Inst # 202212772 DocType:PLAT Page 1 of 1 BKP:615 PG:341 07/26/2022 at 10:56:58 AM, Fee:$25.00 PAUL MCGUFFIN REGISTER OF DEEDS PICKENS COUNTY, SC

LEGEND:

IPS	IRON PIN SET (5/8" REBAR)
IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
PP	POWER POLE
OE	OVERHEAD ELECTRIC LINE
T-PED	TELEPHONE PEDESTAL
WM	WATER METER
CBDI	CATCH BASIN DROP INLET
	STORM DRAIN PIPE
RCP	REINFORCED CONCRETE PIPE
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE

ST. HELENS LANE
(30' JOINT DRIVEWAY)
(TO BE IMPROVED PER P.B. 504-3)

IPF 1/4" OPEN TOP
IPF 1/2" SOLID ROD
EDGE OF GRAVEL
L1
L2
TP
IPS 5/8" REBAR
L3
L4
IPS 5/8" REBAR
L5(TIE)
IPF 5/8" SOLID ROD (BENT)
325'± TO POWDERSVILLE RD.
PLAT BOOK 504-3
TRANSFORMER
S31° 53' 26"E 119.90'
IPF 5/8" SOLID ROD (BENT) @ 95.1'
IPF 1/2" CRIMP TOP
N46° 57' 30"E 116.12'
N12° 29' 46"W 82.35'
IPF 1/2" REBAR
S89° 08' 43"W 166.09'
IPF 5/8" REBAR (BENT) @ 25.0'
SEWER STUB
CP
TP
TRANSFORMER
MAG NAIL FOUND
30' SANITARY SEWER EASEMENT
25' SANITARY SEWER EASEMENT
CONC.
ASPHALT
READING FOUND
CBDI
SSMH
R/W
C1
C2
50' RADIUS
S58° 05' 55"W 168.42'
MAG NAIL FOUND
R/W MON. FOUND
S31° 49' 23"E 96.94'(TIE)
S58° 04' 58"W 498.46'(TIE)
IPS 5/8" REBAR

FRANKLIN SQUARE WAY
(25' INGRESS/EGRESS & UTILITIES EASEMENT)

6
TMS# 5038-06-38-6299
25,697 SQ.FT.
0.59 ACRES

7
TMS# 5038-06-38-8252
23,825 SQ.FT.
0.55 ACRES

8
TMS# 5038-06-48-0207
N/F
MADISYN PROPERTIES LLC
D.B. 914-289
P.B. 504-3

TMS# 5038-06-38-4223
N/F
SANDRA TAYLOR
MICHAEL K. TAYLOR
D.B. 14L-20
P.B. 27-146

5
TMS# 5038-06-38-7105
N/F
ADAM THOMAS EYTCHESON
D.B. 2215-70
P.B. 504-3

3
TMS# 5038-06-38-9101
N/F
EASLEY REHAB PRODUCTS, INC.
D.B. 1016-215
P.B. 504-3

4
COMMON AREA FOR DETENTION
TMS# 5038-06-38-7062
N/F
LANDCO DEV. GROUP, LLC
D.B. 712-250
P.B. 504-3
DETENTION POND
RCP

TMS# 5038-06-47-1948
N/F
JEAN H. MCELRATH
MCELRATH LIVING TRUST
D.B. 726-88
P.B. 27-146

SURVEYOR'S NOTES:

1) 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 THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD, INCLUDING RESTRICTIONS GOVERNING FRANKLIN SQUARE.

3) 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.

4) SEE SUBDIVISION PLAT RECORDED IN BOOK 504 PAGE 3 FOR ADDITIONAL NOTES.

TOTAL LAND AREA:
49,522 SQ.FT.
1.14 ACRES

EXEMPTION FROM REVIEW PROCESS:

This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.

James R. Freeland
PLS# 4781

NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), 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.

7/14/22 APPROVED JJB

Line Table		
Line #	Length	Direction
L1	74.11	S86°36'49"E
L2	60.58	S54°48'53"E
L3	48.49	S54°45'44"E
L4	47.38	S68°49'41"E
L5(TIE)	56.00	N83°49'50"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	121.38	275.00	25°17'23"	S11°43'37"W	120.40
C2	122.44	275.00	25°30'38"	S13°37'50"E	121.43

FREELAND
SURVEYORS • ENGINEERS
FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: BMB	PARTY CHIEF: WD	CHECKED: JRFjr
REF. PLAT BOOK:	504-3	
REF. DEED BOOK:	712-250	
TAX MAP:	5038-06-38-8252 / 5038-06-38-7299	
DATE OF SURVEY:	6-22-2022	
DATE DRAWN:	6-29-2022	
DRAWING NO:	77405	
DATE OF LAST REVISION:		

0' 30' 60' 90'
SCALE: 1" = 30'

SOUTH CAROLINA FREELAND & ASSOCIATES, INC. No. C00430 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR No. 4781 JAMES RALPH FREELAND

PLS: JAMES R. FREELAND
NO: 4781
7/14/22

STATE OF SOUTH CAROLINA
PICKENS COUNTY
CITY OF EASLEY

FRANKLIN SQUARE LOTS 6 AND 7 BOUNDARY SURVEY FOR MARK LEIDLEIN

SITE ADDRESS:
114 & 121 FRANKLIN SQUARE WAY
EASLEY, SC 29642

SHEET 1 OF 1

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