

NOTES

1. AREAS COMPUTED BY COORDINATE METHOD.
2. #5 REBAR WITH CAP STAMPED "BOHLER ENG" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. SC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE SCRTN NETWORK.
6. BASIS OF BEARING SHOWN HEREON IS SC GRID (NAD 83 NSRS 2011).
7. THE SUBJECT PARCELS ARE LOCATED IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAPS 45063C0139J, DATED JULY 5, 2018.
8. SUBJECT PARCEL IS ZONED INTENSIVE DEVELOPMENT.
9. PROPOSED ROAD, CLAYSTONE DRIVE, TO BE CONSTRUCTED BY DEVELOPER OF CG LEXINGTON TRACT AND OP TRACT. FINAL PLAT WILL BE RECORDED ONCE INFRASTRUCTURE IS INSTALLED AND INSPECTED. THIS IS A BOUNDARY SURVEY ONLY.

OWNERS

THE ESTATE OF JOHN LAWRENCE WEIL, SR.
SHERRY L. ANN WEIL, AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF JOHN LAWRENCE WEIL, SR.
PIN 004423-01-001
DB 18W PG 85
PB 64G PG 36

ANNA M. GREENE
PIN 004423-01-002
DB 14S38 PG 162
PB 152G PG 143

DANNY DUANE WARR
PIN 004423-01-019
DB 2822 PG 49
PB 132G PG 169

OWNER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: Anna M. Greene DATE: 4/11/24

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OWNER: Anna M. Greene DATE: 4/28/24

