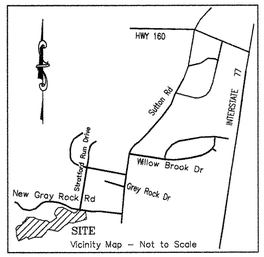


Vicinity Map – Not to Scale

Legend

●	EIP	Existing Iron Pin
○	IPS	Iron Pin Set (#5 Rebar)
■	CM	Concrete Monument
⊕	CP	Calculated Point
	UP	Utility Pole
	LP	Light Pole
—OU—		Overhead Utility
—x—x—		Fence Line
—G—		Gas Line
—UT—		Underground Telephone
		Sign
		Sanitary Manhole
		Curb Inlet
	DI	Drain Inlet
	FH	Fire Hydrant
	WM	Water Meter
	WV	Water Valve
	BOC	Back of Curb
	EOP	Edge of Pavement
	R/W	Right-of-Way
	N/F	New or Formerly
	CGF	Combined Grid Factor
	SDE	Storm Drain Easement
	PUL	Public Use Lot
	Ac	Acres
	Sq.Ft.	Square Feet
	N.T.S.	Not To Scale
	TYP.	Typical

SC GRID NAD'83

NOTES:

1. Tax Parcel ID – 656-20
2. Current Owners – Clear Springs-Baxter LLC
   951 Market Street, Suite 203
   Fort Mill, South Carolina 29708
   Deed Book 2635 Page 53

   Baxter Community Association, Inc.
   3187 Colonel Springs Way
   Fort Mill, SC 29708
3. Grid distance = Horizontal distance x Combined Grid Factor (1.00003766).
4. All bearings are based on South Carolina Grid System.
5. Areas have been determined by coordinate computation.
6. Iron pins or other monumentation (as shown) found or set at all property corners.
7. All distances are shown horizontal.
8. This property may be subject to additional restrictions, easements, rights of way, utilities, covenants and restrictions that may be of record.
9. Total Area = 844.596 Acres
   – ±39.359 Acres – Lots Total
   – ±0.701 Acres – Public Use Lots (PUL)
   – ±4.536 Acres – Right-of-Way
10. School District is Fort Mill and Fire District is Riverview.
11. The property is not located in a special Flood Hazard Area as determined by the Department of Housing and Urban Development. Reference Community Panel Number 4501C0213C, Effective Date: September 26, 2008.
12. The Developer requests the the streets be accepted in to the York County Roadway System.
13. The Developer has received, read, and understands the York County TND Ordinance and the York County Subdivision Ordinance. Any deviation from the TND Ordinance or Subdivision Ordinance where applicable must have prior written approval from York County. Failure to adhere to the York County Ordinance could result in a non-acceptance of roadways into the York County Road Maintenance System and Denial of Final Plat Approval.
14. There are no existing or proposed cellulosic or construction debris burial sites that have been reported to this firm.
15. Individual lot irrigation systems are not permitted to be installed within the right-of-way. The developer, individual lot owners or their representatives are not permitted to pipe or fill in roadside ditches for discharge lot or roof drainage systems into roadside ditches, enclosed road drainage systems, or right-of-way without first obtaining an approved road encroachment permit from York County.
16. Utilities are to be located exclusively inside road right-of-ways (unless otherwise noted).
17. Utilities provided by:
    Water & Sewer – York County Utility Dept.
    Electricity – York Electric Co-Op
    Natural Gas – York County Natural Gas
    Telephone & Cable TV – Comporium Comm.
18. Tree Conservation Ordinance
    Lots must have a minimum number of 2 trees per lot (2" caliper or larger) that have a cumulative size of 10" or more installed on the lot prior to the issuance of the certificate of occupancy for the house.
19. Zoning – TND
20. * Denotes tie line from property line to easement

