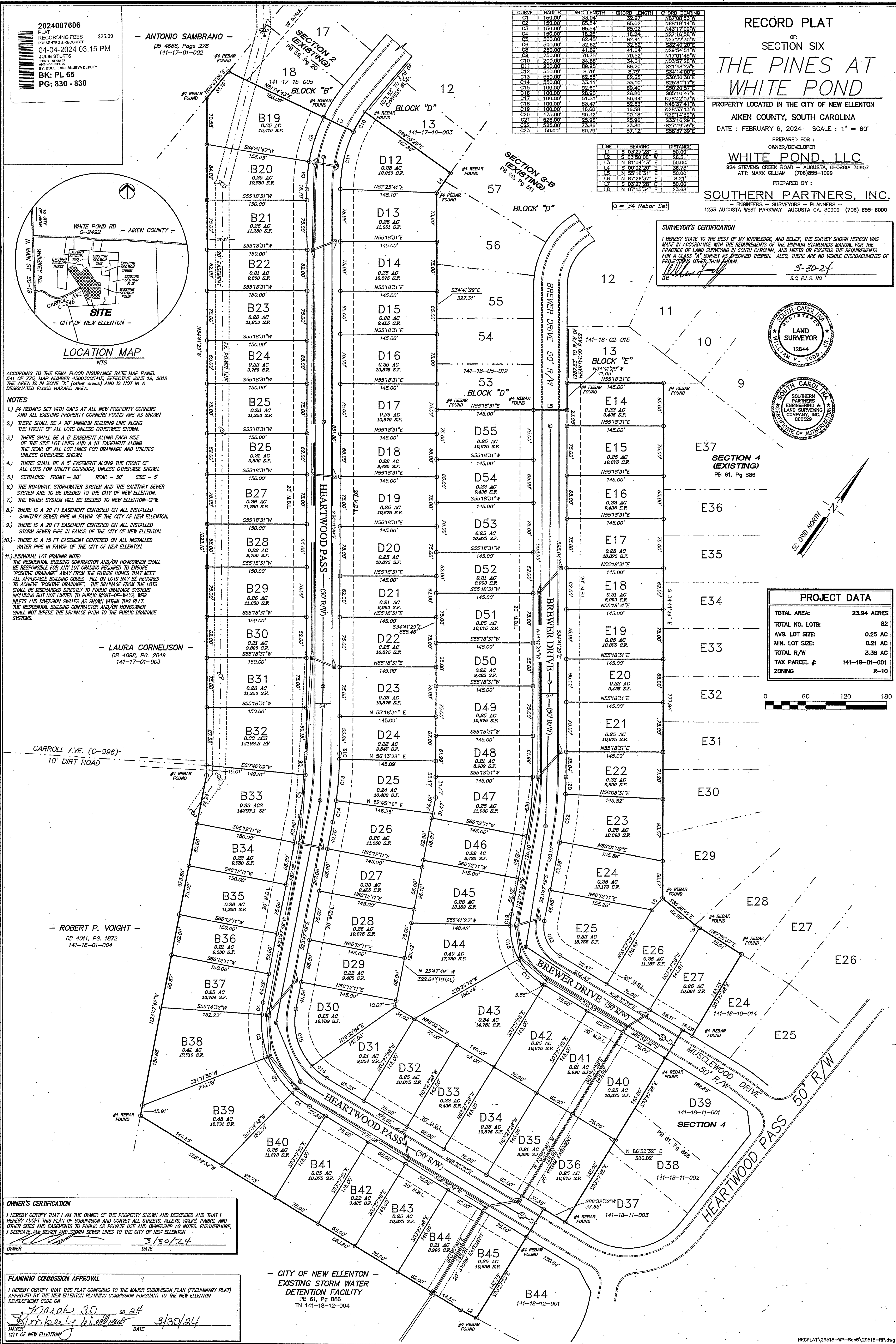
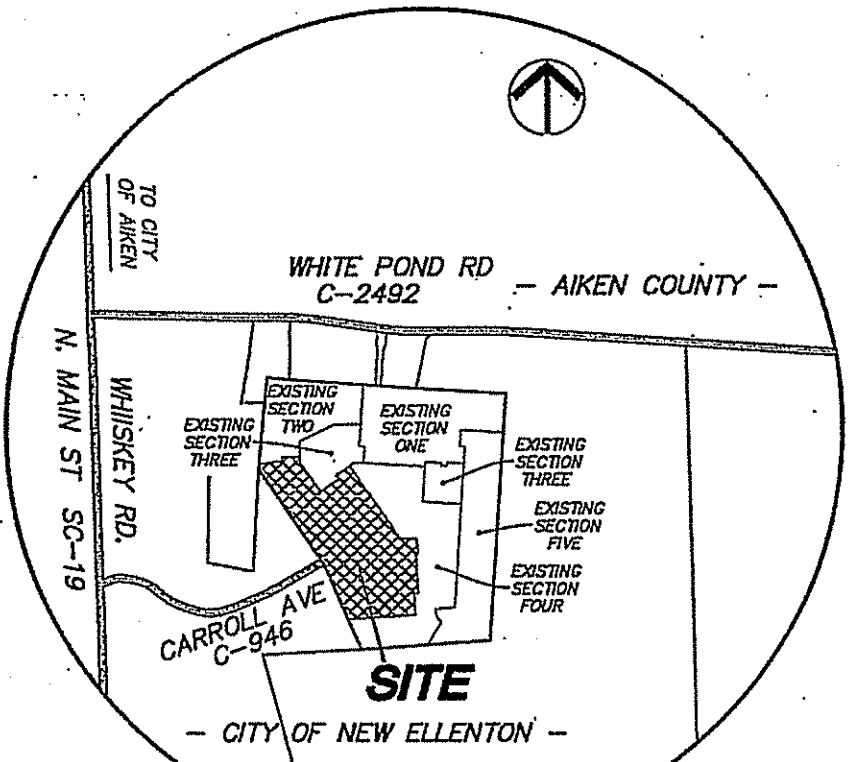




