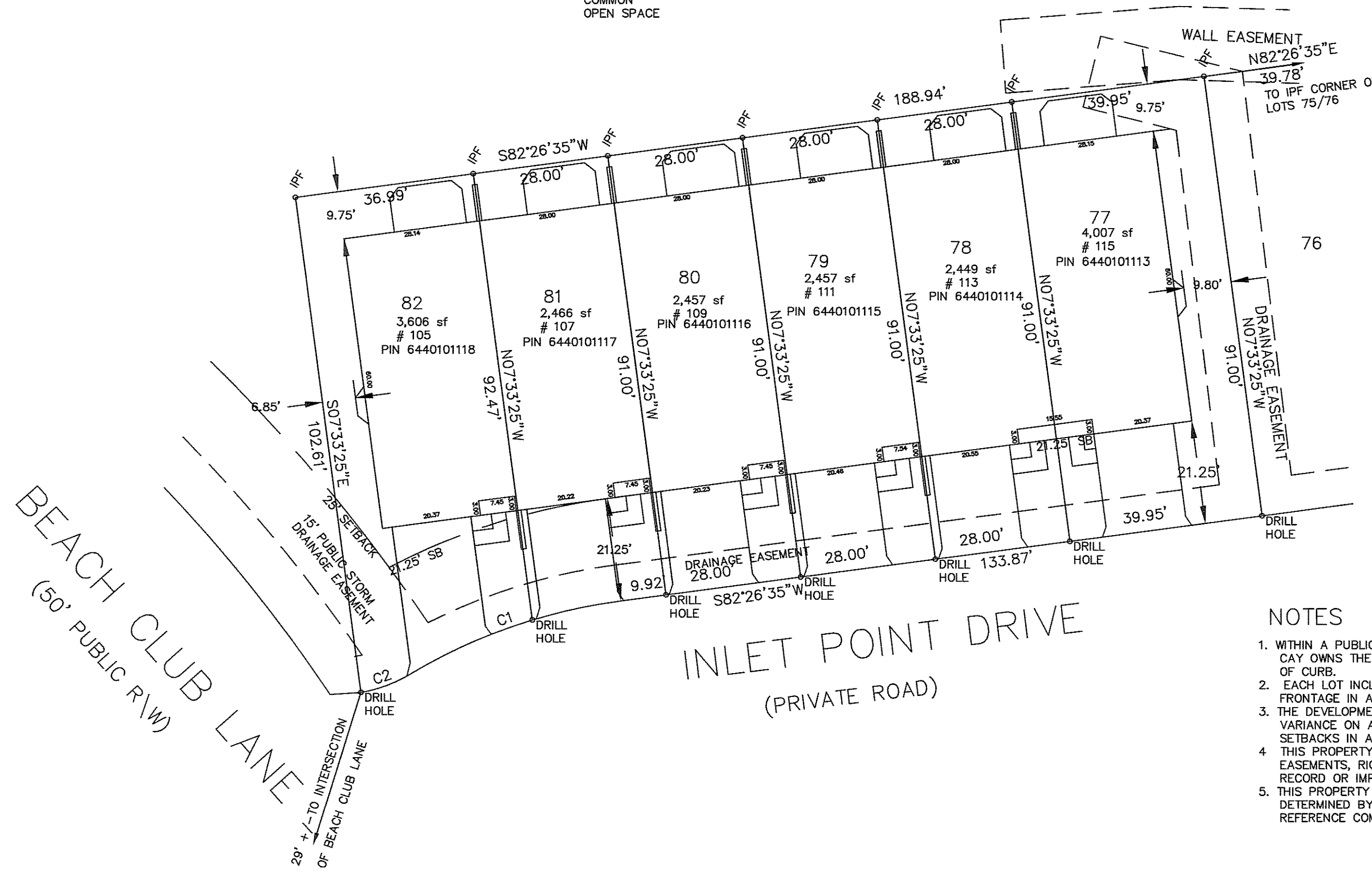


MULTI-FAMILY  
COMMON  
OPEN SPACE



201100145673  
Filed for Record in  
YORK COUNTY, SC  
DAVID HAMILTON, CLERK OF COURTS  
09-22-2011 At 03:07 PM.  
LARGE PLAT 10.00  
Vol III Page 3