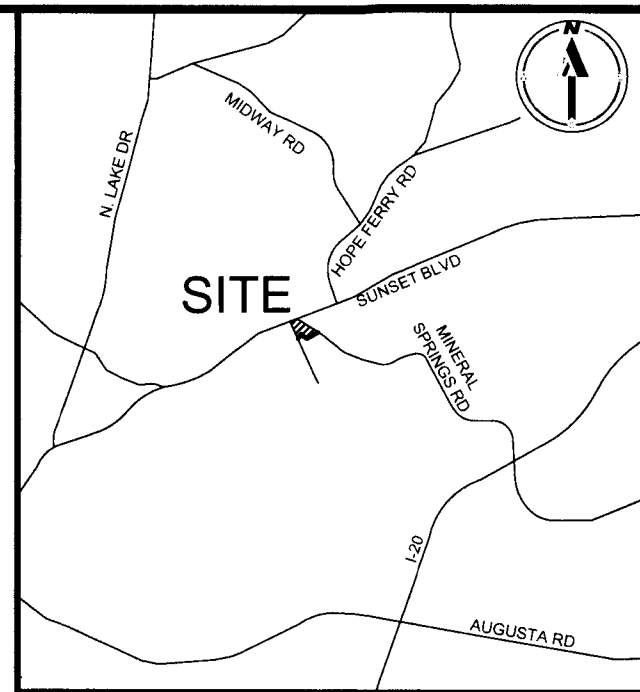
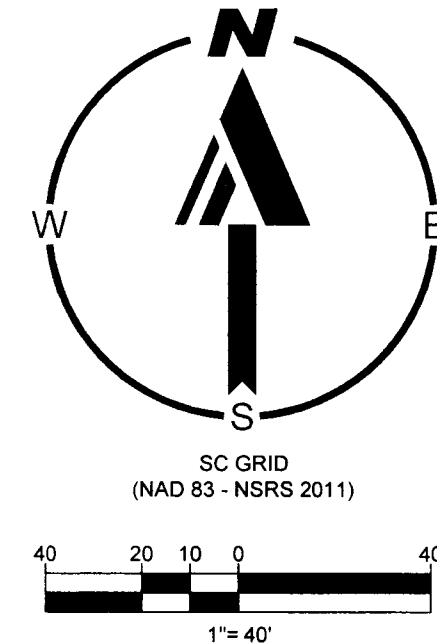
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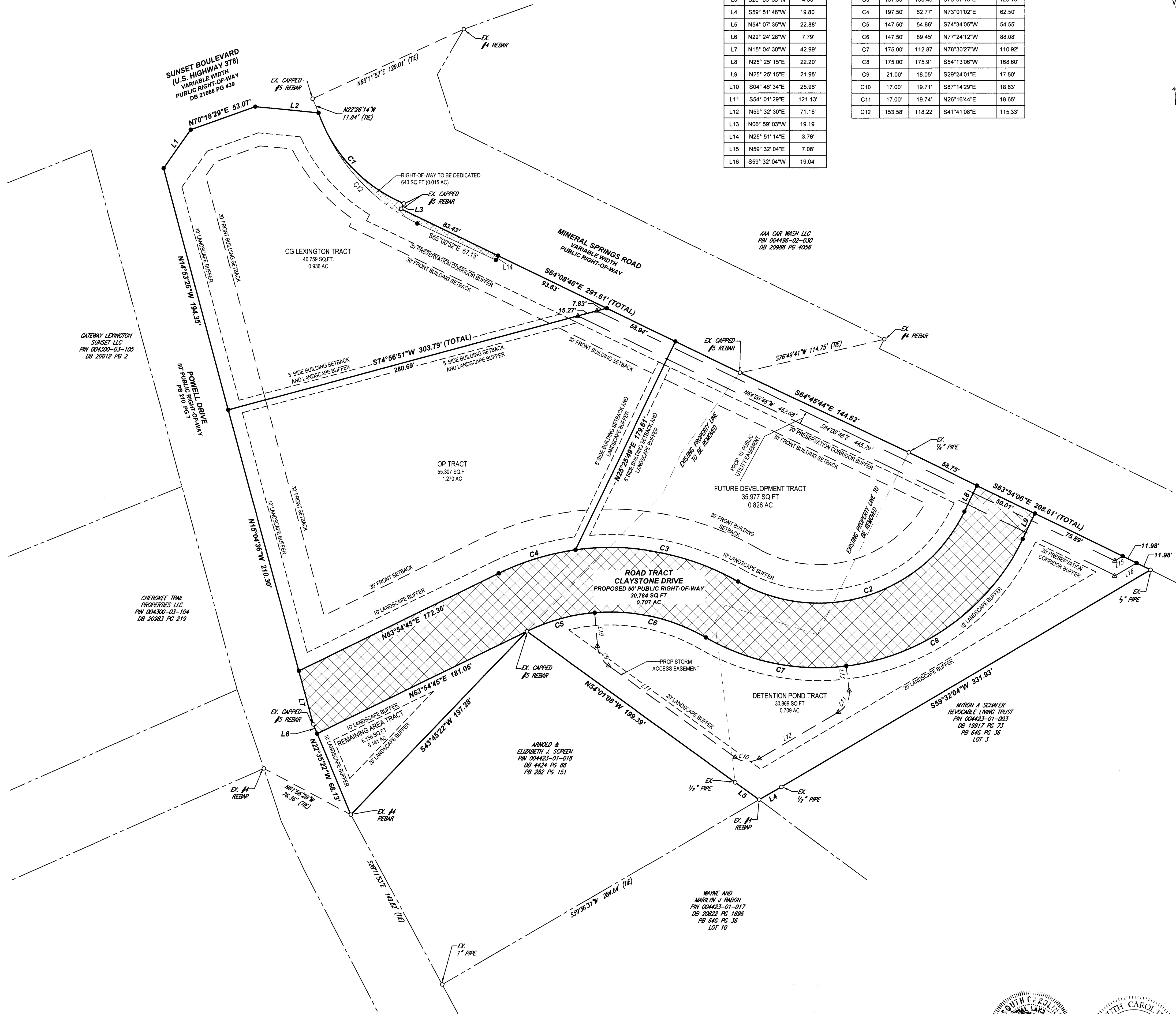
OWNER: Anna M. Greene DATE: 4/10/24

