

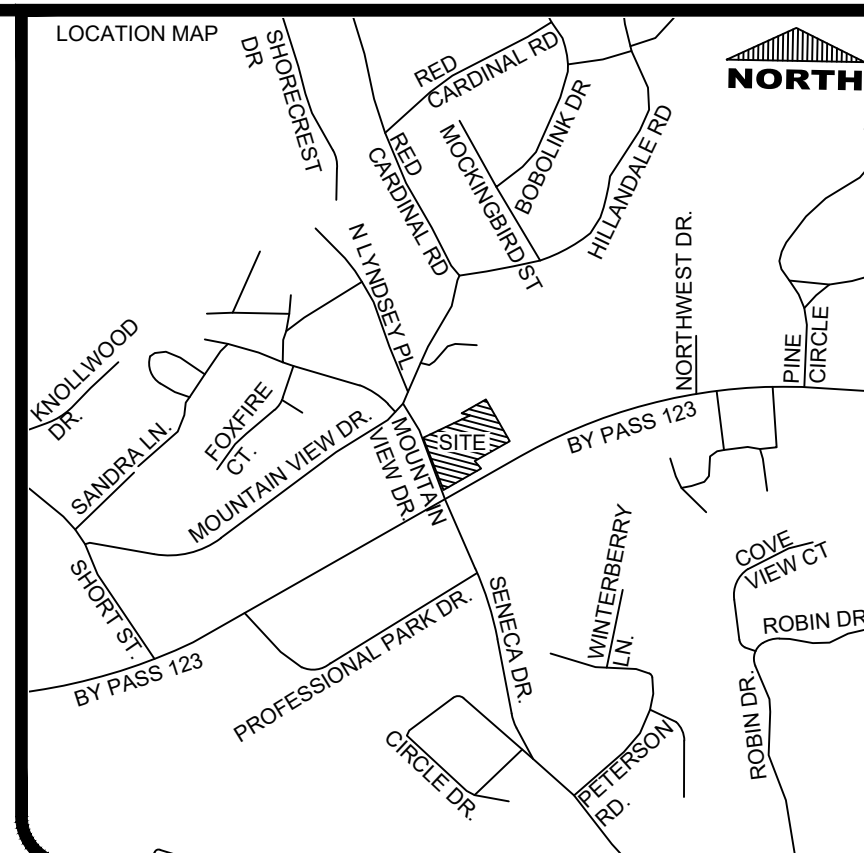
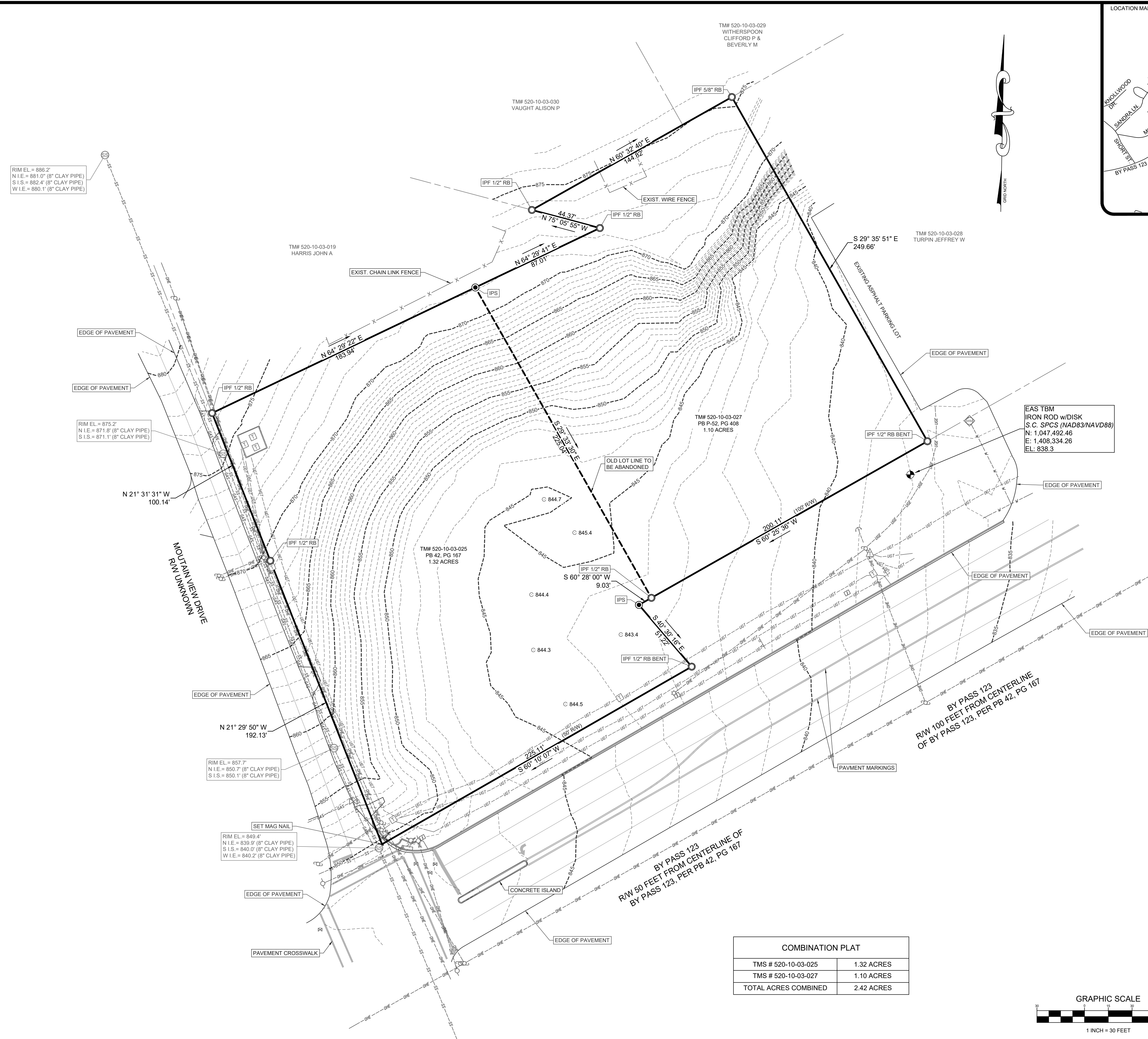
LEGEND	
	SITE BENCHMARK
	COMMUNICATION BOX
	TELEPHONE PEDESTAL
	ELECTRIC BOX
	POWER POLE
	TRAFFIC SIGNAL POLE
	LIGHT POLE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	SINGLE SUPPORT SIGN
	DOUBLE SUPPORT SIGN
	UNDERGROUND COMMUNICATION LINE (MARKED BY SC811)
	WATER LINE (MARKED BY SC811)
	SANITARY SEWER LINE (MARKED BY SC811)
	UNDERGROUND ELECTRIC LINE (MARKED BY SC811)
	OVERHEAD ELECTRIC LINE
	GAS LINE (MARKED BY SC811)
	GAS VALVE
	GUY ANCHOR

