

**RECORD PLAT**  
OF  
SECTION ONE  
**SUMMERTON VILLAGE**  
PATIO HOME SUBDIVISION

PROPERTY LOCATED SOUTH OF THE CITY OF AIKEN  
AIKEN COUNTY, SOUTH CAROLINA  
DATE : April 26, 2018 SCALE : 1" = 60'  
REV. : MAY 10, 2018 (GOVERNMENT COMMENTS)  
REV. : MAY 15, 2018 (GOVERNMENT COMMENTS)

PREPARED FOR :  
OWNER/DEVELOPER:  
**BEAZLEY DEVELOPMENT CO., INC.**

7009 EVANS TOWN CENTER BLVD. EVANS, GEORGIA 30809 (706) 863-4888

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



**OWNERS CERTIFICATION :**

I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT, THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND DEDICATE ALL PARKS, STREETS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 5/16/18 OWNER: [Signature]

**CERTIFICATE OF FINAL APPROVAL:**

"PURSUANT TO THE SUBDIVISION REGULATIONS OF AIKEN COUNTY, SOUTH CAROLINA, ALL REQUIREMENTS OF WHICH HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN APPROVAL BY THE AIKEN COUNTY PLANNING COMMISSION ON May 17, 2018

EXECUTED ON BEHALF OF THE AIKEN COUNTY PLANNING COMMISSION:

[Signature: Nick Reynolds] DATE: 5-17-18  
DIRECTOR, AIKEN COUNTY PLANNING AND DEVELOPMENT DEPARTMENT

**SURVEYORS CERTIFICATION :**

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS AND/OR PINS SHOWN ACTUALLY EXIST AND THAT ALL ENGINEERING REQUIREMENTS OF THE AIKEN COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

BY: [Signature] REGISTERED C.E. NO.: 20024  
BY: [Signature] 5-15-18  
REGISTERED S.C. LAND SURVEY NO. 12844

**NOTE:**  
THERE ARE NO WETLANDS ON THIS PROPERTY.

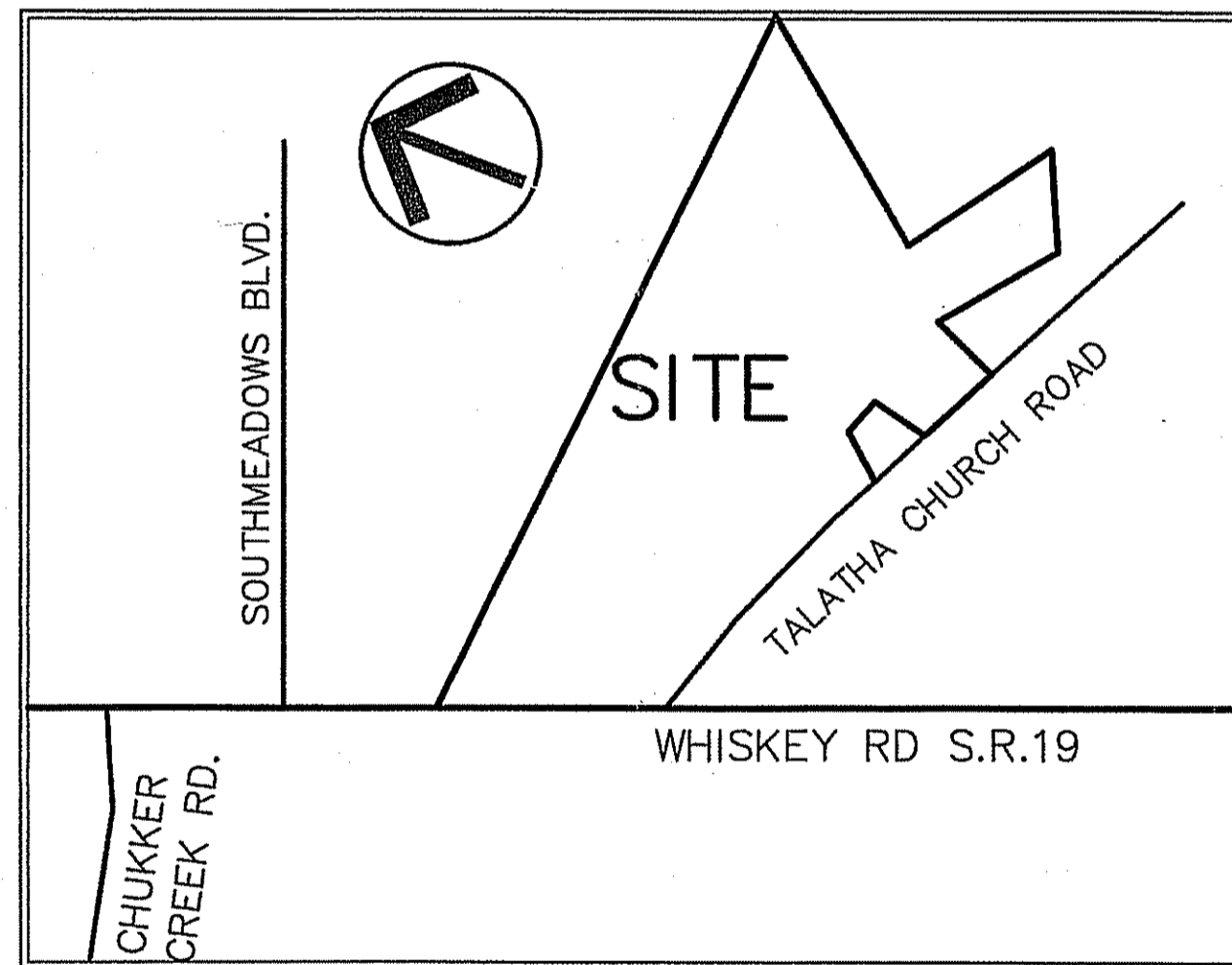
**NOTE:**  
THERE ARE NO KNOWN ENDANGERED WILDLIFE, HISTORICALLY SIGNIFICANT SITES, OR ARCHEOLOGICALLY SIGNIFICANT SITES ON THIS PROPERTY.

