

ZONING DATA

ZONING DISTRICT: PD B-4, R-12, R-7
 TAX PARCEL: #368-42 AND #368-17
 ZONING ITEM: REQUIRED

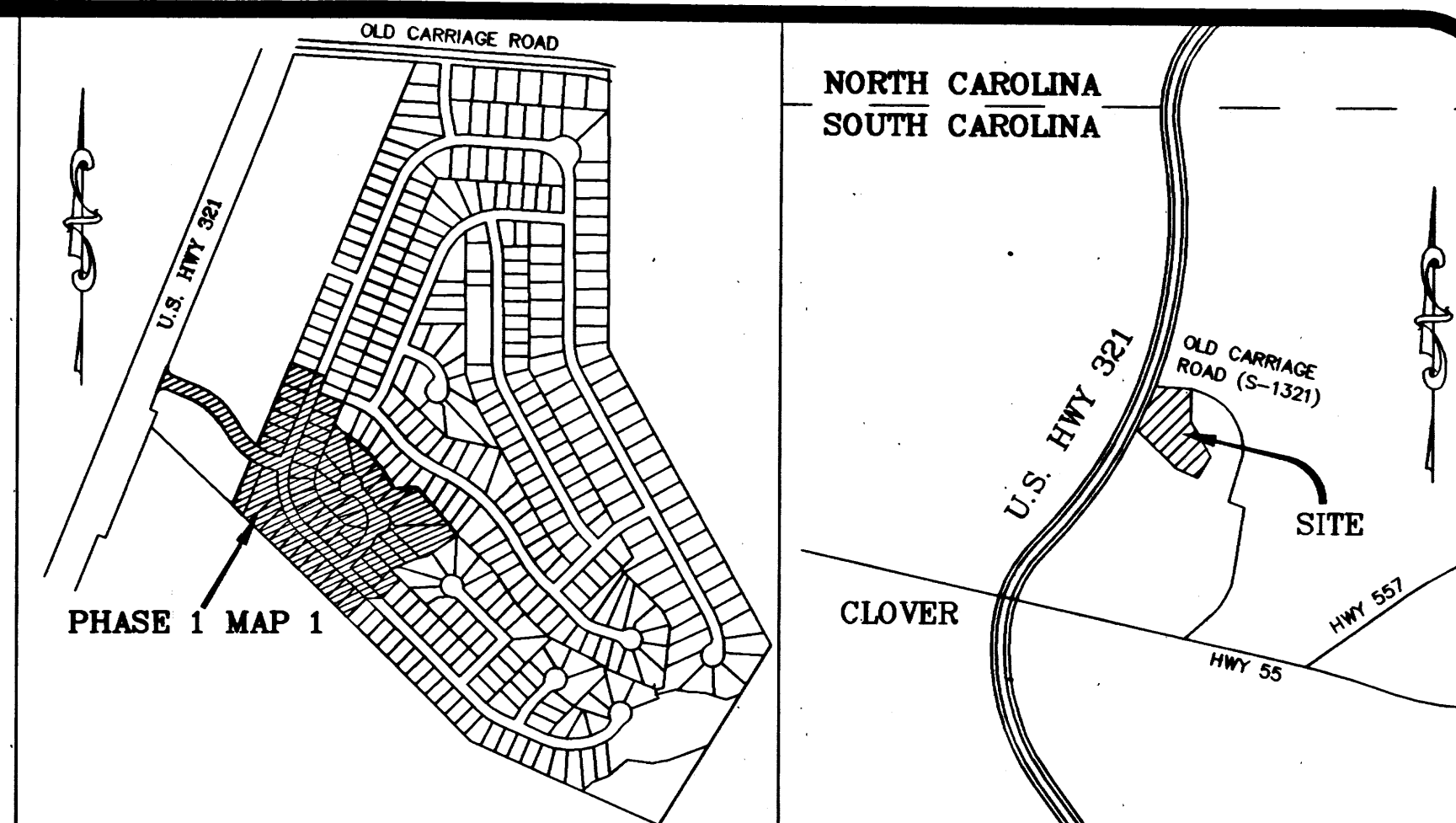
DENSITY (DU'S/ACRE)	2.95
MINIMUM LOT AREA	(R-7) 7,000 S.F. (R-12) 12,000 S.F.
MINIMUM FRONT SETBACK	20'
MINIMUM LOT WIDTH	(R-7) 60' (R-12) 80'
MINIMUM SIDE SETBACK	6' MINIMUM SIDE YARD @ INTERSECTION 10'
MINIMUM REAR SETBACK	20'

NUMBER OF LOTS: 48
 TOTAL ACRES: 12.957 AC.
 COMMON OPEN SPACE: 0.267 AC.
 AREA IN PUBLIC R/W: 3.067 AC.
 NET ACRES: 9.623 AC.

NOTES:

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- AREA BY COORDINATE GEOMETRY METHOD.
- APPARENT SOURCE OF TITLE: R.BK. 3342 PG. 1, TAX PARCEL 10-00-01-083
- NORTH ORIENTATION BASED ON SURVEY BY ESP ASSOCIATES, P.A. ENTITLED "KNOTT'S DEVELOPMENT RESOURCES, INC." DATED 8/16/99
- PDE = PUBLIC DRAINAGE EASEMENT
- PIPE SYSTEMS AND OPEN CHANNELS WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER
- S.T. = SIGHT TRIANGLE
- NONE OF THE PROPOSED LOTS LIE WITHIN A FEMA REGULATED FLOOD PLAIN
- FPE DENOTES "FLOOD PROTECTION ELEVATION". ALL USABLE AND FUNCTIONAL PARTS OF HABITABLE BUILDINGS OR STRUCTURES SHALL NOT BE BELOW THE FLOOD PROTECTION ELEVATION. ALL FLOOD AND WETLAND INFORMATION SHOWN WERE TAKEN FROM SITE PLANS PROVIDED BY ESP ASSOCIATES, P.A. ENTITLED CLOVER MEADOWS PHASE 1.

- UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE ROAD RIGHT-OF-WAYS (UNLESS OTHERWISE NOTED)
- ALL PROPOSED LOTS ON EXISTING STREETS WILL BE ACCESSED FROM THE NEAR STREET(S). NOTE: LOTS IN WHICH A BUILDING PERMIT HAS NOT BEEN OBTAINED AND PREVIOUSLY PLATTED, BY THE DEVELOPER, ON THE EXISTING STREET MUST BE SHOWN ON THE PRELIMINARY PLAT AND ARE SUBJECT TO THIS REQUIREMENT AND FEE IF APPLICABLE.
- PROPOSED CELLULOSE BURNAL SITES SHALL BE LOCATED ON THE FINAL PLAT.
- ROADS ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE YORK COUNTY ROADWAY SYSTEM OR ARE TO BE PRIVATE ROADS MAINTAINED BY THE DEVELOPER OR DEVELOPER'S DESIGNEE.
- THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS, OUTSIDE THE ROAD 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 DAMAGE TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT THE DEVELOPER OR HIS DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY YORK COUNTY.



LOCATION MAP (NOT TO SCALE)

VICINITY MAP (NOT TO SCALE)

LEGEND

- CMF CONCRETE MONUMENT FOUND (CMF)
- EIR EXISTING IRON REBAR (EIR)
- EIP EXISTING IRON PIPE (EIP)
- IRS NO. 4 IRON REBAR SET (IRS)
- NPS NO POINT SET (NPS)
- PKS PK NAIL SET (PKS)
- CMS CONCRETE MONUMENT SET (CMS)
- NCMS NCGS MONUMENT
- SB FRONT SETBACK
- PL PROPERTY LINE
- R/W RIGHT OF WAY
- PDE PUBLIC DRAINAGE EASEMENT
- WETLAND
- #4010 STREET ADDRESS

NOTE:

CRIFT HOMES USA RESERVES THE RIGHT TO CONVEY EASEMENTS FOR SIDEWALKS; SANITARY SEWER LINES; PUBLIC WATER LINES; TELEPHONE, VIDEO AND OTHER COMMUNICATION LINES; POWER, GAS, AND OTHER UTILITIES ALONG THE 20 FEET OF EACH LOT, ALONG THE SIDELINE TO FEET OF EACH LOT AND ALONG THE FRONTLINE 12.5 FEET OF EACH LOT, AS WELL AS WITHIN THE AREA DESIGNATED AS "PUBLIC STREET RIGHT-OF-WAY" ON THIS MAP.

STORM DRAINAGE EASEMENTS SHOWN ON PLAT, ALONG WITH "PUBLIC STREET RIGHT-OF-WAY", "SIGHT EASEMENTS", AND EXISTING "POWER", "WATER", "SEWER" AND OTHER EASEMENTS.

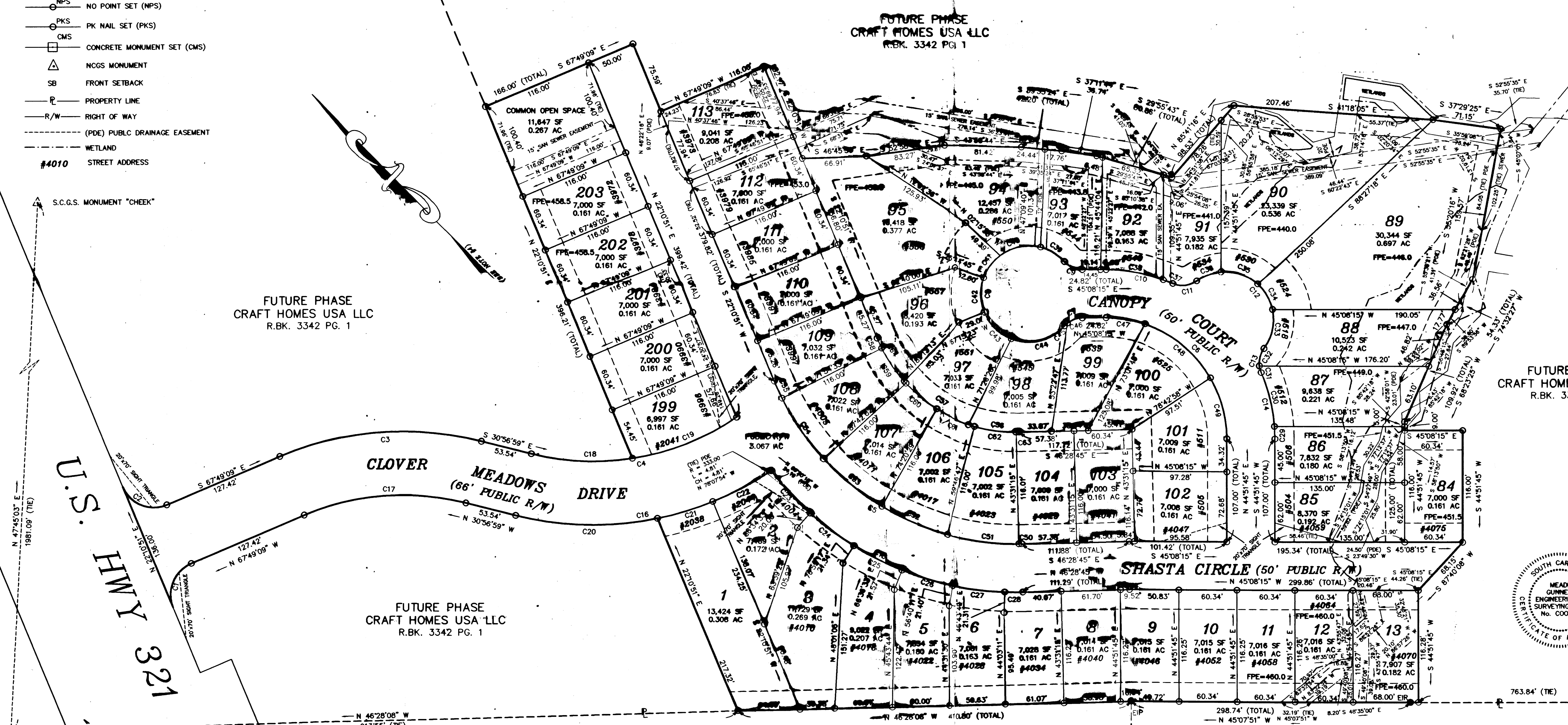
CERTAIN EASEMENTS OR OTHER STRUCTURES OR EASEMENTS ARE REQUIRED, THEY MAY BE SHOWN ON THE PLAT OR, IF NOT, THEY MAY BE GRANTED BY A SEPARATE EASEMENT DOCUMENT.

