

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, BUILDING SETBACKS, ZONING AND OTHER LAND USE REGULATIONS OR RESTRICTIONS AND ENVIRONMENTAL LAWS, BE THEY OF RECORD OR ON THE GROUND AND ALSO SUBJECT TO ANY MORTGAGES, LIENS OR FACTS THAT MAY BE REVEALED BY AN ACCURATE AND CURRENT TITLE SEARCH.

THERE MAY BE UNDERGROUND UTILITIES ON THIS PROPERTY THAT ARE NOT VISIBLE AT THE SURFACE THAT ARE NOT SHOWN HEREON.

ALL IP'S ARE 5/8" REBAR UNLESS NOTED OTHERWISE.

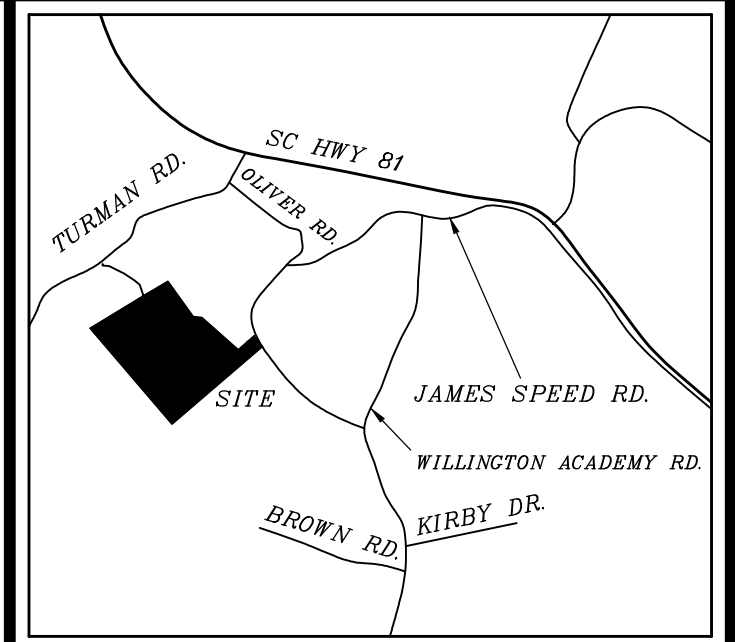
SUBSURFACE CONDITIONS, ENVIRONMENTAL CONDITIONS AND WETLAND/FLOOD CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

CERTIFICATION OF THIS PLAT AND IT'S USE IS FOR THOSE PARTIES FOR WHOM IT IS PREPARED ONLY, AND IS NOT TRANSFERABLE.

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NOTE: New 25' Easement Established By The Center Line Of Existing Rd. (Pending Proper Legal Work)  
REF. PLAT BOOK 1 PG. 161

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE SURVEY SHOWN HEREBON 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 CLASS A SURVEY AS SPECIFIED.

