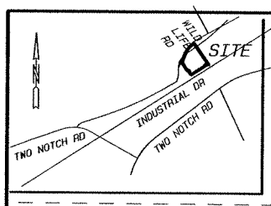
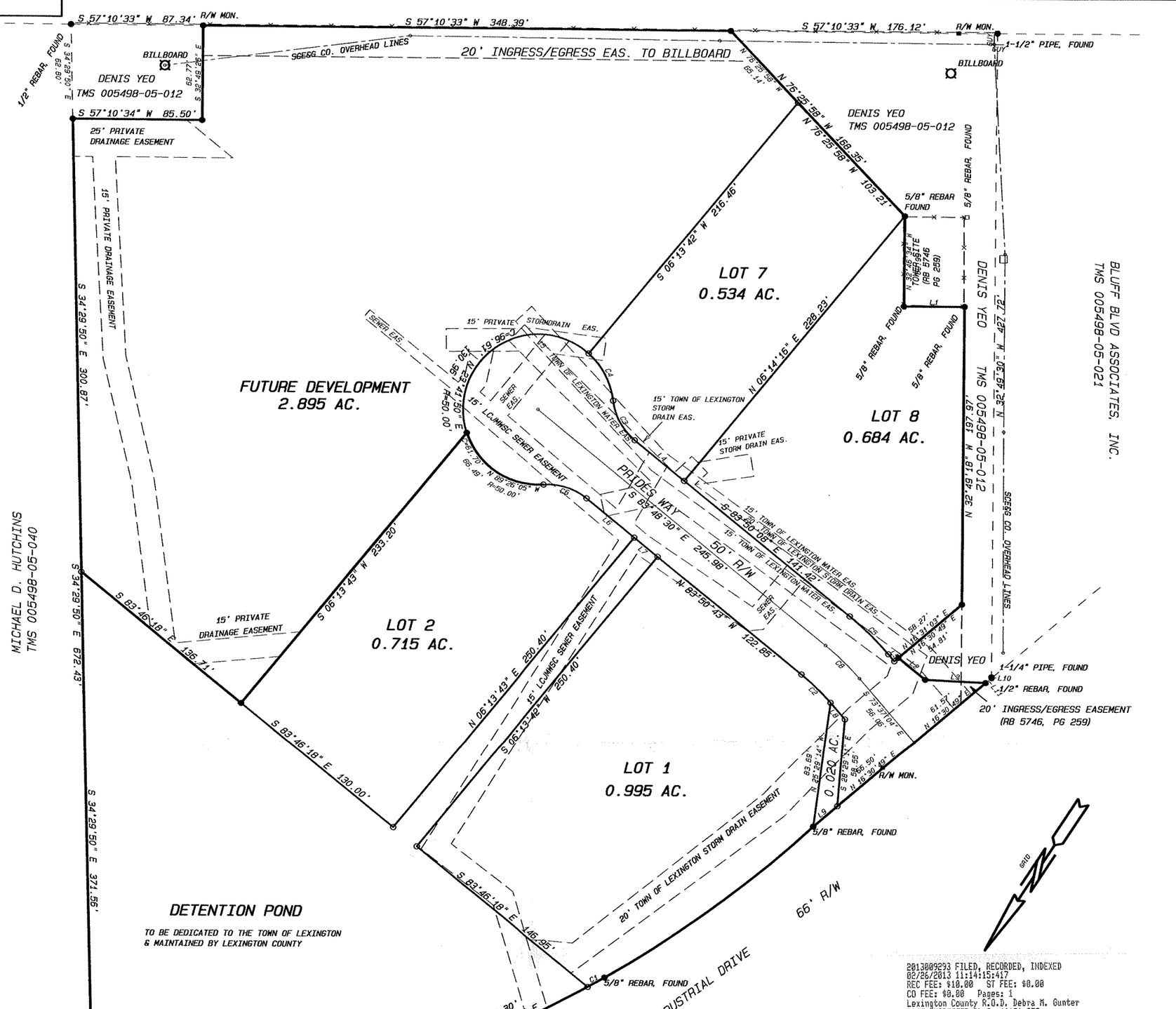


