



- Section I
- Section II (sold out)
- Section III (sold out)
- Section IV (future development)
- Section V (sold out)
- Section VI (sold out)
- Section VII
- Section VIII



For more information contact Cissie Sullivan, at (803) 648-5025; email cissie@cissiesullivan.com or Tracey K. Turner at (803) 215-4734; email Tracey@SouthernHorseFarms.com

SUBDIVISION PLAT
OF:
SECTION 8
LOTS 1,2,3 AND TRACT 1
BARRINGTON FARMS

PROPERTY LOCATED SOUTH OF THE CITY OF AIKEN
AIKEN COUNTY, SOUTH CAROLINA

SCALE: 1" = 200' DATE: November 10, 2020

PREPARED FOR:

BARRINGTON FARMS, LLC

256 YORK STREET, SE PO BOX 404 AIKEN, SOUTH CAROLINA 29802

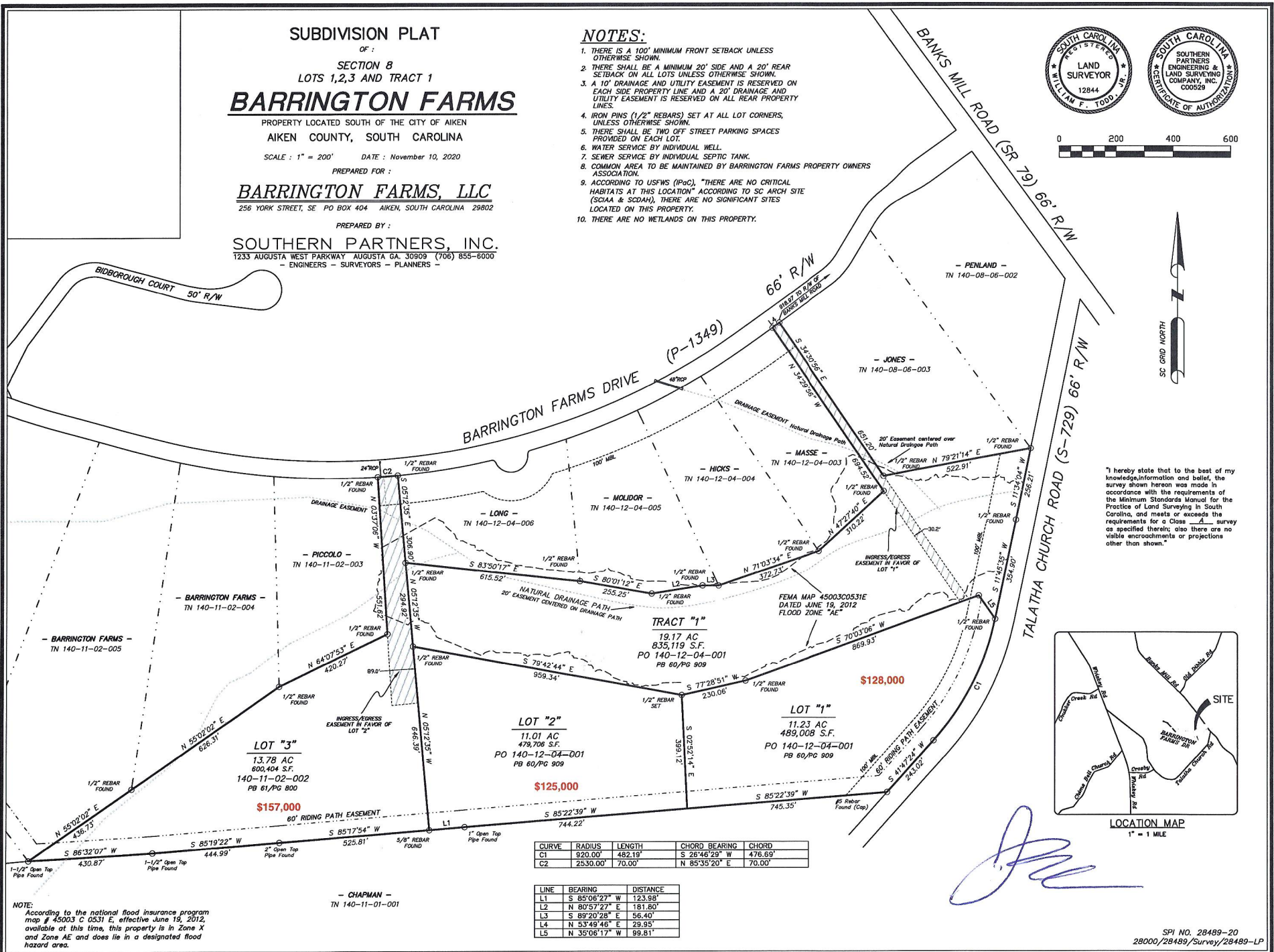
PREPARED BY:

SOUTHERN PARTNERS, INC.

