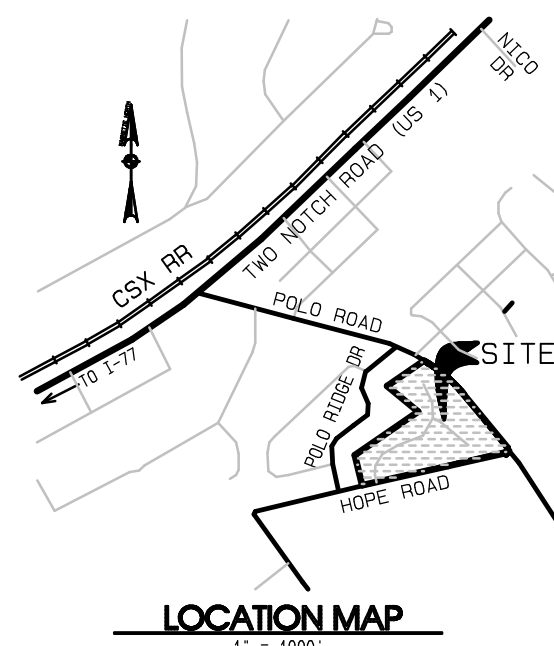
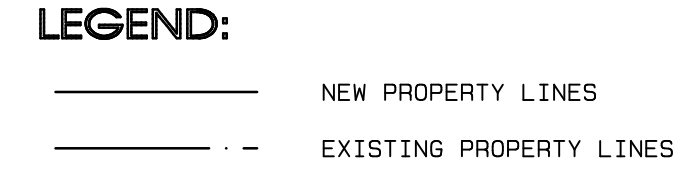


**LOT LINE CURVE DATA**

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	48.03	S05°14'15"W	175.00	15°43'36"	47.88	24.17
C2	59.53	N23°03'04"E	175.00	19°29'28"	59.25	30.06
C3	51.56	N41°14'17"E	175.00	16°52'57"	51.38	25.97
C4	32.43	N54°59'14"E	175.00	10°36'58"	32.38	16.26
C5	16.05	N62°54'18"E	175.00	5°15'23"	16.05	8.03
C6	23.66	N69°24'21"E	175.00	7°44'43"	23.64	11.85
C7	71.82	N56°45'31"E	125.00	32°55'18"	70.84	36.93
C8	80.69	S27°48'26"W	125.00	36°59'10"	79.30	41.81
C9	47.17	N07°27'13"W	125.00	21°37'23"	46.89	23.87
C10	30.81	N41°53'54"W	37.50	47°04'10"	29.95	16.33
C11	2.62	S67°31'10"E	37.50	3°59'48"	2.62	1.31
C12	42.21	N46°18'55"W	52.50	46°03'51"	41.08	22.32
C13	27.26	N08°21'19"W	52.50	29°44'49"	26.95	13.94
C14	33.96	N24°57'54"E	52.50	37°03'26"	33.37	17.60
C15	40.69	N65°14'43"E	52.50	44°24'41"	39.68	21.43
C16	105.03	N34°47'02"W	52.50	114°37'43"	88.37	81.82
C17	17.12	N09°14'53"E	37.50	26°09'06"	16.97	8.71
C18	11.80	N11°57'11"W	37.50	18°01'40"	11.75	5.95
C19	37.33	N15°13'08"W	175.00	12°13'22"	37.26	18.74
C20	20.50	S05°45'08"E	175.00	6°42'40"	20.49	10.26
C21	32.58	S27°10'26"W	37.50	49°46'53"	31.57	17.40
C22	5.62	N56°11'29"W	37.50	8°35'20"	5.62	2.82
C23	46.32	S50°06'06"E	125.19	21°11'55"	46.05	23.43
C24	9.88	S40°12'28"E	375.00	1°30'32"	9.87	4.94
C25	53.55	S45°03'48"E	375.00	8°10'54"	53.50	26.82
C26	46.71	S52°45'43"E	375.00	7°08'14"	46.68	23.39
C27	78.69	N51°10'15"W	425.00	10°36'33"	78.58	39.46
C28	41.97	N43°02'14"W	425.00	5°39'30"	41.95	21.00
C29	51.89	S86°04'28"W	27.50	108°06'10"	44.52	37.92
C30	51.10	N40°02'40"E	175.00	16°43'45"	50.81	25.73
C31	52.09	N56°06'08"E	175.00	17°03'12"	51.89	26.24
C32	23.66	N69°21'41"E	175.00	7°44'47"	23.64	11.85
C33	28.36	N66°45'25"E	125.00	12°59'52"	28.30	14.24
C34	53.90	N47°52'24"E	125.00	24°42'19"	53.48	27.37
C35	83.04	N16°30'31"E	125.00	38°03'53"	81.53	43.12
C36	30.00	S59°26'44"E	718.31	2°23'35"	30.00	15.00
C37	170.81	S51°27'23"E	718.31	13°37'29"	170.41	85.81
C38	61.68	S42°11'45"E	718.31	4°55'12"	61.66	30.86