- SURVEYOR'S NOTES:**
- THE UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM ABOVE GROUND EVIDENCE OR EXISTING DRAWINGS PROVIDED BY VARIOUS SOURCES. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN.
 - ALL STATEMENTS HEREON RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BY PASS 123 AND MOUNTAIN VIEW DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.
 - THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 - THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
 - NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
 - THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
 - 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.
 - ALL PINS SET 5/8" REBAR UNLESS OTHERWISE NOTED.
 - HORIZONTAL DATUM: NAD 83 (SCVRS)
VERTICAL DATUM: NAVD 88 (SCVRS)
CONTOUR INTERVAL: 1 FOOT
 - ALL LINES SURVEYED AND MAPPED ARE LISTED IN GRID DISTANCES. COORDINATES SHOWN ARE BASED ON S.C. SPCS NAD 83 (2011) DATUM, UNLESS OTHERWISE STATED.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.
 - THIS PLAN IS A RETRACEMENT SURVEY OF AN EXISTING LOT OF RECORD AND MONUMENTATION LOCATED IN THE FIELD.
 - PURSUANT TO THE PROVISIONS OF THE SOUTH CAROLINA CODE OF LAWS, THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE, AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
 - ALL PIPE SIZES, MATERIALS, DIRECTIONS AND INVERTS (FLOW), ARE APPROXIMATE AND BASED SOLELY ON ABOVE GROUND OBSERVATIONS AND/OR (BY GRAPHIC PLOTTING ONLY) PLANS, PLATS OR DEEDS PROVIDED BY THE ISSUING GOVERNMENT AGENCY.

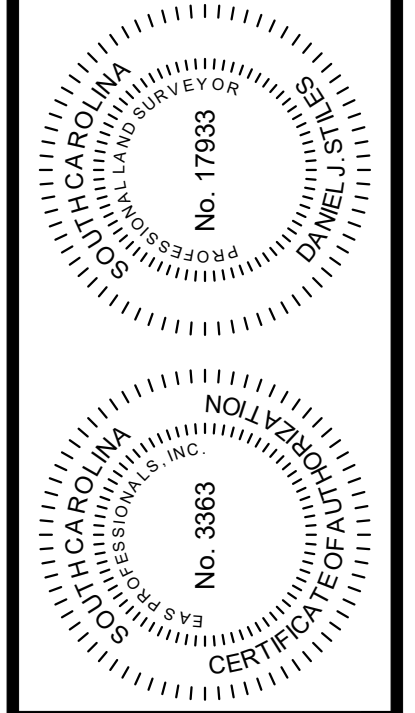
FLOOD INFORMATION NOTE:
Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at www.msc.fema.gov, and BY GRAPHIC PLOTTING ONLY, this property, located in OCONEE COUNTY, SOUTH CAROLINA, is in Zone X on Flood Insurance Rate Map (FIRM) No. 45073C0330D, which bears an effective date of 12/21/2017 and is not in a special flood hazard area.

"I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for 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."

David J. Johnson



Date	6/10/2021
By	OSC
Check	OSC
Revision	
Drawn	
Reviewed	
Approved	
Scale	1" = 30'



Job No.	21-18189
Date	06-10-2021
Field	TW
Drawn	OSC
Reviewed	JK
Approved	DS
Scale	1" = 30'
SHEET:	V - 1

COMBINATION PLAT	
TMS # 520-10-03-025	1.32 ACRES
TMS # 520-10-03-027	1.10 ACRES
TOTAL ACRES COMBINED	2.42 ACRES