LOCATION MAP
1" = 3000'

LINE	BEARING	DISTANCE
L1	S 56°51'17" W	40.07
L2	N 83°45'13" W	22.87
L3	S 59°50'54" W	40.07
L4	S 83°46'17" E	42.26
L5	S 73°37'04" E	6.11
L6	N 83°46'18" W	40.93

LINE	BEARING	DISTANCE
L7	N 83°46'18" W	20.00
L8	N 73°37'04" W	14.60
L9	N 16°30'49" E	20.82
L10	N 31°47'04" W	.66
L11	N 16°30'49" E	4.99

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	12.76	765.23	12.76	N 27°04'04" E
C2	26.87	150.00	26.83	N 78°44'58" W
C3	30.55	40.00	29.81	S 61°53'26" E
C4	36.01	50.00	35.23	S 60°38'23" E
C5	35.82	200.00	35.78	S 78°44'58" E
C6	30.55	40.00	29.81	S 74°20'51" W
C7	36.62	789.57	36.62	N 51°39'21" E
C8	31.35	175.00	31.30	S 78°44'58" E



2013009293 FILED, RECORDED, INDEXED
02/26/2013 11:14:15:417
REC FEE: $10.00 ST FEE: $0.00
CO FEE: $0.00 Pages: 1
Lexington County R.O.D. Debra M. Gunter
PLAT OVERSIZED Bk:Pg 16101:275

BONDED PLAT RECORDED IN RECORD BOOK 13746, PAGE 77

ALL CORNERS NOT IDENTIFIED ARE NEW 5/8" REBAR

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM AND WATER SYSTEM IN LIONS INDUSTRIAL PARK AS SHOWN ON PLAT DATED MARCH 25, 2009, LAST REV. FEB. 16, 2013; PREPARED BY DRAFTS SURVEYING, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY CONSTRUCTION DRAWINGS APPROVED MARCH 24, 2008.

R. THOMAS BRITT, SC REG. PROFESSIONAL ENG. #12545

LEXINGTON COUNTY
PLANNING COMMISSION
FEB 26 2013

OWNER:
EDMUNDS PRIDE, LLC
PO BOX 969
LEXINGTON, SC 29071
TED HOOVER, 803-206-8717

ENGINEER:
H B ENGINEERING
720 OLD CHEROKEE ROAD
LEXINGTON, SOUTH CAROLINA
803-957-7027

OWNERS CERTIFICATION - FINAL PLAT WITH PUBLICLY MAINTAINED ROADS

WHEREAS I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS "LIONS INDUSTRIAL PARK" SUBDIVISION, I HEREBY CERTIFY THAT I: ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT; ESTABLISH THE EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THIS PLAT; DEDICATE ALL IMPROVEMENTS FOR PUBLIC MAINTENENCE UNLESS OTHERWISE SPECIFIED FOR PRIVATE MAINTENANCE ON THIS PLAT; AGREE TO WARRANTY/GUARANTEE THE PERFORMANCE OF THE ROADS AND STORM DRAINAGE SYSTEM TO THE SATISFACTION OF THE TOWN OF LEXINGTON FOR A PERIOD OF ONE YEAR AFTER FINAL PLAT APPROVAL HAS BEEN GIVEN; AND CERTIFY THAT ALL CURRENT STATE AND COUNTY TAXES OR OTHER ASSESMENTS RELATIVE TO THIS PROPERTY HAVE BEEN PAID.

Ted Hoover 2-18-2013
TED HOOVER, REPRESENTING EDMUNDS PRIDE, LLC DATE

MUNICIPAL/COUNTY MAINTENANCE CERTIFICATION
FINAL PLAT WITH MUNICIPAL/COUNTY INFRASTRUCTURE

ON BEHALF OD THE TOWN OF LEXINGTON I HEREBY ACCEPT FOR LEXINGTON COUNTY MAINTENANCE, THE PUBLIC ROAD IMPROVEMENTS AND STORM DRAINAGE IMPROVEMENTS SERVING "LIONS INDUSTRIAL PARK" SUBDIVISION AS DEPICTED ON THE AS-BUILT ENGINEERING DRAWINGS APPROVED BY LEXINGTON COUNTY.