**SIGHT DISTANCES**  
1. Sight distance at all interior roadways meets or exceeds the required 100'.

**NOTE:**  
According to the national flood insurance program map #45003 C 0527E, dated June 19, 2012, these property is in Zone X and does not lie in a designated flood hazard area.

**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 meets all applicable building codes. Fill on the 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, wet inlets and diversion swales as shown within these plans. The Residential Building Contractor and/or Homeowner shall not impede the drainage path to these public drainage systems.



**LOCATION MAP**

| PROJECT DATA        |                  |
|---------------------|------------------|
| TOTAL AREA          | 25.67 ACS.       |
| ROAD AREA           | 5.04 ACS.        |
| TOTAL NO. LOTS      | 73               |
| COMMON AREA         | 5.0 ACS. (20%)   |
| MIN. PATIO LOT SIZE | 6,000 S.F.       |
|                     | 0.15 AC          |
| TAX PARCEL #        | PO 123-20-01-001 |
| PLAT BOOK           | BK. 59, Pg. 106  |
| ZONING              | UD               |

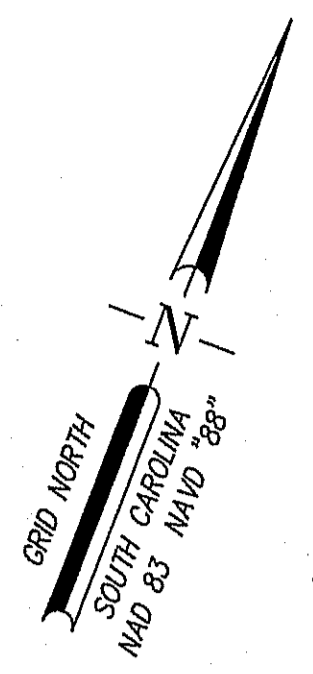
**NOTES:**

1. THERE IS A 20' MINIMUM BUILDING SETBACK ON ALL FRONT LOT LINES, A 5' MINIMUM BUILDING SETBACK ON ALL SIDE LOT LINES, AND A 20' MINIMUM BUILDING SETBACK ON ALL REAR LOT LINES.
2. THERE WILL BE A 10' DRAINAGE & UTILITY EASEMENT ON ALL FRONT LOT LINES, A 10' DRAINAGE & UTILITY EASEMENT CENTERED ON ALL SIDE LOT LINES AND A 20' DRAINAGE & UTILITY EASEMENT ON EACH REAR LOT LINE, UNLESS OTHERWISE SHOWN.
3. WATER BY NEW ELLENTON CPW.
4. SEWERAGE BY CITY OF AIKEN.
5. IRON PINS (#4 REBARS) SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN.
6. TWO OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH LOT.
7. THE FIELD SURVEY WAS DONE 02-18-2016 BY SOUTHERN PARTNERS INC.
8. LANDSCAPE EASEMENT AND/OR OPEN SPACE TO BE MAINTAINED BY HOMEOWNERS ASSOC.
9. ALL EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE THERE SHALL BE NO OBSTRUCTIONS. (I.E. HOUSES, BUILDINGS, STORAGE BUILDINGS, FENCE ETC.) WITHIN AN EASEMENT.
10. PAVEMENT WIDTH AS SHOWN
11. THERE IS A 10 FT EASEMENT CENTERED ON ALL INSTALLED WATER MAIN PIPE AND OVERALL COMMON AREA, IN FAVOR OF NEW ELLINGTON CPW UNLESS OTHERWISE SHOWN.
12. THERE IS A 20 FT EASEMENT CENTERED ON ALL INSTALLED STORM SEWER PIPE AND OVERALL COMMON AREA, IN FAVOR OF AIKEN COUNTY, UNLESS OTHERWISE SHOWN.
13. THERE IS A 20 FT EASEMENT CENTERED ON ALL INSTALLED SANITARY SEWER PIPE AND OVERALL COMMON AREA, IN FAVOR OF CITY OF AIKEN, UNLESS OTHERWISE SHOWN.
14. AIKEN COUNTY SHALL HAVE FULL RIGHT OF ACCESS TO THE DRAINAGE EASEMENTS LOCATED ON BLOCK "A" LOTS 20-21, BLOCK "D" LOTS 6, AND ALL COMMON AREA. NO STRUCTURES OR FENCES MAY BE ERECTED ON THESE DRAINAGE EASEMENT(S) BEING CONVEYED TO AIKEN COUNTY.
15. SIDEWALKS WILL BE INSTALLED BY THE END OF THE PERFORMANCE BOND.
16. PROJECT IS BEING BONDED AT THIS TIME, THEREFORE THE 20' DRAINAGE & UTILITY EASEMENT ARE FROM DEVELOPMENT PLANS. EASEMENT MAY SHIFT OR BE ADDED UPON THE COMPLETION OF THE AS-BUILT.

2018011617  
PLAT  
RECORDING FEES \$10.00  
PRESENTED & RECORDED  
05-17-2018 02:08 PM  
JUDITH WARNER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
AIKEN COUNTY, SC  
BY: GUNILAN BATES DEPUTY  
BK: PL 60  
PG: 613 - 613

"I hereby state 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."

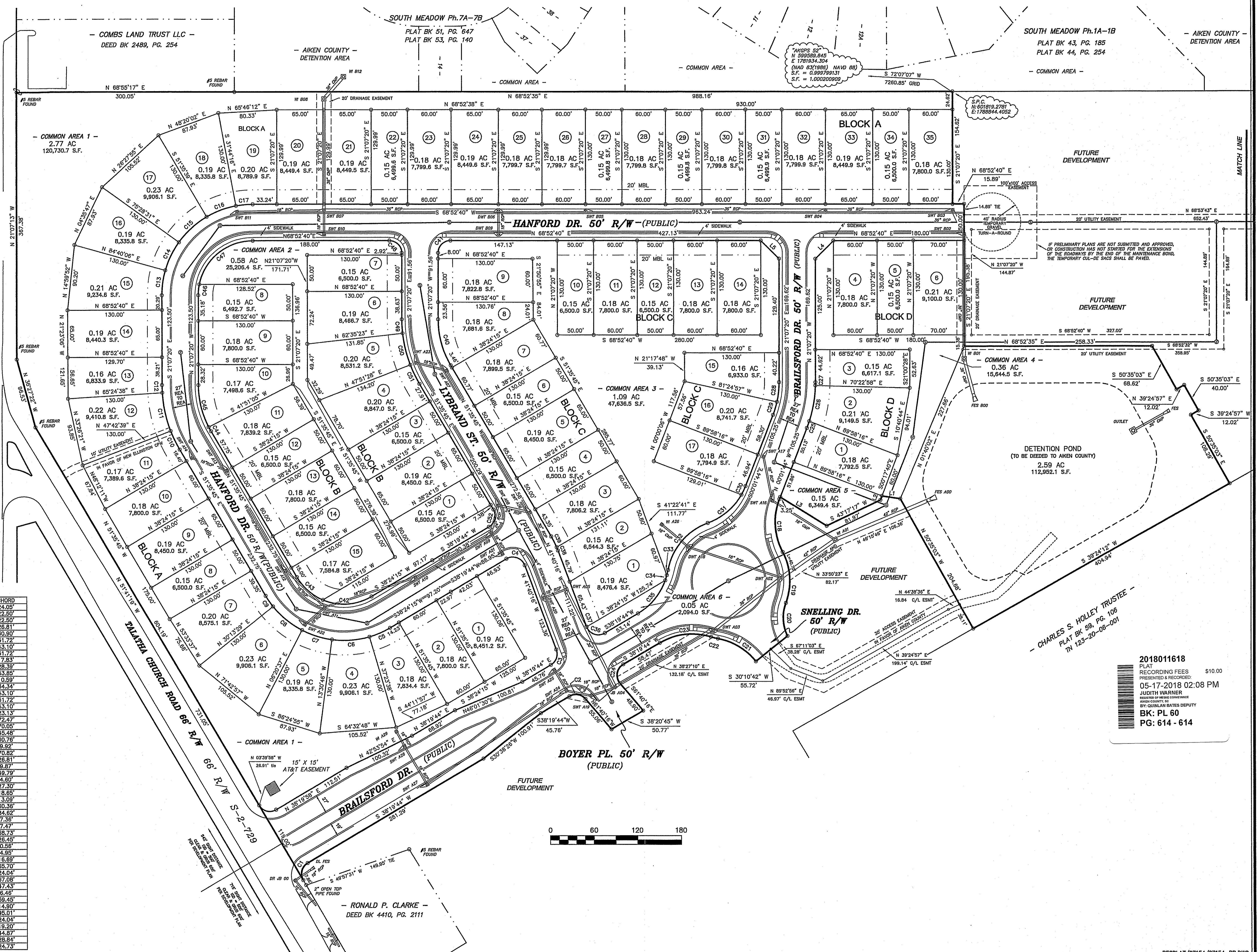




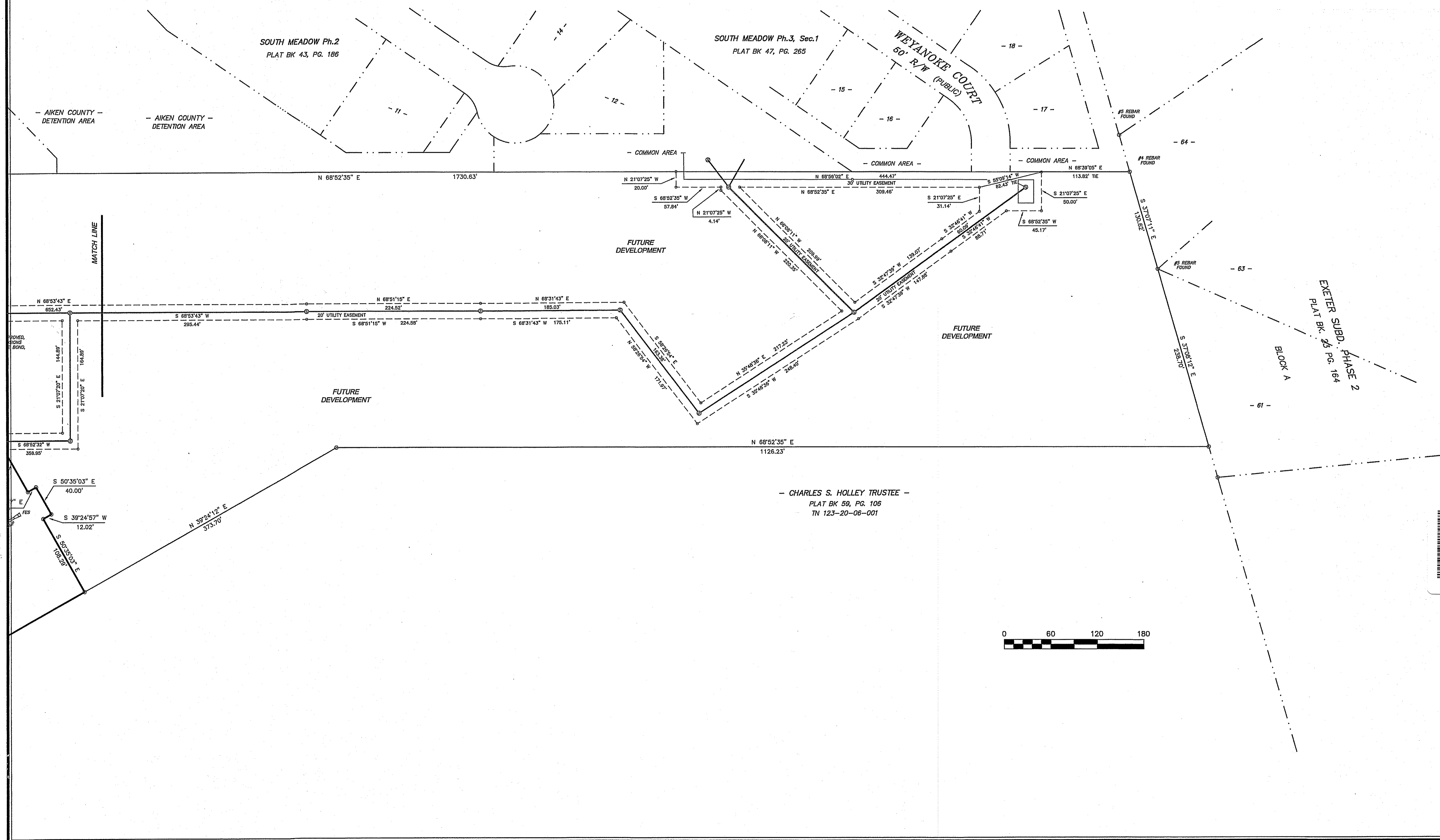
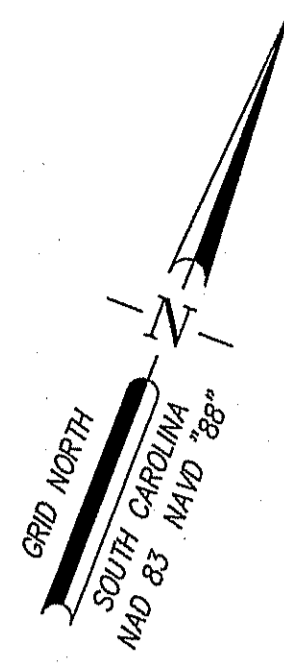
WHISKEY ROAD 100' R/W  
SC. HWY. 19

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 78°07'02" W | 25.63'   |
| L2   | S 00°17'40" E | 6.00'    |
| L3   | N 79°27'11" W | 76.07'   |
| L4   | N 23°52'40" E | 35.36'   |
| L5   | S 66°07'20" E | 35.36'   |

