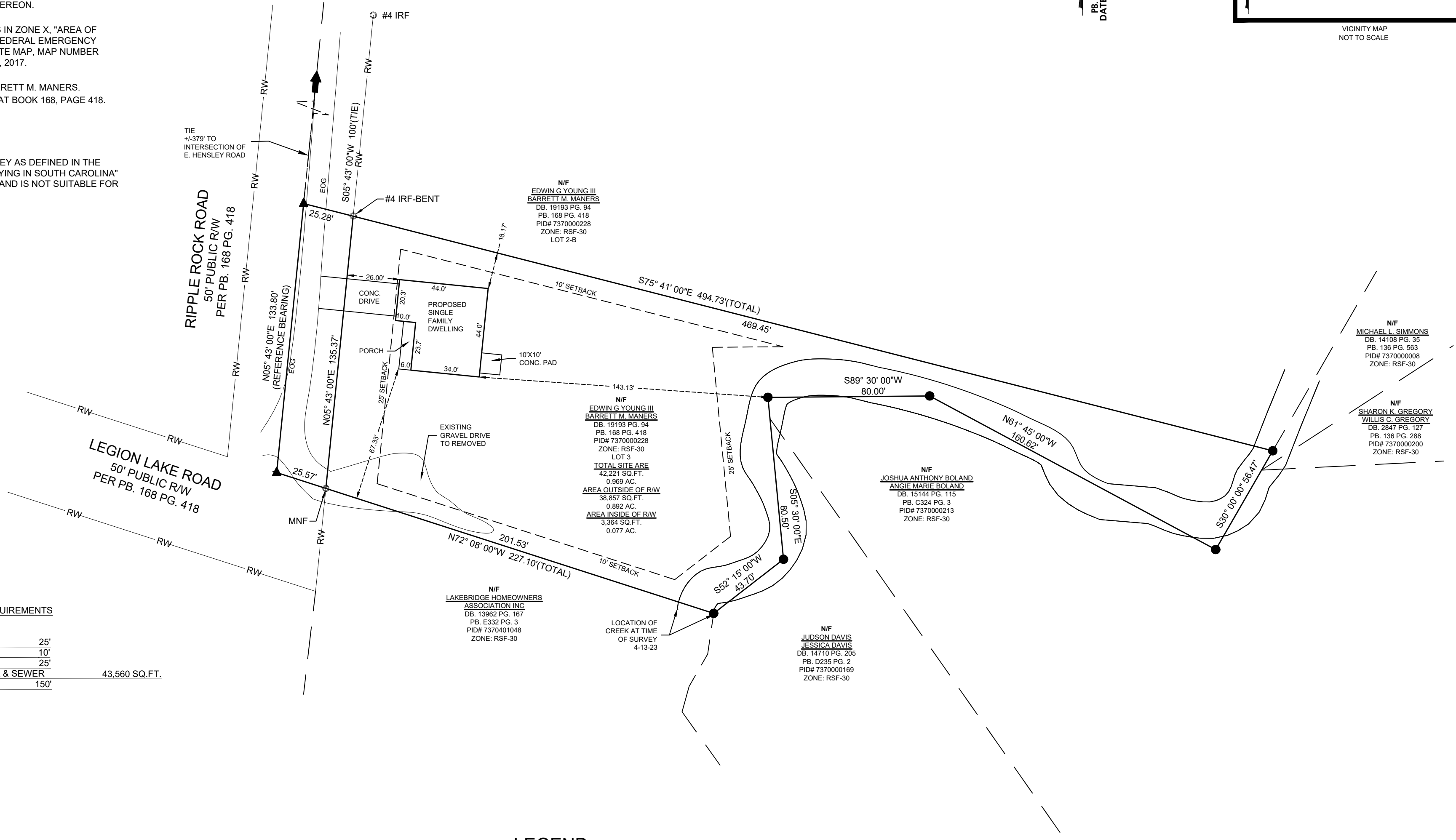
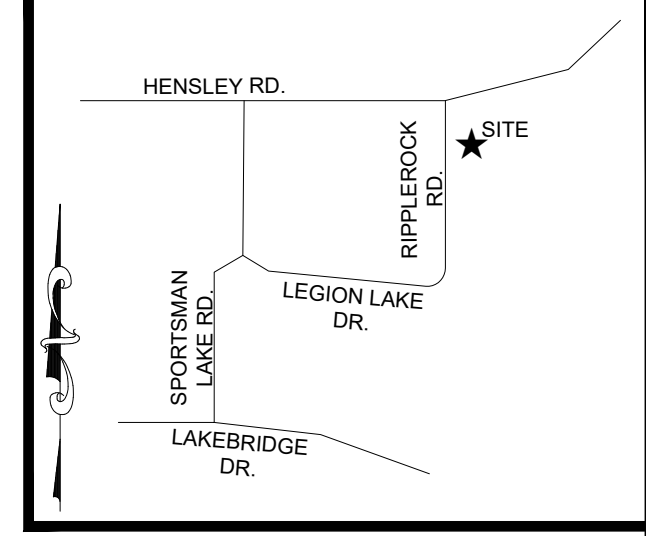


