

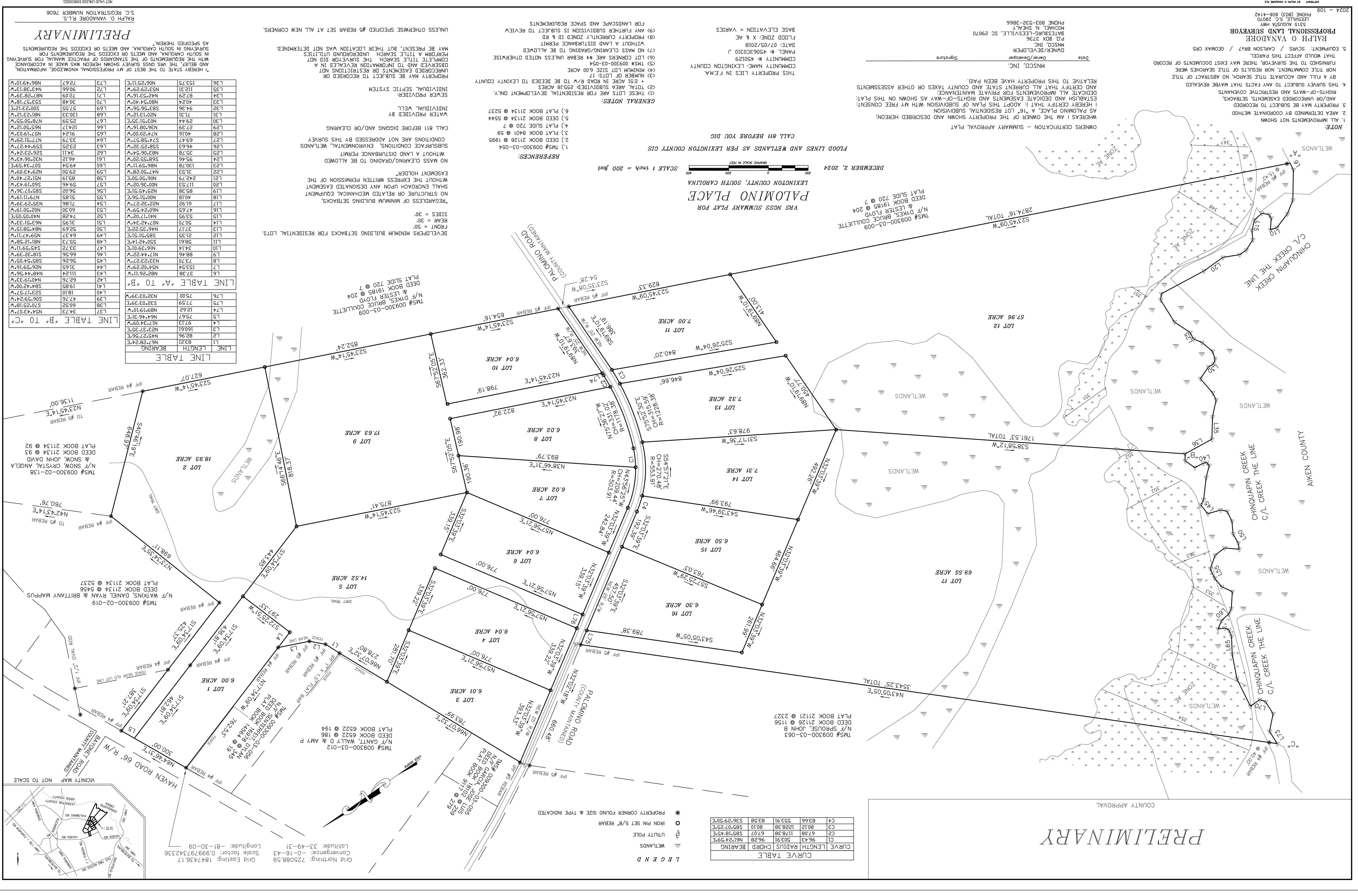
PRELIMINARY

COUNTY APPROVAL

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	96.43	1178.38	67.07	S85°18'45"E
C2	67.83	1178.38	67.07	S85°18'45"E
C3	80.12	1228.38	80.10	S85°07'25"E
C4	83.66	953.91	83.58	S36°29'50"E

