

66' R

#4 RBF (BURIED)

40

Blue Point Ct

L=408.06'

100' SETBACK

175.9'

FOUNDATION
(SEE DETAIL)

160.2'

WELL

166.3'

30' DRAIN EASE

60'

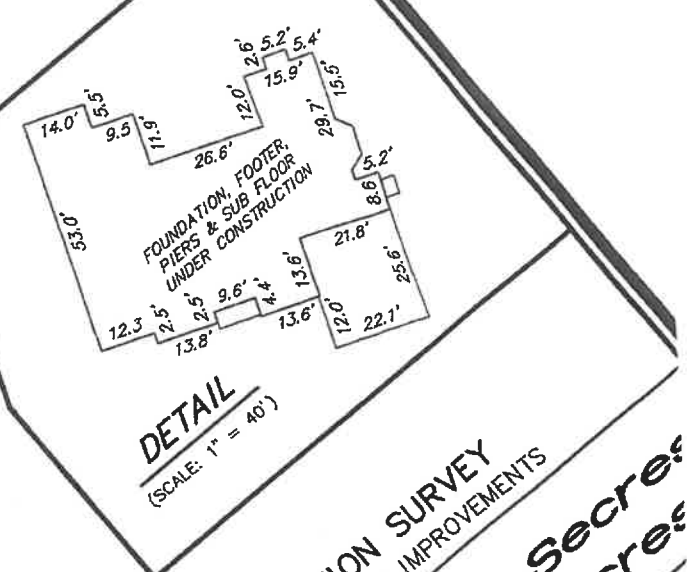
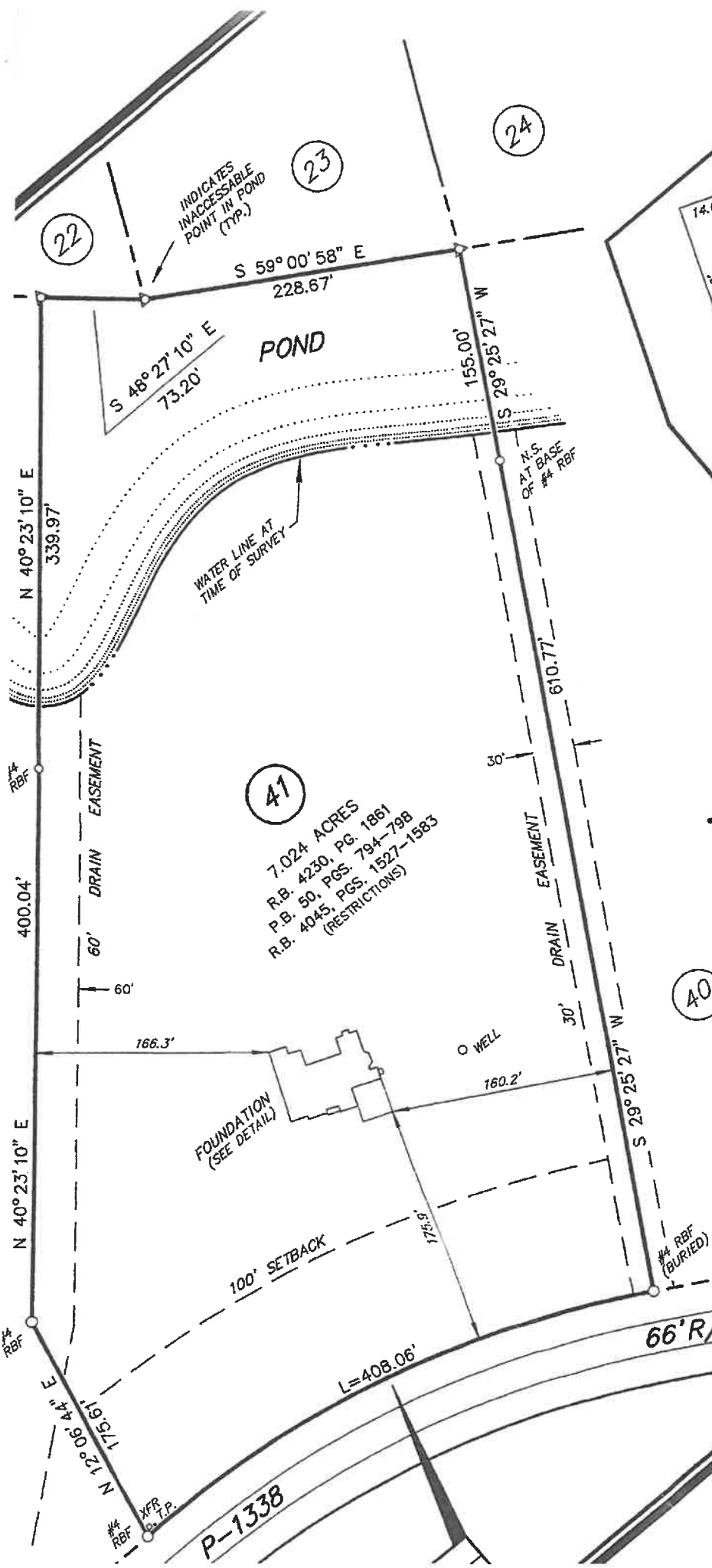
60' DRAIN

