

" Vicinity Map "

2008002453

PLAT CABINET
RECORDING FEES \$10.00
PRESENTED & RECORDED:
11-07-2008 09:25:56 AM
KENNETH HASTY
REGISTER OF DEEDS
CALHOUN COUNTY, SC
By: CINDY FORD DEPUTY
BK:PC CAB1
PG:4957-4957

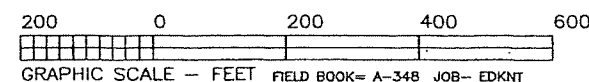
N/F BETTY H. EASLER

CALHOUN COUNTY
PLANNING COMMISSION

NOV 07 2008

Shayla C. Jenkins

55.34 Total Acres



Tract "1"

N/F EDWARD C. KNIGHT, JR.
TMS. 010200-01-038
DEED 2869, PG.104
PLAT 237, PG.165-A
(SEE REFERENCE PLAT)

Tract "2"
N/F EDDIE C. KNIGHT, JR.

N/F JANET K. HILL

" Calhoun Hills " Subdivision

TMS. 003-00-00-057
PLAT 3676

PLAT PREPARED FOR
EDWARD C. KNIGHT, JR. & COLLETTE P. KNIGHT

DATE= NOVEMBER 2008 CALHOUN & LEXINGTON COUNTY,
SCALE 1"= 200' NEAR SANDY RUN, S.C.

I HEREBY STATE 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.

TAX MAP NO. 102-00-01-013

DEED BOOK 48 PG.289

PLAT BOOK 3441-A

PLAT REFERENCE:

THE SAME BEING SHOWN AS PORTION OF, 193.64 ACRES ON A PLAT FOR, EDWARD C. KNIGHT, JR. & EDWARD C. KNIGHT BY EDISTO SURVEYORS, INC. DATED APRIL 10, 1990
REVISED AUGUST 1, 1996.

Douglas E. Platt, Sr.
Douglas E. Platt, Sr.

S.C.P.L.S. NO. 4041

1902-A, AIRPORT BOULEVARD

WEST COLUMBIA, S.C. 29170

PHONE & FAX= 803-796-0874

E-MAIL: douglasplatt@edisto.com

" LEGEND "

I.P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET
NOTE: UNLABELED PROPERTY
CORNERS ARE:
1/2" REBAR'S (IPS)
PP = POWER POLE
C.R.F. = CAPPED REBAR IPF

N/F DIANNE D. BOUKNIGHT

TMS. 010200-01-048
DEED 12123, PG.70
PLAT SLIDE 962, PG.05

REFERENCE PLAT:
PLAT OF, TRACTS A,B,C,D & G, 161.69 TOTAL ACRES ON A PLAT FOR, RUSSELL DIXON BY ASSOCIATED E. & S., INC. DATED MAY 31, 2006.
REVISED NOVEMBER 06, 2006.

N/F LEXINGTON LAKES, LLC

TMS. 010100-03-121
DEED 6690, PG.278
PLAT 6690, PG.277

REF. PLAT:
PLAT OF, 765.994 TOTAL ACRES ON A PLAT FOR, CLIFTON LAND AND TIMBER BY HENRY WALKER, III, P.L.S. DATED SEPTEMBER 06, 2006.
PLAT REFERENCE IN LEXINGTON COUNTY: 6690, PG.277

N/F THOMAS TOWNSEND TAPP

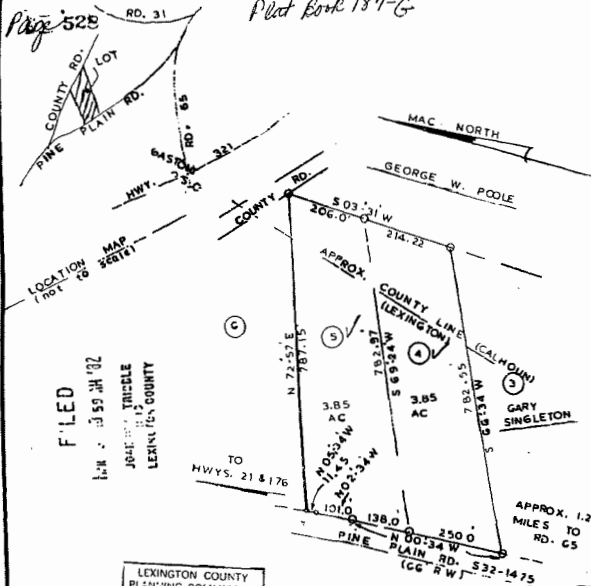
TMS. 003-00-00-007
DEED 99, PG.36

" Line Table "

