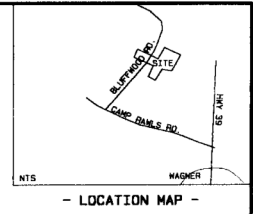


AIKEN COUNTY GIS

Tax Map:

- 262-00-23-001
- 262-00-23-002
- 262-00-23-003
- 262-00-23-004
- 262-00-23-005
- 262-00-23-006
- 262-00-23-007
- 262-00-24-001
- 262-00-24-002
- 262-00-24-003
- 262-00-24-004
- 262-00-24-005
- 262-00-24-006
- 262-00-24-007
- 262-00-24-008
- 262-00-24-009
- 262-00-24-010
- 262-00-24-011
- 262-00-24-012
- 262-00-24-013



56.790 ACRES

25.173 ACRES

TOTAL OF 81.963 ACRES
TOTAL NUMBER OF LOTS - 19

2005600860

PLATS
RECORDING FEES \$10.00
PRESENTED & RECORDED:
06-22-2005 11:04 AM
JUDITH WARNER
REGISTER OF DEEDS COMMISSIONER
AIKEN COUNTY, SC
By: ELLEN COURSEY DEPUTY
BK: PL 50
PG: 40-40

AM
04/28/25
9:54 AM EDT
dotloop verified

AIKEN COUNTY ASSESSOR
Tax Map:
262-00-01-036 PORTION

LINE	BEARING	DISTANCE
L1	N01°19'00"W	293.19'
L2	N02°41'40"E	245.29'
L3	N05°39'00"E	243.44'
L4	N09°26'39"E	220.32'
L5	N16°02'18"E	205.47'
L6	N16°00'35"E	220.41'
L7	N15°57'56"E	220.40'
L8	N13°13'25"E	86.15'
L9	N08°25'09"E	134.20'
L10	N08°25'09"E	102.24'
L11	N00°09'35"E	136.89'
L12	N01°52'31"W	99.42'
L13	N05°48'01"W	117.63'
L14	N67°12'02"E	150.67'
L15	S12°30'32"W	146.54'
L16	S12°30'32"W	73.46'
L17	N77°39'31"W	280.27'
L18	N77°39'31"W	280.27'
L19	S78°08'02"E	209.00'
L20	S15°04'45"W	249.58'
L21	S16°00'35"W	220.40'
L22	S16°00'35"W	221.45'

NOTE: A TWENTY-FIVE (25') FROM ROAD CENTERLINE RIGHT-OF-WAY EXIST ON ALL LOTS FRONTING BLUFFWOOD RD.

ZONING DESIGNATION: RUD
TYPICAL SETBACKS: FRONT- 30'; SIDE - 10'; REAR - 20'

DRAINAGE EASEMENTS WILL BE PROVIDED ALONG SIDES OF EACH LOT (10' WIDTH) AND REAR OF EACH LOT (20' WIDTH)

TOPOGRAPHIC MAP NOTES:

- 1) CONTOUR LINES ARE AT 3 METER INTERVALS
- 2) CONTOURS TAKEN FROM U.S.G.S. 7.5 MINUTE QUADRANGLE "SEIVERN, SOUTH CAROLINA" PROVISIONAL EDITION 1986

- NOTES: 1) 40' RIGHT OF WAY ROAD WEST OF BLUFFWOOD RD. TO BE MAINTAINED BY OWNERS OF LOTS 17, 18, 19 AS AFFECTED LOT OWNERS.
1B) 40' RIGHT OF WAY EAST OF BLUFFWOOD RD. TO BE MAINTAINED BY OWNERS OF LOTS 10, 11, 12 AS AFFECTED LOT OWNERS.
2) LOTS ARE TO BE SERVED BY INDIVIDUAL SEPTIC TANKS AND PRIVATE WELLS.
3) TWO (2) PARKING SPACES SHALL BE PROVIDED ON EACH LOT.

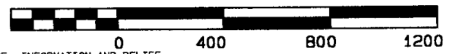
This plat is hereby approved in accordance with the Aiken County Subdivision Regulations for purpose of RECORDATION ONLY. This approval does not imply approval of any particular land use or zoning nor does it imply approval of or eligibility for a building permit for this property. Date *06/22/05 Philip D Bradford*

Aiken County Planning & Development Dept.

I HEREBY STATE THAT 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. ALSO, I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY # 450027 PANEL # 0200B OF 300 EFFECTIVE DATE 03/04/80 AND FOUND THE SUBJECT PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE.

LEGEND: (F) - CORNER PIN FOUND
(S) - CORNER PIN SET
#ARB(S) UNLESS OTHERWISE NOTED
NOTES:



GRAPHIC SCALE 1"=400'



FINAL PLAT FOR:

ROCKY SPRINGS SUBDIVISION
HOWARD'S DEPT. STORE, INC.
1113 LADY STREET
COLUMBIA, S.C. 29201

ROCKY SPRING TOWNSHIP AIKEN COUNTY
STATE OF SOUTH CAROLINA
TAX MAP #: 00-329-0-01-032 DFT: 104B

<p>NOTE: REVISED 01/05/05 TO SHOW 20' EASEMENTS AND REVISE MAINTENANCE NOTE. REVISED 06/16/05 TO SHOW SUBDIVISION NAME AND DEVELOPER</p>			<p>REFERENCES: PB'S / P590 SCALE: 1" = 400' DATE: 08/06/04 JOB # B0442CM HUEL C. BAILEY SCPLS #14523 135 H & H ROAD DALZELL, S.C. 29040 (803) 428-3924</p>
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