

RESERVED STAMPS

This plat is prepared in accordance with Chapter 41, Article 1 of the South Carolina Code of Laws, which sets forth the requirements for the preparation and recording of plats. This plat is subject to the provisions of the Flood Insurance Rate Map (FIRM) Panel Number 450030542E effective date June 15, 2012.

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By: *George E. Cantelou* Date: 08/15/2023

Aiken County Planning & Development Department

SURVEY FOR
GEORGE E. CANTELOU, JR.

2023016929

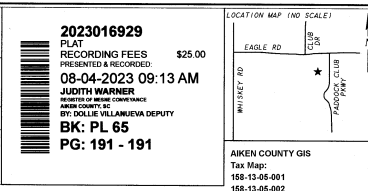
RECORDING FEES \$25.00

PLAT PRESENTED & RECORDED:
08-04-2023 09:13 AM

BY: **JUDITH WARNER**
 COUNTY CLERK
 BY: **DOLLIE VILLANUEVA DEPUTY**
 BK: **PL 65**
 PG: **191 - 191**

ADDRESS: PARKWOOD CLUB PARKWAY 204-A
 23-49
 AIKEN SOUTH CAROLINA 29801

SCALE: 1" = 200 FEET

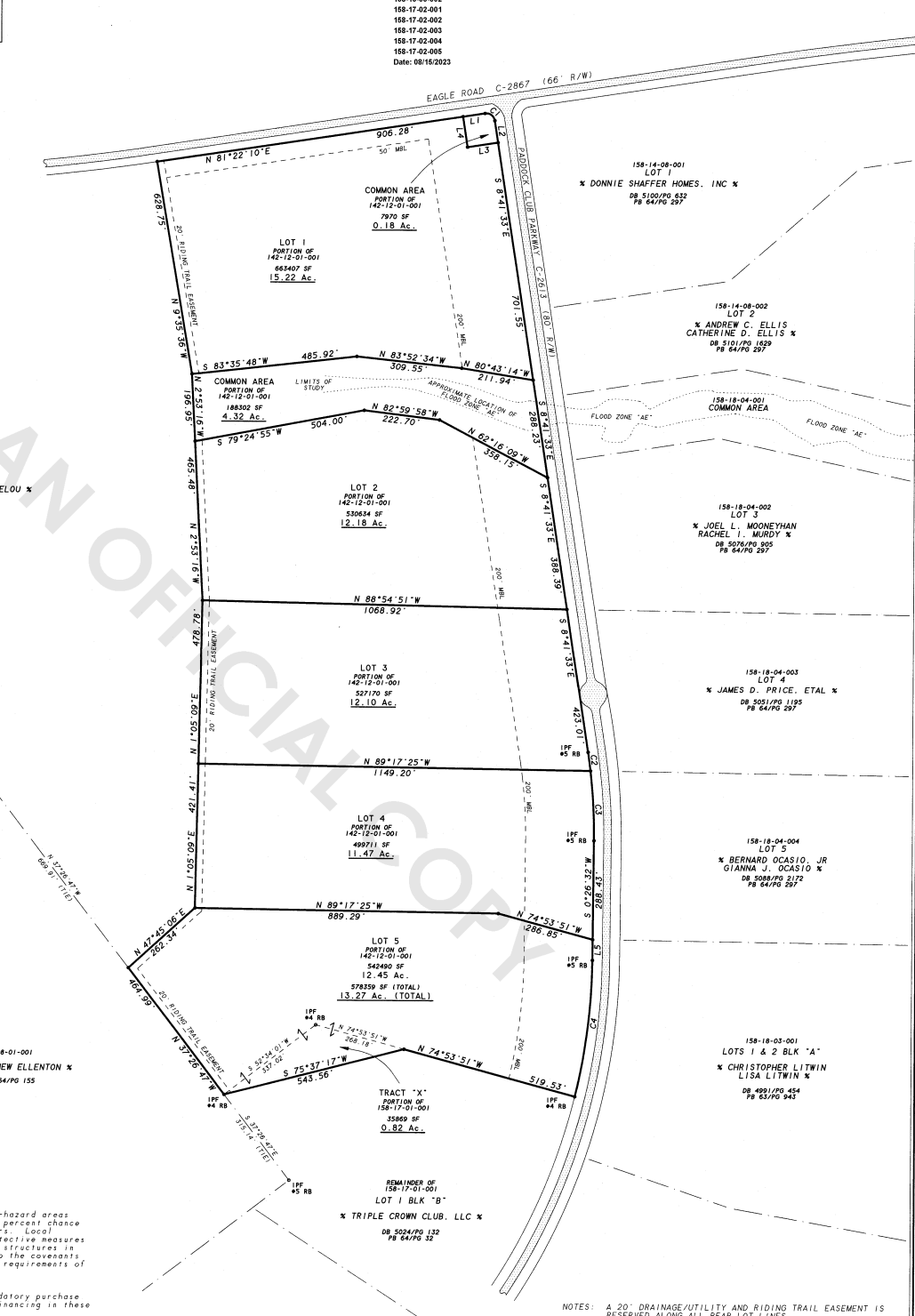


I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SHOWN THEREIN. ALSO, THERE ARE NO UNRESOLVED ENCUMBRANCES OTHER THAN SHOWN. PLAT, BUT WHICH MAY BE RECORDED IN THE COUNTY CLERK'S OFFICE, THE R.M.C. OFFICE OR RECORDER OF DEEDS FOR THE COUNTY.

THIS PROPERTY IS WITHIN AN AREA DESIGNATED AS ZONE X & AE ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 450030542E EFFECTIVE DATE JUNE 15, 2012.

LINE	BEARING	DISTANCE
L1	N 81°22'10"E	65.06'
L2	S 8°41'33"E	65.04'
L3	S 81°22'10"W	90.10'
L4	N 8°33'50"W	90.00'
L5	S 0°26'32"W	60.98'

