



RESERVED FOR COUNTY APPROVAL

RESERVED FOR RECORDING INFO

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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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 CLASS A SURVEY AS SPECIFIED.

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

REF. PLAT BOOK 5 PG. 67 & BOOK 231 PG. 96



MONUMENT SURVEYS LLC.  
200 DENNY HWY.  
SALUDA, S.C. 29138  
864-445-9396

JONES BUTLER III  
DB 952-62  
PB A-121-9

RICHARD DEASON  
DB 349-40  
PB 24-12

RICHARD DEASON  
DB 349-173  
PB 24-12

WAYNE WITT JR. ETAL  
DB 1153-161  
PB A-121-10

PARCEL 1  
81.78 AC. GROSS  
1.44 AC. S41-21 R/W  
80.34 AC. NET

PORTION OF TMS 27-00-00-016  
& EXISTING TMS 28-00-00-059

PARCEL 2  
75.19 AC.

PORTION OF TMS 27-00-00-016



HUNTER G. PRICE PLS 31551  
1-12-2021

PLAT PREPARED FOR  
DIANA S. WILSON

SALUDA COUNTY  
JAN. 12, 2021

SOUTH CAROLINA  
SCALE: 1"=300'



WILSON1220

CL FRUIT HILL RD. THE LINE		
Course	Bearing	Distance
L1	N 06°40'34" W	121.03'
L2	N 10°32'23" W	75.53'
L3	N 14°56'25" W	158.93'
L4	N 18°11'36" W	222.21'
L5	N 18°04'25" W	346.48'
L6	N 18°29'28" W	428.92'
L7	N 16°42'22" W	150.69'
L8	N 12°09'58" W	165.27'
L9	N 07°32'48" W	215.41'
CL HEMBEL LANE THE LINE		
Course	Bearing	Distance
L10	S 37°30'36" W	101.46'
L11	S 40°04'09" W	194.28'
L12	S 26°06'13" W	173.75'
L13	S 34°47'13" W	185.49'
L14	S 28°39'24" W	98.05'
L15	S 20°23'36" W	236.68'
L16	S 15°43'01" W	97.44'
L17	S 07°46'07" W	133.31'
L18	S 11°58'17" W	179.04'
L19	S 20°17'04" W	313.26'
L20	S 25°08'42" W	76.75'
L21	S 35°10'56" W	117.52'
L22	S 38°47'15" W	334.11'
L23	S 36°01'18" W	43.68'
L24	S 30°05'25" W	52.81'
L25	S 17°01'06" W	49.94'
L26	S 13°28'24" W	202.06'
L27	S 18°15'48" W	67.91'
L28	S 32°08'02" W	71.98'
L29	S 75°56'11" W	65.76'
L30	S 87°44'25" W	100.88'
L31	N 86°43'23" W	167.11'
L32	S 87°51'45" W	43.04'
L33	S 82°11'10" W	67.84'
L34	S 73°09'22" W	108.80'
L35	S 70°47'50" W	273.08'
L36	S 81°41'05" W	210.14'