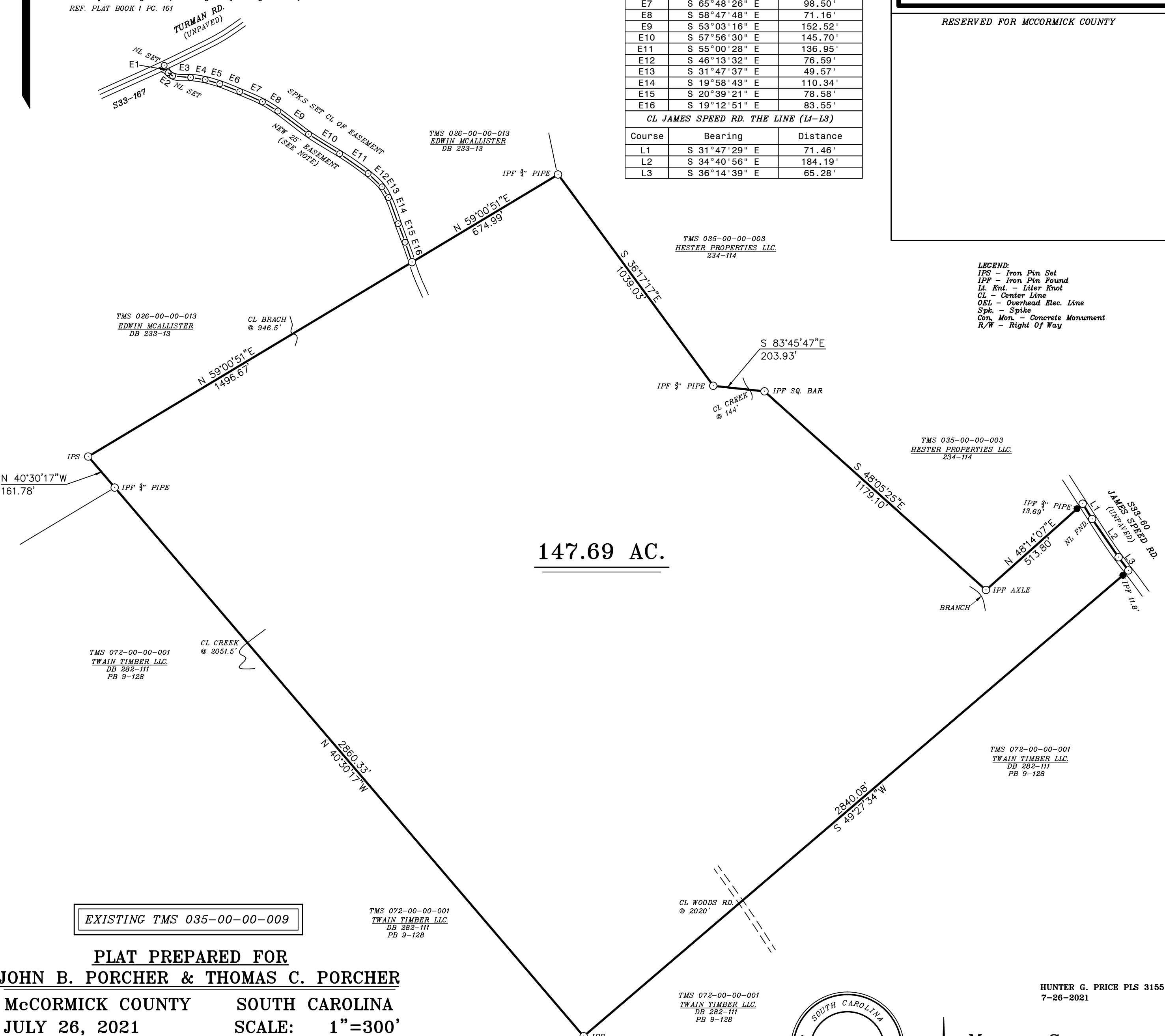


RESERVED FOR MCCORMICK COUNTY

CL NEW 25' EASEMENT (E1-E16)		
Course	Bearing	Distance
E1	S 27°40'42" E	33.42'
E2	S 54°48'49" E	21.89'
E3	S 85°07'51" E	71.76'
E4	S 81°49'08" E	58.06'
E5	S 73°55'40" E	60.25'
E6	S 68°42'46" E	85.07'
E7	S 65°48'26" E	98.50'
E8	S 58°47'48" E	71.16'
E9	S 53°03'16" E	152.52'
E10	S 57°56'30" E	145.70'
E11	S 55°00'28" E	136.95'
E12	S 46°13'32" E	76.59'
E13	S 31°47'37" E	49.57'
E14	S 19°58'43" E	110.34'
E15	S 20°39'21" E	78.58'
E16	S 19°12'51" E	83.55'

CL JAMES SPEED RD. THE LINE (L1-L3)		
Course	Bearing	Distance
L1	S 31°47'29" E	71.46'
L2	S 34°40'56" E	184.19'
L3	S 36°14'39" E	65.28'



147.69 AC.

LEGEND:  
 IPS - Iron Pin Set  
 IPP - Iron Pin Found  
 Lt. Knot - Litter Knot  
 CL - Center Line  
 OEL - Overhead Elec. Line  
 Spk. - Spike  
 Con. Mon. - Concrete Monument  
 R/W - Right Of Way

EXISTING TMS 035-00-00-009

PLAT PREPARED FOR  
**JOHN B. PORCHER & THOMAS C. PORCHER**  
 McCORMICK COUNTY SOUTH CAROLINA  
 JULY 26, 2021 SCALE: 1"=300'



MONUMENT SURVEYS LLC.  
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 864-445-9396

HUNTER G. PRICE PLS 31551  
 7-26-2021