20. Setbacks Phase XXV – Single Family Residential
    Buildings on a detached home lot will be set back from the side lot lines a minimum of one(1) foot (cumulative ten(10) feet minimum for both sides). Stoops, open porches, decks, balconies, stairs, bay windows, and awnings are permitted to encroach into front yard area four(4) feet. No zero lot line conditions are permitted on corner lots.
    Front– 10' minimum
    Side – 1' minimum (cumulative 10' minimum for both sides)
    Rear – 15' (when backing up to another unit with attached garage)
    – 5' (when adjacent to an alley, public use lot, or unit with detached garage)

    Front setbacks for accessory structures must be at least twenty(20) feet minimum. Side setbacks for accessory structures will be the same as for the primary building on the site. Rear setbacks for accessory structures will be five(5) feet.
21. The maintenance of all temporary & permanent erosion and storm water management controls, outside the right-of-way, 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.
22. The S.C. Grid Coordinates shown on this map were derived by GPS observations using Trimble R8 receivers and the S.C. RTK Net System, all coordinates are NSRS 2007.
23. All proposed lots on existing street will be accessed from new street(s)
24. Speed Limits:
    Harvest Pointe Drive–25 MPH Unless Otherwise Posted.
    Periwinkle Lane– 25 MPH Unless Otherwise Posted.
25. Bump outs were installed at lots 1295, 1307, and 1317. Bump outs to be painted yellow with yellow reflective decals per York County standards and specifications–use thermoplastic for all striping.
26. These are local streets with on street parking on one side.
27. The purpose of this plat is to revise the storm drainage easements and the lot lines for lots 1313, 1314, 1317, 1318, 1331, PUL 74, and the 30' utility easement at the back of lot 1314 and for those lots supercedes the plat previously recorded in plat book D355, page 4. Lots 1313, 1314, 1317, 1318, 1322, 1331, & PUL 74 are the only lots included on this plat.
28. York County will not own or maintain the entrance building that is within the road right-of-way. It is understood that the entrance building will be the responsibility of Baxter Community Association, Inc.
29. Lot 1315: Restrictions within utility easements are subject to the Deed Document signed by the developer and York County, recorded in DB# 10384 Pages 79–81 on file in the York County Courthouse.

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.

S.C. REG. NO. 22366

2/24/09

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No.22366 DAVID B. BOYLES

SOUTH CAROLINA LANDDESIGN SURVEYING, INC. No. C02187 CERTIFICATE OF AUTHORIZATION

Tree Conservation / Ordinance Summary

Subdivision plat for complete subject to second phase of tree and subject to the York County Tree Ordinance.
Total Open Space to be dedicated:
No Buffer exists within subject Plat area.
Total Open Space to be dedicated to the Baxter Community Association, Inc.
No requests for reductions in requirements for open space are part of the preliminary plat.

