

- LEGEND:**
- △ CM(F) - CONCRETE MONUMENT(F)
 - IPS - #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

PATRICIA T. BROWN, ETAL
 TMP# 0123-00-042.00
 DB 617 PG 311
 PB 19 PG 40
 ZONING-RR

JENNIFER C. MCATEER
 TMP# 0123-00-036.00
 DB 1751 PG 221
 PB 19 PG 40
 ZONING-RR

LINE	BEARING	LENGTH
L1	N88°26'53"E	27.88'
L2	N60°20'47"E	44.19'
L3	N86°14'21"W	22.53'
L4	N58°24'07"E	19.94'
L5	S77°09'09"E	88.67'
L6	S68°00'18"W	88.25'
L7	S27°48'15"E	39.18'
L8	N72°00'19"E	18.65'
L9	N67°27'18"E	17.76'
L10	S87°18'05"E	85.54'
L11	N52°55'06"E	32.36'
L12	S46°10'12"E	20.88'
L13	S87°54'04"E	29.58'
L14	N15°53'46"E	43.20'
L15	N50°29'49"E	16.08'
L16	S23°44'13"E	25.40'
L17	N73°03'06"E	27.83'
L18	N17°08'04"E	25.64'
L19	N51°35'26"E	25.68'
L20	S60°12'02"E	38.69'
L21	S86°39'20"E	40.51'
L22	N72°45'35"E	27.23'
L23	N17°38'32"W	8.87'
L24	N73°17'00"W	25.68'
L25	N46°59'18"W	13.43'
L26	N65°24'37"E	37.22'
L27	N47°09'30"E	15.38'
L28	S53°01'35"E	30.27'
L29	N49°10'24"E	33.20'
L30	N23°09'52"E	29.99'
L31	S51°04'56"E	7.63'
L32	N72°54'59"E	42.26'
L33	S57°34'35"E	30.84'
L34	S89°04'55"E	23.46'
L35	S85°08'26"E	82.38'
L36	N17°47'56"W	133.71'
L37	S82°05'38"E	187.69'
L38	S82°11'36"E	180.11'
L39	S82°43'41"E	183.32'
L40	S82°10'58"E	170.73'
L41	S81°58'05"E	186.09'
L42	S81°17'40"E	181.35'
L43	S82°01'38"E	183.99'
L44	N01°26'03"W	199.19'
L45	N01°28'43"W	39.30'
L46	S45°16'56"E	75.88'
L47	S62°46'01"E	92.43'
L48	S71°40'45"E	57.29'
L49	S86°59'19"E	89.32'
L50	S75°43'54"E	47.13'
L51	S59°24'12"E	74.30'
L52	S65°35'48"E	73.15'
L53	S58°31'45"E	75.17'
L54	S84°04'02"E	25.72'
L55	S05°52'26"W	351.82'
L56	S75°09'11"E	117.71'
L57	S78°17'47"E	73.05'
L58	S84°30'43"E	89.08'
L59	N84°15'13"E	55.83'
L60	N73°26'31"E	80.67'
L61	N72°42'36"E	61.70'
L62	N81°59'58"E	27.68'
L63	S75°56'26"E	25.43'
L64	S57°53'14"E	21.35'
L65	S35°59'54"E	25.72'
L66	S32°11'11"E	79.14'
L67	S37°40'14"E	54.15'
L68	S26°07'17"E	40.30'
L69	S21°55'58"E	59.51'
L70	S17°15'56"E	160.60'
L71	S18°52'11"E	112.99'
L72	S24°05'25"E	61.45'
L73	N37°49'43"E	32.67'
L74	N18°56'34"E	265.89'
L75	N20°39'32"E	87.31'
L76	N22°57'58"E	115.75'
L77	N20°50'57"E	72.14'
L78	N16°34'52"E	24.56'
L79	N16°34'52"E	119.14'
L80	N09°56'36"E	153.32'
L81	N05°12'52"E	71.10'
L82	N06°14'13"W	78.54'
L83	N13°15'11"W	337.46'
L84	N46°49'17"E	8.64'
L85	N85°50'52"E	38.52'
L86	S64°00'35"E	44.44'
L87	S66°30'37"E	67.48'
L88	S70°59'22"E	88.50'
L89	S72°56'22"E	144.72'
L90	S74°53'53"E	266.22'
L91	S01°36'41"W	216.32'
L92	S01°28'43"E	358.42'
L93	N01°28'43"W	272.43'
L94	S05°52'26"W	359.19'
L95	S05°52'26"W	271.42'
L96	N20°50'57"E	131.80'

