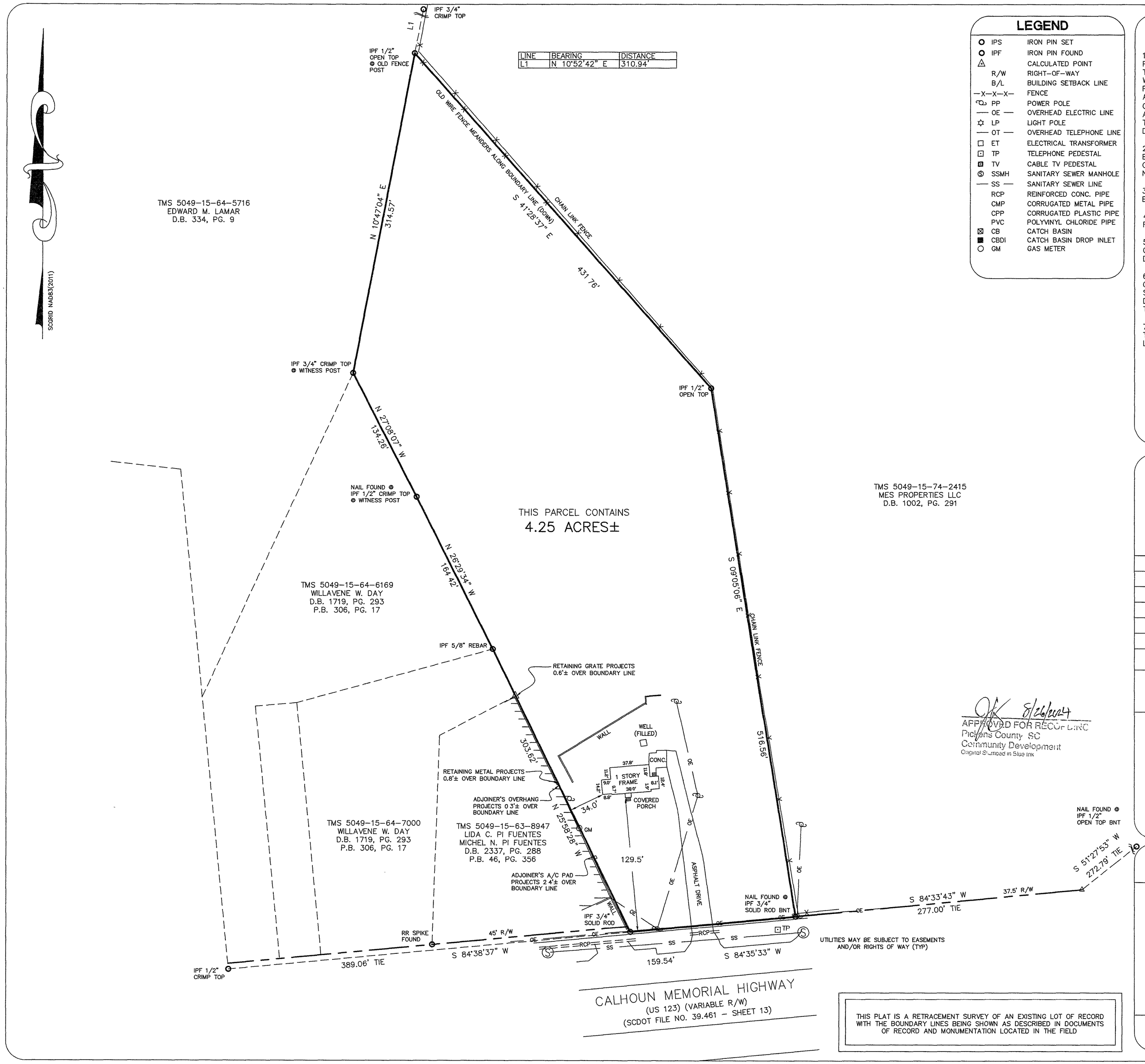
Inst # 202411829 DocType:PLAT Page 1 of 1 BKP:620 PG:310 08/26/2024 at 03:45:27 PM, Fee:$25.00 PAUL MCGUFFIN REGISTER OF DEEDS PICKENS COUNTY, SC



LINE	BEARING	DISTANCE
L1	N 10°52'42" E	310.94'

LEGEND

IPS	IRON PIN SET
IPF	IRON PIN FOUND
	CALCULATED POINT
R/W	RIGHT-OF-WAY
B/L	BUILDING SETBACK LINE
—X—X—X—	FENCE
PP	POWER POLE
— OE —	OVERHEAD ELECTRIC LINE
LP	LIGHT POLE
— OT —	OVERHEAD TELEPHONE LINE
ET	ELECTRICAL TRANSFORMER
TP	TELEPHONE PEDESTAL
TV	CABLE TV PEDESTAL
SSMH	SANITARY SEWER MANHOLE
— SS —	SANITARY SEWER LINE
RCP	REINFORCED CONC. PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
CB	CATCH BASIN
CBDI	CATCH BASIN DROP INLET
GM	GAS METER

SURVEYOR'S NOTES:

1) I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM 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, ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.

2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD, INCLUDING SETBACKS

3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

4) SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES, EITHER COMPLETED OR PROPOSED.

5) ON THE DATE OF THE FIELD SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6) NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

7) NO ABOVE GROUND EVIDENCE OBSERVED TO INDICATE THE EXISTENCE OF CEMETERIES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

E.A. WALCHER, PLS

E.A. WALCHER, PLS
101 HIAWATHA DRIVE
GREENVILLE, SC 29615
TEL. (864) 979-8700
EMAIL: eawalchersurveying@yahoo.com

DRAWN: EW	PARTY CHIEF: EW	CHECKED: EW
REF. PLAT BOOK:	N/A	
REF. DEED BOOK:	901, PG 33	
TAX MAP :	5049-15-64-9225	
DATE OF SURVEY.	NOVEMBER 20, 2023	
DRAWING NO:	CALHOUN-MEM-HWY-4120-2023	
DATE OF LAST REVISION:		

60' 0' 60' 120'

SCALE: 1" = 60'

8/26/2024
APPROVED FOR RECORDING
Pickens County SC
Community Development
Original Stamped in Blue Ink

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR NO 28591 ERIC A. WALCHER

PLS: ERIC A. WALCHER
NO: 28591

11-22-23

THIS PLAT IS A RETRACEMENT SURVEY OF AN EXISTING LOT OF RECORD WITH THE BOUNDARY LINES BEING SHOWN AS DESCRIBED IN DOCUMENTS OF RECORD AND MONUMENTATION LOCATED IN THE FIELD

STATE OF SOUTH CAROLINA
PICKENS COUNTY

BOUNDARY SURVEY

FOR

MILLIE JORDAN LIFE ESTATE

SITE ADDRESS:
4120 CALHOUN MEMORIAL HWY
EASLEY, SC 29642