

PROJECT DEVELOPER:

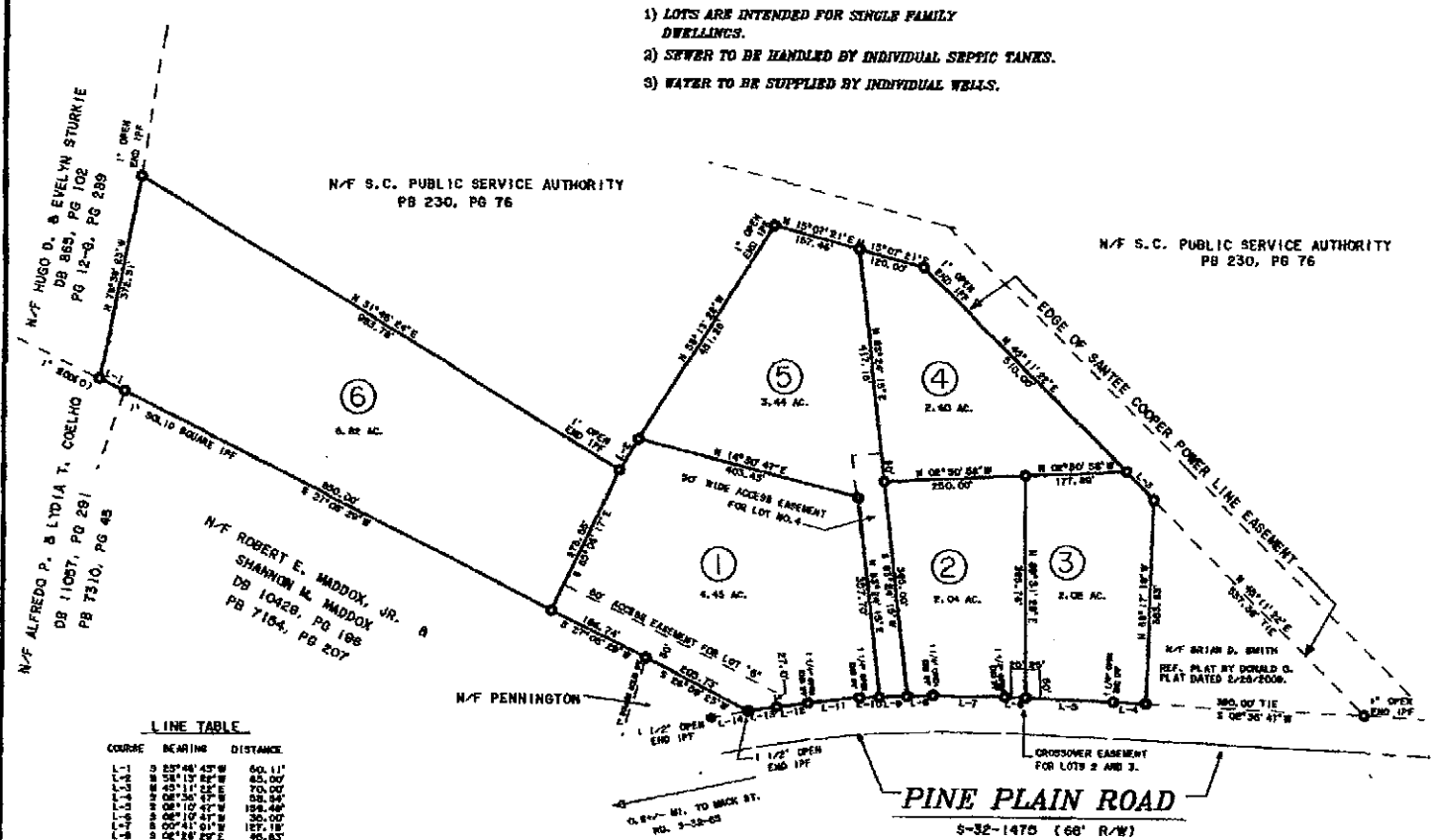
MATEK, INC.
3071 HWY. 6
LEXINGTON, S.C. 29073
PHONE (803) 606-8484



LEGEND
I.P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET
NOTE: UNLABELED CORNERS ARE
CAPPED 1/2" (NO. 4) REBAR SET

TRACT SUMMARY:

- TOTAL NO. OF LOTS: 6
TOTAL ACREAGE: 21.17
- 1) LOTS ARE INTENDED FOR SINGLE FAMILY DWELLINGS.
 - 2) SEWER TO BE HANDLED BY INDIVIDUAL SEPTIC TANKS.
 - 3) WATER TO BE SUPPLIED BY INDIVIDUAL WELLS.



LINE TABLE

COURSE	BEARING	DISTANCE
L-1	S 23°44'43"W	60.11'
L-2	S 58°17'54"W	65.00'
L-3	S 45°11'28"W	70.00'
L-4	S 02°30'47"W	58.94'
L-5	S 02°10'47"W	198.48'
L-6	S 02°10'47"W	30.00'
L-7	S 02°28'29"W	95.85'
L-8	S 02°28'29"W	60.20'
L-9	S 02°08'28"W	50.00'
L-10	S 02°44'33"W	82.75'
L-11	S 02°27'21"W	50.00'
L-12	S 11°14'31"E	87.35'

MINIMUM BUILDING SETBACKS UNDER THE LEXINGTON COUNTY ZONING ORDINANCE:

- 10' FROM ALL ROAD RIGHTS OF WAY
- 10' FROM ADJACENT PROPERTY LINES

SUMMARY APPROVAL PLAT CERTIFICATION

WHEREAS I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS "SUNSET FOREST" SUBDIVISION, I HEREBY CERTIFY THAT I ADROP THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THIS PLAT AND CERTIFY THAT ALL CURRENT STATE AND COUNTY TAXES OR OTHER ASSESSMENTS RELATIVE TO THIS PROPERTY HAVE BEEN PAID.

2/25/2009 MATEK, INC. DATE OWNER SIGNATURE



PLAT PREPARED FOR
"SUNSET FOREST" SUBDIVISION

DATE: FEBRUARY 26, 2009 LEXINGTON COUNTY, NEAR GASTON, S.C.
SCALE 1" = 150'

NOTES/REFERENCES:

- 1) T.M.E. NO. - C10000-02-000
 - 2) DEED BOOK - 11840, PG. 37
 - 3) PLAT REF. - 10500, PG. 80
- REFERENCE PLAT: PLAT FOR THE ESTATE OF GEORGE W. POOLE BY DOUGLAS E. PLATT, SR. DATED SEPTEMBER 22, 2000.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BIRMINGHAM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Douglas E. Platt, Sr.

S.C. PROFESSIONAL LAND SURVEYOR #4041
1902-A AIRPORT BOULEVARD
WEST COLUMBIA, S.C. 29170
PHONE: 803-796-0874
FAX: 803-796-0874

ONLY THE LISTED DOCUMENTS WHICH HEREON BEING CONTAINED AS A PART OF THIS SURVEY.
THE LOCATIONS OF UNRECORDED UTILITIES AS SHOWN HEREON ARE BASED ON SURVEYOR VISUAL INSPECTION, LOCATION OF VISIBLE STRUCTURES, LOCATION OF VISIBLE-BOUNDED UTILITIES, CONCRETE AND / OR EASEMENTS AND / OR RIGHTS OF WAY. LOCATIONS WHICH WERE OBSERVED AND IDENTIFIED WITH BEARS AND DISTANCES.