COURSE	BEARING	DISTANCE
L-1	S 23°35'42"E	66.29'
L-2	S 61°05'17"W	361.95'
L-3	S 23°22'46"E	175.07'
L-4	S 22°38'26"E	50.00'
L-5	S 60°19'37"E	72.00'
L-6	N 67°21'34"E	108.64'
L-7	N 61°05'15"E	361.70'

Page 528

Plat Book 189-G

LEXINGTON COUNTY
PLANNING COMMISSION

MAR 1 1982

Bole Schaffer

PLAT PREPARED FOR

JAMES M & MARY E. PENNINGTON

LEXINGTON & CALHOUN COUNTIES, NEAR GASTON, S C

THE SAME BEING SHOWN AS LOTS 4 & 5 PLAT & K W ROBERTSON
BY DOUGLAS E. PLATT SR. DATED NOV-12-1981 AND RECORDED IN THE
OFFICE OF THE R.M.C. FOR COUNTY IN PLAT
BOOK AT PAGE

SCALE: 1" = 200'

FEBRUARY 22 1982

IRON PIPE CORNERS

Recorded this 5th day of March, A.D. 1982, at 11:41 AM
JOHN J. TRIBLE, R. M. C.

AREA CALCULATED BY JMD METHOD
RATIO OF ERROR IS 1" IN 4000

DOUGLAS E. PLATT SR.
REG. LAND SURVEYOR NO. 4041
343 GLENN RD.
WEST COLA, SC
PHONE - 754-0874

BOOK

Page 528

Plat Book 189-G

Other Applicant

(Plat 2054)

Recorded Plat 2054
MAR 31 1982
GLENN
CALHOUN
COUNTY
S. C.

NOTE: All improvements are not shown on this survey.

NOTE: THIS SURVEY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT SHOWN HEREON; THIS SURVEY IS SUBJECT TO ANY INFORMATION THAT MAY BE DISCOVERED DURING A COMPLETE TITLE SEARCH.

LEGEND:

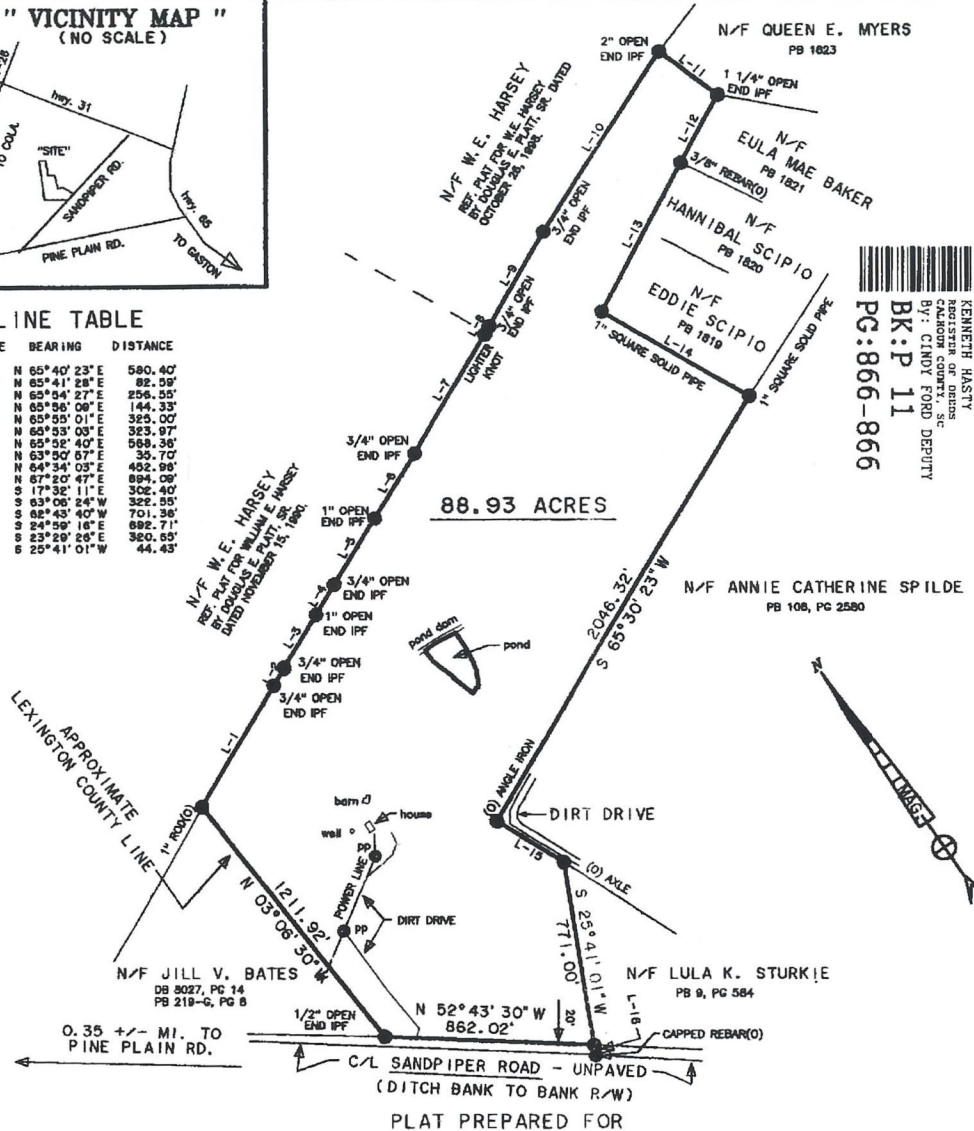
I.P.F. - IRON PIN FOUND
I.P.S. - IRON PIN SET
NOTE: CORNERS THAT ARE NOT LABELED ARE I.P.S.'s
P.P. = POWER POLE

" VICINITY MAP " (NO SCALE)



LINE TABLE

COURSE	BEARING	DISTANCE
L-1	N 65° 40' 23" E	580.40'
L-2	N 65° 41' 28" E	82.59'
L-3	N 65° 54' 27" E	256.55'
L-4	N 65° 56' 08" E	144.33'
L-5	N 65° 55' 01" E	325.00'
L-6	N 65° 53' 03" E	323.97'
L-7	N 65° 52' 40" E	559.36'
L-8	N 63° 50' 07" E	35.70'
L-9	N 64° 34' 03" E	452.98'
L-10	N 67° 20' 47" E	894.08'
L-11	S 17° 32' 11" E	302.40'
L-12	S 65° 06' 24" W	322.55'
L-13	S 68° 43' 40" W	701.38'
L-14	S 24° 59' 16" E	682.71'
L-15	S 23° 29' 28" E	360.65'
L-16	S 25° 41' 01" W	44.43'



THE ESTATE OF GEORGE W. POOLE

DATE: SEPTEMBER 21, 2005 CALHOUN COUNTY, NEAR SANDY RUN COMMUNITY, S.C.
SCALE 1"= 600'

NOTES / REFERENCES:

TAX MAP NO. 004-00-00-006
DEED BOOK= 24, PG 142
PLAT BOOK= "2", PG 27
PLAT REFERENCE;

CALHOUN COUNTY
PLANNING COMMISSION

SEP 28 2005

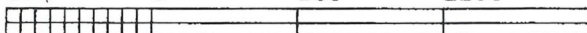
Douglas E. Platt Sr.

I HEREBY STATE 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.

DOUGLAS E. PLATT SR.