LEGEND

- PROPERTY CORNER FOUND SIZE & TYPE INDICATED
- IRON PIN SET 5/8" REBAR
- ⊕ UTILITY POLE
- WETLANDS



PALOMINO PLACE

VRS NCS5 SUMMARY PLAT FOR LEXINGTON COUNTY, SOUTH CAROLINA

DECEMBER 2, 2024

SCALE 1 inch = 200 feet

CALL 811 BEFORE YOU DIG

- GENERAL NOTES:**
- THESE LOTS ARE FOR RESIDENTIAL DEVELOPMENT ONLY.
 - TOTAL AREA SUBDIVIDED: 253.18 ACRES
 - + 251 ACRES IN ROAD R/W TO BE DEDED TO LEXINGTON COUNTY
 - NUMBER OF LOTS: 17
 - MINIMUM LOT SIZE: 6.00 ACRE
 - THIS PROPERTY LIES IN F.E.M.A. COMMUNITY NAME: LEXINGTON COUNTY
 - COMMUNITY # 450630010 J
 - DATE: 07/05/2018
 - FLOOD ZONE: X & AE
 - BASE ELEVATION = VARIES
 - ANY FURTHER SUBDIVISION IS SUBJECT TO REVIEW
 - PROPERTY CURRENTLY ZONED II & RD
 - WITHOUT A LAND DISTURBANCE PERMIT
 - NO MASS CLEARING/GRADING TO BE ALLOWED
 - LOT CORNERS ARE #4 REBAR UNLESS NOTED OTHERWISE
 - THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR SURVEYS IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

- REFERENCES:**
- TMS# 009300-03-054
 - DEED BOOK 21126 @ 1995
 - PLAT SLIDE 720 @ 7
 - PLAT SLIDE 720 @ 7
 - DEED BOOK 21134 @ 544
 - PLAT BOOK 21134 @ 5237

DEVELOPERS MINIMUM BUILDING SETBACKS FOR RESIDENTIAL LOTS.
 FRONT = 50'
 REAR = 30'
 SIDES = 30'

REGARDLESS OF MINIMUM BUILDING SETBACKS,
 NO STRUCTURE OR RELATED MECHANICAL EQUIPMENT
 SHALL ENCOACH UPON ANY DESIGNATED EASEMENT
 WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE
 EASEMENT HOLDER.

NO MASS CLEARING/GRADING TO BE ALLOWED
 WITHOUT A LAND DISTURBANCE PERMIT

SUBSURFACE CONDITIONS, ENVIRONMENTAL, WETLANDS
 CONDITIONS ARE NOT ADDRESSED BY THIS SURVEY.

CALL 811 BEFORE DIGGING AND/OR CLEARING

WATER PROVIDED BY
 INDIVIDUAL WELL

SEWER PROVIDED BY
 INDIVIDUAL SEPTIC SYSTEM

REPORTER MAY BE SUBJECT TO RECORD OR
 UNRECORDED EASEMENTS OR RESTRICTIONS NOT
 OBSERVED AND TO INFORMATION REVEALED IN A
 COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT
 PERFORM A TITLE SEARCH AND MEETS OR EXCEEDS THE
 REQUIREMENTS IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE
 REQUIREMENTS AS SPECIFIED THEREIN.

LINE TABLE

LINE	LENGTH	BEARING
L1	83.21	N57°28'24"E
L2	82.96	N57°27'55"E
L3	160.51	N57°27'55"E
L4	92.13	N7°34'09"W
L5	75.67	N64°46'31"E
L6	37.38	N82°26'11"W
L7	34.73	N54°43'07"W
L8	77.59	S22°03'39"E
L9	12.62	N89°19'10"W
L10	75.00	N22°03'39"W
L11	18.85	S84°42'00"W
L12	62.76	N40°19'33"W
L13	11.24	N48°44'56"W
L14	31.65	N26°59'16"W
L15	73.70	N33°23'27"W
L16	34.14	N6°39'10"E
L17	88.46	N7°44'22"W
L18	47.55	N07°51'27"W
L19	40.18	N00°51'56"E
L20	85.88	N00°51'56"E
L21	117.53	N00°36'20"W
L22	242.79	N06°50'50"E
L23	31.33	N47°50'28"W
L24	95.46	S68°55'20"W
L25	35.78	N83°56'56"W
L26	46.63	S58°25'22"W
L27	69.47	S74°58'57"W
L28	40.16	N74°20'00"W
L29	27.39	N36°08'16"W
L30	19.44	N03°51'59"E
L31	21.31	N01°13'21"W
L32	94.36	S83°56'56"W
L33	40.24	N80°54'40"W
L34	87.29	N42°53'16"W
L35	112.31	N53°29'29"W
L36	153.75	N06°22'11"E

LINE TABLE "A" TO "B"