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35° 03' 50"E	36.56'
L2	S84° 22' 52"E	49.12'
L3	S26° 09' 33"W	4.65'
L4	S59° 51' 46"W	19.80'
L5	N54° 07' 35"W	22.88'
L6	N22° 24' 28"W	7.79'
L7	N15° 04' 30"W	42.99'
L8	N25° 25' 15"E	22.20'
L9	N25° 25' 15"E	21.95'
L10	S04° 46' 34"E	25.96'
L11	S54° 01' 29"E	121.13'
L12	N59° 32' 30"E	71.18'
L13	N06° 58' 03"W	19.19'
L14	N25° 51' 14"E	3.76'
L15	N59° 32' 04"E	7.08'
L16	S59° 32' 04"W	19.04'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	120.00'	99.54'	S43°09'43"E	96.71'
C2	125.00'	206.27'	N72°41'42"E	183.65'
C3	197.50'	130.46'	S78°57'16"E	128.10'
C4	197.50'	62.77'	N73°01'02"E	62.50'
C5	147.50'	54.86'	S74°34'05"W	54.55'
C6	147.50'	89.45'	N77°24'12"W	88.08'
C7	175.00'	112.87'	N78°30'27"W	110.92'
C8	175.00'	175.91'	S54°13'06"W	168.60'
C9	21.00'	18.05'	S29°24'01"E	17.50'
C10	17.00'	19.71'	S87°14'29"E	18.63'
C11	17.00'	19.74'	N26°16'44"E	18.65'
C12	153.58'	118.22'	S41°41'08"E	115.33'



LEGEND	
—	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
—	ADJACENT RIGHT-OF-WAY LINE
- - - -	BUFFER LINE AS DESCRIBED
- - - -	SETBACK LINE AS DESCRIBED
- - - -	EASEMENT LINE AS DESCRIBED
XXXXXX	DEDICATED PUBLIC RIGHT-OF-WAY
○	IRON FOUND AS DESCRIBED
●	#5 REBAR SET
■	CONCRETE MONUMENT
▲	NGS GRID MONUMENT
△	COMPUTED POINT



The subdivision plat shown hereon has been filed for record with the Town of Lexington and has been approved for recording in the Register of Deeds.

RECEIVED

APR 12 2024

2024017082 BK: 21106 PG: 1475 - 1475 1 PGS
PLAT OVERSIZED
Rec: \$25.00 Cnty: \$0.00 State: \$0.00
May 15, 2024 04:22:00 PM
FILED IN LEXINGTON COUNTY, SC

LEXINGTON COUNTY
PLANNING COMMISSION
APR 12 2024
Attest
In the Town of Lexington

SURVEYOR CERTIFICATION

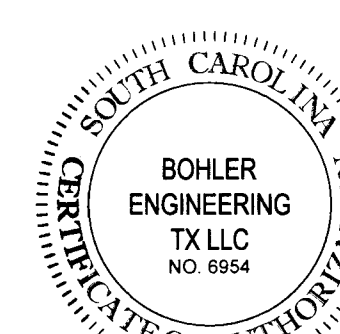
I, BILLY M. LOGSDON, JR., PLS., SCPLS NO. 40215, HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

BILLY M. LOGSDON, JR., PLS. SC L-40215
BLOGSDON@BOHLERENG.COM

DATE: 3/21/24

RECOMBINATION PLAT
OF
PARCELS: 004423-01-001,
004423-01-002 & 004423-01-019
CITY OF LEXINGTON
LEXINGTON COUNTY, SOUTH CAROLINA

FILE NO. NCB220203	DATE 03/21/2024	FIELD DATE 11/16/22- 01/31/2023	CREW CHIEF RM	DRAWN PCL	REVIEWED PTC	APPROVED BML	SCALE 1"=40'	DWG. NO. 1 OF 1
BOHLER //								
2600 NETWORK BLVD., SUITE 310 FRISSCO, TX 75044 469.488.7500 www.bohlerengineering.com SCCDA #2654								



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