N 40° 23' 10" E

400.04'

175.61' 06' 44" E

7.02
 R.B. 4230
 P.B. 50 PGS. 152
 R.B. 4045 (RESTRICTIONS)



FOUNDATION SURVEY
SHOWING EXISTING IMPROVEMENTS

PREPARED FOR:
**Ronald Eugene Secrest
& Susan Lee Secrest**

TRACT 41, KINGS RIDGE
764 BLUE ROAN COURT
TAX PARCEL 071-20-01-022

SOUTHWEST OF AIKEN, AIKEN COUNTY,
WILLIAMS SURVEYING
5519 SENECA AVENUE • P.O. BOX 3084 • AIKEN, SC 29801

100 75 50 25 0

÷ ALLEN R. & JO-ANNE P. MAXWELL ÷
R.B. 4180, PG. 2281
P.B. 50, PG. 794-798

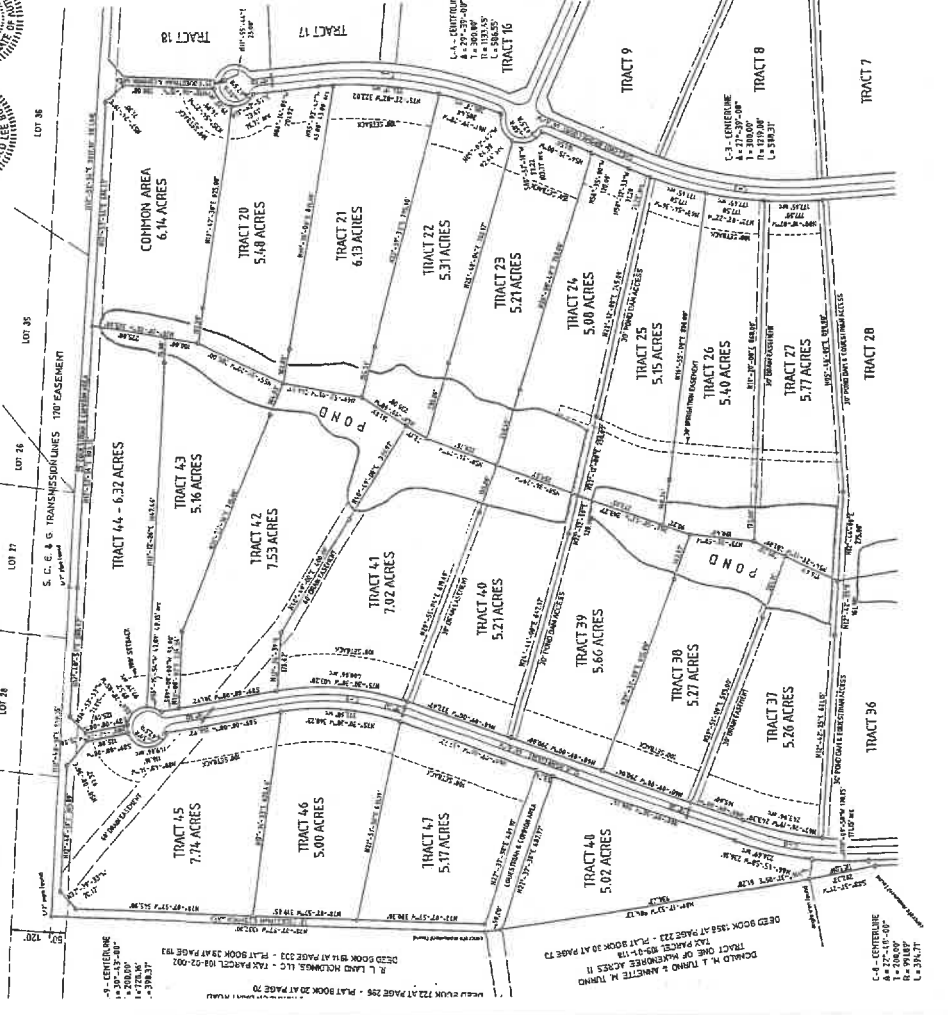
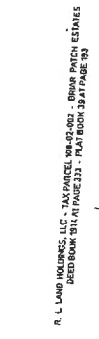
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUALLY SPECIFIED THEREIN.

