

**ENGINEER**  
 MIKE RAY, P.E.  
 HB ENGINEERING  
 720 OLD CHEROKEE ROAD  
 LEXINGTON S.C. 29072  
 PHONE (803) 957-7027

**OWNER/DEVELOPER**  
 CLEMENT POINT, LLC  
 ROBERT P. WILKINS, JR.  
 955 OLD CHEROKEE ROAD  
 LEXINGTON, SC 29072  
 (803) 665-0195

**WATER PROVIDER**  
 JOINT MUNICIPAL WATER &  
 SEWER COMMISSION  
 2546 TWO NOTCH ROAD  
 LEXINGTON, SC 29072  
 (803) 359-8373

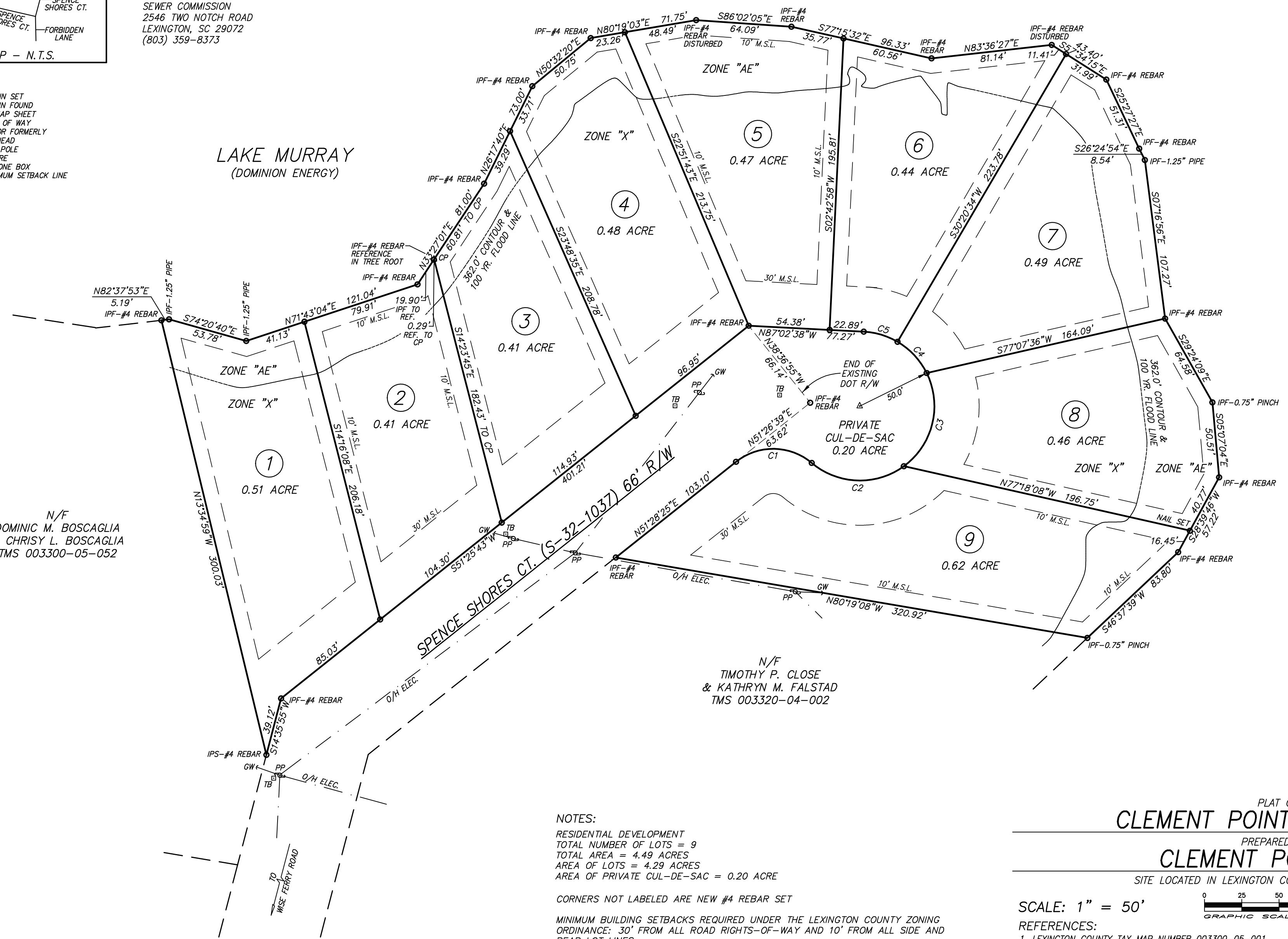
**SEWER PROVIDER**  
 INDIVIDUAL SEPTIC SYSTEMS

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N89°09'00"W	50.77'	40.00'	55.00'
C2	S87°57'16"E	61.83'	50.00'	66.66'
C3	N13°45'51"E	64.40'	50.00'	69.97'
C4	N42°58'54"W	28.67'	50.00'	29.07'
C5	N73°20'31"W	23.69'	50.00'	23.91'

IPS = IRON PIN SET  
 IPF = IRON PIN FOUND  
 TMS = TAX MAP SHEET  
 R/W = RIGHT OF WAY  
 N/F = NOW OR FORMERLY  
 O/H = OVERHEAD  
 PP = POWER POLE  
 GW = GUY WIRE  
 TB = TELEPHONE BOX  
 M.S.L. = MINIMUM SETBACK LINE

**LAKE MURRAY**  
 (DOMINION ENERGY)

**LAKE MURRAY**  
 (DOMINION ENERGY)



N/F  
 DOMINIC M. BOSCALLIA  
 & CHRISY L. BOSCALLIA  
 TMS 003300-05-052

N/F  
 TIMOTHY P. CLOSE  
 & KATHRYN M. FALSTAD  
 TMS 003320-04-002

**NOTES:**  
 RESIDENTIAL DEVELOPMENT  
 TOTAL NUMBER OF LOTS = 9  
 TOTAL AREA = 4.49 ACRES  
 AREA OF LOTS = 4.29 ACRES  
 AREA OF PRIVATE CUL-DE-SAC = 0.20 ACRE

CORNERS NOT LABELED ARE NEW #4 REBAR SET

MINIMUM BUILDING SETBACKS REQUIRED UNDER THE LEXINGTON COUNTY ZONING ORDINANCE: 30' FROM ALL ROAD RIGHTS-OF-WAY AND 10' FROM ALL SIDE AND REAR LOT LINES.

