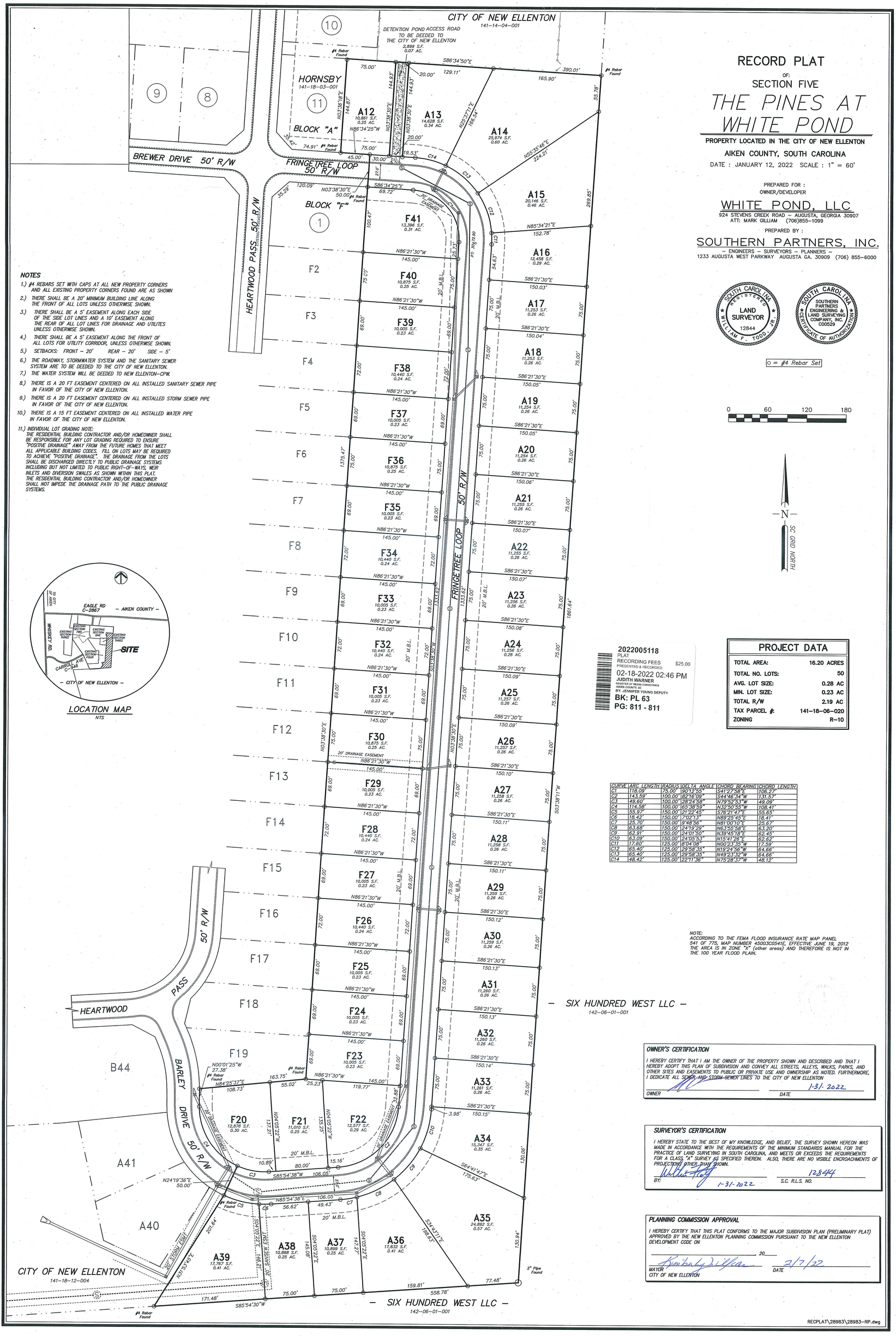

LOCATION MAP
NTS

NOTES

1.) #4 REBARS SET WITH CAPS AT ALL NEW PROPERTY CORNERS AND ALL EXISTING PROPERTY CORNERS FOUND ARE AS SHOWN

2.) THERE SHALL BE A 20' MINIMUM BUILDING LINE ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE SHOWN.

3.) THERE SHALL BE A 5' EASEMENT ALONG EACH SIDE OF THE SIDE LOT LINES AND A 10' EASEMENT ALONG THE REAR OF ALL LOT LINES FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE SHOWN.

4.) THERE SHALL BE A 5' EASEMENT ALONG THE FRONT OF ALL LOTS FOR UTILITY CORRIDOR, UNLESS OTHERWISE SHOWN.

5.) SETBACKS: FRONT – 20' REAR – 20' SIDE – 5'

6.) THE ROADWAY, STORMWATER SYSTEM AND THE SANITARY SEWER SYSTEM ARE TO BE DEEDED TO THE CITY OF NEW ELLENTON.

7.) THE WATER SYSTEM WILL BE DEEDED TO NEW ELLENTON-CPW.

8.) THERE IS A 20 FT EASEMENT CENTERED ON ALL INSTALLED SANITARY SEWER PIPE IN FAVOR OF THE CITY OF NEW ELLENTON.