2024007606
PLAT RECORDING FEES \$25.00
PRESENTED & RECORDED
04-04-2024 03:15 PM
JULIE STUTTS
REGISTERED PROFESSIONAL
AREA COUNTY, SC
BY TOLUVE VILLANUEVA DEPUTY
BK: PL 65
PG: 830 - 830

— ANTONIO SAMBRANO —
DB 4666, Page 276
141-17-01-002



- NOTES
- 1.) #4 REBAR SET WITH CAPS AT ALL NEW PROPERTY CORNERS AND ALL EXISTING PROPERTY CORNERS FOUND ARE AS SHOWN
 - 2.) THERE SHALL BE A 2' MINIMUM BUILDING LINE ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE SHOWN.
 - 3.) THERE SHALL BE A 5' EASEMENT ALONG EACH SIDE OF THE SIDE LOT LINES AND A 10' EASEMENT ALONG THE REAR OF ALL LOT LINES FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE SHOWN.
 - 4.) THERE SHALL BE A 5' EASEMENT ALONG THE FRONT OF ALL LOTS FOR UTILITY CORRIDOR, UNLESS OTHERWISE SHOWN.
 - 5.) SETBACKS: FRONT - 20' REAR - 30' SIDE - 5'
 - 6.) THE ROADWAY, STORMWATER SYSTEM AND THE SANITARY SEWER SYSTEM ARE TO BE DEEDED TO THE CITY OF NEW ELLENTON.
 - 7.) THE WATER SYSTEM WILL BE DEEDED TO NEW ELLENTON-CPW.
 - 8.) THERE IS A 20 FT EASEMENT CENTERED ON ALL INSTALLED SANITARY SEWER PIPE IN FAVOR OF THE CITY OF NEW ELLENTON.
 - 9.) THERE IS A 20 FT EASEMENT CENTERED ON ALL INSTALLED STORM SEWER PIPE IN FAVOR OF THE CITY OF NEW ELLENTON.
 - 10.) THERE IS A 15 FT EASEMENT CENTERED ON ALL INSTALLED WATER PIPE IN FAVOR OF THE CITY OF NEW ELLENTON.
 - 11.) 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 MEET ALL APPLICABLE BUILDING CODES. FILL ON 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, WEIR, INLETS AND DIVERSION SWALES AS SHOWN WITHIN THIS PLAT. THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL NOT IMPEDE THE DRAINAGE PATH TO THE PUBLIC DRAINAGE SYSTEMS.