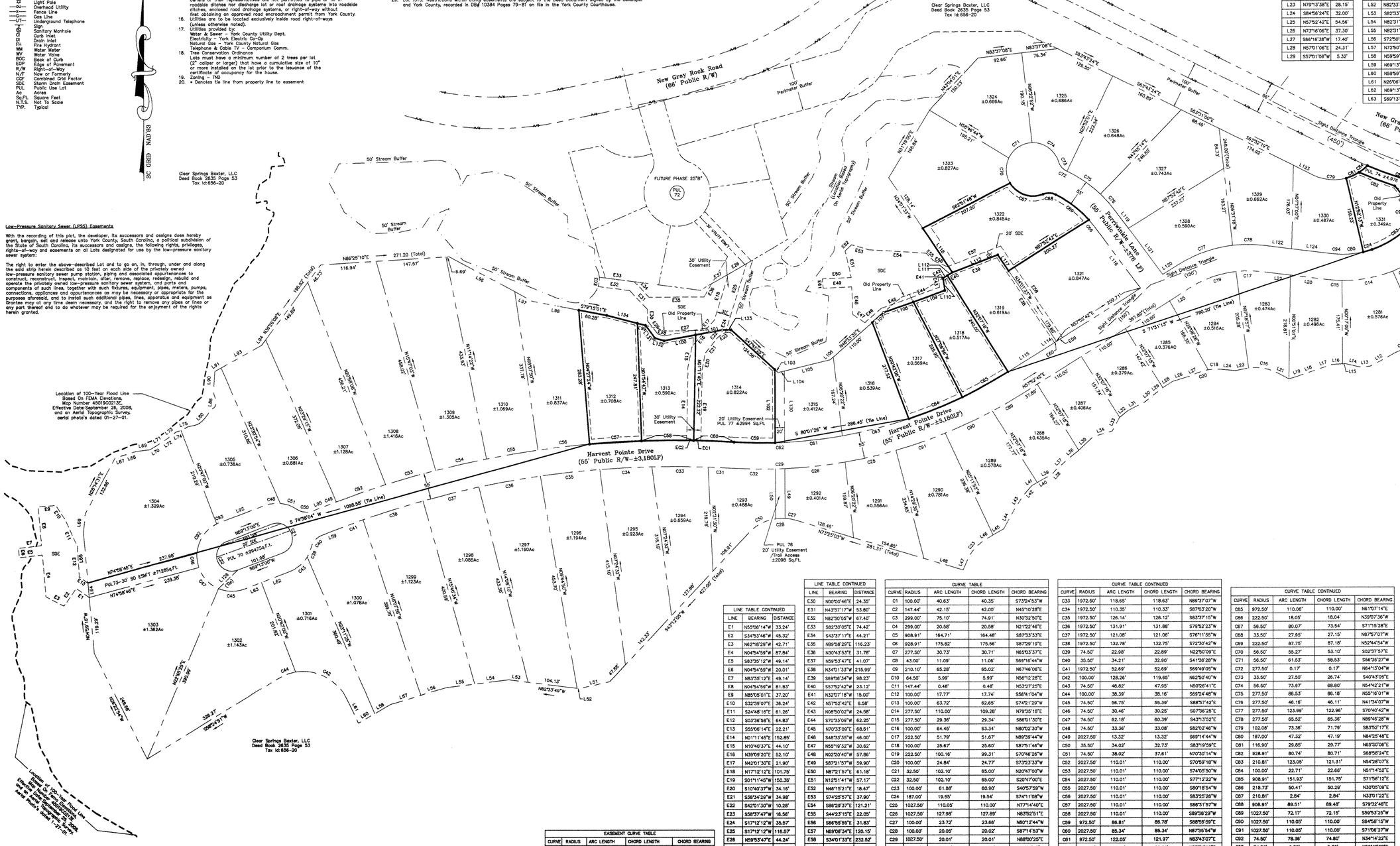
This subdivision is subject to wooded requirements with 35% reduction as listed in the York County Tree Conservation Ordinance.

Clear Springs-Baxter LLC
951 Market Street, Suite 203
Fort Mill, South Carolina 29708

Signature Date

Baxter Community Association, Inc.
3187 Colonel Springs Way
Fort Mill, SC 29708

Signature Date



Low-Pressure Sanitary Sewer (LPSS) Easements

With the recording of this plat, the developer, its successors and assigns does hereby grant, bargain, sell and release unto York County, South Carolina, a political subdivision of the State of South Carolina, its successors and assigns, the following rights, privileges, rights-of-way and easements on all Lots designated for use by the low-pressure sanitary sewer system:

The right to enter the above-described Lot and to go on, in, through, under and along the said strip herein described as 10 feet on each side of the privately owned low-pressure sanitary sewer pump station, piping and associated appurtenances to construct, reconstruct, inspect, maintain, alter, remove, replace, redesign, rebuild and operate the privately owned low-pressure sanitary sewer system, and parts and components of such lines, together with such fixtures, equipment, pipes, meters, pumps, connections, appliances and appurtenances as may be necessary or appropriate for the purposes aforesaid, and to install such additional pipes, lines, apparatus and equipment as Grantee may at any time deem necessary, and the right to remove any pipes or lines or any part thereof and to do whatever may be required for the enjoyment of the rights herein granted.

