

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: 7370000023.
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.

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

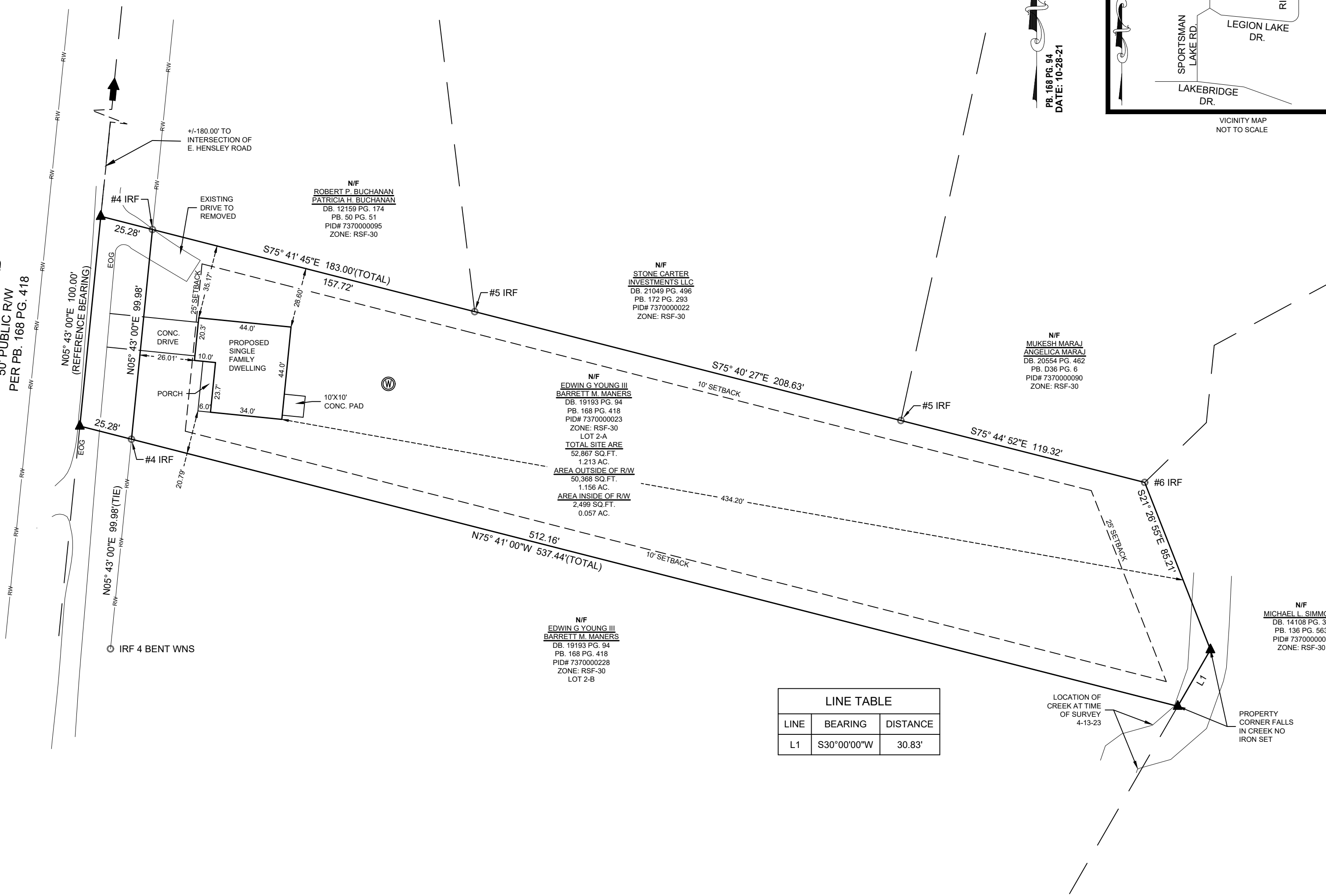
FRONT SETBACK	25'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	25'
MINIMUM LOT AREA WITHOUT PUBLIC WATER & SEWER	43,560 SQ.FT.
MINIMUM LOT WIDTH	150'

****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

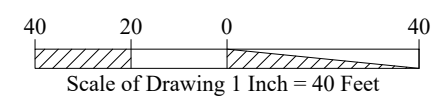
RIPPLE ROCK ROAD
50' PUBLIC RW
PER PB 168 PG. 418



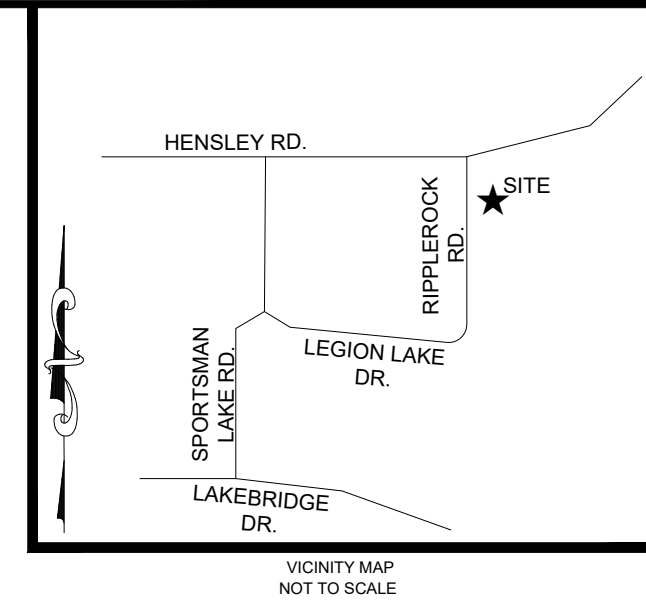
NIF
EDWIN G. YOUNG III
BARRETT M. MANERS
DB 19193 PG. 94
PB 168 PG. 418
PID# 7370000023
ZONE: RSF-30
LOT 2-A
TOTAL SITE AREA
52,867 SQ.FT.
1.213 AC.
AREA OUTSIDE OF RW
50,368 SQ.FT.
1.156 AC.
AREA INSIDE OF RW
2,499 SQ.FT.
0.057 AC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S30°00'00"W	30.83'

- LEGEND**
- ▲ CALCULATED POINT
 - IRF IRON REBAR FOUND AS LABLED
 - SETBACKS
 - RW- RIGHT OF WAY
 - EOG EDGE OF GRAVEL
 - DB DEED BOOK
 - PB PLAT BOOK
 - ⊕ WELL



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



PLOT PLAN OF:
LOT 2-A, PLAT BOOK 168 PAGE 418
ADDRESS: 1981 RIPPLE ROCK ROAD
CITY OF FORT MILL, SOUTH CAROLINA 29715, YORK COUNTY
PREPARED FOR VICTORY BUILDERS

DATE: 6/6/24	<p>3556 CENTRE CIRCLE, SUITE A FORT MILL, SC 29715 OFFICE: 844.865.5263 WWW.TIDEMARKLAND.COM NC FIRM C-4291/ SC COA 5654</p>
PROJECT NO. 8023-0014	
DRAWN BY: KRS	
PROJECT SURVEYOR: DGC	
CLIENT: VICTORY BUILDERS	
SHEET 1 OF 1	
SCALE: 1" = 40'	REVISION: