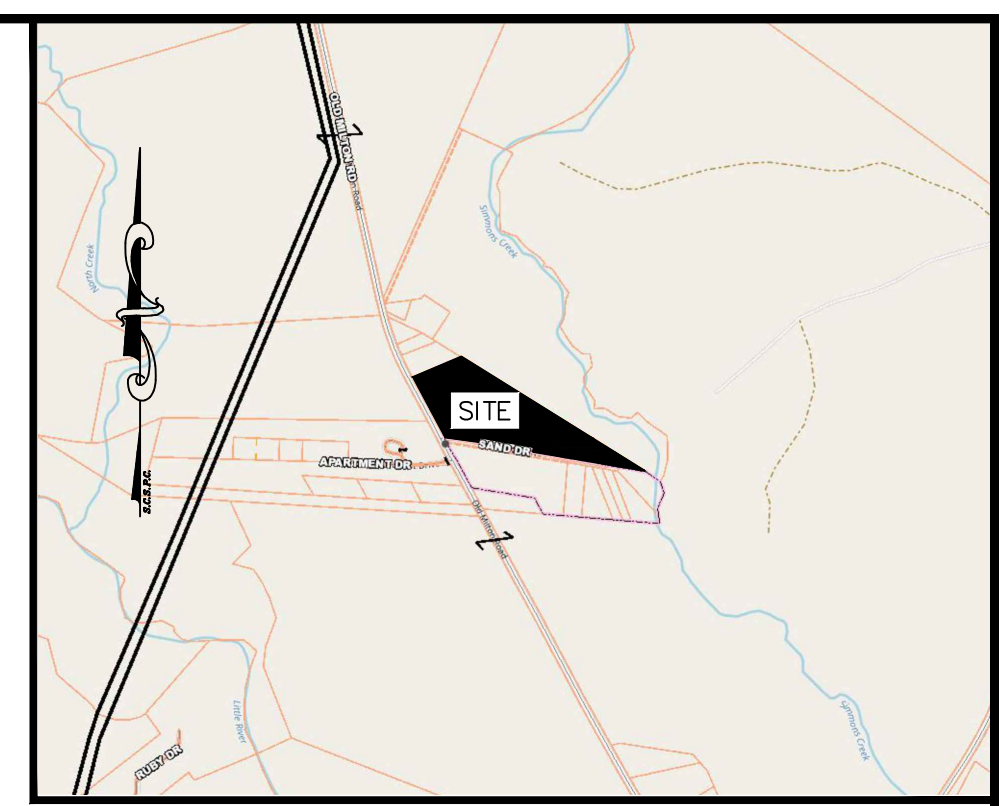


Line #	Length	Direction
L1	154.38	N26° 21' 24\"W
L2	27.44	S9° 38' 11\"W

LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	ADJACENT PROPERTY LINE
	100-YEAR FLOODPLAIN
	STORM DRAINAGE
	OVERHEAD POWER LINE
	GUY WIRE
	LIGHT POLE
	POWER POLE
	SIGN
	MONUMENT
	TELECOMMUNICATION PEDESTAL
	MAILBOX
	REINFORCED CONCRETE PIPE
	EDGE OF PAVEMENT
	RIGHT OF WAY
	IRON OLD (FOUND)
	IRON PIN NEW (SET)
	OPEN TOP
	REBAR



