

**"NEW PARCEL A" DESCRIPTION:**  
ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN KERSHAW COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT (POB 1) ON THE CORNER FORMING THE INTERSECTION OF THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF WEST DEKALB STREET (JEFFERSON DAVIS HIGHWAY) (US ROUTE 1 & 601) (80 FOOT PUBLIC RIGHT-OF-WAY) AND THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF WYLIE STREET (S-747) (100 FOOT PUBLIC RIGHT-OF-WAY) HAVING SC GRID COORDINATES OF N 877,922.27, E 2,116,206.00; THENCE ALONG THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF WYLIE STREET S05°21'06"E A DISTANCE OF 649.91 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF ROACHE & WRAY, BROWN, PORTER, GIVENS, BUTLER, AND MCCORD S09°59'17"E A DISTANCE OF 6.50 FEET TO A POINT, THENCE ALONG THE COMMON LINES OF MCCORD, MAJOR, WILLIAMS, AND STUCKEY N76°45'19"W A DISTANCE OF 171.61 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINES OF STUCKEY, AND MT. SINAI BAPTIST CHURCH S88°13'55"W A DISTANCE OF 131.01 FEET TO AN IRON PIN, THENCE ALONG THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF AN UNOPENED ROAD (40 FOOT PUBLIC RIGHT-OF-WAY) N01°35'24"W A DISTANCE OF 340.22 FEET TO AN IRON PIN, THENCE ALONG THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF OLD RIVER ROAD (S-147) (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) (FOR THE FOLLOWING TWO CALLS) (1) N59°32'50"E A DISTANCE OF 135.37 FEET TO AN IRON PIN, (2) THENCE ALONG A CLOCKWISE CURVE FOR 81.67 FEET HAVING A RADIUS OF 547.96 FEET A CHORD BEARING OF N63°48'05"E AND A CHORD DISTANCE OF 81.59 FEET TO A POINT, THENCE ALONG THE COMMON LINE OF "NEW PARCEL B" (FOR THE FOLLOWING TWO CALLS) (1) S25°49'39"E A DISTANCE OF 10.76 FEET TO A POINT, (2) THENCE ALONG A CLOCKWISE CURVE FOR 27.25 FEET HAVING A RADIUS OF 360.00 FEET A CHORD BEARING OF N88°59'50"E AND A CHORD DISTANCE OF 27.25 FEET TO A POINT, THENCE ALONG THE COMMON LINES OF "NEW PARCEL B" AND "NEW PARCEL C" S88°50'03"E A DISTANCE OF 164.48 FEET TO A POINT, THENCE ALONG THE COMMON LINE OF "NEW PARCEL C" (FOR THE FOLLOWING THREE CALLS) (1) ALONG A COUNTERCLOCKWISE CURVE FOR 25.67 FEET HAVING A RADIUS OF 290.00 FEET A CHORD BEARING OF N88°37'48"E AND A CHORD DISTANCE OF 25.66 FEET TO A POINT, (2) THENCE N86°05'38"E A DISTANCE OF 172.09 FEET TO A POINT, (3) THENCE N05°21'06"W A DISTANCE OF 159.34 FEET TO A POINT, THENCE ALONG THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF WEST DEKALB STREET ALONG A COUNTERCLOCKWISE CURVE FOR 5.00 FEET HAVING A RADIUS OF 1,840.21 FEET A CHORD BEARING OF N85°49'18"E AND A CHORD DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 273,354 S.F. OR 6.275 ACRES MORE OR LESS.

**"NEW PARCEL B" DESCRIPTION:**  
ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN KERSHAW COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT (POB 2) ON THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF WEST DEKALB STREET (JEFFERSON DAVIS HIGHWAY) (US ROUTE 1 & 601) (80 FOOT PUBLIC RIGHT-OF-WAY) HAVING SC GRID COORDINATES OF N 877,917.37, E 2,116,043.77; THENCE ALONG THE COMMON LINE OF "NEW PARCEL C" S00°08'34"W A DISTANCE OF 165.84 FEET TO A POINT, THENCE ALONG THE COMMON LINE OF "NEW PARCEL A" (FOR THE FOLLOWING THREE CALLS) (1) A CLOCKWISE CURVE FOR 25.67 FEET HAVING A RADIUS OF 290.00 FEET A CHORD BEARING OF S88°37'48"W AND A CHORD DISTANCE OF 25.66 FEET TO A POINT, THENCE (2) N88°50'03"W A DISTANCE OF 142.89 FEET TO A POINT, (3) THENCE ALONG A COUNTERCLOCKWISE CURVE FOR 27.25 FEET HAVING A RADIUS OF 360.00 FEET A CHORD BEARING OF S88°59'50"W AND A CHORD DISTANCE OF 27.25 FEET TO A POINT, THENCE ALONG THE COMMON LINE OF "NEW PARCEL A" AND THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF OLD RIVER ROAD (S-147) (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) N25°49'39"E A DISTANCE OF 58.93 FEET TO AN AXLE, THENCE ALONG THE COMMON LINE OF POLSON N08°05'36"W A DISTANCE OF 134.24 FEET TO AN IRON PIN, THENCE ALONG THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF WEST DEKALB STREET ALONG A COUNTERCLOCKWISE CURVE FOR 262.69 FEET HAVING A RADIUS OF 1,840.21 FEET A CHORD BEARING OF S85°06'42"E AND A CHORD DISTANCE OF 262.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 42,233 S.F. OR 0.970 ACRES MORE OR LESS.

