

TPN: 010700-03-043
VINSON A & SAMANTHA R. DOWNER
DB: 20399 PG: 338
PB: 20399 PG: 337

TPN: 010700-03-002
PORTION OF
LUTHER KNEECE FARM LLC
DB: 11468 PG: 297
PB: 247 G PG: 40 B

TRACT "A"
808,464 SQ.FT./18.56 AC.

TPN: 010700-03-002
REMAINING PORTION OF
LUTHER KNEECE FARM LLC
DB: 11468 PG: 297
PB: 247 G PG: 40 B

TRACT "B"
391,900 SQ.FT./9.00 AC.

TPN: 010700-03-032
BRENDA CHILDERS
DB: 5016 PG: 85
PB: 190 G PG: 81

TPN: 010700-03-026
J.D. DUGLAS
&
KIMBERLY G. BERRY
REVOCABLE TRUST
DB: 19575 PG: 197
PB: 257 PG: 148

LEXINGTON COUNTY
PLANNING COMMISSION
AUG 17 2020
[Signature]

LINE TABLE		
LINE	LENGTH	BEARING
L1	207.28	N01°00'56"W
L2	59.14	S27°53'03"E
L3	80.42	N24°53'22"W
L4	221.57	N24°53'22"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BR	CHORD
C1	223.05	1067.73	S76°45'41"W	222.64
C2	279.72	1067.73	S56°48'33"W	278.92

LOT SUMMARY:
PORTION OF TPN: 010700-03-002
TRACT "A" 808,464 SQ.FT./18.56 AC.
REMAINING PORTION OF TPN: 01700-03-002
TRACT "B" 391,900 SQ.FT./9.00 AC.
TOTAL: 27.56 AC

LEGEND

CH. LINK. FENCE	-O-	GROUND ROD	+
B. WIRE FENCE	-X-	PROP. CORNER	⊙
POWER LINE	-P-	POWER POLE	⊙
TELE. LINE	-T-	PP W/ G. WIRE	⊙
SIGN	-S-	LIGHT POLE	⊙
FIRE HYDRANT	⊙	BM OR GPS PT	⊙
WATER VALVE	⊙	ELEC. RACK	⊙
WATER METER	⊙	ICE BRIDGE	⊙
TELE. BOX	⊙	CONC. PAD	⊙
S.S. MH	⊙	EQUIP. PAD	⊙
STORM MH	⊙	POWER BOX	⊙

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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN 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

REVISIONS		
NO.	DATE	DESCRIPTION

- NOTES:
- THIS EXHIBIT REPRESENTS A BOUNDARY/SUB DIVISION PLAT AND IS NOT INTENDED FOR ANY OTHER USE.
 - ALL BEARINGS ARE SOUTH CAROLINA STATE GRID, ALL COORDINATES ARE NAD 83 AND ALL ELEVATIONS ARE NAVD 88.
 - TAX MAP PARCEL NO. 010700-03-002.
 - RATIO OF PRECISION = 1/10,000.
 - AREA BY COORDINATE METHOD.
 - THE LOCATIONS OF ANY UNDERGROUND UTILITIES IF SHOWN ARE BASED ON PAINTED MARKINGS OBSERVED IN THE FIELD AND/OR ARE APPROXIMATE.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREIN.

NOTE:
THIS SURVEY DOES REPRESENT A BOUNDARY/SUB-DIVISION SURVEY BY R.D. PLATNER P.L.S.. PROPERTY LINES WERE TAKEN FROM EXISTING FIELD EVIDENCE. EXISTING DEEDS AND PLATS OF PUBLIC RECORD FROM SURVEYS AND DOCUMENTS PROVIDED TO THE SURVEYOR BY THE OWNER OR CLIENT.

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 45053 C 0370J DATED 7/5/18; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" WHICH IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE A, B, OR V.

LUTHER KNEECE FARM LLC

SITE INFORMATION:
TPN: 010700-03-002
LUTHER KNEECE FARM LLC
ELBERT TAYLOR RD
GILBERT, LEXINGTON COUNTY, SC

R.D. PLATNER P.L.S.

1 WISE FERRY COURT
LEXINGTON SC 29072
TELE: (803) 315-1238

SCALE: 0' 100' 200' 400'
1" = 200'

DRAWING NAME	DATE	SHEET NO.
JDUNBAR.DWG	08/16/2020	C1
PROJECT NO.	FIELD BOOK NO.	
JDUNBAR	(SEE FILE)	