

**NOTES:**

ALL PROPERTY CORNERS ARE MARKED WITH #5 REBAR & CAP IRON PINS SET UNLESS OTHERWISE NOTED.  
 ALL UTILITIES TO BE LOCATED EXCLUSIVELY INSIDE ROAD RIGHT-OF-WAY (UNLESS OTHERWISE NOTED).  
 THERE ARE NO EXISTING OR PROPOSED CELLULOSIC BURIAL SITES IN THIS DEVELOPMENT.  
 ALL PROPOSED LOTS WILL BE ACCESSED FROM THE NEW STREETS.  
 NEW ROADS ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE YORK COUNTY ROADWAY SYSTEM.  
 THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS, OUTSIDE THE ROAD R/W, IS THE RESPONSIBILITY OF THE DEVELOPER OR HIS DESIGNEE. YORK COUNTY RESERVES THE RIGHT TO PERFORM WORK IN THESE AREAS SHOULD THE DEVELOPER OR HIS DESIGNEE NOT PROPERLY MAINTAIN THESE AREAS CAUSING POTENTIAL DANGER TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT, THE DEVELOPER OR HIS DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY YORK COUNTY.

THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVES SHALL NOT PIPE OR FILL ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHT-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL.  
 INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHT-OF-WAYS.

MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 50 FT.  
 IMPERVIOUS AREA SHALL NOT EXCEED 75% OF ANY PLATTED LOT.

THE DEVELOPMENT IS SUBJECT TO THE YORK COUNTY TREE ORDINANCE AND ALL GRAND TREES WILL BE RETAINED. THE SITE IS CONSIDERED WOODED.

ALL NEW TREES WILL BE PLANTED IN ACCORDANCE WITH THE TREE ORDINANCE. ALL TREES MUST BE AT LEAST 2" IN CALIPER TO COUNT TOWARDS THE OVERALL REQUIREMENTS.

A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED TO BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL IMPROVEMENTS, PROTECTIVE DEVICES, OPEN SPACES AND BUFFER YARDS IN THE DEVELOPMENT. REQUIRED 50' BUFFER TO CONSIST OF A MINIMUM 200 INCHES OF TREES PER ACRE.

NO MORE THAN ONE HOUSE/MODULAR WITH A MINIMUM DOBT ON TWELVE PITCH ROOF SHALL OCCUPY A LOT.