9.) THERE IS A 20 FT EASEMENT CENTERED ON ALL INSTALLED STORM SEWER PIPE IN FAVOR OF THE CITY OF NEW ELLENTON.

10.) THERE IS A 15 FT EASEMENT CENTERED ON ALL INSTALLED WATER PIPE IN FAVOR OF THE CITY OF NEW ELLENTON.

11.) INDIVIDUAL LOT GRADING NOTE:
THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR ANY LOT GRADING REQUIRED TO ENSURE "POSITIVE DRAINAGE" AWAY FROM THE FUTURE HOMES THAT MEET ALL APPLICABLE BUILDING CODES. FILL ON LOTS MAY BE REQUIRED TO ACHIEVE "POSITIVE DRAINAGE". THE DRAINAGE FROM THE LOTS SHALL BE DISCHARGED DIRECTLY TO PUBLIC DRAINAGE SYSTEMS INCLUDING BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAYS, WEIR INLETS AND DIVERSION SWALES AS SHOWN WITHIN THIS PLAT. THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL NOT IMPEDE THE DRAINAGE PATH TO THE PUBLIC DRAINAGE SYSTEMS.

RECORD PLAT

OF:

SECTION FIVE

THE PINES AT WHITE POND

PROPERTY LOCATED IN THE CITY OF NEW ELLENTON

AIKEN COUNTY, SOUTH CAROLINA

DATE : JANUARY 12, 2022 SCALE : 1" = 60'

PREPARED FOR :
OWNER/DEVELOPER

WHITE POND, LLC
924 STEVENS CREEK ROAD – AUGUSTA, GEORGIA 30907
ATT: MARK GILLIAM (706)855-1099

PREPARED BY :

SOUTHERN PARTNERS, INC.
ENGINEERS – SURVEYORS – PLANNERS –
1233 AUGUSTA WEST PARKWAY AUGUSTA GA. 30909 (706) 855-6000

SOUTH CAROLINA REGISTERED LAND SURVEYOR WILLIAM F. TODD, JR. 12844

SOUTH CAROLINA SOUTHERN PARTNERS ENGINEERING & LAND SURVEYING COMPANY, INC. COA529 CERTIFICATE OF AUTHORIZATION

o = #4 Rebar Set

0 60 120 180

N

SC GRID NORTH

2022005118
PLAT
RECORDING FEES $25.00
PRESENTED & RECORDED
02-18-2022 02:46 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: JENNIFER YOUNG DEPUTY
BK: PL 63
PG: 811 - 811

PROJECT DATA

TOTAL AREA:	16.20 ACRES
TOTAL NO. LOTS:	50
AVG. LOT SIZE:	0.28 AC
MIN. LOT SIZE:	0.23 AC
TOTAL R/W	2.19 AC
TAX PARCEL #:	141-18-06-020
ZONING	R-10

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.09'	75.00'	90°12'55"	S41°27'58"E	106.27'
C2	143.59'	100.00'	82°16'09"	S44°46'34"W	131.57'
C3	49.60'	100.00'	28°24'58"	N79°52'53"W	49.09'
C4	114.58'	100.00'	65°38'59"	N32°50'55"W	108.41'
C5	56.97'	150.00'	21°29'45"	S78°21'47"E	56.65'
C6	18.43'	150.00'	7°02'13"	N89°25'45"E	18.41'
C7	25.70'	150.00'	9°48'56"	N81°00'10"E	25.67'
C8	63.68'	150.00'	24°19'29"	N83°55'58"E	63.20'
C9	62.91'	150.00'	24°01'50"	N39°45'18"E	62.45'
C10	63.09'	150.00'	24°05'53"	N15°41'26"E	62.62'
C11	17.60'	125.00'	8°04'08"	N00°23'35"W	17.59'
C12	65.40'	125.00'	29°58'35"	N19°24'56"W	64.66'
C13	65.40'	125.00'	29°58'35"	N49°23'32"W	64.66'
C14	48.43'	125.00'	22°11'56"	N75°28'17"W	48.12'

NOTE:
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL 541 OF 775, MAP NUMBER 45003C0541E, EFFECTIVE JUNE 19, 2012 THE AREA IS IN ZONE "X" (other areas) AND THEREFORE IS NOT IN THE 100 YEAR FLOOD PLAIN.

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND CONVEY ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AND OWNERSHIP AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER AND STORM SEWER LINES TO THE CITY OF NEW ELLENTON

OWNER _____ DATE 1-31-2022

SURVEYOR'S CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, 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 "A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OF PROJECTIONS OTHER THAN SHOWN.

BY: _____ 1-31-2022 S.C. R.L.S. NO. 12844

PLANNING COMMISSION APPROVAL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MAJOR SUBDIVISION PLAN (PRELIMINARY PLAT) APPROVED BY THE NEW ELLENTON PLANNING COMMISSION PURSUANT TO THE NEW ELLENTON DEVELOPMENT CODE ON _____, 20____

MAYOR _____ DATE 2/7/22
CITY OF NEW ELLENTON

RECPLAT\28983\28983-RP.dwg