S.C.P.L.S. NO. 4041
345 GLENN ROAD
WEST COLUMBIA, S.C. 29172
PHONE NO. 803-796-0874
FAX NO. 803-796-0874

600 0 600 1200 1800



GRAPHIC SCALE - FEET

FIELD BOOK: A-331 JOB: TP885

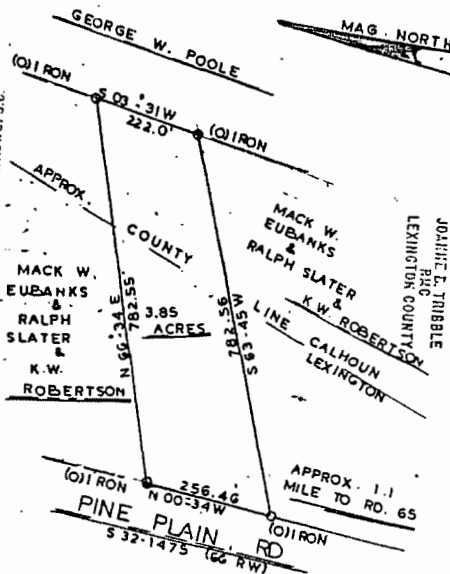
35

11-866

2005002398
PLAT
RECORDING FEES
PRESENTED & RECEIVED
09-28-2005 09:54 AM
KENNETH HASTY
CALHOUN COUNTY, SC
BY: CINDY FORD DEPUTY
BK:P 11
PG:866-866

\$5.00

LEXINGTON COUNTY
PLANNING COMMISSION
FEB 3 1982
Bella Lafaye



Recorded FEB 23 1982
FEB 23 2 52 PM '82
[Signature]
CLERK OF COURT
CALHOUN COUNTY
ST. MATHEWS, S.C.

FILED
FEB 3 11 14 AM '82
JOANNE B. TRIBBLE
REC.
LEXINGTON COUNTY

See Lexington County recording info. on back of page.

PLAT PREPARED FOR
GARY W. & KATHRYN M. SINGLETON

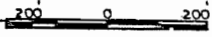
LEXINGTON & CALHOUN COUNTIES, NEAR GASTON, S.C.

MACK W. EUBANKS & RALPH SLATER,
THE SAME BEING SHOWN AS LOT 3 PLAT PREPARED FOR K.W. ROBERTSON
BY DOUGLAS E. PLATT SR. DATED NOV. 12, 1981 AND RECORDED IN THE
OFFICE OF THE R.M.C. FOR THE COUNTY IN PLAT
BOOK AT PAGE

SCALE: 1" = 200'

JANUARY 22, 1982

IRON PIPE CORNERS



Recorded this 9th day of February, A.D., 1982 at 11:14 AM
JOANNE B. TRIBBLE, R. M. C.

AREA CALCULATED BY D.M.D. METHOD.
RATIO OF ERROR IS 1 IN 5000

[Signature]
DOUGLAS E. PLATT SR.
REG. LAND SURVEYOR NO. 4041
345 GLENN RD.
WEST GOLA, SC.
PHONE - 796-0874

"LINE TABLE"

COURSE	BEARING	DISTANCE
L-1	S 27°59'41"W	81.23'
L-2	N 06°28'57"W	68.12'
L-3	N 03°16'43"E	45.00'
L-4	N 48°35'47"W	40.00'
L-5	N 03°16'43"E	36.05'

NOTE:
THIS PLAT REVISED
NOVEMBER 9, 2004 TO DELETE
LOT "7."

2004001046

PLAT CABINET
RECORDING FEES \$10.00
PRESENTED & RECORDED:
12-17-2004 10:49:51 AM
EDWARD S. GRIFFITH
CLERK OF COURT, CALHOUN COUNTY, SC
By: CINDY FORD DEPUTY
BK: PC CAB1
PG: 4496-4496

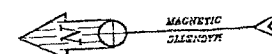
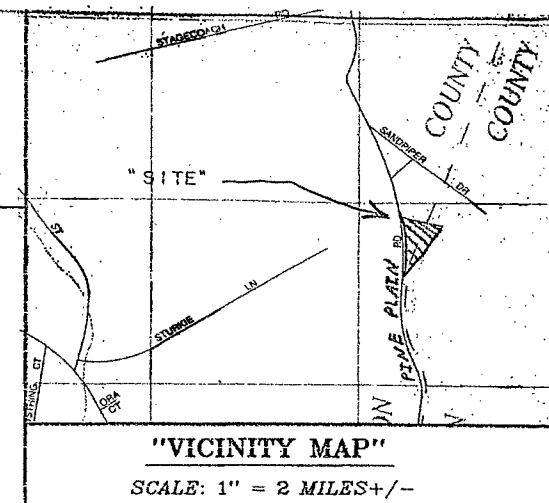
I HEREBY CERTIFY THAT I HAVE CONSULTED THE
FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD
INSURANCE RATE MAP; AND TO THE BEST OF MY
KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY
IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE
A, B, OR V.