**NOTES**

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN INTERNATIONAL FEET.
2. SUBJECT TO ALL EASEMENTS OF RECORD AND ANY RESTRICTIVE COVENANTS.
3. THE SETBACKS SHOWN HEREON WERE TAKEN FROM THE YORK COUNTY ZONING REGULATIONS FOR PROPERTY ZONED RSF-30. CONSULT WITH THE GOVERNING AGENCY FOR CURRENT LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
4. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND THEREFORE THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES NOT OBSERVED OR SHOWN HEREON.
5. THE SUBJECT PROPERTY SHOWN HEREON LIES IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD", AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 45091C0218F, WITH A REVISED DATE OF MAY 16, 2017.
6. OWNER OF RECORD: EDWIN G. YOUNG III & BARRETT M. MANERS.  
TITLE SOURCE: DEED BOOK 19193, PAGE 94. PLAT BOOK 168, PAGE 418.  
TAX PARCEL NUMBER: 7370000228.
7. DATES OF FIELD SURVEY: 04-13-2023.

THIS MAP DOES NOT REPRESENT A LAND SURVEY AS DEFINED IN THE "STANDARD OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA" AND WAS NOT PREPARED FOR RECORDATION, AND IS NOT SUITABLE FOR DEEDING OF PROPERTY.

PB. 168 PG. 94  
DATE: 10-28-21



**MINIMUM YARD AND BUILDING SETBACK REQUIREMENTS PER CURRENT RSF-30 ZONING**

|   |               |
|---|---------------|
| FRONT SETBACK                                 | 25'           |
| SIDE YARD SETBACK                             | 10'           |
| REAR YARD SETBACK                             | 25'           |
| MINIMUM LOT AREA WITHOUT PUBLIC WATER & SEWER | 43,560 SQ.FT. |
| MINIMUM LOT WIDTH                             | 150'          |

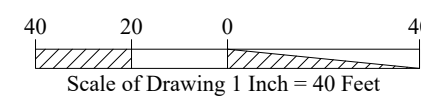
**LEGEND**

- #4 REBAR SET
- ▲ CALCULATED POINT
- IRF
- IRF
- SETBACKS
- - - RIGHT OF WAY
- EOG
- DB
- PB
- PLAT BOOK

\*\*\*\*SUPERINTENDANT TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION\*\*\*\*

**PRELIMINARY**

DONALD G. CREWS, SC P.L.S.  
3556 CENTRE CIRCLE DRIVE, SUITE A  
FORT MILL, SC 29715  
PHONE 844-865-5263



**PLOT PLAN OF:**  
 LOT 3, PLAT BOOK 168 PAGE 418  
 ADDRESS: 1975 RIPPLE ROCK ROAD  
 CITY OF FORT MILL, SOUTH CAROLINA 29715, YORK COUNTY  
 PREPARED FOR VICTORY BUILDERS

|                          |
|--------------------------|
| DATE: 6/7/24             |
| PROJECT NO. 8023-0014    |
| DRAWN BY: KRS            |
| PROJECT SURVEYOR: DGC    |
| CLIENT: VICTORY BUILDERS |
| SHEET 1 OF 1             |
| SCALE: 1" = 40'          |
| REVISION:                |



3556 CENTRE CIRCLE, SUITE A  
FORT MILL, SC 29715  
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NC FIRM C-42911/SC COA 9854