

1. ALL ROADS TO BE DEDICATED TO LEXINGTON COUNTY UPON FINAL PLAT APPROVAL.
2. REGARDLESS OF MINIMUM BUILDING SETBACKS, NO STRUCTURES OR RELATED MECHANICAL EQUIPMENT SHALL ENCRUCH UPON ANY DESIGNATED EASEMENT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE EASEMENT HOLDER.
3. SIDEWALKS SHALL NOT BE MAINTAINED BY LEXINGTON COUNTY.
4. FENCES/STRUCTURES/PLANTINGS SHALL NOT BE ALLOWED WITHIN STORM DRAINAGE EASEMENTS. LEXINGTON COUNTY SHALL NOT BE HELD FINANCIALLY RESPONSIBLE FOR REMOVAL OR REPLACEMENT OF SUCH ENCROACHMENTS.
5. LOTS 1 THRU 12 ARE SINGLE FAMILY DETACHED UNITS.

N/F
JAY KYLE WATSON & BARBARA M. WATSON
(T.M.S. 004535-01-009)

N/F
KINLEA E. MATHIAS &
MARTIN T. MATHIAS
(T.M.S. 004535-01-012)

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CD FEE: \$6.00 Pages: 1
Lexington County R.O.D., Debra M. Gunter
PLAT ENLARGED BY Pg 17285131

BONDED PLAT APPROVAL

The subdivision plat shown hereon complies with the subdivision regulations for Lexington County, South Carolina and was approved by the Lexington County Planning Commission for recording in the office of the Register of Deeds of Lexington County, South Carolina. This approval is subject to the Surety Bond posted by the subdivider as provided in these regulations.

9/24/14
Date
Secretary, Lexington County Planning Commission

N/F
KINLEA E. MATHIAS & MARTIN T. MATHIAS
(T.M.S. 004535-01-010)

REQUIRED AREA = WETLANDS BUFFER
PROPOSED AREA = (+/- 700' x 50') = +/- 35,000 SF
PROPOSED AREA = (+/- 700' x WIDTH VARIES) = +/- 36,575 SF
(MIN. 25' BUFFER REDUCTION GRANTED BY LEXINGTON CO. STORMWATER ADVISORY BOARD ON AUGUST 5, 2010)

LAKE/STORM WATER RETENTION EASEMENT
ON DRAWINGS PREPARED FOR
AS SHOWN ON DRAWINGS PREPARED FOR
ALLEN R. WENNER, M.D. BY HUSSEY, GAY,
BELL AND DEYOUNG, INC., DATED MAY 2004

N/F
KINLEA E. MATHIAS & MARTIN T. MATHIAS
(T.M.S. 004535-01-012)

N/F
GEORGE R. MATHIAS
(T.M.S. 004535-01-005)

GRAPHIC SCALE

1"=40'

PROPOSED CHIPMUNK COURT

CENTERLINE ALIGNMENT
238.73 LINEAL FEET

LINE	BEARING	DISTANCE
L12	N70°51'09"E	98.84'
L13	N75°34'20"E	115.18'
L14	S14°25'40"E	25.00'

N/F
WYNELLE G. WILLIAMSON
(T.M.S. 003699-03-043)

LINE	RADIUS	CHORD BEARING	CHORD	ARC
C18	300.00'	N73°12'45"E	24.70'	24.71'

PROPOSED CHIPMUNK LANE

CENTERLINE ALIGNMENT
497.26 LINEAL FEET

LINE	BEARING	DISTANCE
L8	S14°25'40"E	56.62'
L9	S08°54'38"E	56.68'
L10	S19°08'51"E	328.97'
L11	N70°51'09"E	25.00'

LINE	RADIUS	CHORD BEARING	CHORD	ARC
C16	200.00'	S11°40'09"E	19.25'	19.26'
C17	200.00'	S14°01'45"E	35.69'	35.73'

N/F
ELIZABETH ANN BUFF SLOAN
(T.M.S. 004535-01-014)

A PORTION OF
TMS# 004535-01-012, 022

FUTURE DEVELOPMENT

PRIVATELY MAINTAINED
DETENTION AREA
0.84 AC.

PRIVATE
DETENTION POND
0.84 AC

QUAIL CREEK SUBDIVISION (PHASE 7 AND 8)

PINE LAKE DRIVE - 50' R/W
S-32-1209

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN
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 OR PROJECTIONS OTHER THAN SHOWN.

LEXINGTON COUNTY RESERVES THE RIGHT TO DISCHARGE
STORMWATER INTO THE PRIVATELY MAINTAINED DETENTION AREA

QUAIL CREEK SUBDIVISION ACREAGE SUMMARY

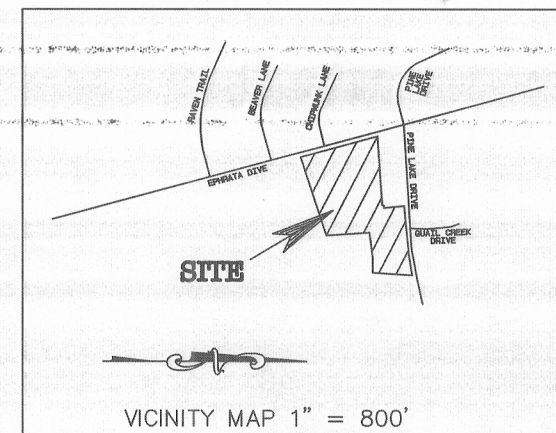
BLOCK-9A (121 lots) = 2.12 ac
CHIPMUNK LANE = 0.70 ac
DETENTION POND = 0.86 ac
CHIPMUNK COURT = 0.38 ac
FUTURE DEVELOPMENT &
COMMON AREA = 5.30 ac

