-COLE-
LAND SURVEYING, LLC

SC GRID NORTH

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	TIE BEARING
L6	159.30'	S11° 59' 51"E	TIE BEARING
L7	80.10'	S75° 32' 44"W	

PARCELS A & B
TO BE COMBINED

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

GOLDMINE SPRINGS RD
N76° 52' 36"E 485.93'
IPS MAG
PNT
L1
IPS MAG
IPS 1/2" REBAR @ 38.63'
IPF 3/4" ROD @ 566.52'

N/F: MAGNOLIA RIDGE
GAFFNEY LLC
TM# 100-13-00-033.000
D.B. 137 @ PG 315
P.B. 55 @ PG 196

PARCEL A:
N/F: TATE LUTHER R
P/O 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

N4° 03' 40"W 605.70'
1075.83' S4° 40' 39"E

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

OLD PROPERTY LINE

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

N84° 40' 34"E
785.58'
IPS 1/2" REBAR
IPF 3/4" ROD

COLONIAL AVE
N8° 21' 41"E 170.90'
IPF 7/8" ROD

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

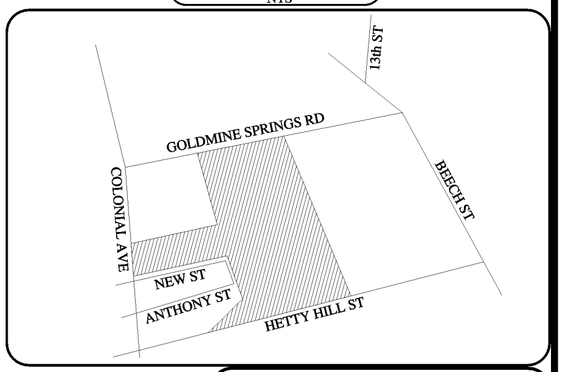
AREA:
419,821.11 SQ.FT.
9.638 ACRES

S84° 38' 01"W 822.00'
IPS 1/2" REBAR
NEW ST
N4° 07' 14"W 195.21'
POWER POLE
IPS 1/2" REBAR
L5
IPF AXLE

ANTHONY ST
IPF 1/2" REBAR W/CAP
L7
IPF 5/8" REBAR
L6
L4
L3
IPF 1/2" REBAR
IPS 1/2" REBAR
L2
IPS 1/2" REBAR
S68° 00' 29"W 890.09'
HETTY HILL ST

1	N/F: LATTIMORE ANNIE P	TM# 100-09-00-031.000	D.B. 55 @ PG 1470	P.B. 13-W @ PG 90
2	N/F: FALLS CAROLYN R	TM# 100-09-00-030.000	D.B. 106 @ PG 10	P.B. 106 @ PG 9
3	N/F: STEVENS JERRY	TM# 100-09-00-029.000	D.B. 171 @ PG 278	P.B. 5-X @ PG 278
4	N/F: BELL JAMES	TM# 100-09-00-028.000	D.B. 38 @ PG 285	P.B. 7-V @ PG 21

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, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY THE SURVEYOR. 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 AND 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 167 @ PAGE 218 & PLAT BOOK B76 @ PAGE 9
DEED BOOK 251 @ PAGE 226 & PLAT BOOK C160 @ PAGE 4

6.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND/OR RESTRICTIONS OF RECORD OR NOT RECORD.

7.) ALL PROPERTY CORNERS ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

LEGEND KEY

- DENOTES IPF 1/2" REBAR
- DENOTES IPS 1/2" REBAR
- DENOTES MAG. NAIL
- DENOTES POINT ON BOUNDARY
- DENOTES R/W 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

FDC	DENOTES FIRE DEPARTMENT CONNECTION
CMP	DENOTES CORRUGATED METAL PIPE
RCP	DENOTES REINFORCED CONCRETE PIPE
CPP	DENOTES CORRUGATED PLASTIC PIPE
VCP	DENOTES VITRIFIED CLAY PIPE
CLF	DENOTES CHAIN LINK FENCE
HWF	DENOTES HOG WIRE FENCE
HFG	DENOTES HOODED FRAME AND GRATE
FES	DENOTES FLARED END SECTION
FFE	DENOTES FINISH FLOOR ELEVATION

LINE TYPE KEY

R/W	DENOTES RIGHT-OF-WAY LINE
GAS	DENOTES GAS LINE
WL	DENOTES WATER LINE
OHP	DENOTES OVERHEAD POWER LINE
UGP	DENOTES UNDERGROUND POWER
UGC	DENOTES BURIED CABLE
FOC	DENOTES BURIED FIBER OPTIC CABLE
TEL	DENOTES BURIED TELEPHONE CABLE
SS	DENOTES SANITARY SEWER LINE
	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'
0 200 400 Feet

"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 AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS, PROJECTIONS, OR SETBACKS OTHER THAN SHOWN."

JEFFREY AUSTIN COLE
DATE: JANUARY 30, 2023
S.C. RLS# 32457

SOUTH CAROLINA — COLE LAND SURVEYING, LLC — No. 5372 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR — No. 32457 — JEFFREY AUSTIN COLE

Field By: N HAMBERG	AREA: 18.29 ACRES
Dwn By: EDWIN MEJIA	
Aprvd By: JEFF COLE, PLS	Date:
Field Date: 01-27-2023	Revision:
Sheet: 1 of 1	Date:
	Revision:

BOUNDARY SURVEY AT THE REQUEST OF:
Exponential Development LLC

Project Address: HETTY HILL ST, NEW ST & GOLDMINE SPRINGS RD, GAFFNEY, SC
Project Location: CHEROKEE COUNTY, SC
TMS #: 100-00-00-018.001 & P/O 100-00-00-018.000
Job Number: 02777