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AIKEN COUNTY - SOUTH CAROLINA
December 8, 2005 - SCALE: 1" = 200'
KINGS RIDGE
ATLANTIC COAST PROPERTIES

OWNER AND DEVELOPER
511 ATLANTIC COAST BOULEVARD
BATESBURG-LEESVILLE, SOUTH CAROLINA, 29006
TELEPHONE (803)-649-7177

CAROLINA ENGINEERING SERVICE, INC.
512 REYNOLDS AVENUE
GREENWOOD, SOUTH CAROLINA, 29649
(803)-729-4256



- 1. KINGS RIDGE IS LOCATED EASTWEST OF AND IN THE SOUTHWEST CORNER OF GREENWOOD DRIVE. THE SITE IS A COMMON AREA OF 6.14 ACRES. THE SITE IS ADJACENT TO GREENWOOD DRIVE TO THE WEST AND TO TRACT 38 TO THE EAST. THE TOTAL STIPES EXHIBIT IS 43.43 ACRES.
- 2. KINGS RIDGE IS PART OF THE COMMUNITY. THE HOME IMPROVEMENT ASSOCIATION WILL OWN AND MAINTAIN ALL SIDEWALKS, STORMWATER DRAINAGE, CURBS, STREET LIGHTS AND LOT FRONTAGES.
- 3. ALL PAVES, THEIR ASSOCIATED DRAINAGE SYSTEMS AND DRAINAGE SHALL BE INSTALLED, OWNED AND MAINTAINED BY THE LOT OWNERS. THE ASSOCIATED PAVES SHALL BE INSTALLED AND MAINTAINED BY THE LOT OWNERS AND MAINTAINED BY THE LOT OWNERS. THE ASSOCIATED PAVES SHALL BE INSTALLED AND MAINTAINED BY THE LOT OWNERS.
- 4. THE SITE IS ADJACENT TO GREENWOOD DRIVE. THE DRIVE LOT AT GREENWOOD DRIVE 5-7-2005 IS D.C. APPROVED. THE DRIVE SPACES WILL BE PROVIDED BY THE DRIVE LOT AT GREENWOOD DRIVE 5-7-2005 IS D.C. APPROVED.
- 5. HOLDING AGREEMENT WITH ATLANTIC COAST PROPERTIES TO AIKEN COUNTY IS FURNISHING STORMWATER DRAINAGE. THIS PLAN IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS SHOW HEREIN AND ANY ADDITIONAL RECORDS OF INTEREST OR RECORDS OF INTEREST SHOWING HEREIN AND ANY ADDITIONAL RECORDS OF INTEREST OR RECORDS OF INTEREST SHOWING HEREIN.
- 6. ALL LOTS WILL HAVE INDIVIDUAL WELLS AND SEPTIC SYSTEMS APPROVED BY D.H.C.
- 7. ALL LOTS WILL HAVE INDIVIDUAL WELLS AND SEPTIC SYSTEMS APPROVED BY D.H.C.
- 8. ALL LOTS WILL HAVE INDIVIDUAL WELLS AND SEPTIC SYSTEMS APPROVED BY D.H.C.
- 9. ALL LOTS WILL HAVE INDIVIDUAL WELLS AND SEPTIC SYSTEMS APPROVED BY D.H.C.

SURVEY NOTES AND CLARIFICATION:
This 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 and that all measurements and bearings are true to the ground and that the location, size and type of material are correct to the best of my knowledge and belief and that the same conform to the regulations of the Aiken County, South Carolina Regulations have been complied with.

By: *R.L.L.M.*
Registered S.C. Land Surveyor No. 15338

OWNER'S CERTIFICATION:
I, the undersigned, certify that I own the interest in the property shown on this plat, that the plat was made from an actual survey of the property by me or under my supervision, and that all measurements and bearings are true to the ground and that the location, size and type of material are correct to the best of my knowledge and belief and that the same conform to the regulations of the Aiken County, South Carolina Regulations have been complied with.