— LAURA CORNELISON —
DB 4098, PG. 2049
141-17-01-003

— ROBERT P. VOIGHT —
DB 4011, PG. 1872
141-18-01-004

OWNER'S CERTIFICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND CONVEY ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AND OWNERSHIP AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER AND STORM SEWER LINES TO THE CITY OF NEW ELLENTON
OWNER: 3/30/24
DATE: 3/30/24

PLANNING COMMISSION APPROVAL
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MAJOR SUBDIVISION PLAN (PRELIMINARY PLAT) APPROVED BY THE NEW ELLENTON PLANNING COMMISSION PURSUANT TO THE NEW ELLENTON DEVELOPMENT CODE ON
March 30 2024
Kimberly Williams 3/30/24
MAYOR
CITY OF NEW ELLENTON

— CITY OF NEW ELLENTON —
EXISTING STORM WATER
DETENTION FACILITY
PB 61, Pg 886
TN 141-18-12-004

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00'	33.04'	32.97'	N87°08'54"W
C2	150.00'	65.54'	65.02'	N86°17'08"W
C3	150.00'	18.25'	18.24'	N27°16'58"W
C4	250.00'	62.45'	62.41'	N72°22'50"W
C5	500.00'	32.62'	32.62'	S32°49'20"E
C6	250.00'	41.68'	41.64'	N29°54'51"W
C7	250.00'	70.73'	70.52'	N17°01'45"W
C8	200.00'	34.86'	34.81'	N05°51'28"W
C9	200.00'	89.95'	89.20'	S21°48'23"E
C10	550.00'	8.79'	8.79'	S34°14'00"E
C11	550.00'	82.88'	82.65'	S30°30'38"W
C12	550.00'	33.11'	33.10'	S25°31'17"E
C13	100.00'	92.68'	89.40'	S50°20'57"E
C14	100.00'	16.60'	16.58'	N26°33'13"W
C15	100.00'	90.32'	90.18'	N28°14'38"W
C16	100.00'	51.51'	50.84'	N78°42'07"W
C17	100.00'	53.47'	52.83'	N48°37'41"W
C18	100.00'	16.60'	16.58'	N26°33'13"W
C19	475.00'	25.96'	25.96'	S33°16'29"E
C20	525.00'	73.86'	73.80'	S27°49'38"E
C21	50.00'	60.79'	57.12'	S58°37'38"E

LINE	BEARING	DISTANCE
L1	S 03°27'28" E	50.00'
L2	S 83°50'08" W	26.51'
L3	N 81°04'43" E	80.00'
L4	S 00°02'20" W	86.73'
L5	N 55°18'31" E	50.00'
L6	N 87°26'37" E	8.21'
L7	S 03°27'28" E	50.00'
L8	N 07°15'34" E	23.68'

0 = #4 Rebar Set

RECORD PLAT
OF:
SECTION SIX
**THE PINES AT
WHITE POND**

PROPERTY LOCATED IN THE CITY OF NEW ELLENTON
AIKEN COUNTY, SOUTH CAROLINA
DATE : FEBRUARY 6, 2024 SCALE : 1" = 60'

PREPARED FOR :
OWNER/DEVELOPER
WHITE POND, LLC
924 STEVENS CREEK ROAD - AUGUSTA, GEORGIA 30907
ATT: MARK GILLIAM (706)855-1099

PREPARED BY :
— ENGINEERS — SURVEYORS — PLANNERS —
SOUTHERN PARTNERS, INC.
1233 AUGUSTA WEST PARKWAY AUGUSTA GA, 30909 (706) 855-6000

SURVEYOR'S CERTIFICATION
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, 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 OF PROJECTIONS OTHER THAN SHOWN.
BY: William F. Todd
S.C. RLS. NO. 3-30-24



PROJECT DATA

TOTAL AREA:	23.94 ACRES
TOTAL NO. LOTS:	82
AVG. LOT SIZE:	0.25 AC
MIN. LOT SIZE:	0.21 AC
TOTAL R/W	3.38 AC
TAX PARCEL #	141-18-01-001
ZONING	R-10