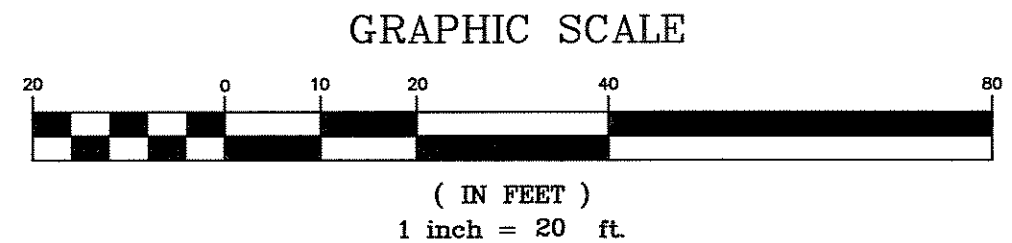
NOTES

1. WITHIN A PUBLIC RIGHT-OF-WAY OR STREETScape, THE CITY OF TEGA CAY OWNS THE AREA BETWEEN THE BACK OF CURB AND THE BACK OF OF CURB.
2. EACH LOT INCLUDES A 10' PUBLIC UTILITY EASEMENT ALONG THE STREET FRONTAGE IN ADDITION TO THE WIDTH OF PUBLIC RIGHT-OF-WAY.
3. THE DEVELOPMENT AGREEMENT AND AMENDMENTS THERETO ALLOW A 15% VARIANCE ON ANY BUILDING SETBACK REQUIREMENT EXCEPT SIDE SETBACKS IN AREAS ZONED R-6
4. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, UTILITIES, COVENANTS AND RESTRICTIONS OF RECORD OR IMPLIED.
5. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. REFERENCE COMMUNITY PANEL NUMBER 450193 0130 D

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH SUBDIVISION REGULATIONS OF THE CITY OF TEGA CAY, SOUTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF YOURK COUNTY, SOUTH CAROLINA.

*Dennis P. Peppers*  
CITY MANAGER

9-22-11  
DATE TEGA CAY, SOUTH CAROLINA



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	112.00	45.66	23.15	45.34	S70°45'46"W	23°21'28"
C2	30.00	11.00	5.56	10.94	N69°36'25"E	21°00'34"

LEGEND

P.D.E. PUBLIC DRAINAGE EASEMENT	NRB NEW REBAR
IPS IRON PIPE SET	IPF IRON PIPE FOUND
OHPL OVERHEAD POWER LINE	ERB-BC ERB AT BC
CM CONCRETE MONUMENT	FENCE LINE
PPOLE POWER POLE	LPOLE LIGHT POLE
PB TRANSFORMER	MH MANHOLE
PHONE TELEPHONE BOX	CATV CABLE TV BOX

"I hereby state that to best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards Manual for the Practice of Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

SIGNED  
STEPHEN B. MULLINS S.C.R.L.S. 10780  
DATE 19 Day of SEPTEMBER 2011

STEPHEN B. MULLINS AND ASSOCIATES, P.A.  
REGISTERED LAND SURVEYORS  
224 WESTINGHOUSE BLVD. SUITE 604  
CHARLOTTE, N.C. 28273-6248  
(704)583-1800

FINAL PLAT REVISION  
LOTS 77-82 LAKE SHORE ON LAKE WYLIE  
POD MF-1 BEACH CLUB TOWN HOMES  
TEGA CAY  
YORK COUNTY, SOUTH CAROLINA  
OWNER BY: NVR, INC. DEED BOOK 12057 PAGE 306 PLAT BOOK E73-PAGE 2-3

DATE: SEPT 19-2011  
DRAWN BY: SM  
DESIGN BY:  
CHECKED BY:

11029