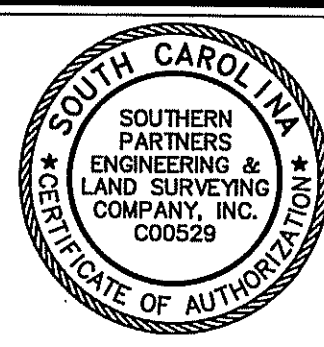


PROJECT DATA	
TOTAL AREA	47.57
ROAD AREA	2.82 ACS.
TOTAL NO. LOTS	46
AVG LOT SIZE	0.33 AC
MIN. LOT SIZE	0.28 AC
TAX PARCEL #	023-08-01-001
PLAT BOOK	BK. 48, Pg. 266-1
DEED BOOK	BK. 4959, Pg. 1784
ZONING	PUD
LOCATION IN PUD	SECTION G&H
REQ'D OPEN SPACE (25%)	11.89 AC
OPEN SPACE PROVIDED	25.77 AC

NOTE: LAKES AND STREAMS PUD WAS APPROVED BY THE AIKEN COUNTY COUNCIL IN APRIL OF 1996.



RECORD PLAT

OF

THE LAKES OF LAKES AND STREAMS

PROPERTY LOCATED NORTHEAST OF THE CITY OF NORTH AUGUSTA
AIKEN COUNTY, SOUTH CAROLINA

DATE: SEPTEMBER 07, 2023 SCALE: 1"= 100'
REVISED DATE: FEBRUARY 15, 2024 (COMMENTS 2/13/24)
PREPARED FOR:

THE LAKES DEVELOPMENT, LLC

112 WALNUT LANE NORTH AUGUSTA, SC 29860 Chris Welch(803)640-1974

PREPARED BY:

SOUTHERN PARTNERS, INC.
ENGINEERS - SURVEYORS - PLANNERS - G.P.S.
1233 AUGUSTA WEST PARKWAY AUGUSTA, GA. 30909 (706) 855-6000



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.

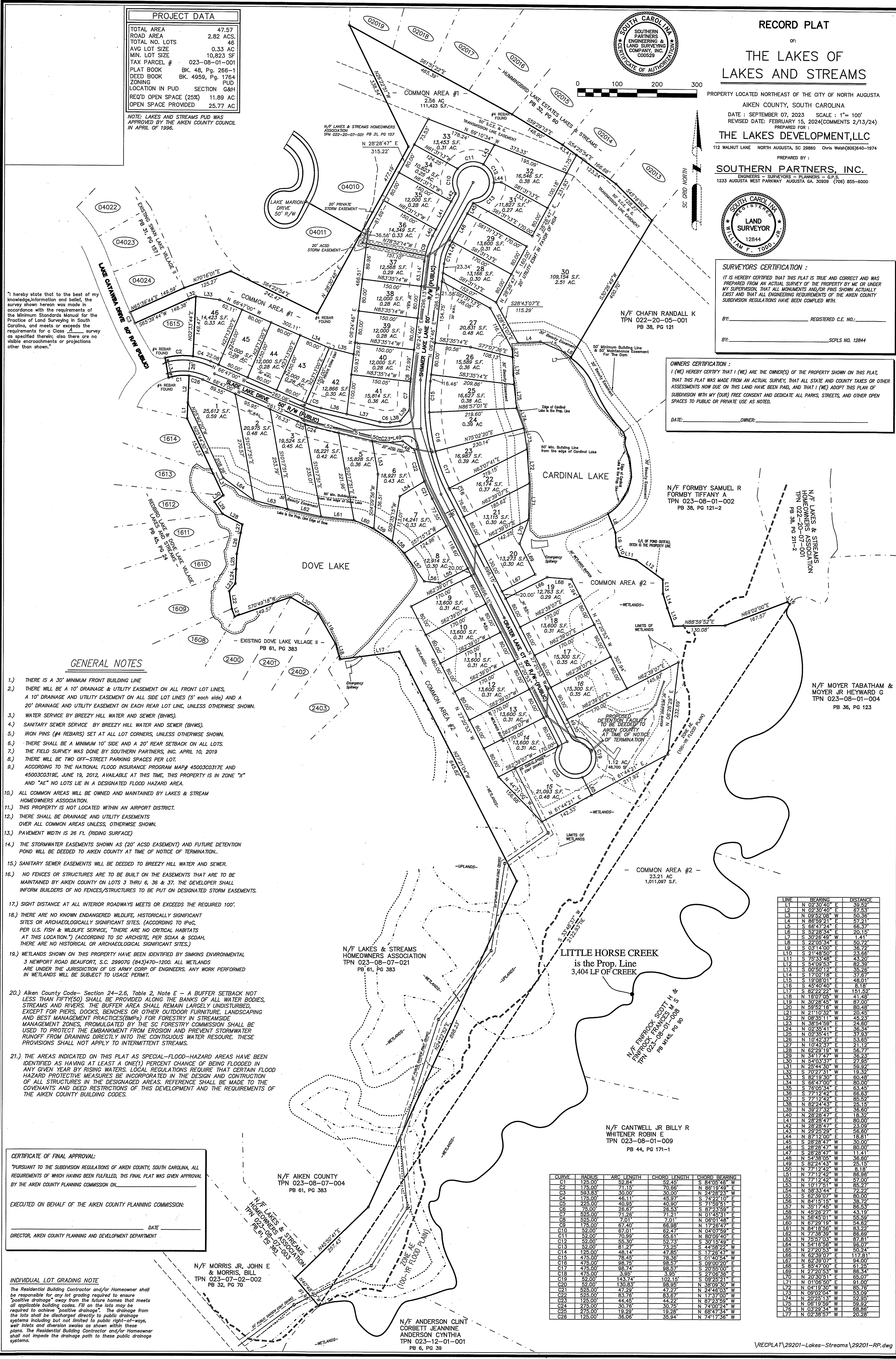
BY: _____ REGISTERED C.E. NO.: _____
BY: _____ S.C.P.L.S. NO. 12844