F.I.R.M. COMMUNITY PANEL NO. 450129 0425 F
DATE JULY 17, 1995

NOTE: THIS SURVEY MAY BE SUBJECT TO
EASEMENTS AND RESTRICTIONS NOT
SHOWN HEREON.

LEGEND

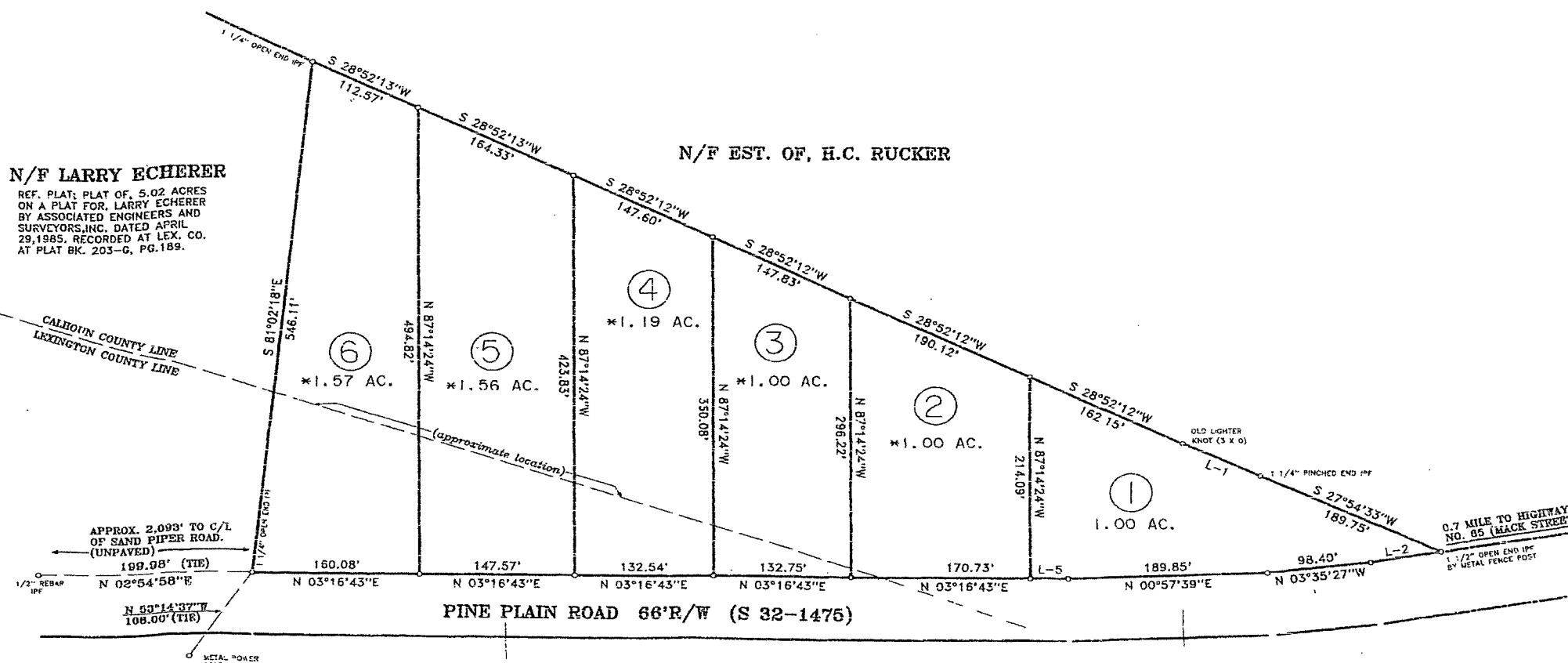
I.P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET
NOTE: CORNERS THAT ARE NOT LABELED
ARE I.P.S.'s (1 1/4" OPEN END)



N/F LARRY ECHERER

REF. PLAT: PLAT OF, 5.02 ACRES
ON A PLAT FOR, LARRY ECHERER
BY ASSOCIATED ENGINEERS AND
SURVEYORS, INC., DATED APRIL
29, 1985, RECORDED AT LEX. CO.
AT PLAT BK. 203-G, PG. 189.