**"NEW PARCEL C" DESCRIPTION:**  
ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN KERSHAW COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT (POB 2) ON THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF WEST DEKALB STREET (JEFFERSON DAVIS HIGHWAY) (US ROUTE 1 & 601) (80 FOOT PUBLIC RIGHT-OF-WAY) HAVING SC GRID COORDINATES OF N 877,917.37, E 2,116,043.77; THENCE ALONG THE COMMON LINE OF "NEW PARCEL C" S00°08'34"W A DISTANCE OF 165.84 FEET TO A POINT, THENCE ALONG THE COMMON LINE OF "NEW PARCEL A" (FOR THE FOLLOWING TWO CALLS) (1) S05°21'06"E A DISTANCE OF 159.34 FEET TO A POINT, (2) THENCE S86°05'38"W A DISTANCE OF 172.09 FEET TO A POINT, THENCE ALONG THE COMMON LINE OF "NEW PARCEL B" N00°08'34"E A DISTANCE OF 165.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 26,570 S.F. OR 0.610 ACRES MORE OR LESS.

- NOTES:**
- NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON SC GRID NAD 83 ESTABLISHED BY OBSERVATION OF NGS MONUMENT "G 175," HAVING STATE PLANE COORDINATES OF N 876,310.86, E 2,114,633.83.
  - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
    - A. PLAT BOOK 8, PAGE 192 RECORDED IN THE KERSHAW COUNTY REGISTER OF DEEDS OFFICE.
    - B. PLAT BOOK 34, PAGE 2190 RECORDED IN THE KERSHAW COUNTY REGISTER OF DEEDS OFFICE.
  - THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
  - THE AREA WAS DETERMINED BY DMD METHOD.
  - ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
  - ZONING PROVIDED BY THE CITY OF CAMDEN TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

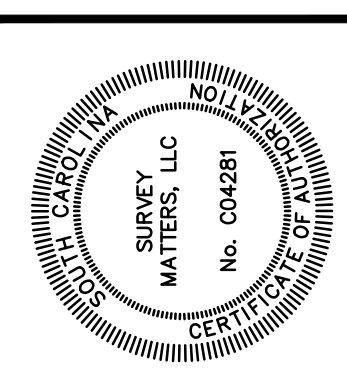
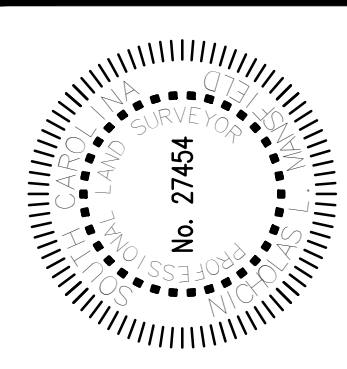
SUBJECT PARCEL DATA:	OWNER DATA:
PIN: C284-11-00-060 DB. 862, PG. 327 PB. 34, PG. 2190 Zone: GBD Total Area: 292,938 S.F. or 6.725± Acres	CAMDEN S C GN, LLC. PO BOX 36 FOUNTAIN INN, SC 29644
PIN: C284-11-00-058 DB. GX, PG. 339 PB. 8, PG. 192 Zone: GBD Total Area: 20,446 S.F. or 0.469± Acres	CAMDEN S C GN, LLC. 1007 WEST DEKALB ST CAMDEN, SC 29020

**FINAL PLAT APPROVAL**

The subdivision plat shown hereon has been found to comply with the Land Development Regulations of the City of Camden, South Carolina, and has been approved for recording in the office of the Register of Deeds of Kershaw County, South Carolina.

Date	Signature	Title

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.



**SURVEY MATTERS**  
LAND SURVEYING SERVICES  
107 Hillcrest Avenue  
Simpsonville, South Carolina 29681  
(864) 451-0176  
nick@survey-matters.com

**REVISIONS**

NO.	DATE	DESCRIPTION
1	2022/10/28	LOT LINE REVISION

SUPERCEDES PLAT BOOK D101, PAGE 5.

FINAL PLAT-SUBDIVISION OF CAMDEN SQUARE  
PREPARED FOR:  
BRIGHT-MEYERS 20011, LLC.  
PROPERTY OF:  
CAMDEN S C GN, LLC. & LOUISE GARDNER  
1001 OLD RIVER ROAD & 1007 WEST DEKALB STREET  
CITY OF CAMDEN, KERSHAW COUNTY, SOUTH CAROLINA

DRAWN NMR	CHECKED NLM
SCALE: 1" = 40'	
DATE OF SURVEY: DEC. 12, 2019	
DATE OF PLAT: MARCH 19, 2020	
PROJECT NO. 19-060	
1 of 1	
SHEET NO.	