- NOTES & REFERENCES:
- 5.28 ACRES TO BE DIVIDED INTO 24 RESIDENTIAL LOTS.
  - RICHLAND COUNTY TMS #22802-06-02 to 31, #22802-03-02 and 03, #22802-07-01. CURRENT ZONING= RM-MD.
  - I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP #45079C 0260 K, EFFECTIVE DATE SEPTEMBER 29, 2010, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PARCEL IS WITHIN UNSHADED ZONE X (NOT A DESIGNATED 100-YEAR FLOOD PRONE AREA).
  - BONDED SUBDIVISION PLAN OF HEATHER SPRINGS BY UNITED DESIGN SERVICES, INC. PREPARED FOR RICE CREEK FARMS PARTNERSHIP DATED JULY 3, 2007 LAST REVISED AUGUST 17, 2007. RB1356-2780
  - ALL ROADS WITHIN THIS SUBDIVISION HAVE A 50' R/W AND ARE TO BE DEDICATED TO RICHLAND COUNTY. (1.14 ACRES)
  - ALL STORM DRAINAGE, EASEMENTS AND DETENTION PONDS (0.21 ACRE) TO BE DEDICATED TO RICHLAND COUNTY.
  - SIDEWALKS WILL BE PROVIDED ALONG ALL EXISTING PUBLIC ROADS IN ACCORDANCE WITH CHAPTER 26 SECTION 179 ENTITLED PEDESTRIAN, BICYCLE, AND TRANSIT AMENITIES.
  - ALL PROPERTY CORNERS ARE #4 REBAR UNLESS SHOWN OTHERWISE.
  - AREAS SHOWN AS "COMMON AREA" ARE APPROXIMATE. THE OWNER/DEVELOPER RESERVES THE RIGHT TO MODIFY, WITHIN APPLICABLE RICHLAND COUNTY REGULATIONS, THE SHAPE AND SIZE OF THE COMMON AREA. (0.40 ACRE)
  - UNLESS OTHERWISE SHOWN, ALL LOTS IN THIS SUBDIVISION SHALL HAVE A 10' EASEMENT 15' EACH SIDE OF PROPERTY LINE) RESERVED IN FAVOR OF THE DEVELOPER, HIS HEIRS AND ASSIGNS.
  - ALL WATER LINE EASEMENTS SHALL BE DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA. ALSO, A 10' WATER EASEMENT SHALL BE DEDICATED EXCLUSIVELY TO THE CITY OF COLUMBIA FOR ALL WATER SERVICE LINES FROM THE MAIN LINE TO METER BOXES.
  - BUILDING SETBACKS:  
FRONT= 15'  
SIDE= 7'  
REAR= 15' (25' ALONG EXISTING ROAD R/W)
  - SEWER SYSTEM AS-BUILT OF HEATHER SPRINGS PREPARED FOR SUNSVEST PROPERTIES, INC. BY WCC ENGINEERING, LLC DATED OCTOBER 10, 2006.
  - WATER RECORD DRAWING OF HEATHER SPRINGS PREPARED FOR RICE CREEK FARMS PARTNERSHIP BY WCC ENGINEERING, LLC DATED OCTOBER 10, 2007 REVISED 5-28-08.
  - STORM DRAINAGE & ROAD RECORD DRAWING OF HEATHER SPRINGS PREPARED FOR FIRST COMMUNITY BANK BY CIVIL ENGINEERING OF COLUMBIA DATED APRIL 19, 2013.
  - SIDEWALKS SHOWN ARE PROPOSED. THE SIDEWALKS SHALL BE INSTALLED BY THE INDIVIDUAL HOMEOWNER AS LOTS ARE DEVELOPED. THE DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF SIDEWALKS ALONG COMMON AREA ROAD RIGHT OF WAY.