CURVE	Radius	Arc	Chord	Ch Bearing
C1	23.00'	39.26'	35.35'	S 53°42'38"E
C2	1630.00'	55.03'	55.03'	S 7°43'35"E
C3	1630.00'	204.88'	204.75'	S 3°09'30"E
C4	1760.00'	403.07'	402.19'	S 7°00'17"W



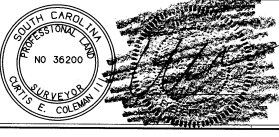
FLOOD DISCLOSURE STATEMENT:

The areas indicated on this plat as special-flood-hazard areas have been identified as having at least a one (1) percent chance of being flooded in any given year by rising waters. Local regulations require that certain flood hazard protective measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the covenants and deed restrictions of this development and the requirements of the Aiken County Building Codes.

In addition, Federal or State law may require mandatory purchase of flood insurance as a prerequisite to mortgage financing in these designated special-flood-hazard areas.

NOTES:

- A 20' DRAINAGE/UTILITY AND RIDING TRAIL EASEMENT IS RESERVED ALONG ALL REAR LOT LINES
- A 10' DRAINAGE/UTILITY AND RIDING TRAIL EASEMENT IS RESERVED ALONG ALL SIDE LOT LINES
- MINIMUM BUILDING SETBACK FROM SIDE LOT LINES IS 50'
- MINIMUM BUILDING SETBACK FROM FRONT LOT LINES IS 200'
- MINIMUM BUILDING SETBACK FROM REAR LOT LINES IS 50'
- ALL CORNERS ARE 1/2" REBAR SET UNLESS SHOWN OTHERWISE
- TRACT 'X' TO BE CUT OUT OF TPN 158-17-01-001 AND ADDED TO LOT 5 AS SHOWN



CURTIS E. "RETT" COLEMAN III, PLS
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