ATLANTIC COAST TIMBERLANDS, LLC
 TMP# 0124-00-009.01
 DB 1608 PG 190
 PB P PG 4645
 ZONING-RR

ROBERT W. PEAY ESTATE, ETAL
 TMP# 0124-00-050.00
 DB 504 PG 195
 PB 124 PG 50
 ZONING-RR

ANCHOR TIMBER MANAGEMENT, LLC
 TMP# 0124-00-072.00
 DB 200 PG 317
 PB 12 PG 97
 ZONING-RR

GENERAL NOTES

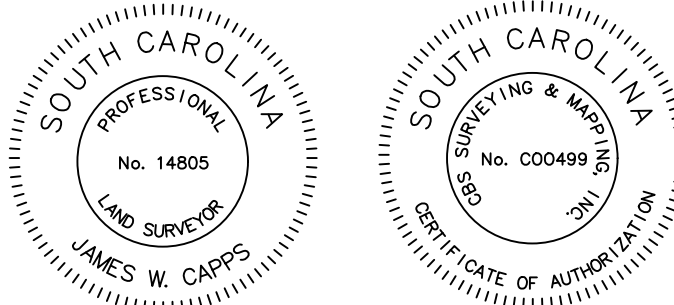
CURRENT OWNER: JEAN ADAIR LENTZ, ETAL 212 DELLINGER DRIVE STATESVILLE, NC 28625
 SUBJECT PROPERTY LOCATION: COLDSTREAM & BEAKER RD. LANCASTER, SC
 ZONING SUBJECT PROPERTY & ADJACENT PARCELS IS RR-RURAL RESIDENTIAL.
 SETBACKS FOR NEW SUBJECT PARCEL 149.32 ACRE PARCEL ARE: FRONT-40' SIDE-20' REAR-25'
 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.
 PER FEMA FLOOD F.I.R.M. MAP NUMBER #45057C0380 D & #45057C0265 D DATED JUNE 16, 2011, THE PROPERTY SHOWN HERON LIES IN ZONE X AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE AREA.

JEAN ADAIR LENTZ, ETAL
 TMP# 0123-00-043.00
 DB 1679 PG 203
 PB 2023 PG 65
 ZONING-RR

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SALES.

STRAYWELL PATTERSON SR. FAMILY TRUST, ETAL
 TMP# 0123-00-045.00
 DB 639 PG 66
 ZONING-RR

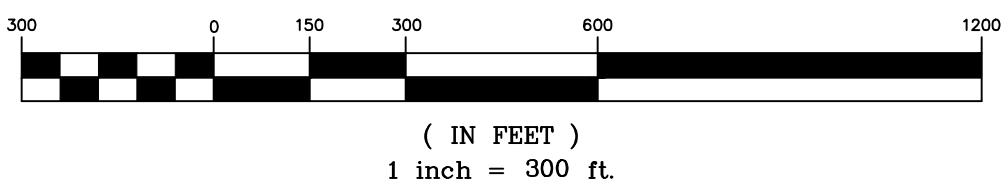
"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS SPECIFIED THEREIN, DEED DESCRIPTION RECORDED IN BOOK XXXX, PAGE XXX; WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS XXXX DAY OF OCTOBER, 2024."



JAMES W. CAPPS
 PROFESSIONAL LAND SURVEYOR
 14805
 LICENSE NUMBER

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 EFFECT 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.

GRAPHIC SCALE



SUBDIVISION SURVEY FOR:	
HCB INVESTMENTS, LLC	
TOWNSHIP: PLEASANT HILL	TAX I.D.: 0123-00-043.00
COUNTY: LANCASTER	STATE: SOUTH CAROLINA
DATE: JANUARY 2025	JOB NO.: 1024103
REVISIONS	
DATE	DESCRIPTION



CBS Surveying & Mapping, Inc.
 3610 UNION HIGHWAY PO BOX 578
 GAFFNEY, SC 29342
 (864) 489-5068
 EMAIL: CBSURVEYING@AOL.COM