PRECISION LAND SURVEYING INC

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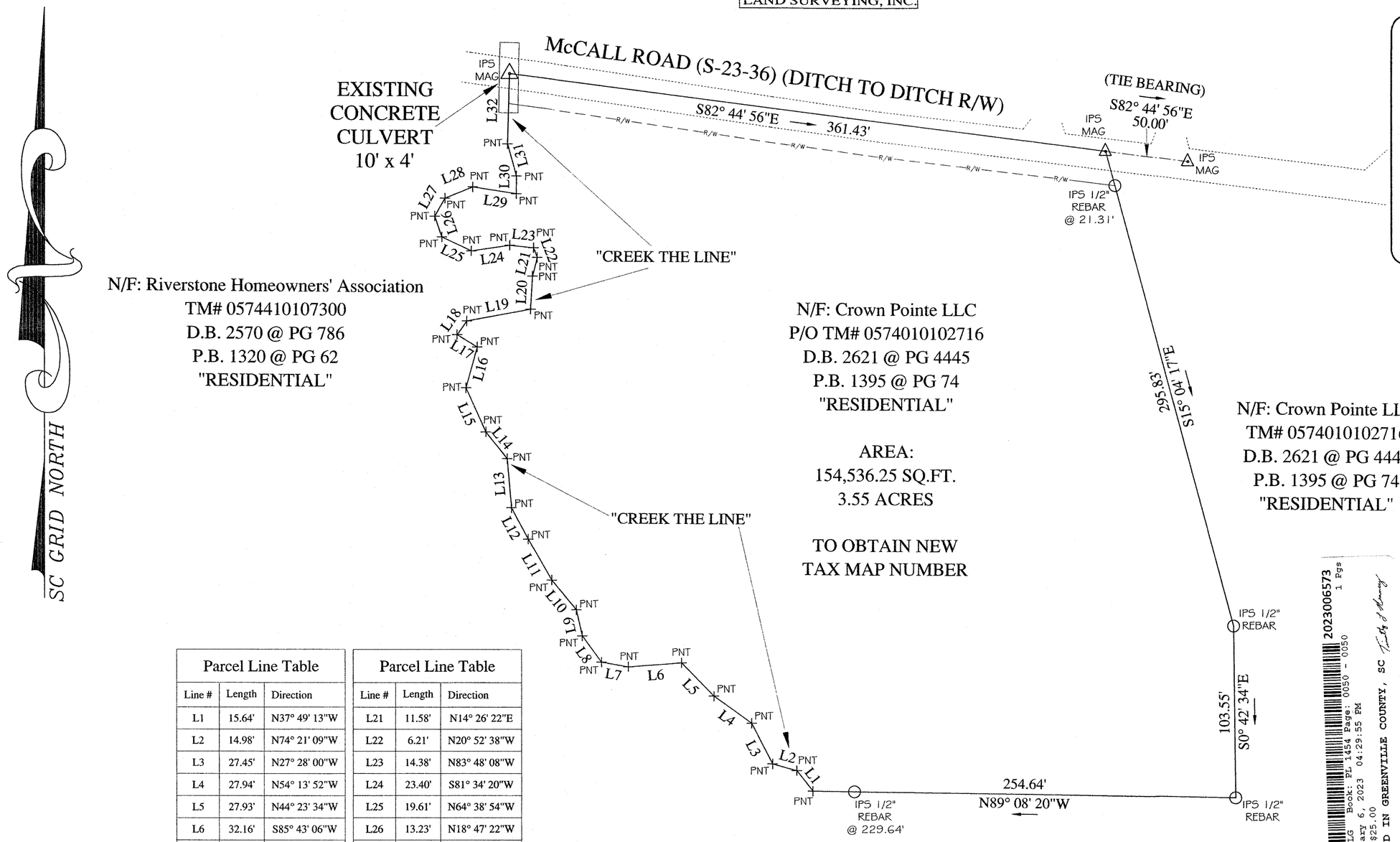
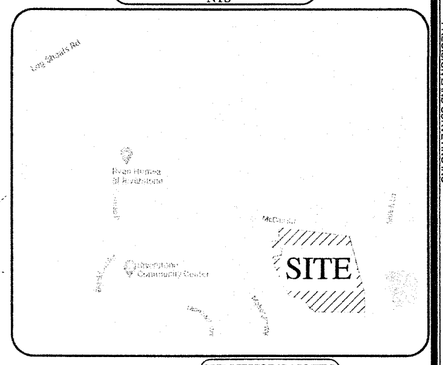


Parcel Line Table		
Line #	Length	Direction
L1	15.64'	N37° 49' 13"W
L2	14.98'	N74° 21' 09"W
L3	27.45'	N27° 28' 00"W
L4	27.94'	N54° 13' 52"W
L5	27.93'	N44° 23' 34"W
L6	32.16'	S85° 43' 06"W
L7	16.40'	N80° 12' 32"W
L8	19.54'	N36° 07' 15"W
L9	16.11'	N12° 56' 02"W
L10	23.16'	N39° 30' 02"W
L11	28.28'	N29° 39' 20"W
L12	21.61'	N28° 02' 35"W
L13	29.65'	N4° 57' 05"W
L14	20.50'	N38° 45' 39"W
L15	29.13'	N24° 16' 53"W
L16	25.38'	N15° 24' 42"E
L17	14.18'	N58° 32' 23"W
L18	10.08'	N35° 28' 32"E
L19	39.07'	N79° 32' 26"E
L20	19.98'	N3° 13' 40"E

