

-COLE-
LAND SURVEYING, LLC

LOCATION MAP
NTS



-COLE-
LAND SURVEYING, LLC

858 POTTER ROAD
GAFFNEY, SC 29341
(864) 809 - 4483

EMAIL: jacolesurveying@gmail.com

(SURVEYOR'S NOTES)

- 1.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 2.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 3.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT TITLE SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY OR RESTRICTIONS, OF RECORD OR NOT OF RECORD.
- 4.) UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD AND OR FROM REFERENCE MAPS FROM THE APPROPRIATE AGENCIES AND ARE APPROXIMATE LOCATIONS ONLY. UTILITIES SHOWN ARE OBVIOUS AND APPARENT ONLY BEFORE DIGGING CONTACT A UTILITY LOCATING SERVICE COLE LAND SURVEYING, LLC, TAKES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES.

- 5.) REFERENCE: DEED BOOK 122, PAGE 226 & 114 DEED BOOK 122, PAGE 4 IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.
- 6.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.
- 7.) ALL PROPERTY CORNERS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

LEGEND KEY

- DENOTES RIGHT-OF-WAY LINE
- DENOTES GAS LINE
- DENOTES WATER LINE
- DENOTES OVERHEAD POWER LINE
- DENOTES UNDERGROUND POWER LINE
- DENOTES BURIED CABLE
- DENOTES BURIED FIBER OPTIC CABLE
- DENOTES BURIED TELEPHONE CABLE
- DENOTES SANITARY SEWER LINE
- DENOTES GUARD RAIL
- DENOTES POINT ON BOUNDARY
- DENOTES IRON MONUMENT
- DENOTES FIRE HYDRANT
- DENOTES WATER METER
- DENOTES IRRIGATION CONTROL VALVE
- DENOTES WELL
- DENOTES POWER POLE
- DENOTES GUY POLE
- DENOTES LAMP POST
- DENOTES ELEC. TRANSFORMER
- DENOTES AIR CONDITIONER UNIT
- DENOTES ELEC. POWER PANEL
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM DRAINAGE MANHOLE
- DENOTES STORM DRAINAGE CATCH BASIN
- DENOTES HANDICAP RAMP
- DENOTES MAIL BOX

SURVEYOR NOMENCLATURE

- IBC — DENOTES FIRE DEPARTMENT CONNECTION
- CMP — DENOTES CORRUGATED METAL PIPE
- RCP — DENOTES REINFORCED CONCRETE PIPE
- CP — DENOTES CORRUGATED PLASTIC PIPE
- VCP — DENOTES VITRIFIED CLAY PIPE
- CLF — DENOTES CHAIN LINK FENCE
- HW — DENOTES HOOD WIRE FENCE
- HG — DENOTES HOODED FRAME AND GRATE
- RS — DENOTES FLARED END SECTION
- FE — DENOTES FISH FLOOR ELEVATION

Field By:	JEFF COLE	AREA:	18.29 ACRES
Dwn By:	EDWIN MEJIA	Date:	
Apprd By:	JEFF COLE, PLS	Revision:	
Field Date:	04-14-2023	Date:	
Sheet:	1 of 1	Revision:	

BOUNDARY SURVEY AT THE REQUEST OF:

**Exponential
Development LLC**

Project Address:

GOLDMINE SPRINGS RD, GAFFNEY, SC

Project Location:

CHEROKEE COUNTY, SC

TMS #:

100-00-00-018.000 & 100-00-00-018.000

Job Number:

02777

Parcel Line Table

Line #	Length	Direction
L1	102.54'	N72° 03' 42"E
L2	209.66'	N55° 11' 23"E
L3	87.98'	N55° 07' 14"E
L4	130.00'	N4° 04' 34"W
L5	15.02'	S4° 40' 38"E
L6	159.30'	S11° 59' 51"E
L7	80.10'	S75° 32' 44"W

PARCELS A & B
TO BE COMBINED

NEW AREA:
796,864.45 SQ.FT.
18.29 ACRES

N/F: SALVATION ARMY
TM# 100-00-00-019.000
D.B. 8S @ PG 307
P.B. 8T @ PG 15

PARCEL A:
N/F: TATE LUTHER R
TM# 100-00-00-018.000
D.B. 251 @ PG 226
P.B. C160 @ PG 4

AREA:
377,043.34 SQ.FT.
8.656 ACRES

N/F: ROBERTS JEANNETTE
TM# 100-13-00-024.000
D.B. 13 @ PG 947
P.B. 4-V @ PG 99

PARCEL B:
N/F: TATE LUTHER R
TM# 100-00-00-018.001
D.B. 167 @ PG 218
P.B. B76 @ PG 9

AREA:
419,821.11 SQ.FT.
9.638 ACRES

LINE TYPE KEY

- DENOTES RIGHT-OF-WAY LINE
- GAS — DENOTES GAS LINE
- WL — DENOTES WATER LINE
- OHP — DENOTES OVERHEAD POWER LINE
- UGP — DENOTES UNDERGROUND POWER LINE
- UGC — DENOTES BURIED CABLE
- FOC — DENOTES BURIED FIBER OPTIC CABLE
- TEL — DENOTES BURIED TELEPHONE CABLE
- SS — DENOTES SANITARY SEWER LINE
- SS — DENOTES GUARD RAIL

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

CONTROL NOTES:

1. HORIZONTAL DATUM - NAD83 - SCGRID (SCVRS)

SCALE 1" = 100'