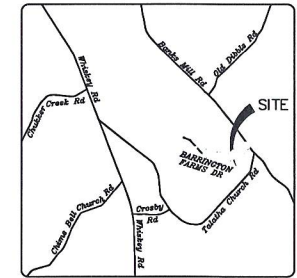
1233 AUGUSTA WEST PARKWAY AUGUSTA GA, 30909 (706) 855-6000
- ENGINEERS - SURVEYORS - PLANNERS -

NOTES:

1. THERE IS A 100' MINIMUM FRONT SETBACK UNLESS OTHERWISE SHOWN.
2. THERE SHALL BE A MINIMUM 20' SIDE AND A 20' REAR SETBACK ON ALL LOTS UNLESS OTHERWISE SHOWN.
3. A 10' DRAINAGE AND UTILITY EASEMENT IS RESERVED ON EACH SIDE PROPERTY LINE AND A 20' DRAINAGE AND UTILITY EASEMENT IS RESERVED ON ALL REAR PROPERTY LINES.
4. IRON PINS (1/2" REBARS) SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN.
5. THERE SHALL BE TWO OFF STREET PARKING SPACES PROVIDED ON EACH LOT.
6. WATER SERVICE BY INDIVIDUAL WELL.
7. SEWER SERVICE BY INDIVIDUAL TANK.
8. COMMON AREA TO BE MAINTAINED BY BARRINGTON FARMS PROPERTY OWNERS ASSOCIATION.
9. ACCORDING TO USFWS (IPoC), "THERE ARE NO CRITICAL HABITATS AT THIS LOCATION" ACCORDING TO SC ARCH SITE (SCIAA & SCDAH), THERE ARE NO SIGNIFICANT SITES LOCATED ON THIS PROPERTY.
10. THERE ARE NO WETLANDS ON THIS PROPERTY.



"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."



LOCATION MAP
1" = 1 MILE

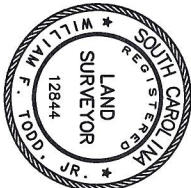
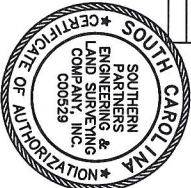
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	920.00'	482.19'	S 26°46'29" W	476.69'
C2	2530.00'	70.00'	N 85°35'20" E	70.00'

LINE	BEARING	DISTANCE
L1	S 85°06'27" W	123.98'
L2	N 80°57'27" E	181.80'
L3	S 89°20'28" E	56.40'
L4	N 53°49'46" E	29.95'
L5	N 35°06'17" W	99.81'

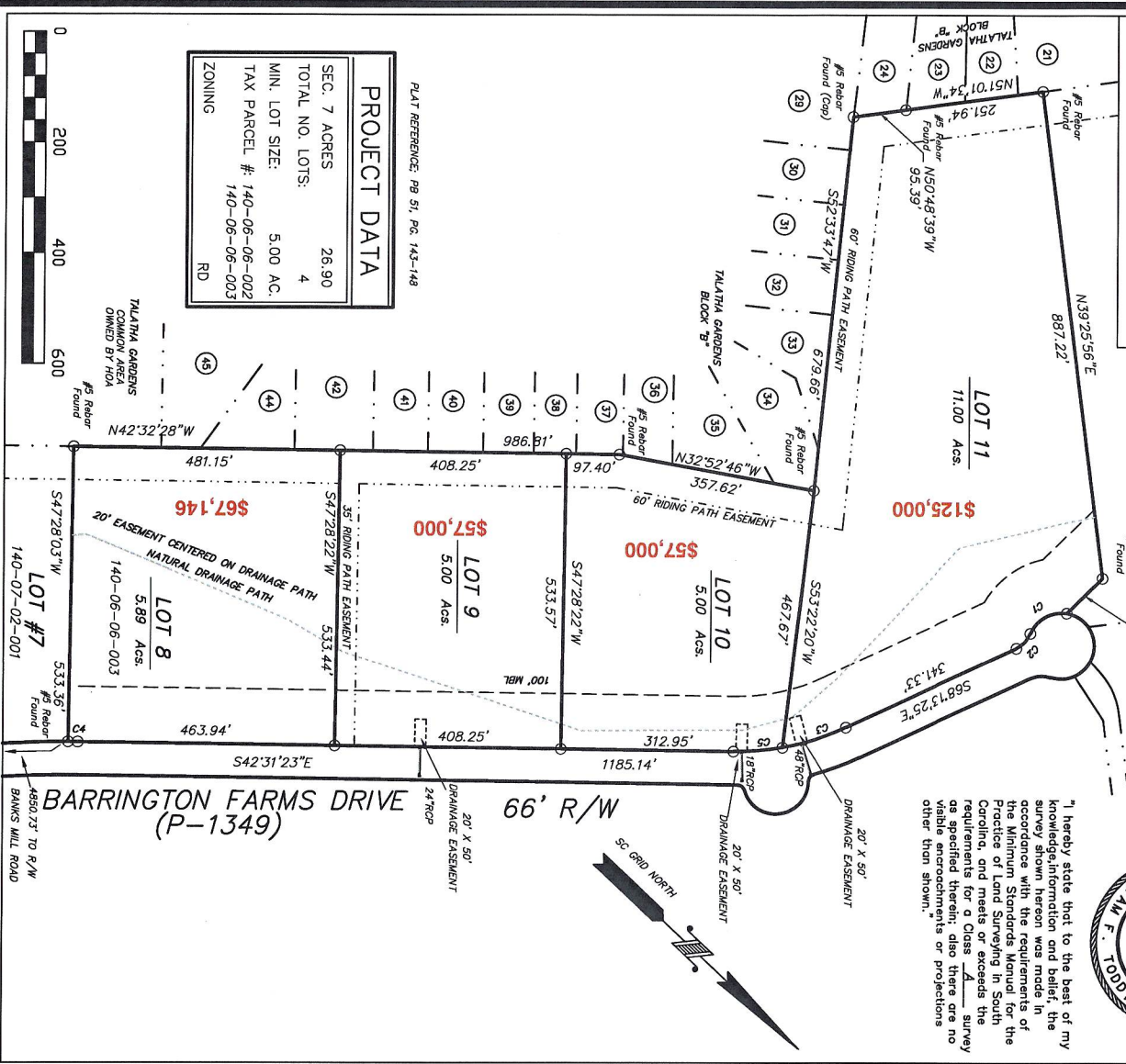
NOTE: According to the national flood insurance program map # 45003 C 0531 E, effective June 19, 2012, available at this time, this property is in Zone X and Zone AE and does lie in a designated flood hazard area.

Curve Table				
CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	81.33'	60.00'	572.44.00"E	75.24'
C2	37.82'	50.00'	589.53.40"E	36.93'
C3	121.33'	470.00'	560.49.40"E	121.00'
C4	17.16'	2030.00'	542.45.55"E	17.16'
C5	89.49'	470.00'	547.58.39"E	89.35'

- NOTES:**
1. THERE IS A 100' MINIMUM FRONT SETBACK UNLESS OTHERWISE SHOWN.
 2. THERE SHALL BE A MINIMUM 20' SIDE AND A 20' REAR SETBACK ON ALL LOTS UNLESS OTHERWISE SHOWN.
 3. EACH 150' PROPERTY LINE AND 50' DEVIATION FROM UTILITY EASEMENT IS RESERVED ON ALL REAR PROPERTY LINES.
 4. IRON PINS (1/2" REBAR) SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN.
 5. THERE SHALL BE TWO OFF STREET PARKING SPACES PROVIDED ON EACH LOT.
 6. WATER SERVICE BY INDIVIDUAL SEPTIC TANK.
 7. SEWER SERVICE TO BE MAINTAINED BY BARRINGTON FARMS.
 8. COMMON AREA TO BE MAINTAINED BY BARRINGTON FARMS PROPERTY OWNERS ASSOCIATION.

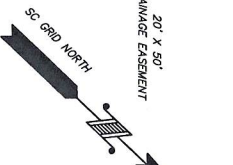


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PLAT REFERENCE: PG 51, PG. 143-148

PROJECT DATA	
SEC. 7 ACRES	26.90
TOTAL NO. LOTS:	4
MIN. LOT SIZE:	5.00 AC.
TAX PARCEL #:	140-06-06-002
	140-06-06-003
ZONING	RD



PLAT PREPARED FOR: **BARRINGTON FARMS, LLC**
 256 YORK STREET - AIKEN, SOUTH CAROLINA 29802

DESCRIPTION: **LOTS 8, 9, 10, & 11 - BARRINGTON FARMS, SECTION 7 AIKEN COUNTY, SOUTH CAROLINA**

SCALE: 1" = 200'
 DATE: 11-10-2020
 REV. DATE:

Southern Partners, Inc.
 ENGINEERS - SURVEYORS - PLANNERS
 1233 AUGUSTA WEST PARKWAY AUGUSTA, GEORGIA 30909 (706) 865-6000
 SP No. 28489-10
 28489/SURVEY/28489-SEC7.DWG