IS PRIVATELY MAINTAINED.
 14. SIGN AND ISLAND EASEMENT WILL BE MAINTAINED BY THE DEERFOOT HOA.
 15. SIGHT DISTANCE EXCEEDS 100' AT ALL INTERSECTIONS.

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
TM 070-18-04-003
TOTAL AREA = 29.93 ACRES
TOTAL NUMBER OF LOTS = 51
AVERAGE LOT SIZE = 0.58 ACRES
MINIMUM LOT SIZE = 0.33 ACRES
ZONING = RUD
ROAD ACREAGE=3.50 ACRES
REFERENCE PLAT RECORDED AT
PLAT BOOK 62, PG 282
DEED REFERENCE
DEED BOOK 4861, PAGES 316-318



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 October 20, 2022.

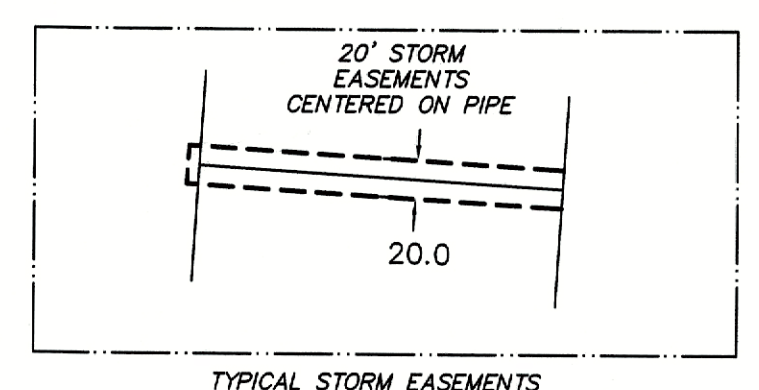
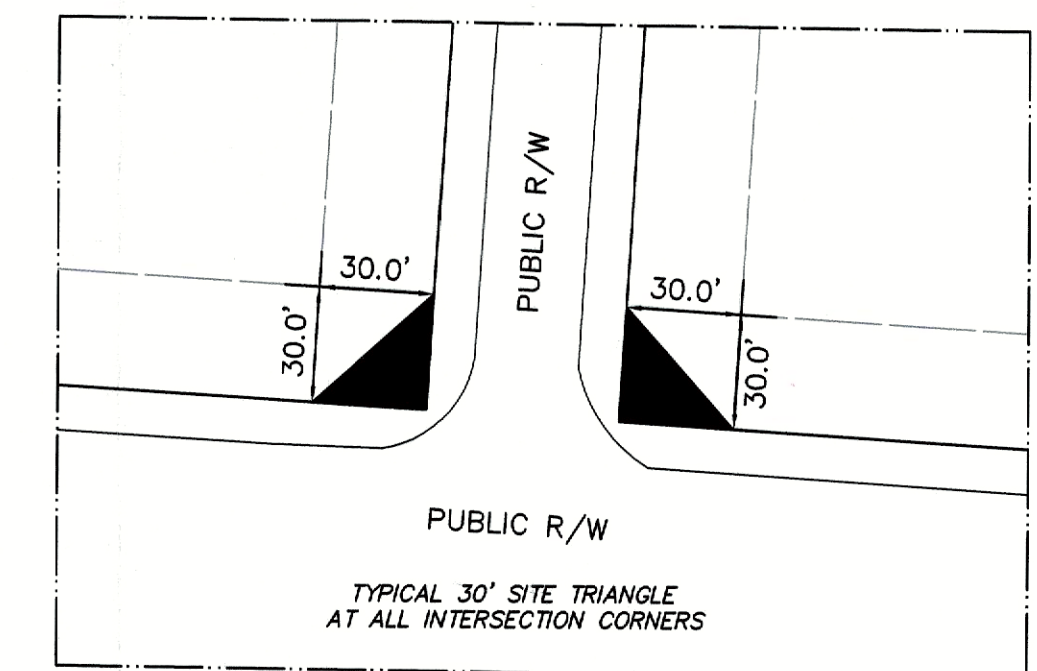
EXECUTED ON BEHALF OF THE AIKEN COUNTY PLANNING COMMISSION:

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: *William R. Gore* REGISTERED PE NO. _____

REGISTERED S.C. LAND SURVEY NO. 11811



ACSD: AIKEN COUNTY STORM DRAIN

TM 071-07-01-001
ERNEST L. FLYAW
PB 48, PG 31-2

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.A. FLOOD MAP 450000048E IN EFFECT 06/19/2013.

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.

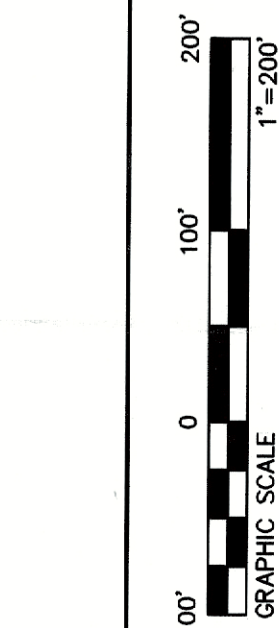
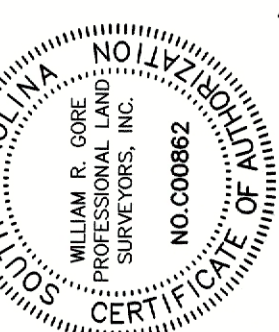
NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS, OR REGULATIONS NOT SHOWN ON THIS PLAT BUT WHICH MAY BE ON RECORD IN THE CLERK OF COURTS OFFICE.

TM 071-07-01-002
FERRELLGAS LP

EQUIPMENT USED:
TOPCON 303
100' STEEL TAPE

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

William R. Gore
PROFESSIONAL LAND SURVEYOR, INC.
1804 CENTRAL AVE. AUGUSTA, GEORGIA 30904
TEL: (706) 736-6771



RECORD PLAT
DEERFOOT PINES SECTION 2
PROPERTY LOCATED PINE STREET
COUNTY OF: AIKEN STATE OF: SOUTH CAROLINA

DATE: 8-15-2022
SCALE: 1"=100'
DRAWN BY: J.R.L.
Revision date: 1-3-23