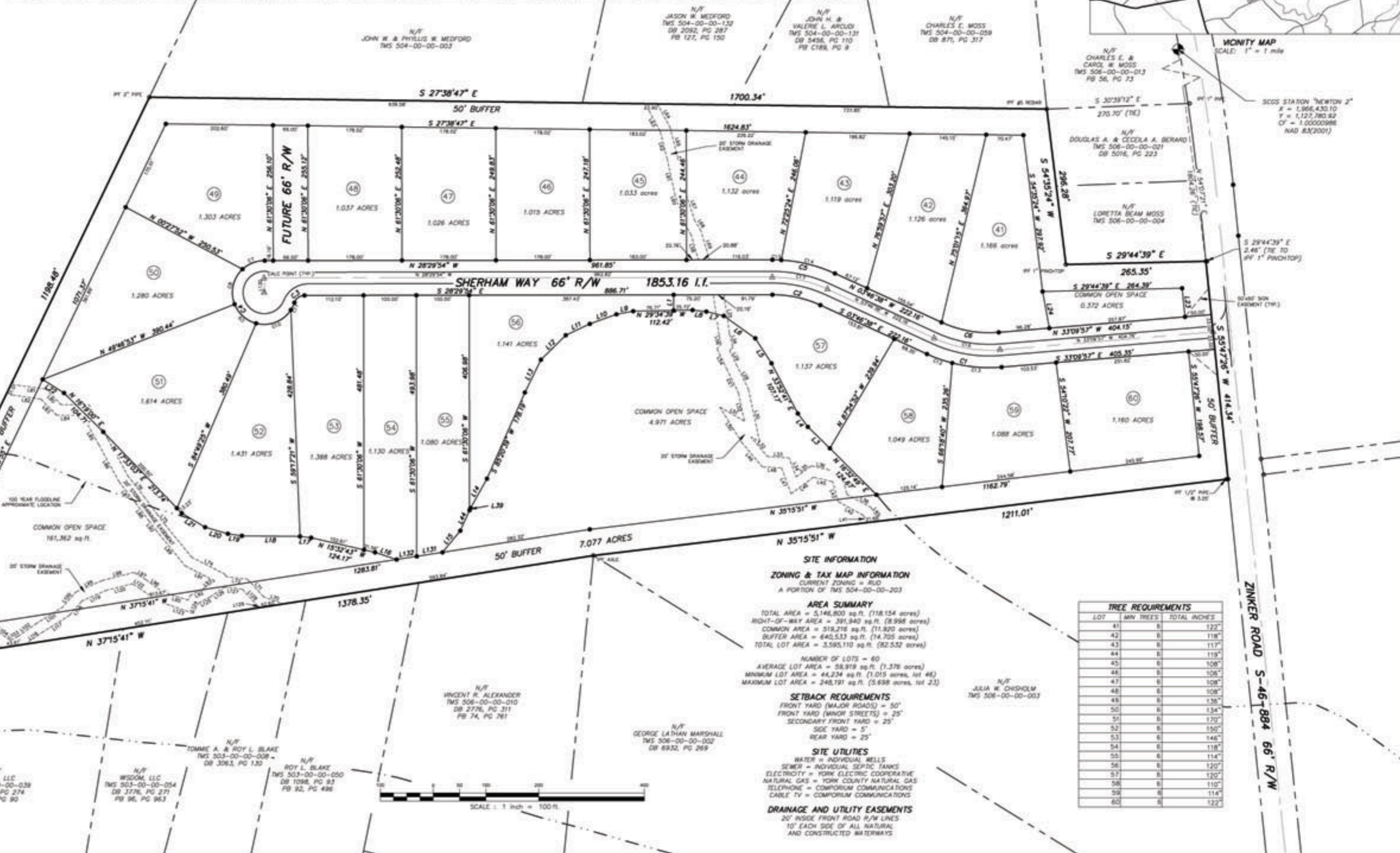
FARMING ACTIVITIES MAY OCCUR ON ADJACENT PARCELS THAT MAY CREATE DISTURBING ODORS AND NOISE. LIVESTOCK AND POULTRY (MAKE NOISE, CROSS PROPERTY LINES, SMELL CAUSE INSECTS), ORGANIC PESTICIDES (MANURE AND COMPOST) AND INORGANIC FERTILIZER (SMELL, CROSS PROPERTY LINES, AND CAN TEMPORARILY AFFECT AIR AND WATER QUALITY), HOURS OF OPERATION (EARLY MORNING AND LATE NIGHT ACTIVITIES OCCUR INCLUDING HEAVY MACHINERY AND NOISY EQUIPMENT). IN ADDITION, WE UNDERSTAND THE FOLLOWING: NORMAL FARMING ACTIVITIES CREATE SITUATIONS DEEMED NUISANCES BY INDIVIDUALS NOT FAMILIAR WITH RURAL LIVING. NO ADDITIONAL LIABILITIES ARE PLACED ON THE FARMER, HE HAS NOT OBLIGATION TO ACCOMMODATE OUR DECISION TO MOVE ADJACENT TO HIS FARM, AND NO COUNTY LAWS OR ORDINANCES EXIST TO ASSIST US IN HAVING THESE ISSUES STOPPED.

THE DEVELOPER OF THIS PROPERTY UNDERSTANDS ALL REQUIREMENTS OF THE ZONING ORDINANCE, STORM WATER MANAGEMENT AND SEDIMENTATION CONTROL, ORDINANCE, SUBDIVISION ORDINANCE AND BUILDING CODES OF YORK COUNTY.

ALL LOTS WILL BE REQUIRED TO PAY A \$700.00 CULVERT FEE PRIOR TO RECEIVING PLAT APPROVAL.

ROAD WILL HAVE A ONE INCH OVERLAY INSTALLED PRIOR TO END OF WARRANTY PERIOD.  
 EASEMENTS TO BE CENTERED ON SPECIFIC FEATURES (PIPE, DITCH, STREAM, ETC.)

