

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BR	CHORD
C1	186.21	1289.14	N13°28'45"E	186.05
C2	365.98	2072.50	N25°14'52"E	365.41
C3	121.22	608.64	N06°35'32"E	121.11
C4	67.68	913.20	N09°59'05"E	67.66
C5	7.03	1289.90	N09°09'05"E	7.03

LINE TABLE		
LINE	LENGTH	BEARING
L1	90.54	N62°08'57"E
L2	69.99	N20°55'51"W
L3	90.19	N62°21'38"E
L4	49.50	N21°11'11"W
L5	43.96	S63°23'20"E



TPN: 7999-03-030  
TRACT B  
CROWN CASTLE  
DB: 11728 PG: 114  
PB: 11728 PG: 112  
ZONED RD

TPN: 009100-01-037  
TRACT A  
PORTION OF  
32,088 SQ. FT./0.74 AC  
ZONED RD

TPN: 009100-01-037  
TRACT B  
EDWARD RISER  
DB: 254 PG: 54  
PB: 254 PG: 54  
REMAINING PORTION  
385,391 SQ. FT./8.73 AC  
ZONED RD

TPN: 009100-01-073  
CROWN ATLANTIC COLLIC  
DB: 5298 PG: 301  
PB: 254 PG: 54  
ZONED RD

PINE PLAIN RD  
(STATE MAINT. PAVED RD)  
R/W VARIES

LOT SUMMARY:  
TRACT "A" BEING A PORTION OF TPN: 009100-01-037: 0.74 AC.  
TRACT "B" BEING THE REMAINING PORTION OF  
TPN: 009100-01-037: 15.73 AC.  
TOTAL 16.47 AC.

#### NOTES:

- 1: DEVELOPER REDUCES ZONING REQUIREMENTS SUCH AS BUFFER, SETBACKS, SCREENING AND HEIGHT FOR NEW CREATED PARCEL AS IT RELATES TO THE EXISTING COMMUNICATION TOWER (CELL TOWER) ON PARENT TRACT.
- 2: RATIO OF CLOSURE 1 IN 10,000.
- 3: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE RESEARCH AND IS SUBJECT TO ALL EASEMENTS AND EXCEPTIONS THAT MAY OCCUR IN THE EVENT OF ONE.

#### REFERENCE:

- 1: PLAT PREPARED FOR B&T SAND COMPANY BY AMERICAN ENGINEERING CONSULTANTS INC DATED 08/16/05.
- 2: PLAT PREPARED FOR CROWN CASTLE INTERNATIONAL BY TOWER ENGINEERING PROFESSIONALS DATED 01/23/07 AND RECORDED IN PB: 11728 PG: 112.
- 3: PLAT FOR CROWN ATLANTIC RECORDED IN PB: 254 PG: 54

SUB-DIVISION PLAT PREPARED FOR

**EDWARD RISER**

LEXINGTON COUNTY, NEAR SANDY RUN, SOUTH CAROLINA

DATE: JUNE 19, 2019

PROJECT NO.: 508 PINE PLAIN

BOOK 100-01

SCALE: 1"=100'



S.F. 01 NO. 01

T.M.S.  
009100-01-037

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 4506300410 J, DATED 07/05/18, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE A, B, OR V.

R.D. PLATNER P.L.S.

1 WISE FERRY COURT  
LEXINGTON, SOUTH CAROLINA, 29072  
TELE. (803) 315-1238

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND SURVEYING ACT OF 1968, THE ACTIVE LAND SURVEYING ACT OF 1968, 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.

RONALD D. PLATNER, P.L.S. NO. 16819

LOCATION MAP:  
N.T.S.