LINE TABLE CONTINUED		
LINE	BEARING	DISTANCE
L1	S10°08'42"E	20.16'
L2	N70°52'47"E	40.80'
L3	N51°00'15"E	36.32'
L4	N85°28'49"E	32.99'
L5	N69°19'11"E	3.51'
L6	S89°31'09"E	27.18'
L7	N70°05'14"E	36.36'
L8	N74°58'58"E	29.78'
L9	N55°31'13"E	22.61'
L10	N73°11'37"E	28.05'
L11	S73°11'37"W	11.67'
L12	N62°00'55"E	47.18'
L13	N87°20'03"E	23.31'
L14	S76°23'03"E	29.20'
L15	N86°18'24"E	6.38'
L16	N86°18'24"E	23.02'
L17	S71°29'38"W	29.80'
L18	N70°57'29"E	47.95'
L19	N73°43'22"E	17.58'
L20	N82°59'39"W	80.64'
L21	S61°35'29"E	25.73'
L22	S82°59'39"E	63.21'
L23	N79°13'38"E	28.15'
L24	S84°56'24"E	32.00'
L25	N57°52'42"E	54.56'
L26	N73°16'06"E	37.30'
L27	S66°16'38"W	17.40'
L28	N57°01'06"E	24.31'
L29	S57°01'06"W	5.32'

LINE TABLE CONTINUED		
LINE	BEARING	DISTANCE
L30	N51°37'03"E	42.95'
L31	N62°42'34"E	40.82'
L32	N49°52'58"E	21.52'
L33	N28°13'44"E	32.98'
L34	N74°10'28"E	42.06'
L35	N46°48'23"E	41.75'
L36	N51°37'48"E	34.29'
L37	N47°23'07"E	28.41'
L38	N41°22'43"E	15.29'
L39	N65°04'19"E	15.29'
L40	N59°57'27"E	18.20'
L41	S59°57'27"W	13.03'
L42	N41°13'31"E	29.34'
L43	N32°55'16"E	30.83'
L44	N28°49'07"E	48.94'
L45	N61°00'41"E	25.83'
L46	S81°00'41"W	16.73'
L47	N23°14'18"E	21.44'
L48	S73°25'03"E	86.52'
L49	N00°09'45"W	105.15'
L50	N00°09'45"W	105.41'
L51	S43°12'00"E	66.73'
L52	N82°23'46"W	4.34'
L53	S82°23'46"E	41.26'
L54	N82°31'34"E	72.41'
L55	N82°31'34"E	59.37'
L56	S72°50'50"W	57.23'
L57	N72°50'50"E	66.35'
L58	N59°59'39"E	39.36'
L59	N69°13'00"E	40.61'
L60	N59°59'39"E	39.36'
L61	N26°06'04"W	60.66'
L62	N69°13'00"E	64.09'
L63	S69°13'00"W	37.89'

LINE TABLE CONTINUED		
LINE	BEARING	DISTANCE
L64	N04°59'16"W	30.47'
L65	N04°59'16"W	105.79'
L66	S05°43'30"W	40.61'
L67	N72°53'47"E	19.85'
L68	N72°44'44"E	27.41'
L69	N83°31'06"E	28.63'
L70	N59°47'57"E	14.53'
L71	N57°23'59"E	20.99'
L72	N86°06'31"E	10.49'
L73	N53°15'57"E	20.35'
L74	N73°11'06"E	11.20'
L75	N73°11'06"E	0.82'
L76	S80°58'06"W	15.56'
L77	N79°05'55"E	14.77'
L78	N69°21'50"E	8.41'
L79	N53°33'30"E	9.13'
L80	N43°21'00"E	9.17'
L81	N37°42'16"E	7.79'
L82	N34°19'47"E	5.21'
L83	N27°12'17"E	5.80'
L84	N52°15'12"E	12.24'
L85	N37°54'26"E	4.41'
L86	N08°53'35"E	8.38'
L87	N14°42'32"W	8.40'
L88	N18°17'29"W	8.27'
L89	N06°03'36"W	8.89'
L90	S03°47'06"W	39.02'
L91	N60°54'33"E	15.12'
L92	N69°13'00"E	101.98'
L93	S60°54'33"W	98.73'
L94	S38°26'08"W	13.78'
L95	N69°13'00"E	40.96'
L96	S61°59'49"E	157.03'
L97	S61°59'49"E	43.54'