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	29.44	S 81°30'00" W	L33	64.49	N 38°17'26" E	L45	37.31	N 13°48'44" W	L57	57.43	N 43°02'32" E	L69	84.98	N 27°17'56" E
L2	27.32	N 81°30'00" E	L34	70.55	S 31°06'10" W	L46	52.72	N 64°48'44" W	L58	23.02	N 31°05'30" E	L70	24.43	N 24°24'56" E
L3	58.17	N 19°39'30" E	L35	73.73	N 53°36'09" E	L47	51.95	N 45°20'01" E	L59	58.10	N 44°57'31" E	L71	62.88	N 01°51'38" W
L4	31.66	N 24°46'08" E	L36	27.62	N 48°21'22" E	L48	38.88	N 24°39'13" W	L60	48.37	N 09°15'46" W	L72	31.39	N 56°04'38" W
L5	56.39	N 28°32'27" E	L37	6.32	S 73°51'00" E	L49	58.43	N 21°35'58" W	L61	22.38	N 19°17'26" W	L73	22.38	N 63°28'10" W
L6	73.32	N 07°02'07" E	L38	50.17	N 30°21'36" E	L50	78.35	N 29°27'44" E	L62	40.78	N 21°35'27" W	L74	10.35	S 87°34'45" W
L7	54.54	N 14°28'13" E	L39	30.82	N 30°48'02" E	L51	53.84	N 01°17'43" W	L63	52.43	N 09°45'29" W	L75	52.43	N 09°45'29" W
L8	26.29	N 22°01'28" W	L40	102.38	N 49°31'21" E	L52	52.50	N 49°31'21" E	L64	69.77	N 01°21'38" W	L76	35.56	N 08°17'51" W
L9	32.24	N 30°01'59" W	L41	18.83	S 01°33'49" E	L53	47.76	N 30°21'36" E	L65	27.53	N 03°26'45" E	L77	27.53	N 03°26'45" E
L10	53.71	N 48°07'40" W	L42	48.05	N 21°35'58" E	L54	44.79	N 30°48'02" E	L66	82.04	N 42°29'30" E	L78	82.04	N 42°29'30" E
L11	50.22	N 53°39'45" W	L43	41.55	N 24°29'13" E	L55	11.37	S 73°51'00" E	L67	80.49	N 32°00'06" E	L79	55.31	N 51°02'25" W
L12	66.10	N 72°37'40" W	L44	38.31	N 41°28'01" E	L56	17.49	N 48°21'22" E	L68	73.88	N 32°49'58" E	L80	38.90	N 77°05'52" W
L13	89.10	S 87°44'25" W	L45	35.19	N 64°48'44" W	L57	77.42	N 53°36'09" E	L79	52.79	N 28°01'14" W	L81	57.53	N 80°06'03" W
L14	63.45	N 88°01'38" W	L46	38.63	N 19°48'44" W	L58	48.71	N 44°57'31" E	L80	41.20	N 17°19'32" E	L82	42.72	N 83°27'41" W
L15	50.91	N 28°32'27" W	L47	43.66	N 48°31'41" E	L59	32.69	N 31°05'30" E	L81	68.81	N 20°29'23" E	L83	18.43	N 56°21'38" W
L16	42.97	N 10°06'13" E	L48	51.96	S 00°33'52" E	L60	65.42	N 43°08'52" E	L82	66.40	N 20°29'23" E	L84	46.64	N 08°30'18" E
L17	21.57	N 21°40'43" W	L49	4.84	S 80°50'05" W	L61	66.28	N 49°17'39" E	L83	42.70	N 17°19'32" E	L85	46.25	N 54°29'38" W
L18	110.04	N 27°48'44" W	L50	29.47	S 32°03'36" E	L62	55.21	N 47°28'10" E	L84	49.40	N 28°01'14" W	L86	44.20	N 12°23'54" W
L19	26.89	N 20°05'03" W	L51	15.42	N 33°03'36" E	L63	59.61	N 33°03'36" E	L85	61.93	N 29°37'17" W	L87	7.44	S 09°15'46" E
L20	44.84	N 12°21'22" E	L52	54.81	N 00°10'52" E	L64	50.95	N 00°10'52" E	L86	82.10	N 34°36'56" E	L88	27.32	S 81°30'00" W
L21	55.61	N 02°35'50" E	L53	39.12	N 46°31'41" E	L65	58.04	N 47°28'10" E	L87	51.07	N 23°38'03" E	L89	48.33	N 37°52'41" W
L22	47.98	N 04°03'48" E	L54	42.48	S 80°50'05" W	L66	65.53	N 49°17'39" E	L88	40.78	N 24°45'48" E	L90	36.14	S 29°17'46" E



PREPARED BY  
**POWER ENGINEERING COMPANY, INC.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 13310 SOUTH RIDGE DR., SUITE A, CHARLOTTE, NORTH CAROLINA, 28273  
 PHONE: (704)525-7275 FAX: (704)525-2515

NO.	DATE	DESCRIPTION	BY
2	10/6/06	LOTS, LOT NUMBERS PER CLIENT	DLF
1	09/19/06	COMMENTS PER COUNTY	CAP

A FINAL PLAT OF  
**Sherham West**  
 PREPARED FOR  
**MASTERPIECE LLC**  
 BETHESDA TOWNSHIP, YORK COUNTY, SOUTH CAROLINA

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION HAZARD BOUNDARY MAP AND FOUND THAT THE ABOVE DESCRIBED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL #450192019C DATED FEBRUARY 3, 1993.  
 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.

DAVID L. FERDUSON, PLS #6493

DATE: SEPTEMBER 1, 2006  
 SHEET 1 OF 3  
 DWG. NO.: 6047PH18  
 JOB NO.: 6047

SOUTH CAROLINA  
 CERTIFICATE OF AUTHORIZATION  
 POWER ENGINEERING COMPANY, INC.  
 No. 000195