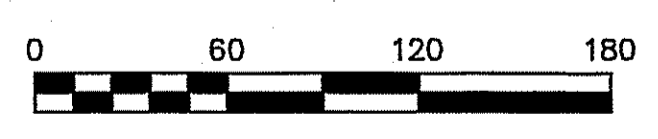
| CURVE | RADIUS  | LENGTH  | CHORD BEARING | CHORD  |
|-------|---------|---------|---------------|--------|
| C1    | 17.00'  | 25.71'  | N 05°40'47" W | 24.05' |
| C2    | 17.50'  | 24.43'  | N 78°19'44" E | 22.50' |
| C3    | 17.50'  | 24.43'  | N 01°40'16" W | 22.50' |
| C4    | 17.50'  | 30.54'  | S 88°19'44" W | 26.61' |
| C5    | 125.00' | 30.98'  | N 45°30'18" E | 30.90' |
| C6    | 125.00' | 62.10'  | N 64°32'48" E | 51.72' |
| C7    | 125.00' | 43.32'  | N 86°24'55" E | 43.10' |
| C8    | 125.00' | 52.10'  | S 71°42'57" W | 51.72' |
| C9    | 125.00' | 17.85'  | S 59°41'08" W | 17.83' |
| C10   | 175.00' | 28.43'  | S 46°56'33" W | 28.39' |
| C11   | 175.00' | 54.06'  | S 33°29'21" W | 53.85' |
| C12   | 175.00' | 10.59'  | S 22°21'21" W | 10.59' |
| C13   | 125.00' | 34.45'  | S 13°13'37" W | 34.34' |
| C14   | 125.00' | 43.32'  | S 04°39'47" W | 43.10' |
| C15   | 125.00' | 52.10'  | S 26°27'55" W | 51.72' |
| C16   | 125.00' | 43.32'  | S 48°20'02" W | 43.10' |
| C17   | 125.00' | 23.16'  | S 63°34'12" W | 23.13' |
| C18   | 87.00'  | 74.75'  | S 24°38'32" E | 72.47' |
| C19   | 84.50'  | 72.23'  | S 24°46'02" E | 70.05' |
| C20   | 57.00'  | 46.79'  | S 23°47'35" E | 45.48' |
| C21   | 87.00'  | 62.07'  | N 80°18'42" W | 60.76' |
| C22   | 80.50'  | 9.92'   | S 82°49'55" W | 9.92'  |
| C23   | 87.00'  | 72.94'  | S 62°20'50" W | 70.82' |
| C24   | 17.50'  | 30.54'  | S 11°40'16" E | 26.61' |
| C25   | 175.00' | 9.87'   | N 01°38'41" W | 9.87'  |
| C26   | 175.00' | 49.96'  | N 11°26'20" W | 49.79' |
| C27   | 175.00' | 4.60'   | N 20°22'11" W | 4.60'  |
| C28   | 125.00' | 27.35'  | S 14°51'11" E | 27.30' |
| C29   | 125.00' | 18.66'  | S 04°18'23" E | 18.65' |
| C30   | 87.00'  | 13.11'  | S 04°17'14" W | 13.09' |
| C31   | 87.00'  | 61.84'  | S 28°54'03" W | 60.36' |
| C32   | 84.50'  | 88.33'  | S 19°09'00" W | 84.92' |
| C33   | 87.00'  | 7.36'   | S 08°28'24" E | 7.36'  |
| C34   | 87.00'  | 7.48'   | S 03°35'11" E | 7.47'  |
| C35   | 87.00'  | 59.91'  | S 18°36'08" W | 58.73' |
| C36   | 17.50'  | 29.99'  | S 87°25'03" W | 26.45' |
| C37   | 17.50'  | 0.56'   | N 42°34'57" W | 0.56'  |
| C38   | 125.00' | 4.95'   | N 42°48'23" W | 4.95'  |
| C39   | 125.00' | 16.70'  | N 47°46'08" W | 16.69' |
| C40   | 125.00' | 66.48'  | N 36°21'32" W | 65.70' |
| C41   | 17.00'  | 26.70'  | N 23°52'40" E | 24.04' |
| C42   | 75.00'  | 69.55'  | S 64°58'09" W | 67.08' |
| C43   | 75.00'  | 48.26'  | N 70°01'51" W | 47.43' |
| C44   | 125.00' | 6.46'   | N 50°08'54" W | 6.46'  |
| C45   | 125.00' | 60.02'  | N 34°52'41" W | 58.45' |
| C46   | 75.00'  | 14.92'  | N 15°25'22" W | 14.90' |
| C47   | 75.00'  | 102.89' | N 25°34'35" E | 95.01' |
| C48   | 17.00'  | 26.70'  | S 65°07'20" E | 24.04' |
| C49   | 175.00' | 19.21'  | S 24°15'59" W | 19.20' |
| C50   | 175.00' | 45.00'  | S 34°48'34" W | 44.87' |
| C51   | 175.00' | 28.87'  | S 48°52'08" W | 28.84' |
| C52   | 17.50'  | 27.47'  | S 06°38'00" W | 24.73' |



2018011618  
 PLAT  
 RECORDING FEES \$10.00  
 PRESENTED & RECORDED  
 05-17-2018 02:08 PM  
 JUDITH WARNER  
 REGISTERED PROFESSIONAL SURVEYOR  
 Aiken County, SC  
 BY: CURTIS R. HAYES DEPUTY  
 BK: PL 60  
 PG: 614 - 614



2018011619  
 PLAT  
 RECORDING FEES \$10.00  
 PRESENTED & RECORDED  
 05-17-2018 02:08 PM  
 JUDITH WARNER  
 REGISTER OF DEEDS CONVEYANCE  
 AIKEN COUNTY, SC  
 BY: QUINLAN BATES DEPUTY  
 BK: PL 60  
 PG: 615 - 615



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