- NOTES:
- TMS #600-00-00-005 AREA=442,578 SQ. FT. OR 10.16 ACRES (AREA INCLUDES A PORTION OF SAND DRIVE R/W)
 - SITE ADDRESS: OLD MILTON ROAD & SAND DRIVE LAURENS COUNTY, SOUTH CAROLINA
 - REFERENCES: DB 194 PG 74
PB 24 PG 295
PB 24 PG 294
PB 48 PG 200
PB A-283 PG 6
PB A-718 PG 10
PB A-222 PG 6
PB 48 PG 7
SCDOT DOCKET NO. 30.327 SHEET 8
 - PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND R/W OF RECORD AND NOT OF RECORD
 - FIELD WORK COMPLETED: 4-12-2024
 - HORIZONTAL DATUM IS S.C.S.P.C. (NAD 83) DATUM WAS ESTABLISHED USING STATIC GPS SURVEYING AND "NGS OPUS"
 - ALL IPN ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
 - WETLAND DETERMINATION/SURVEY NOT PROVIDED FOR SITE.
 - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'A' & 'X' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 450300000D, WITH A DATE OF IDENTIFICATION OF 6-20-19, FOR COMMUNITY NUMBER 450122, LAURENS COUNTY, STATE OF SOUTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - ZONING: UNZONED
SETBACKS: PER LAURENS COUNTY CODE OF ORDINANCES UNDER CONVENTIONAL SINGLE-FAMILY DETACHED SUBDIVISION STANDARDS.
FRONT: 30'-RESIDENTIAL
40'-COLLECTOR
50'-ARTERIAL
SIDE: 10'
REAR: 10'
 - UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND BASED UPON PALMETTO UTILITY PROTECTION SERVICES LOCATIONS AND REFERENCES.
 - OVERHEAD POWER RIGHT-OF-WAY UNKNOWN. TYPICAL LAURENS ELECTRIC DISTRIBUTION R/W IS 40', 20' EACH SIDE OF CENTERLINE. TYPICAL DUKE ENERGY DISTRIBUTION R/W IS 30', 15' EACH SIDE OF CENTERLINE.
 - NO TITLE INFORMATION PROVIDED FOR THIS SURVEY.

TMS #600-00-00-005
AREA=442,578 SQ. FT. OR 10.16 ACRES
(AREA INCLUDES A PORTION OF SAND DRIVE R/W)

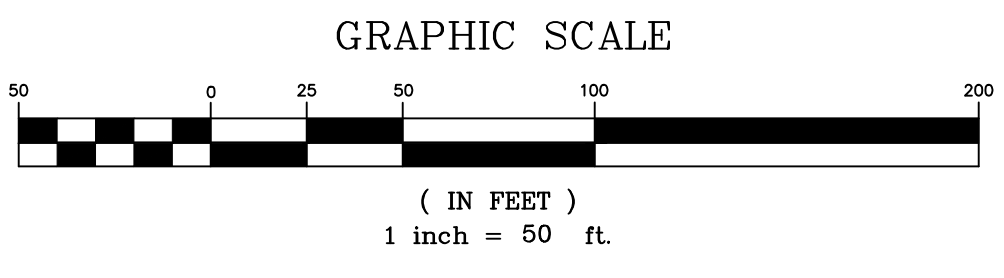
TMS #600-00-00-004
ERNEST SIMPSON ESTATES
N/F ERIC L. & VALERIE MOBLEY CO TRUSTEES
PB 24 PG 294

TMS #600-00-00-026
LOT 1
ERNEST SIMPSON ESTATES
N/F ARNOLD C. & TRACY L. RICHARDSON
DB 1531 PG 307

TMS #600-00-00-024
LOT 2
ERNEST SIMPSON ESTATES
N/F TONYA L. MILLER
DB 881 PG 299

TMS #600-00-00-020
LOT 3
ERNEST SIMPSON ESTATES
N/F WALTER C. NOBLE
DB 1790 PG 211

TMS #600-00-00-023
LOT 4
ERNEST SIMPSON ESTATES
N/F TONYA L. MILLER
DB 881 PG 295



CAUTION

PALMETTO UTILITY LOCATION SERVICE

3 DAYS BEFORE DIGGING CALL
TOLL FREE 811

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

"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 B SURVEY AS SPECIFIED THEREIN."

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

ARBOR
LAND DESIGN

BOUNDARY SURVEY FOR:
HLH ACQUISITION FUND 1 LLC

OLD MILTON ROAD & SAND DRIVE
LAURENS COUNTY
SOUTH CAROLINA

APPROVED BY: PATRICK N. FOGLEMAN

S.C. REG. NO. 26594

SCALE: 1" = 50'

DATE: 4-22-24

PT. FILE: SAND

DWG. NO: SAND-SURVEY