Owner: ATLANTIC COAST PROPERTIES
Date: 12-23-05
Professional Agent: *[Signature]*
For: ATLANTIC COAST PROPERTIES

CERTIFICATE OF "FINAL APPROVAL"
Pursuant to the Subdivision Regulations of Aiken County, South Carolina, all requirements have been satisfied, and the Final Plat has been approved by the Aiken County Planning Commission on:

For: ATLANTIC COAST PROPERTIES

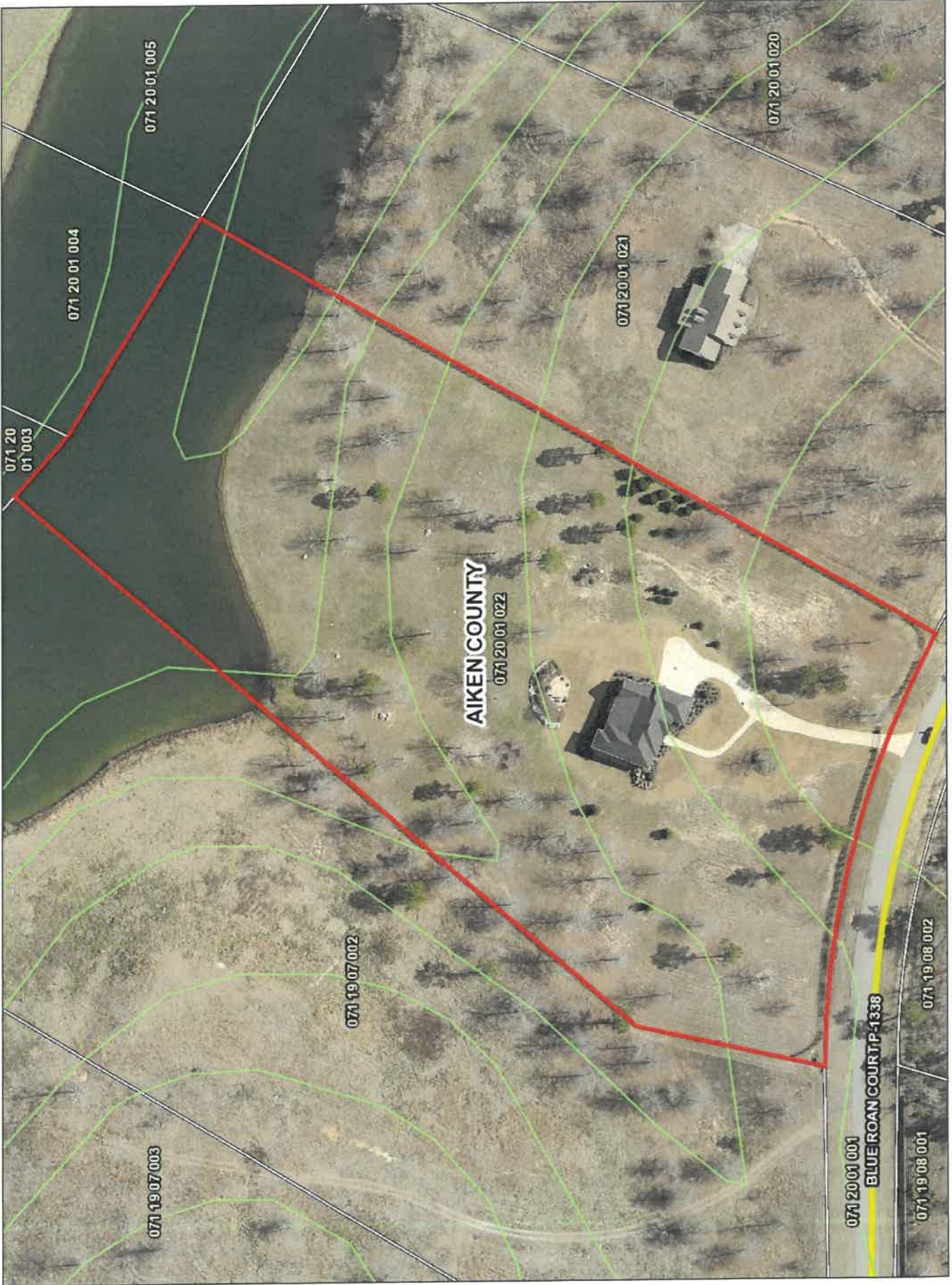
Introduction

Master Plan

Pur

Kings Ridge Design Guidelines





071 20
01 003

071 20 01 004

071 20 01 005

071 20 01 020

071 20 01 021

AIKEN COUNTY
071 20 01 022

071 19 07 002

071 19 07 003

071 20 01 001

BLUE ROAN COURT/P-1338

071 19 08 001

071 19 08 002