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: _____ OWNER: _____

"I hereby state that to the best of my knowledge, information and belief, the survey shown hereon 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."



GENERAL NOTES

- 1.) THERE IS A 30' MINIMUM FRONT BUILDING LINE
- 2.) THERE WILL BE A 10' DRAINAGE & UTILITY EASEMENT ON ALL FRONT LOT LINES, A 10' DRAINAGE AND UTILITY EASEMENT ON ALL SIDE LOT LINES (5' each side) AND A 20' DRAINAGE AND UTILITY EASEMENT ON EACH REAR LOT LINE, UNLESS OTHERWISE SHOWN.
- 3.) WATER SERVICE BY BREEZY HILL WATER AND SEWER (BHWS).
- 4.) SANITARY SEWER SERVICE BY BREEZY HILL WATER AND SEWER (BHWS).
- 5.) IRON PINS (#4 REBARS) SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN.
- 6.) THERE SHALL BE A MINIMUM 10' SIDE AND A 20' REAR SETBACK ON ALL LOTS.
- 7.) THE FIELD SURVEY WAS DONE BY SOUTHERN PARTNERS, INC. APRIL 10, 2019
- 8.) THERE WILL BE TWO OFF-STREET PARKING SPACES PER LOT.
- 9.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM MAP# 45003C0317E AND 45003C0319E, JUNE 19, 2012, AVAILABLE AT THIS TIME, THIS PROPERTY IS IN ZONE "X" AND "AE" NO LOTS LIE IN A DESIGNATED FLOOD HAZARD AREA.
- 10.) ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY LAKES & STREAM HOMEOWNERS ASSOCIATION.
- 11.) THIS PROPERTY IS NOT LOCATED WITHIN AN AIRPORT DISTRICT.
- 12.) THERE SHALL BE DRAINAGE AND UTILITY EASEMENTS OVER ALL COMMON AREAS UNLESS, OTHERWISE SHOWN.
- 13.) PAVEMENT WIDTH IS 26 FT. (RIDING SURFACE)
- 14.) THE STORMWATER EASEMENTS SHOWN AS (20' ACSD EASEMENT) AND FUTURE DETENTION POND WILL BE DEEDED TO AIKEN COUNTY AT TIME OF NOTICE OF TERMINATION.
- 15.) SANITARY SEWER EASEMENTS WILL BE DEEDED TO BREEZY HILL WATER AND SEWER.
- 16.) NO FENCES OR STRUCTURES ARE TO BE BUILT ON THE EASEMENTS THAT ARE TO BE MAINTAINED BY AIKEN COUNTY ON LOTS 3 THRU 6, 36 & 37. THE DEVELOPER SHALL INFORM BUILDERS OF NO FENCES/STRUCTURES TO BE PUT ON DESIGNATED STORM EASEMENTS.
- 17.) SIGHT DISTANCE AT ALL INTERIOR ROADWAYS MEETS OR EXCEEDS THE REQUIRED 100'.
- 18.) THERE ARE NO KNOWN ENDANGERED WILDLIFE, HISTORICALLY SIGNIFICANT SITES OR ARCHAEOLOGICALLY SIGNIFICANT SITES. (ACCORDING TO IPGC, PER U.S. FISH & WILDLIFE SERVICE, "THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.") (ACCORDING TO SC ARCHSITE, PER SOAIA & SODAH, THERE ARE NO HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANT SITES.)