LINE TABLE CONTINUED		
LINE	BEARING	DISTANCE
L98	S79°15'01"E	98.23'
L99	N75°18'40"W	17.82'
L100	N79°41'52"E	67.65'
L101	N79°41'52"E	57.01'
L102	N00°09'45"W	154.10'
L103	S47°45'25"E	9.16'
L104	S76°19'43"W	13.61'
L105	N76°19'43"E	99.71'
L106	N48°53'35"E	8.42'
L107	N48°53'35"E	31.94'
L108	N70°33'09"E	66.67'
L109	N70°33'09"E	70.55'
L110	N08°50'02"W	26.29'
L111	S57°52'42"W	11.08'
L112	N57°52'42"E	12.53'
L113	N69°06'34"E	102.69'
L114	N57°52'42"E	26.66'
L115	N57°52'42"E	93.90'
L116	S36°48'12"E	162.34'
L117	S34°01'33"E	40.32'
L118	N34°01'33"W	111.65'
L119	S36°48'12"E	46.44'
L120	N57°52'42"E	36.99'
L121	S36°48'12"E	120.40'
L122	S82°59'39"E	59.58'
L123	S63°17'03"E	45.30'
L124	S82°59'39"E	84.29'
L125	N38°50'53"W	80.62'
L126	N46°36'23"E	55.70'
L127	S85°03'19"W	6.91'
L128	S51°35'43"W	14.90'
L129	N87°23'15"W	3.59'
L130	S00°09'45"E	150.42'
L131	S35°58'23"E	33.48'
L132	S74°44'40"E	20.15'
L133	N89°01'58"E	18.65'
L134	S75°18'40"E	66.49'
L135	N79°32'48"W	89.47'

LINE TABLE CONTINUED		
LINE	BEARING	DISTANCE
E1	N55°06'14"W	33.24'
E2	S34°53'46"W	45.32'
E3	N62°18'29"W	42.71'
E4	N04°54'59"W	87.84'
E5	S83°35'12"W	49.14'
E6	N04°54'59"W	20.01'
E7	N83°35'12"E	49.14'
E8	N04°54'59"W	81.83'
E9	N85°05'01"E	37.20'
E10	S32°39'07"E	36.24'
E11	S24°48'16"E	61.28'
E12	S03°36'56"E	64.83'
E13	S55°06'14"E	22.21'
E14	N01°11'45"E	152.85'
E15	N10°40'37"E	44.10'
E16	N39°09'20"E	52.10'
E17	N42°01'30"E	21.90'
E18	N17°12'12"E	101.75'
E19	S01°11'45"W	150.35'
E20	S10°40'37"W	34.16'
E21	S38°24'26"W	34.98'
E22	S42°01'30"W	10.28'
E23	S58°37'47"W	18.58'
E24	S17°12'12"W	35.57'
E25	S17°12'12"W	116.57'
E26	N59°53'47"E	44.24'
E27	S79°41'52"W	92.22'
E28	N74°44'40"W	14.37'
E29	N37°42'06"W	35.40'

LINE TABLE CONTINUED		
LINE	BEARING	DISTANCE
E30	N00°00'46"E	24.35'
E31	N43°37'17"W	53.80'
E32	N82°30'05"W	67.40'
E33	S82°30'05"E	74.42'
E34	S43°37'17"E	44.21'
E35	N89°58'29"E	116.23'
E36	N30°43'53"E	31.78'
E37	N59°53'47"E	41.07'
E38	N34°01'33"W	215.99'
E39	S69°06'34"W	98.23'
E40	S57°52'42"W	23.12'
E41	N32°17'18"W	15.00'
E42	N57°52'42"E	6.58'
E43	N08°50'02"W	24.58'
E44	S70°33'09"W	62.25'
E45	N70°33'09"E	68.61'
E46	S48°33'35"W	46.00'
E47	N55°16'32"W	30.62'
E48	N02°20'40"W	57.86'
E49	S87°21'57"W	59.90'
E50	N87°21'57"E	61.18'
E51	N12°51'41"W	57.17'
E52	N46°15'21"E	18.47'
E53	S74°25'57"E	37.80'
E54	S86°29'37"E	121.21'
E55	S44°23'15"E	22.05'
E56	S66°55'55"E	31.83'
E57	N69°06'34"E	120.15'
E58	S34°01'33"E	232.52'
E59	S57°52'42"W	5.00'
E60	S57°52'42"E	15.01'
E61	N06°01'13"W	20.03'

EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
EC1	2027.50'	15.00'	15.00'	N89°35'32"W
EC2	2027.50'	15.00'	15.00'	N89°00'58"W
EC3	50.00'	20.14'	20.14'	S07°36'38"W

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00'	40.63'	40.35'	S73°24'53"W
C2	147.44'	42.15'	42.00'	N45°10'28"E
C3	299.00'	75.10'	74.91'	N30°32'50"E
C4	299.00'	20.58'	20.58'	N21°22'46"E
C5	908.91'	164.71'	164.48'	S87°33'33"E
C6	928.91'	175.82'	175.56'	S87°29'19"E
C7	277.50'	30.73'	30.71'	N85°03'37"E
C8	43.00'	11.09'	11.06'	S69°16'44"W
C9	210.10'	65.28'	65.02'	N67°46'06"E
C10	64.50'	5.99'	5.99'	N56°12'25"E
C11	147.44'	0.48'	0.48'	N53°27'25"E
C12	100.00'	17.77'	17.74'	S56°41'04"W
C13	100.00'	63.72'	62.65'	S74°21'29"W
C14	277.50'	110.00'	109.28'	N79°35'18"E
C15	277.50'	29.36'	29.34'	S86°01'30"E
C16	100.00'	64.45'	63.34'	N80°02'30"W
C17	222.50'	51.79'	51.67'	N89°39'44"W
C18	100.00'	25.67'	25.60'	S87°51'46"W
C19	222.50'	100.16'	99.31'	S70°46'26"W
C20	100.00'	24.84'	24.77'	S73°23'33"W
C21	32.50'	102.10'	65.00'	N20°47'00"W
C22	32.50'	102.10'	65.00'	S20°47'00"E
C23	100.00'	61.86'	60.90'	S40°57'59"W
C24	187.00'	19.55'	19.54'	S74°11'08"W
C25	1027.50'	110.05'	110.00'	N77°14'40"E
C26	1027.50'	127.98'	127.89'	N83°52'51"E
C27	100.00'	23.72'	23.66'	N80°12'44"W
C28	100.00'	20.05'	20.02'	S87°14'53"W
C29	1087.50'	20.01'	20.01'	N88°00'25"E
C30	92.85'	67.06'	65.61'	S62°21'08"W
C31	1972.50'	51.74'	51.74'	N87°08'38"W
C32	1027.50'	90.43'	90.40'	S88°54'49"E