Parcel Line Table		
Line #	Length	Direction
L21	11.58'	N14° 26' 22"E
L22	6.21'	N20° 52' 38"W
L23	14.38'	N83° 48' 08"W
L24	23.40'	S81° 34' 20"W
L25	19.61'	N64° 38' 54"W
L26	13.23'	N18° 47' 22"W
L27	12.53'	N29° 30' 44"E
L28	18.02'	N68° 07' 29"E
L29	26.52'	S81° 14' 04"E
L30	10.67'	N0° 31' 24"E
L31	20.01'	N15° 47' 42"W
L32	41.82'	N1° 47' 42"E

LOCATION MAP
NTS



SURVEYOR'S NOTES

1.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER, FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY THE SURVEYOR. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT TITLE SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TILE SEARCH MAY DISCLOSE THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND OR RESTRICTIONS, OF RECORD OR NOT OF RECORD.

4.) UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD AND OR FROM REFERENCE MAPS FROM THE APPROPRIATE AGENCIES AND ARE APPROXIMATE LOCATIONS ONLY. UTILITIES SHOWN ARE OBVIOUS AND APPARENT ONLY BEFORE DIGGING CONTACT A UTILITY LOCATING SERVICE PRECISION LAND SURVEYING INC. TAKES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES.

5.) REFERENCE:
DEED BOOK 2621 @ PAGE 4445 & PLAT BOOK 1395 @ PAGE 74

6.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND-OR RESTRICTIONS OF RECORD OR NOT RECORD.

7.) ALL PROPERTY CORNERS ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

CONTROL NOTES:

1. VERTICAL DATUM - NAVD88 (SCVRS)
2. HORIZONTAL DATUM - NAD83 - SCGRID (SCVRS)

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH MAY DISCLOSE.
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

2023006573
1 Pgs
PLAT/LG Book: PL 1454 Page: 0050 - 0050
February 6, 2023 04:29:55 PM
Rec: $25.00
FILED IN GREENVILLE COUNTY, SC

PRECISION LAND SURVEYING, INC.
439 BEULAH CHURCH ROAD
ABBEVILLE COUNTY, SC 29620
(864) 627 - 8067
EMAIL: brucepls@bellsouth.net

811
Know what's below. Call before you dig.

LEGEND KEY

- DENOTES IPS 1/2" REBAR
- DENOTES IPS 1/2" REBAR
- DENOTES MAG NAIL
- DENOTES POINT ON BOUNDARY
- DENOTES R/W MONUMENT
- DENOTES FIRE HYDRANT
- DENOTES WATER METER
- DENOTES IRRIGATION CONTROL VALVE
- DENOTES WELL
- DENOTES POWER POLE
- DENOTES GUY POLE
- DENOTES LAMP POST
- DENOTES ELEC. TRANSFORMER
- DENOTES AIR CONDITIONER UNIT
- DENOTES ELEC. POWER PANEL
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM DRAINAGE MANHOLE
- DENOTES STORM DRAINAGE CATCH BASIN
- DENOTES HANDICAP RAMP
- DENOTES MAIL BOX

SURVEYOR NOMENCLATURE

FDC	—	DENOTES FIRE DEPARTMENT CONNECTION
CMP	—	DENOTES CORRUGATED METAL PIPE
RCP	—	DENOTES REINFORCED CONCRETE PIPE
CPP	—	DENOTES CORRUGATED PLASTIC PIPE
VCP	—	DENOTES VITREOUS CLAY PIPE
CLF	—	DENOTES CHAIN LINK FENCE
HWF	—	DENOTES HOG WIRE FENCE
HFG	—	DENOTES HOODED FRAME AND GRATE
FES	—	DENOTES FLARED END SECTION
FFE	—	DENOTES FINISH FLOOR ELEVATION

LINE TYPE KEY

R/W	DENOTES RIGHT-OF-WAY LINE
GAS	DENOTES GAS LINE
WL	DENOTES WATER LINE
OHP	DENOTES OVERHEAD POWER LINE
UGP	DENOTES UNDERGROUND POWER
UGC	DENOTES BURIED CABLE
FOC	DENOTES BURIED FIBER OPTIC CABLE
TEL	DENOTES BURIED TELEPHONE CABLE
SS	DENOTES SANITARY SEWER LINE
SD	DENOTES STORM DRAIN LINE
	DENOTES GUARD RAIL

SCALE 1" = 50'

0 100 200 Feet

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Development Regulations and that it has been approved for recording in the Register of Deeds Office.

2-6-23
Date

Authorized Representative of Greenville County Planning Commission

"THIS PLAT IS NOT A SUBDIVISIION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS."

"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, PROJECTIONS, OR SETBACKS OTHER THAN SHOWN."

RICHARD B. COOK
DATE: FEBRUARY 01, 2023
S.C. RLS# 17219

SOUTH CAROLINA — PRECISION LAND SURVEYING, INC. — No. C01589 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR — No. 17219 — RICHARD BRUCE COOK III

Field By: J GRAY, J & D.	AREA: 3.55 ACRES
Dwn By: EDWIN MEJIA	
Aprvd By: B COOK	Date:
Field Date: 02-01-2023	Revision:
Sheet: 1 of 1	Date:
	Revision:

BOUNDARY SURVEY AT THE REQUEST OF:

CROWN LAND DEVELOPMENT, LLC

Project Address:	McCALL ROAD, GREENVILLE, SC
Project Location:	GREENVILLE COUNTY, SC
TMS #:	P/O: 0574010102716
Job Number:	2023-006