- 19.) WETLANDS SHOWN ON THIS PROPERTY HAVE BEEN IDENTIFIED BY SIMKINS ENVIRONMENTAL 3 NEWPORT ROAD BEAUFORT, S.C. 299076 (843)470-1200. ALL WETLANDS ARE UNDER THE JURISDICTION OF US ARMY CORP OF ENGINEERS. ANY WORK PERFORMED IN WETLANDS WILL BE SUBJECT TO USACE PERMIT.
- 20.) Aiken County Code- Section 24-2.6, Table 2, Note E - A BUFFER SETBACK NOT LESS THAN FIFTY(50) SHALL BE PROVIDED ALONG THE BANKS OF ALL WATER BODIES, STREAMS AND RIVERS. THE BUFFER AREA SHALL REMAIN LARGELY UNDISTURBED, EXCEPT FOR PIERS, DOCKS, BENCHES OR OTHER OUTDOOR FURNITURE, LANDSCAPING AND BEST MANAGEMENT PRACTICES(BMPS) FOR FORESTRY IN STREAMSIDE MANAGEMENT ZONES, PROMULGATED BY THE SC FORESTRY COMMISSION SHALL BE USED TO PROTECT THE EMBANKMENT FROM EROSION AND PREVENT STORMWATER RUNOFF FROM DRAINING DIRECTLY INTO THE CONTIGUOUS WATER RESOURCE. THESE PROVISIONS SHALL NOT APPLY TO INTERMITTENT STREAMS.
- 21.) THE AREAS INDICATED ON THIS PLAT AS SPECIAL-FLOOD-HAZARD AREAS HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE(1) PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING WATERS. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES IN THE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE COVENANTS AND DEED RESTRICTIONS OF THIS DEVELOPMENT AND THE REQUIREMENTS OF THE AIKEN COUNTY BUILDING CODES.

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 _____

EXECUTED ON BEHALF OF THE AIKEN COUNTY PLANNING COMMISSION:

DATE _____
DIRECTOR, AIKEN COUNTY PLANNING AND DEVELOPMENT DEPARTMENT

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, water intakes 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	125.00	52.84	52.45	S 84°05'46" W
C2	175.00	71.15	70.66	N 86°19'49" E
C3	593.83	30.00	30.00	N 24°28'23" W
C4	175.00	48.11	48.07	S 74°22'10" E
C5	225.00	40.95	40.90	S 71°59'51" E
C6	75.00	26.67	26.53	S 87°23'59" E
C7	525.00	7.28	7.21	N 01°45'31" E
C8	525.00	7.01	7.01	N 05°01'48" E
C9	175.00	67.40	66.98	N 17°26'47" E
C10	52.00	67.01	62.47	N 04°07'59" E
C11	52.00	70.99	65.67	N 80°09'40" E
C12	52.00	55.30	52.73	S 30°15'49" E
C13	52.00	81.27	73.25	S 44°58'22" W
C14	125.00	48.14	47.85	S 17°26'47" W
C15	425.00	78.45	78.36	S 01°40'54" W
C16	425.00	98.75	98.57	S 09°00'20" E
C17	425.00	98.74	98.57	S 20°59'00" E
C18	425.00	3.95	3.95	S 27°08'36" E
C19	52.00	143.74	102.15	S 09°25'21" E
C20	52.00	130.83	98.95	N 38°09'30" W
C21	52.00	47.29	47.27	N 24°48'03" W
C22	525.00	83.76	83.67	N 17°37'00" W
C23	125.00	44.45	44.22	N 87°23'59" W
C24	275.00	30.76	30.75	N 74°00'24" W
C25	275.00	19.29	19.29	N 88°47'34" W
C26	125.00	36.06	35.94	N 74°17'36" W