REGARDLESS OF MINIMUM BUILDING SETBACKS NO STRUCTURE OR RELATED MECHANICAL EQUIPMENT SHALL ENCROACH UPON ANY DESIGNATED EASEMENT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE EASEMENT HOLDER.

SIDEWALKS (IF INSTALLED) SHALL NOT BE MAINTAINED BY LEXINGTON COUNTY.

NO STRUCTURES, PLANTINGS OR FENCES SHALL BE ALLOWED WITHIN STORM DRAINAGE EASEMENTS. LEXINGTON COUNTY SHALL NOT BE HELD FINANCIALLY RESPONSIBLE FOR REMOVAL OR REPLACEMENT OF SUCH ENCROACHMENTS.

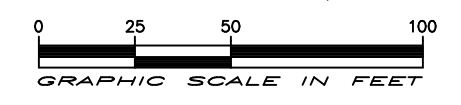


PLAT OF  
**CLEMENT POINT SUBDIVISION**

PREPARED FOR  
**CLEMENT POINT, LLC**

SITE LOCATED IN LEXINGTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 50'



DATE: JUNE 21, 2024  
 REVISED JULY 23, 2024, TO EDIT LAKE FRONTAGE ON LOTS 1-4.

- REFERENCES:**
1. LEXINGTON COUNTY TAX MAP NUMBER 003300-05-001
  2. PLAT PREPARED FOR "ANNA R. CLEMENT" BY ASSOCIATED E & S, INC., DATED JUNE 19, 2009.

**CERTIFICATION:**  
 I 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 FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ACCORDING TO FEMA/FIRM PANEL #45063C0120J DATED JULY 5, 2018, THE LAND SHOWN HEREON IS LOCATED IN ZONES X & AE.

LARRY W. SMITH, S.C.P.L.S. NO. 3724

**ASSOCIATED E & S, INC.**

800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA, 29169 - PH. 791-1550

CLEMENT POINT, LLC  
 DATE \_\_\_\_\_ OWNER \_\_\_\_\_ SIGNATURE \_\_\_\_\_