

VICINITY MAP (NO SCALE)

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	12182.10	16.14	16.14	S13°27'59"W
C2	12182.10	201.92	201.92	S12°57'13"W

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- LEGEND:**
- △ CM(F) - CONCRETE MONUMENT(F)
 - IP(S) - #4 REBAR(S)
 - MN(S) - MAGNETIC NAIL(S)
 - MN(F) - MAGNETIC NAIL(F)
 - - TOP OF BANK
 - R/W - RIGHT OF WAY
 - P/L - PROPERTY LINE
 - C/L - CENTERLINE
 - ⊙ - UTILITY POLE
 - - POINT NO MONUMENT
 - IPF - #4 REBAR(F)
 - P/O - PART OF
 - MFP - METAL FENCE POST
 - PK - SURVEY NAIL

TOWN OF CLOVER
 TMP# 3630000010.000
 DB 21363 PG 377
 PB 36 PG 200
 ZONED ID

TOWN OF CLOVER
 TMP# 0100412021
 DB 9145 PG 121
 ZONED R-7

CONNIE NIVENS
 TMP# 3640000026.000
 DB 19253 PG 3551
 PB 129 PG 19
 ZONED RMX-20

CHRISTOPHER & SAHACHAIRE PAGAN
 TMP# 3640000058.000
 DB 15750 PG 232

CHRISTOPHER KALENAK
 NGAIRE MANN
 TMP# 3640000059.000
 DB 20395 PG 465

RACHEL M. JAMES
 ANTWAN JAMES
 TMP# 3640000060.000
 DB 18607 PG 263

JEFFERY & WENDY SIGMON
 TMP# 3640000061.000
 DB 15326 PG 104

MILLARD & LAURA KETNER
 TMP# 3640000062.000
 DB 16368 PG 121
 ZONED RMX-20

PEGGY WRIGHT
 TMP# 3640000002.000
 DB 11023 PG 206
 ZONED RMX-20

BEN WRIGHT JR.
 TMP# 3640000012.000
 ZONED RMX-20

AMARINTHA W. WHITENER
 TMP# 36200000063.000
 DB 14549 PG 115
 ZONED RSF-40

JOHN CALDWELL
 TMP# 3640000063.000
 DB 18142 PG 94
 PB E-335 PG 4

AREA = 15.887 ACRES

AREA = 10.298 ACRES

AREA = 7.763 ACRES

AREA = 7.02 ACRES

AREA = 6.178 ACRES

AREA = 12.543 ACRES



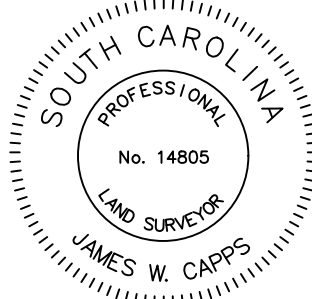
TOWN OF CLOVER
 TMP# 3630000010.000
 DB 21363 PG 377
 PB 36 PG 200
 ZONED ID

LINE	BEARING	LENGTH
L1	S04°22'57"E	224.26'
L2	S04°28'08"E	38.71'
L3	S16°37'56"W	154.99'
L4	N78°26'41"W	222.02'
L5	N78°26'14"W	231.23'
L6	S12°02'18"W	186.32'
L7	S77°32'04"E	231.30'
L8	S12°59'30"W	12.87'
L9	N84°46'57"W	232.43'
L10	S12°02'17"W	58.33'
L11	S13°30'56"W	179.07'
L12	S13°32'45"W	163.41'
L13	S13°32'07"W	165.03'
L14	S10°57'37"W	90.02'
L15	S03°41'55"W	246.71'
L16	S02°09'16"E	17.88'
L17	S04°05'54"E	83.82'
L18	S05°23'30"E	41.92'
L19	S79°05'35"W	165.83'
L20	S78°57'02"W	120.01'
L21	S79°01'04"W	123.40'
L22	S78°59'18"W	114.95'
L23	S78°30'15"W	23.47'
L24	N22°03'23"W	183.32'
L25	N22°16'04"W	105.46'
L28	N85°37'03"E	23.20'
L29	S12°20'50"W	20.17'
L30	N78°07'01"W	19.86'
L31	N11°34'10"E	20.04'
L32	S78°28'21"E	20.14'

PINE HAVEN SUBDIVISION
 PB 49 PG 103
 ZONED RSF-40
 PHASE 1

PINE HAVEN SUBDIVISION
 PB 116 PG 148
 ZONED RSF-40
 PHASE 2

AREAS ARE APPROXIMATE



NOTES:
 (S) DENOTES OBJECT SET
 (F) DENOTES OBJECT FOUND
 PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS, AND THOSE SHOWN, IF ANY, SHOULD BE INDEPENDENTLY VERIFIED. NO TITLE OPINION HAS BEEN PROVIDED TO THE SURVEYOR.
 NAMES AND DEED REFERENCES SHOWN ARE FOR DESCRIPTIVE PURPOSES ONLY, NOT TO BE USED FOR DETERMINING TITLE.
 WATER BOUNDARIES ARE SUBJECT TO CHANGE BY NATURAL CAUSES AND MAY AFFECT AREA AND LIMIT OF TITLE.
 ALL RIGHT OF WAYS OR EASEMENT WIDTHS SHOULD BE VERIFIED FOR ACCURACY BY THE COMPANY, AGENCY, OR PUBLIC DEPARTMENT RESPONSIBLE FOR ACQUIRING, MAINTAINING, AND EXISTENCE OF THE EASEMENTS SHOWN. THE WIDTHS AS SHOWN, WERE ACQUIRED BY VARIOUS SOURCES AND ARE SUBJECT TO ERROR.

GENERAL NOTES
 THIS PLAT OF SURVEY CREATES A SUBDIVISION OF PROPERTY IN AN AREA OF THE COUNTY HAVING AN ORDINANCE REGULATING PARCELS OF LAND.
 THIS SURVEY & PLAT IS SUBJECT TO ALL RESTRICTIONS, SETBACK LINES, ZONING ORDINANCES, EASEMENTS, AND RIGHT OF WAYS, IF ANY, AS MAY APPEAR OF RECORD OR ON THE SUBJECT PROPERTY.

SOUTH CAROLINA
 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, MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, DEED DESCRIPTION RECORDED IN BOOK 17425, PAGE 143; WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 10th DAY OF JULY, 2024.

PRELIMINARY PLAT
 JAMES W. CAPPS
 PROFESSIONAL LAND SURVEYOR
 14805
 LICENSE NUMBER

PRELIMINARY PLAT FOR REVIEW ONLY, NOT FOR RECORDING, CONVEYANCE OR SALES.

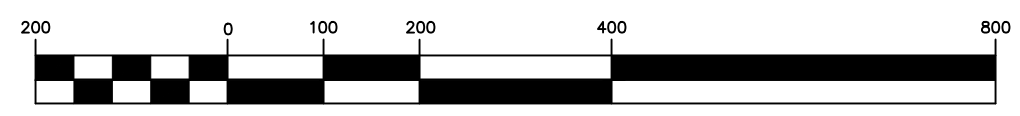
BOUNDARY SURVEY FOR:	
CAROLINA PIEDMONT INVESTMENTS, LLC	
TOWNSHIP: KINGS MTN	TAX I.D.: 3640000004
COUNTY: YORK	STATE: SOUTH CAROLINA
DATE: JULY 10, 2024	JOB NO.: 0624107
DATE	DESCRIPTION
08/16/2024	SUBDIVIDE INTO LOTS.



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GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.