FLOOD NOTE

NONE OF THE PROPOSED LOTS LIE WITHIN A FEMA REGULATED FLOOD PLAIN.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	54.98	35.00	49.50	S67°10'51"W
C2	54.98	35.00	49.50	S22°49'09"E
C3	214.28	333.00	210.60	S49°23'04"E
C4	222.88	267.00	216.46	S54°51'49"E
C5	329.54	273.00	310.18	S12°08'57"E
C6	196.35	125.00	176.78	N02°08'15"W
C7	21.03	25.00	20.41	N69°13'57"W
C8	241.19	50.00	66.67	N44°51'45"E
C9	21.03	25.00	20.41	S21°02'34"E
C10	70.90	175.00	70.42	S33°31'52"E
C11	26.16	25.00	25.00	S51°55'28"E
C12	142.74	50.00	98.97	S00°08'15"E
C13	26.16	25.00	25.00	S51°55'28"E
C14	70.90	175.00	70.42	S33°31'52"W
C15	303.82	325.00	292.88	N19°41'54"W
C16	276.62	333.00	268.74	N54°44'51"W
C17	171.81	267.00	168.86	N49°23'04"W
C18	105.90	267.00	105.21	S42°18'45"E
C19	116.88	267.00	116.04	N65°13'35"W
C20	148.61	333.00	147.38	S43°24'06"E
C21	60.12	333.00	60.04	S61°41'32"E
C22	67.89	333.00	67.77	S72°42'17"E
C23	59.60	325.00	59.51	S01°49'45"W
C24	57.04	325.00	56.97	S08°27'08"E
C25	56.22	325.00	56.15	S19°29'05"E
C26	56.38	325.00	56.31	S28°21'38"E
C27	55.66	325.00	55.59	S38°14'11"E
C28	18.93	325.00	18.92	S44°48'39"E
C29	13.01	175.00	13.01	N42°43'56"E
C30	57.89	175.00	57.63	N31°07'32"E
C31	7.15	25.00	7.13	N29°50'30"E
C32	19.03	25.00	18.57	N59°50'30"E
C33	42.66	50.00	41.38	N57°12'25"E
C34	31.17	50.00	30.67	N14°54'17"E
C35	41.54	50.00	40.35	N26°45'18"W
C36	27.38	50.00	27.03	N66°14'23"W
C37	10.59	175.00	10.59	N23°39'31"W
C38	60.31	175.00	60.01	N35°15'54"W
C39	29.50	50.00	29.07	N13°51'00"W
C40	44.77	50.00	43.29	N56°24'17"W
C41	29.40	50.00	28.98	S81°05'55"W
C42	36.22	50.00	35.44	S43°29'56"W
C43	40.64	50.00	39.53	S00°32'35"E
C44	60.65	50.00	57.00	S58°34'43"E
C45	4.37	25.00	4.37	N89°19'03"W
C46	16.65	25.00	16.35	S64°13'22"E
C47	41.09	125.00	40.90	S35°43'16"E
C48	89.19	125.00	87.31	S05°51'45"E
C49	66.07	125.00	65.30	S28°43'15"W
C50	2.97	275.00	2.97	N46°10'11"W
C51	78.82	275.00	78.53	N37°51'28"W
C52	75.10	275.00	74.87	N22°01'54"W
C53	78.65	275.00	78.38	N05°00'54"W
C54	76.52	275.00	76.27	N10°08'56"E
C55	19.49	275.00	19.49	N20°09'02"E
C56	53.44	159.00	53.19	N36°51'00"W
C57	84.22	159.00	83.24	N12°02'51"W
C58	11.21	159.00	11.21	S20°09'40"W
C59	44.55	159.00	44.40	S10°06'55"W
C60	42.29	159.00	42.16	S05°31'48"E
C61	45.62	159.00	45.47	S21°22'09"E
C62	43.90	159.00	43.76	S37°29'57"E
C63	2.97	159.00	2.97	S45°56'39"E
C64	52.88	159.00	52.63	N12°39'14"E



FUTURE PHASE CRAFT HOMES USA LLC R.BK. 3342 PG. 1

FUTURE PHASE CRAFT HOMES USA LLC R.BK. 3342 PG. 1

FUTURE PHASE CRAFT HOMES USA LLC R.BK. 3342 PG. 1

YORK AMUSEMENT COMPANY R.BK. 1499 PG. 152 P.BK. 40 PG. 61

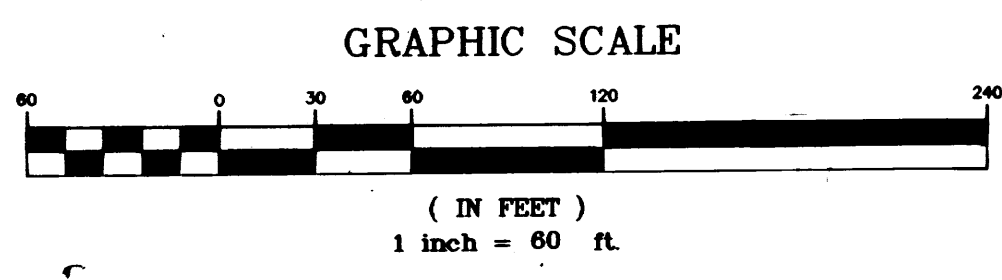
LEONARD M. HODGE R.BK. 381 PG. 114

THE SUBDIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TOWN OF CLOVER LAND DEVELOPMENT REGULATIONS AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA.



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.

Richard E. Navy, PLS
 RICHARD E. NAVY, PLS
 LICENSE NUMBER 44476



FINAL SUBDIVISION PLAT OF CLOVER MEADOWS PHASE 1, MAP 1

KINGS MOUNTAIN TOWNSHIP YORK COUNTY, SOUTH CAROLINA

OWNERS: CRAFT HOMES USA 2649 Breckonridge Centre Dr. Suite 201 Monroe, NC 28111 (704) 289-3362

DATE:	5/14/02	SCALE:	1" = 60'
JOB NUMBER:	504.20	DC NAME:	

MEADE GUNNELL engineering & surveying, p.c. 19810-A West Catawba Avenue, Cornelius, NC 28031 704-655-7290 704-655-7291 (fax)

DRAWN BY: PE
 CHECKED BY: MLG
 SHEET 1 OF 1