TOTAL ACREAGE 9.36 ac

SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM

NAD83

GRID NORTH



LINE	BEARING	DISTANCE
L1	S59°25'40"E	29.71'
L2	S14°25'40"E	19.76'
L3	S08°54'38"E	3.51'
L4	S19°08'51"E	5.15'
L5	N08°54'38"W	56.68'
L6	N14°25'40"W	20.30'
L7	N30°34'20"E	28.94'
L15	N75°34'20"E	13.58'
L16	N75°34'20"E	20.98'
L17	S75°34'20"W	17.92'
L18	S70°51'09"W	7.44'

LINE	RADIUS	CHORD BEARING	CHORD	ARC
C1	175.00'	S11°40'09"E	16.84'	16.85'
C2	225.00'	S14°01'45"E	40.15'	40.20'
C3	50.00'	S29°12'08"E	17.46'	17.55'
C4	50.00'	S55°51'32"E	28.57'	28.98'
C5	50.00'	S89°03'43"E	28.57'	28.98'
C6	50.00'	N57°44'06"E	28.57'	28.98'
C7	50.00'	N22°04'24"E	32.66'	33.27'
C8	50.00'	N16°06'47"W	32.77'	33.38'
C9	50.00'	N58°59'58"W	40.29'	41.47'
C10	40.00'	N71°00'20"W	16.30'	16.41'
C11	40.00'	N39°11'58"W	27.43'	28.00'
C12	11.00'	N25°50'06"E	15.55'	17.27'
C13	275.00'	N73°12'44"E	22.65'	22.66'
C14	40.00'	S67°24'19"E	52.39'	57.12'
C15	50.00'	N68°45'54"W	26.26'	26.57'
C16	50.00'	S34°28'18"W	87.91'	107.41'
C17	50.00'	S61°47'06"E	56.95'	60.59'
C18	50.00'	N79°32'07"E	6.94'	6.92'
C19	325.00'	N73°12'45"E	26.77'	26.78'
C20	11.00'	N63°47'55"W	15.64'	17.40'
C21	175.00'	S13°41'56"E	29.22'	29.25'
C22	225.00'	S11°40'09"E	21.66'	21.67'

BUILDING SETBACKS

STREET FRONTAGE = 10'
INTERNAL LOT LINE = 3' (UNLESS OTHERWISE INDICATED)
EXTERNAL PERIMETER PROPERTY LINES = 10'

FLOOD STATEMENT

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD
HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY DESCRIBED AND SHOWN HEREON
IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAP NUMBER 45063C0163G,
REVISED 02-09-2000.

OWNER'S CERTIFICATION - BONDED PLAT

WHEREAS I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS
"QUAIL CREEK SUBDIVISION - PHASE 9A", I HEREBY CERTIFY THAT I: ADOPT THIS PLAN OF
SUBDIVISION OF MY FREE CONSENT; ESTABLISH THE EASEMENTS AND RIGHTS OF WAY
AS SHOWN ON THIS PLAT; HAVE PROVIDED A BOND TO LEXINGTON COUNTY COUNCIL
WITH SURETY ADEQUATE TO GUARANTEE SATISFACTORY COMPLETION OF THE REMAINING
IMPROVEMENTS; ASSUME MAINTENANCE RESPONSIBILITY FOR ALL PUBLIC IMPROVEMENTS
UNTIL FINAL PLAT APPROVAL BY THE LEXINGTON COUNTY PLANNING COMMISSION; AND
CERTIFY THAT ALL CURRENT STATE AND COUNTY TAXES OR OTHER ASSESSMENT
RELATIVE TO THIS PROPERTY HAVE BEEN PAID.

Allen R. Wenner
DR. ALLEN M. WENNER, M.D.
DATE 9/23/2014

OWNER

ALLEN R. WENNER, MD
101 LINGER COURT
LEXINGTON, SOUTH CAROLINA 29169
PERSONAL (803) 600-5311
CLINIC (803) 556-3609
HOME OFFICE (803) 957-7320
UK +44-7513-456-157
FAX (803) 356-3941
EMAIL ADDRESS: qwenner@medicalhistory.com

JAY S. JOSHI / PLS # 14811
803-776-9909
PO BOX 90408, COLUMBIA, SC, 29290

CONSTRUCTION SUPPORT SERVICES

PO BOX 90408
COLUMBIA, SOUTH CAROLINA 29290
Office # (803) 776-9909 Fax # (803) 776-2988



SURVEYOR	REVISION	DATE	DESCRIPTION	BY
JAY S. JOSHI				

PROJECT NO.
070214J sub of 050913B

"BONDED PLAT"

QUAIL CREEK SUBDIVISION - PHASE 9A

PREPARED FOR

ALLEN M. WENNER, M.D.

NEAR THE CITY OF WEST COLUMBIA, LEXINGTON COUNTY, SOUTH CAROLINA

DATE: 07-20-2014

SCALE: 1" = 40'

SHEET: 1 of 1