LINE	LENGTH	BEARING
L37	34.73	N54°43'07"W
L38	60.52	S70°25'18"W
L39	506.92	S05°59'24"W
L40	1810	S23°17'52"E
L41	19.85	S84°42'00"W
L42	62.76	N40°19'33"W
L43	11.24	N48°44'56"W
L44	31.65	N26°59'16"W
L45	73.70	N33°23'27"W
L46	34.14	N6°39'10"E
L47	88.46	N7°44'22"W
L48	55.73	S50°42'14"E
L49	21.35	S85°51'51"E
L50	32.69	N84°58'15"W
L51	31.95	N63°51'33"W
L52	74.28	N40°05'05"E
L53	47.55	N07°51'27"W
L54	71.86	N39°51'19"W
L55	51.85	N00°51'56"E
L56	85.88	N00°51'56"E
L57	117.53	N00°36'20"W
L58	242.79	N06°50'50"E
L59	29.50	N29°43'09"W
L60	49.54	S07°34'59"E
L61	46.12	N32°06'43"W
L62	34.11	S26°23'24"W
L63	23.25	S59°44'27"W
L64	33.79	N77°51'29"W
L65	19.24	N57°19'03"W
L66	12.41	N25°59'12"W
L67	25.93	N73°50'55"W
L68	130.33	N81°23'12"E
L69	57.55	S00°23'12"E
L70	30.48	S53°57'18"W
L71	72.09	N87°28'39"W
L72	96.66	N43°28'13"W
L73	72.67	N64°47'10"W

LINE TABLE "B" TO "C"

LINE	LENGTH	BEARING
L74	12.62	N89°19'10"W
L75	77.59	S22°03'39"E
L76	75.00	N22°03'39"W
L77	18.85	S84°42'00"W
L78	62.76	N40°19'33"W
L79	11.24	N48°44'56"W
L80	31.65	N26°59'16"W
L81	73.70	N33°23'27"W
L82	34.14	N6°39'10"E
L83	88.46	N7°44'22"W
L84	47.55	N07°51'27"W
L85	40.18	N00°51'56"E
L86	85.88	N00°51'56"E
L87	117.53	N00°36'20"W
L88	242.79	N06°50'50"E
L89	29.50	N29°43'09"W
L90	49.54	S07°34'59"E
L91	46.12	N32°06'43"W
L92	34.11	S26°23'24"W
L93	23.25	S59°44'27"W
L94	33.79	N77°51'29"W
L95	19.24	N57°19'03"W
L96	12.41	N25°59'12"W
L97	25.93	N73°50'55"W
L98	130.33	N81°23'12"E
L99	57.55	S00°23'12"E
L100	30.48	S53°57'18"W
L101	72.09	N87°28'39"W
L102	96.66	N43°28'13"W
L103	72.67	N64°47'10"W

PRELIMINARY

RALPH O. VANADORE R.L.S.

S.C. REGISTRATION NUMBER 7606

NOT VALID UNLESS ENDORSED

2024 - 109

RALPH O. VANADORE
 PROFESSIONAL LAND SURVEYOR

5135 AUSTIN HWY
 LEXVILLE, S.C. 29070
 PHONE (803) 608-4142

5. EQUIPMENT SCANS / CARLSON BRX / GEOMAX C85
 THAT WOULD AFFECT THIS PARCEL.

NON THE COMMITTEE, NON RESULTS OF TITLE SEARCHES OF RECORD
 FURNISHED TO THE SURVEYOR, THERE MAY EXIST DOCUMENTS OF RECORD

BY A TITLE AND ACCURATE TITLE SEARCH, NO ABSTRACT OF TITLE
 THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE REVEALED

4. WHEREAS I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON:
 1. AREA DETERMINED BY COORDINATE METHOD
 2. AREA DETERMINED BY COORDINATE METHOD
 3. PROPERTY MAY BE SUBJECT TO RECORDS
 AND/OR UNRECORDED EASEMENTS, SETBACKS,
 RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS.

3. PROPERTY MAY BE SUBJECT TO RECORDS
 AND/OR UNRECORDED EASEMENTS, SETBACKS,
 RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS.

4. THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE REVEALED
 BY A TITLE AND ACCURATE TITLE SEARCH, NO ABSTRACT OF TITLE
 FURNISHED TO THE SURVEYOR, THERE MAY EXIST DOCUMENTS OF RECORD

5. EQUIPMENT SCANS / CARLSON BRX / GEOMAX C85
 THAT WOULD AFFECT THIS PARCEL.