I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

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.

CHARLES D. MEELLER P.L.S. #12246

**ROAD CENTERLINE CURVE DATA**

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C100	164.12	N28°53'55"E	150.00	62°41'19"	156.05	91.36
C101	34.04	N66°44'14"E	150.00	13°00'11"	33.97	17.09
C102	157.36	N43°10'06"E	150.00	60°06'28"	150.24	86.79
C103	98.34	N05°16'36"W	150.00	35°47'54"	94.69	49.90
C104	74.90	S60°51'58"E	100.19	42°50'09"	73.17	39.30
C105	117.48	S47°53'08"E	400.00	16°49'38"	117.05	59.16

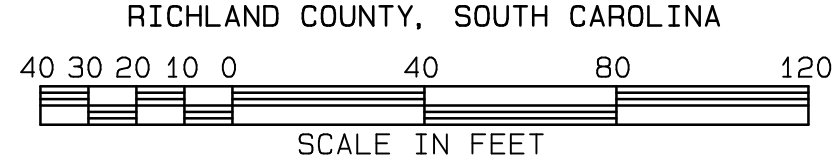
THE WATER OPERATOR IS:  
**THE CITY OF COLUMBIA**  
 POST OFFICE BOX 147  
 COLUMBIA, S.C. 29217  
 TEL: (803) 545-3400  
 FAX: (803) 733-8674  
 ATTN: MR. SCOTT ROGERS  
 E-MAIL: MSROGERS@COLUMBIASC.NET

THE SEWER OPERATOR IS:  
**EAST RICHLAND COUNTY PUBLIC SERVICE DISTRICT**  
 P.O. BOX 23069  
 COLUMBIA, S.C. 29224  
 TEL: (803) 788-1570  
 FAX: (803) 736-5399

THE OWNER IS:  
**FIRST COMMUNITY BANK**  
 5455 SUNSET BLVD.  
 LEXINGTON, SC 29072  
 TEL: (803) 358-6939  
 FAX: (803) 358-6909  
 ATTN: MR. JACK WALKER  
 EMAIL: JWALKER@FIRSTCOMMUNITYSC.COM

THE ENGINEER/SURVEYOR IS:  
**CIVIL ENGINEERING OF COLUMBIA**  
 3608 FERNANDINA ROAD  
 COLUMBIA, S.C. 29210  
 TEL: (803) 798-2820  
 FAX: (803) 798-2826  
 ATTN: MR. WILLIAM H. BROWN  
 EMAIL: WHB@CECOLA.COM

# HEATHER SPRINGS



SCALE	1" = 40'
	DATE APRIL 23, 2013
DRAWN	N. DELOACH
	DESIGNED WALSH
DRAWING NUMBER	12008
	1 OF 1
CHECKED BY:	
JOB NUMBER	12008
PREPARED FOR	FIRST COMMUNITY BANK
	LEXINGTON, SOUTH CAROLINA
REVISION	
NO. DATE DESCRIPTION	
BY	

**CIVIL ENGINEERING OF COLUMBIA**  
 CONSULTING ENGINEERING, SURVEYING AND PLANNING  
 3608 FERNANDINA ROAD, COLUMBIA, SOUTH CAROLINA 29210  
 TELEPHONE (803) 798-2820 FAX (803) 798-2826

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