LINE	BEARING	DISTANCE
L1	N 02°30'40" E	39.52
L2	N 02°30'40" E	67.53
L3	N 09°52'08" W	60.36
L4	S 88°59'21" E	57.21
L5	S 88°47'24" E	66.47
L6	S 82°28'34" E	20.15
L7	S 30°26'48" W	1.41
L8	S 22°05'34" E	50.72
L9	S 03°14'00" E	36.72
L10	S 21°48'50" E	23.66
L11	S 75°33'48" E	43.20
L12	S 34°08'53" E	82.39
L13	S 00°50'12" E	35.26
L14	S 17°02'18" E	37.67
L15	S 19°08'01" E	45.01
L16	S 45°40'40" E	8.18
L17	S 82°22'22" W	151.52
L18	N 16°07'05" W	41.48
L19	N 30°08'45" W	87.00
L20	N 59°52'16" W	80.48
L21	N 21°10'32" W	20.45
L22	N 08°51'14" W	45.23
L23	N 38°54'58" E	24.60
L24	N 02°35'41" E	36.34
L25	N 02°35'41" E	37.93
L26	N 10°42'37" E	18.27
L27	N 10°42'37" E	21.12
L28	N 62°29'19" W	56.77
L29	N 01°45'31" E	53.65
L30	N 54°03'37" E	27.95
L31	N 25°44'30" W	59.92
L32	S 70°27'45" W	51.00
L33	N 84°19'30" E	60.48
L34	S 66°47'00" E	80.00
L35	S 76°05'34" E	63.45
L36	S 85°19'00" E	61.75
L37	S 77°12'42" E	85.52
L38	N 82°24'43" E	25.15
L39	N 59°27'32" E	36.60
L40	N 28°28'47" E	11.41
L41	N 28°28'47" E	80.00
L42	N 28°28'47" E	23.09
L43	N 29°29'29" E	56.60
L44	N 87°12'00" E	18.81
L45	S 28°28'47" W	30.00
L46	S 28°28'47" W	80.00
L47	S 28°28'47" W	11.41
L48	N 54°38'05" W	36.60
L49	S 82°24'43" W	25.15
L50	N 77°12'42" W	81.89
L51	N 77°12'42" W	86.96
L52	N 77°12'42" W	57.00
L53	N 10°17'51" W	85.27
L54	N 58°15'44" E	72.27
L55	S 82°39'07" W	80.00
L56	N 84°15'15" W	38.72
L57	N 35°17'45" W	56.53
L58	N 45°26'27" W	23.19
L59	N 56°45'01" W	55.59
L60	N 67°29'19" W	54.82
L61	N 84°19'30" W	63.22
L62	N 77°38'59" W	86.69
L63	N 75°57'03" W	87.81
L64	N 54°19'30" W	56.07
L65	N 27°20'53" W	50.24
L66	N 82°39'07" E	117.81
L67	N 82°39'07" E	94.00
L68	N 82°39'07" E	61.75
L69	N 77°20'53" W	86.34
L70	N 20°50'51" E	65.07
L71	N 01°16'30" E	61.75
L72	N 04°19'30" W	85.76
L73	N 09°02'04" W	53.09
L74	N 20°25'13" W	52.95
L75	N 03°28'47" W	80.00
L76	N 03°28'47" W	68.86
L77	N 02°38'57" W	20.28