

STATE GRID NORTH
BY GNSS
FROM SCVRS
NAD83 (2011)

WILLIAM LEE THOMPSON
TMS# 275-00-04-003
ZONING: (R-A)
DEED: BOOK 10350 PAGE 93
PLAT: SLIDE 1938 PAGE 9B

ACCORDING TO LAURENS COUNTY PUBLIC WORKS DEPARTMENT, LAURENS COUNTY
HOLDS PREScriptive RIGHTS TO THE USE AREA BACK OF DITCH TO BACK OF
DITCH FOR TAYLOR ROAD - PAVED COUNTY ROAD C-19-10. THIS PREScriptive USE
AREA IS SHOWN AS A NOMINAL 25 FT WIDE RW EACH SIDE CENTERLINE OF PAVEMENT.

SARA LYIER
TMS# 275-00-04-002
ZONING: (R-A)
DEED: BOOK 14058 PAGE 41
PLAT: SLIDE 1931 PAGE 10

TRACT "A" 1.20 ACRES		
PT-PT	BEARING	DISTANCE
1101-1102	S 30°04'08" E	24.66'
1102-1104	S 30°04'08" E	282.98'
1104-13	S 60°16'47" W	145.36'
13-617	N 36°37'31" W	307.17'
617-15	N 36°37'31" W	24.96'
15-1101	N 67°08'49" E	184.74'

TRACT "B" 1.18 ACRES		
PT-PT	BEARING	DISTANCE
1101-108	N 67°08'47" E	171.48'
108-1107	S 31°23'25" E	24.25'
1107-1105	S 31°23'25" E	263.00'
1105-1104	S 60°16'45" W	176.75'
1104-1102	N 30°04'08" W	282.98'
1102-1101	N 30°04'08" W	24.66'

TRACT "C" 1.46 ACRES		
PT-PT	BEARING	DISTANCE
106-1108	S 34°44'09" E	24.23'
1108-12	S 34°44'09" E	252.80'
12-591	S 60°16'45" W	32.43'
591-1105	S 60°16'45" W	204.07'
1105-1107	N 31°23'25" W	263.00'
1107-108	N 31°23'25" W	24.25'
108-107	N 66°37'01" E	116.19'
107-106	N 59°22'21" E	105.18'

GEODETTIC AND SC STATE GRID POINT DATA

HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD 88

POINT NUMBER: 106
SC GRID COORDINATES
NORTH: 960,090.19'
EAST: 1,585,823.19'
GEODETTIC COORDINATES:
LATITUDE: N 34°27'52.3223"
LONGITUDE: W 082°22'27.0729"

POINT NUMBER: 1101
SC GRID COORDINATES
NORTH: 959,923.91'
EAST: 1,585,468.07'
GEODETTIC COORDINATES:
LATITUDE: N 34°27'50.6308"
LONGITUDE: W 82°22'31.2877"

COORDINATE DERIVATION: GNSS
COMBINED REDUCTION FACTOR: 0.999858554
MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.
NOTE: THIS TIE DATA TO BE USED FOR LOCATION ONLY.

DAVID AARON THAYER AND HEATHER A. THAYER
TMS# 275-00-04-012
ZONING: (R-A)
DEED: BOOK 53060 PAGE 2 (TRACT "7")

TAYLOR ROAD LAND CO. LLC
TMS# 275-00-04-010
ZONING: (R-A)
DEED: BOOK 16880 PAGE 308
PLAT: SLIDE 2933 PAGE 7

AREA SUMMARY	
TRACT "A"	= 1.20 ACRES
TRACT "B"	= 1.18 ACRES
TRACT "C"	= 1.46 ACRES
TOTAL SURVEY	= 3.84 ACRES

NOTES:

- SUBJECT PROPERTY REFERENCES:
CURRENT OWNERS: TAYLOR ROAD LAND COMPANY, LLC
OWNERS ADDRESS: 301 NORTH MAIN STREET, SUITE 501,
GREENVILLE, SC 29601
TMS# 275-00-04-011
DEED: BOOK 16880 PAGE 308
PLAT: SLIDE 2933 PAGE 7
ZONING: (R-A)
- THE TRACTS HEREON MEET THE MINIMUM SIZE REQUIREMENTS
ACCORDING TO ANDERSON COUNTY CODE OF ORDINANCE CHAPTER
38 LAND USE.
- PUBLIC WATER IS AVAILABLE ALONG TAYLOR ROAD AND ASHLEY
ROAD. ALL TRACTS WILL BE SERVED BY PRIVATE SEPTIC SYSTEM.
- NO NEW STREETS OR ROADS WERE REQUIRED FOR THIS
SUBDIVISION.
- THE GENERAL UTILITY EASEMENTS SHOWN ARE CREATED FOR THIS
SURVEY AND INTENDED FOR USE AS UTILITY CORRIDORS FOR
CONSTRUCTION OF VARIOUS UTILITIES - POWER, WATER,
COMMUNICATION, ETC. AS NEEDED TO SERVE THE TRACTS CREATED
BY THIS SURVEY.
- ACCORDING TO F.I.R.M. MAP NUMBER #45007C0434E, DATED
SEPTEMBER 29, 2011, THE PROPERTY SHOWN HEREON IS IN ZONE
"X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY
GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL
SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR
SHOWN HEREON.

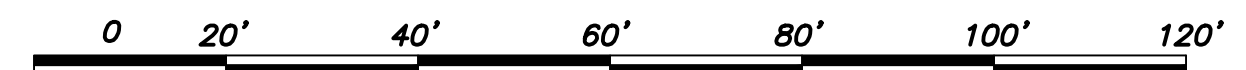


**Anderson County
Development Standards**

Summary Plat Pre-Approval
Please bring this copy with you along with 3
copies or more signed and stamped by the
surveyor.

Summary Plat Fee: \$200

PRELIMINARY PLAT SUBDIVISION OF
"TAYLOR ROAD FARMS"
TAYLOR ROAD LAND CO, LLC
LOCATED ON TAYLOR ROAD AND ASHLEY ROAD
ANDERSON COUNTY, SOUTH CAROLINA
2 FOOT MINOR CONTOURS
SCALE: 1 INCH = 20 FEET



SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
P.O. BOX 12 JENKINSVILLE, S.C. 29065 telephone (803) 345-5297
DRAFT FOR REVIEW 7-18-24

MICHAEL R. MILLS; S.C.P.L.S. # 11606

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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.



DRAWING BY BEATRICE VISOCKI

**DRAFT FOR REVIEW
07-18-24**



REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	CHECKED