DATE 2/25/13 SHERI ARMSTRONG
LEXINGTON COUNTY STORMWATER MANAGER FOR SMA

DATE 2-25-13 JOE MERGO, III
LEXINGTON COUNTY ADMINISTRATOR For Joe Mergo

DATE 2-19-13 JOHN HANSON
MUNICIPAL OFFICIAL

The subdivision as shown hereon has been found to comply with the Town of Lexington Land Development Regulations and has been approved for recording in the Registrar of Deeds.
2-19-13

REVISED FEB. 16, 2013 TO ADD LOT 2
& ENGINEERING CERTIFICATION

REVISED 12/18/12 TO CHANGE DEVELOPER
& ADD FINAL PLAT CERTIFICATIONS

MARCH 25, 2009

FINAL SUBDIVISION PLAT OF LIONS INDUSTRIAL PARK

LOCATED IN LEXINGTON COUNTY, SOUTH CAROLINA
IN THE TOWN OF LEXINGTON
SCALE: 1" = 50'

0 50 100

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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.

REFERENCE:
PLAT OF 8.00 ACRES FOR JOHN DUBOSE & LARRY SLIGH BY DRAFTS SURVEYING DATED NOVEMBER 12, 2007, RECORDED IN LEXINGTON COUNTY RECORD BOOK 13489 AT PAGE 332.
TMS 005498-05-012

NOTES:
1) 8.00 ACRES TOTAL; 4 COMMERCIAL LOTS CONTAINING 2.928 ACRES, COMMON AREA CONTAINING 0.020 ACRES, FUTURE DEVELOPMENT CONTAINING 2.895 ACRES, ROAD RIGHT OF WAY CONTAINING 0.547 ACRES & DETENTION POND CONTAINING 1.613 ACRES.
2) THE SEWER PROVIDER IS THE LEXINGTON COUNTY JOINT MUNICIPAL WATER & SEWER AUTHORITY, 2564 TWO NOTCH ROAD, LEXINGTON SC 29072, PHONE (803) 359-8373
3) THE WATER PROVIDER IS THE TOWN OF LEXINGTON, 111 MAIDEN LANE, LEXINGTON SC 29072, PHONE (803) 359-4164
4) A GENERAL UTILITY EASEMENT IS RESERVED TO THE DEVELOPER 10' ALONG ROAD RIGHT OF WAY LINES, REAR PROPERTY LINES, AND EXTERIOR PROPERTY LINES, AND 5' EITHER SIDE OF INTERIOR LOT LINES.
5) MINIMUM BUILDING SETBACKS ARE TO COMPLY WITH THE TOWN OF LEXINGTON ZONING ORDINANCE.
6) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" #45063C0234 G THE PROPERTY SHOWN HEREON LIES WITHIN THE APPROXIMATE SCALED LIMITS OF AN UNSHADED ZONE "X".
7) NEW LOT CORNERS ARE MARKED WITH 5/8" REBAR, SET.
8) LOT CONFIGURATION, ROAD NAMES, EASEMENT LOCATION & WIDTHS TAKEN FROM ENGINEERING PLANS. EASEMENTS ARE APPROXIMATE AS SHOWN AND ARE TO BE CENTERED ON UTILITIES AS CONSTRUCTED.
9) PARENT TAX MAP 005498-05-044

SOUTH CAROLINA
DRAFTS SURVEYING
No. C00579
CERTIFICATE OF AUTHORIZATION

JAMES F. DRAFTS PLS #11055B

DRAFTS SURVEYING INC.
PO BOX 1014 - LEXINGTON, SC 29071 (803) 957-8887

D154\12907