

LOCATION MAP - NTS

2023001768

PLAT
RECORDING FEES \$25.00
PRESENTED & RECORDED:
01-27-2023 10:51 AM
JUDITH WARNER
REGISTER OF DEEDS CONVEYANCE
AIKEN COUNTY, SC
BY: JULIE STUTTS DEPUTY RMC
BK: PL 64
PG: 684 - 684

RECORDING STAMP

This plat is approved in accordance with Chapter 24 Land Management Regulations of the Aiken County Code of Ordinances for purpose of RECORDATION ONLY. This approval does not imply approval of any particular land use or zoning nor does it imply approval of or eligibility for a Building Permit for the property.

By Rhonda C. Connolly Date 1/27/2023
Aiken County Planning & Development Department

This property/parcel/tract/lot is not subject to the Aiken County Land Management Regulations, in accordance with Section 24-11 Definitions, Subdivision, Exempt, Item no. 2, of the Aiken County Code of Ordinances.

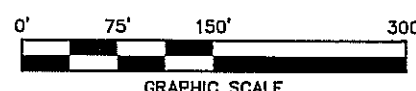
By Rhonda C. Connolly Date 1/27/2023
Aiken County Planning & Development Department

This plat was received and reviewed by the Planning & Development Department for information only.

APPROVAL STAMPS

LEGEND

(All Prop. Corners Measured Inside Dia.)
 5 RBS 5/8" REIN. BAR SET/CAP
 5 RBF 5/8" REIN. BAR FOUND
 P.P. POWER POLE
 P/L PROPERTY LINE
 CMF CONC. MONUMENT FOUND
 OEF OPEN END PIPE FOUND
 CTF CRIMPED TOP PIPE FOUND
 NOT TO SCALE
 ADJ. PROPERTY LINE
 CENTERLINE
 D.B. DEED BOOK
 P.B. PLAT BOOK
 M.B. OR VOL. MISCELLANEOUS BOOK
 F.H. FIRE HYDRANT
 C.P. COMPUTED POINT
 M.B.L./S.B.L. MIN. BLDG/SETBACK LINE
 S/W / D/W SIDEWALK / DRIVEWAY
 B / N.S. BURIED / NAIL SET
 AG / D ABOVE GROUND/DISTURBED
 (150') PLAT/DEED REFERENCE
 S.P.C. STATE PLANE COORDINATES



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REGISTERED LAND SURVEYOR

SOUTH CAROLINA #5120

"Surveying since 1964"

GEORGIA #1860

Commercial
Residential

916 DOUGHERTY ROAD
AIKEN, SOUTH CAROLINA 29803-6515
VISIT OUR WEBSITE AT: www.TrippLS.com
BUS: (803) 642-5778 EMAIL: btrippl@trippls.com FAX: (803) 649-5381

Industrial
Subdivisions

EQUIPMENT USED: GEOMAX ZOOM90; CARLSON SURVEYOR2/SURVCE
GIS # 199-00-17-002
PATH: J:\2022\22227-Klein.DWG

SCALE: 1" = 150'

JOB No: 22227A.112

DRAFTSMAN: J. WISZ
J. FRAZIER

FIELD BK: 512/31, 47

JOB PROJ. # 22227

DATE: 1/25/2023

REVISIONS

WIRE ROAD
SHOWING 29.89 ACRES CUT INTO (3) THREE TRACTS; GIS 199-00-17-002
"A-1" (10.00 AC), TRACT "A-2" (10.00 AC) & TRACT "A-3" (9.89 AC)
AIKEN COUNTY SOUTH CAROLINA

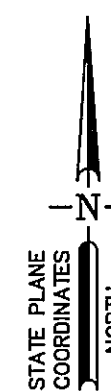
PLAT OF SUBDIVIDE SURVEY
PREPARED FOR:
XP HOLDINGS, LLC

SHEET NO:

1
OF
1

I HEREBY STATE 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 B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN, ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL MAP 45003C 0185 E, EFFECTIVE DATE 6/19/2012, AND FOUND THE SUBJECT PROPERTY TO BE IN FLOOD ZONE X. THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS OR REGULATIONS, NOT SHOWN ON THIS PLAT, BUT WHICH MAY BE ON RECORD IN THE CLERK OF SUPERIOR COURT'S OFFICE, OR R.M.C. OFFICE.

WILLIAM R. TRIPP, Registered Land Surveyor
SOUTH CAROLINA #5120 - GEORGIA #1860



GIS # 199-00-17-002
ACREAGE BREAKDOWN
TRACT "A-1" = 10.00 ACRES
TRACT "A-2" = 10.00 ACRES
+ TRACT "A-3" = 9.89 ACRES
TOTAL ACRES = 29.89

REFERENCES:

DB 5054/134
MB 723/122

NOTES:

- 1) THE FIELD SURVEY WAS COMPLETED: 1/11/2023
- 2) THIS PROPERTY IS CURRENTLY ZONED: R.U.D.
- 3) THIS SURVEY WAS REQUESTED BY: Mitch Kline
- 4) THE CURRENT SETBACKS FOR THIS PROPERTY ARE:
> FRONT 30', SIDE 10' & REAR 20'
- 5) S.C. V.R.S. NETWORK USED FOR STATE PLANE COORDINATES.
BASE & ROVER SETUP USED FOR ALL OTHER LOCATION WORK.