N/F EST. OF, H.C. RUCKER



ZONING SETBACKS
FOR LEXINGTON COUNTY:

20' FROM ROAD R/W
10' FROM SIDE LOT LINE

CALHOUN COUNTY
PLANNING COMMISSION

DEC 14 2004

Handwritten signature

"TRACT SUMMARY"

TOTAL ACRES: 7.32

CALHOUN COUNTY: 4.988 ACRES (approx.)

LEXINGTON COUNTY: 1.332 ACRES (approx.)

TOTAL NO. OF LOTS: 6

*ACREAGE PER COUNTY/PER LOT (approx.)

LOT 2: 0.997 AC. CALHOUN COUNTY
0.003 AC. LEXINGTON COUNTY
LOT 3: 0.904 AC. CALHOUN COUNTY
0.096 AC. LEXINGTON COUNTY
LOT 4: 0.961 AC. CALHOUN COUNTY
0.229 AC. LEXINGTON COUNTY
LOT 5: 1.143 AC. CALHOUN COUNTY
0.415 AC. LEXINGTON COUNTY
LOT 6: 0.981 AC. CALHOUN COUNTY
0.589 AC. LEXINGTON COUNTY

NOTE:

1) LOTS INTENDED FOR
SINGLE FAMILY DWELLINGS.

2) SEWER TO BE HANDLED
BY INDIVIDUAL SEPTIC
TANKS.

3) WATER PROVIDED BY
INDIVIDUAL WELLS.

SUBDIVISION
PLAT OF

"PINE PLAIN OAKS"

PLAT PREPARED FOR

J. MARVIN MULLIS, JR.

DATE: JUNE 09, 1999
SCALE: 1" = 100'

LEXINGTON and CALHOUN COUNTIES, near GASTON, S.C.

I HEREBY STATE 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.

NOTES/REFERENCES:

- 1) T.M.S. NO. - LEXINGTON COUNTY - 010200-01-099
- 2) DEED BOOK - CALHOUN CO. - 11264
- 3) PLAT REF. - LEX. CO. - 182-G, PG. 160

REFERENCE PLAT:

THE SAME BEING SHOWN AS PORTION OF, 15.96
ACRES ON A PLAT FOR, ARTHUR G. HESS BY DOUGLAS
E. PLATT SR., R.L.S. DATED JANUARY 22, 1980.

Handwritten signature of Douglas E. Platt, Sr.
DOUGLAS E. PLATT, SR.
S.C.P.L.S. NO. 4041
345 GLENN ROAD
WEST COLUMBIA, S.C. 29172
PHONE: (803) 796-0674
BEEPER: 698-3280

"PROJECT DEVELOPER"

J. MARVIN MULLIS, JR.
115 BROOK VALLEY ROAD
COLUMBIA, S.C. 29223
(803) 738-9937
(803) 799-9577

SUMMARY APPROVAL PLAT CERTIFICATION

OWNER'S CERTIFICATION -- SUMMARY APPROVAL PLAT
WHEREAS I AM THE OWNER OF THE PROPERTY SHOWN
AND DESCRIBED HEREON AS "PINE PLAIN OAKS"
SUBDIVISION, I HEREBY CERTIFY THAT I ADOPT THIS PLAN
OF SUBDIVISION WITH MY FREE CONSENT; ESTABLISH AND
DEDICATE EASEMENTS (AND RIGHTS OF WAY) AS SHOWN ON
THIS PLAT; AND CERTIFY THAT ALL CURRENT STATE AND
COUNTY TAXES OR OTHER ASSESSMENTS RELATIVE TO THIS
PROPERTY HAVE BEEN PAID.

12/8/04 J. MARVIN MULLIS, JR.
DATE OWNER

Handwritten signature of J. Marvin Mullis, Jr.
SIGNATURE