CURVE TABLE CONTINUED				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C33	1972.50'	118.65'	118.63'	N89°37'07"W
C34	1972.50'	110.35'	110.33'	S87°03'20"W
C35	1972.50'	126.14'	126.12'	S83°37'16"W
C36	1972.50'	131.91'	131.88'	S79°52'23"W
C37	1972.50'	121.08'	121.06'	S76°11'55"W
C38	1972.50'	132.78'	132.75'	S72°30'42"W
C39	74.50'	22.98'	22.89'	N22°50'09"E
C40	35.50'	34.21'	32.90'	S41°36'28"W
C41	1972.50'	52.69'	52.69'	S69°49'05"W
C42	100.00'	128.26'	119.65'	N62°50'40"W
C43	74.50'	48.82'	47.95'	N50°26'41"E
C44	100.00'	38.39'	38.16'	S69°24'48"W
C45	74.50'	56.75'	55.39'	S88°57'42"E
C46	74.50'	30.46'	30.25'	S07°36'25"E
C47	74.50'	62.18'	60.39'	S43°13'52"E
C48	74.50'	33.36'	33.08'	S82°52'46"W
C49	2027.50'	13.32'	13.32'	S69°14'44"W
C50	35.50'	34.02'	32.73'	S83°19'59"E
C51	74.50'	38.02'	37.61'	N70°30'14"W
C52	2027.50'	110.01'	110.00'	S70°59'18"W
C53	2027.50'	110.01'	110.00'	S74°05'50"W
C54	2027.50'	110.01'	110.00'	S77°12'22"W
C55	2027.50'	110.01'	110.00'	S80°18'54"W
C56	2027.50'	110.01'	110.00'	S83°25'26"W
C57	2027.50'	110.01'	110.00'	S86°31'57"W
C58	2027.50'	110.01'	110.00'	S89°38'29"W
C59	972.50'	86.81'	86.78'	S88°56'59"E
C60	2027.50'	85.34'	85.34'	N87°35'54"W
C61	972.50'	122.05'	121.97'	N83°43'07"E
C62	972.50'	20.01'	20.01'	N87°54'12"E
C63	972.50'	145.44'	145.30'	N75°50'20"E
C64	972.50'	122.07'	121.99'	N67°57'31"E

CURVE TABLE CONTINUED				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C65	972.50'	110.06'	110.00'	N61°07'14"E
C66	222.50'	18.05'	18.04'	N39°07'36"W
C67	56.50'	80.07'	73.54'	S71°15'28"E
C68	33.50'	27.95'	27.15'	N87°57'07"W
C69	222.50'	87.75'	87.18'	N52°44'54"W
C70	56.50'	55.27'	53.10'	S02°37'57"E
C71	56.50'	61.53'	58.53'	S56°35'27"W
C72	277.50'	0.17'	0.17'	N64°13'04"W
C73	33.50'	27.50'	26.74'	S40°43'05"E
C74	56.50'	73.97'	68.80'	N54°42'21"W
C75	277.50'	86.53'	86.18'	N55°16'01"W
C76	277.50'	46.16'	46.11'	N41°34'07"W
C77	277.50'	123.99'	122.96'	S70°40'42"W
C78	277.50'	65.52'	65.36'	N89°45'28"W
C79	102.08'	73.36'	71.79'	S83°52'17"E
C80	187.00'	47.32'	47.19'	N84°25'48"E
C81	116.90'	29.85'	29.77'	N65°50'06"E
C82	928.91'	80.74'	80.71'	S68°56'24"E
C83	210.81'	123.05'	121.31'	N54°28'07"E
C84	100.00'	22.71'	22.66'	N51°14'52"E
C85	908.91'	151.83'	151.75'	S71°54'12"E
C86	218.73'	50.41'	50.29'	N30°05'09"E
C87	210.81'	2.84'	2.84'	N33°01'22"E
C88	908.91'	89.51'	89.46'	S79°33'48"E
C89	1027.50'	72.17'	72.15'	S59°53'25"W
C90	1027.50'	110.05'	110.00'	S84°56'15"W
C91	1027.50'	110.05'	110.00'	S71°06'27"W
C92	74.50'	78.36'	74.80'	N34°14'22"E
C93	74.50'	6.30'	6.30'	N66°47'38"E
C94	222.50'	20.68'	20.68'	N85°39'27"W
C95	210.81'	15.98'	15.98'	N35°34'40"E

Final Plat
Revised Baxter Parcel XXVI
Phase XXV "A"
for
Clear Springs–Baxter, LLC.
951 Market Street, Suite 203
Fort Mill,York County,
South Carolina 29708,

LandDesign Surveying
Phone: (704) 376-7777
Fax: (704) 376-2448
223 North Graham St.
Charlotte, NC 28202

Scale: 1"=100'

100 50 0 100

Date: February 18, 2009
Revision 2: February 25, 2009
Revisions per County's comments
Project Number: 4107091

Owner:Clear Springs Baxter, LLC.
Address:951 Market Street,
Suite 203, Fort Mill,
South Carolina 29708