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PURPOSES).

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°00'45"W	15.29'
L2	S08°57'59"W	24.59'
L3	S75°57'19"W	21.17'
L4	N78°03'18"W	30.15'
L5	N77°07'15"W	26.88'
L6	N48°19'53"W	41.95'
L7	N19°50'08"W	39.65'
L8	N10°02'33"W	32.34'
L9	N11°37'27"W	43.19'
L10	N56°16'34"W	23.48'
L11	N34°10'40"W	67.62'
L12	N14°43'13"W	32.67'
L13	N45°04'57"W	38.36'
L14	N21°10'11"W	29.38'
L15	N03°31'02"W	28.97'
L16	N81°56'50"W	10.78'
L17	N27°40'39"W	40.63'
L18	N72°11'43"W	34.01'
L19	N69°30'16"W	20.85'
L20	N85°21'48"W	21.36'
L21	N68°04'38"W	50.12'
L22	N66°49'20"W	18.48'
L23	N37°54'06"W	36.86'
L24	N06°21'50"E	17.71'
L25	N41°52'25"W	25.78'
L26	N83°34'24"W	38.68'
L27	N66°57'40"W	34.02'
L28	N16°10'36"W	21.92'
L29	N00°37'07"W	29.82'
L30	N56°15'40"W	57.10'
L31	N59°38'54"W	59.12'
L32	N32°04'32"W	50.39'
L33	N45°05'42"W	54.55'
L34	N25°47'55"W	61.37'
L35	N36°00'28"W	45.36'
L36	N02°24'16"E	79.78'
L37	N19°22'30"W	71.60'
L38	N00°37'14"E	30.19'
L39	N39°46'26"E	41.43'
L40	N24°07'38"W	76.00'
L41	N05°22'28"E	38.53'
L42	N17°37'19"E	46.71'
L43	N01°08'24"W	66.60'
L44	N09°15'50"W	36.30'
L45	N04°01'07"W	65.91'
L46	N03°26'32"E	78.61'
L47	N30°30'23"W	36.66'
L48	S12°17'05"W	440.68'
L49	S13°32'24"W	132.18'
L50	S16°38'17"W	95.73'
L51	S19°12'38"W	82.28'
L52	S22°21'02"W	66.82'
L53	S26°19'22"W	66.81'
L54	S29°18'10"W	33.76'
L55	S32°31'57"W	40.87'
L56	S31°04'15"W	57.13'
L57	S34°56'25"W	86.94'
L58	S37°02'55"W	91.10'
L59	S37°33'37"W	129.86'
L60	S37°58'52"W	484.26'
L61	N36°18'04"W	84.32'

WANDA & EMMA MONTGOMERY
TM 052-00-00-040
DB 1135 PG 11
PB 399 PG 128

SHERRIE ADAMS
TM 052-00-00-047
DB 915 PG 106
PC D SL 86 PG 6A

CHRISTOPHER & AMY COLLINS
TM 052-00-00-031
DB 887 PG 167
PC C SL 70 PG 7A

JOHN & OLIVIA FORTSON
TM 052-00-00-019
DB 710 PG 158
PC C SL 77 PG 8

CAROLINA PIEDMONT INVESTMENTS, LLC
TM 052-00-00-016
DB 1431 PG 231
PB H PG 24

DAVID BOWLES
TM 052-00-00-052
DB 1323 PG 94
PC E SL 54 PG 6A

JARHETT PRESLAR
TM 052-00-00-016.001
DB 1431 PG 231
PC E VOL 135 PG 9

TIAA TIMBERLAND II, LLC
TM 052-00-00-017
DB 772 PG 351
PB B176 PG 7

GENERAL NOTES

THIS SURVEY & PLAT IS SUBJECT TO ALL RESTRICTIONS, SETBACK LINES, ZONING ORDINANCES, EASEMENTS, AND RIGHT OF WAYS, IF ANY, AS MAY APPEAR OF RECORD OR ON THE SUBJECT PROPERTY.

THIS PLAT OF SURVEY CREATES A SUBDIVISION OF PROPERTY IN AN AREA OF THE COUNTY HAVING AN ORDINANCE REGULATING PARCELS OF LAND.

ROAD R/W INFORMATION TAKEN FROM SCDOT PLANS ONLINE.

NOTES:

(S) DENOTES OBJECT SET
(F) DENOTES OBJECT FOUND

PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS, AND THOSE SHOWN, IF ANY, SHOULD BE INDEPENDENTLY VERIFIED. NO TITLE OPINION HAS BEEN PROVIDED TO THE SURVEYOR.

NAMES AND DEED REFERENCES SHOWN ARE FOR DESCRIPTIVE PURPOSES ONLY, NOT TO BE USED FOR DETERMINING TITLE.

WATER BOUNDARIES ARE SUBJECT TO CHANGE BY NATURAL CAUSES AND MAY EFFECT AREA AND LIMIT OF TITLE.

ALL RIGHT OF WAYS OR EASEMENT WIDTHS SHOULD BE VERIFIED FOR ACCURACY BY THE COMPANY, AGENCY, OR PUBLIC DEPARTMENT RESPONSIBLE FOR ACQUIRING, MAINTAINING, AND EXISTENCE OF THE EASEMENTS SHOWN. THE WIDTHS SHOWN WERE ACQUIRED BY VARIOUS SOURCES AND ARE SUBJECT TO ERROR.

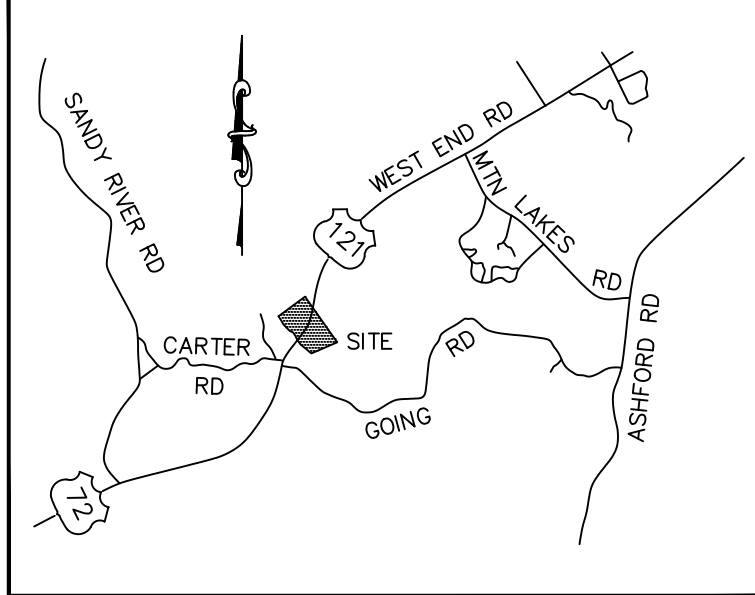
LEGEND:

△ CM(F) - CONCRETE MONUMENT(F)
IPS - #4 REBAR(S)
MN(S) - MAGNETIC NAIL(S)
MN(F) - MAGNETIC NAIL(F)
□ - TOP OF BANK
R/W - RIGHT OF WAY
P/L - PROPERTY LINE
C/L - CENTERLINE
○ - UTILITY POLE
○ - POINT NO MONUMENT
IPF - #4 REBAR(F)
P/O - PART OF
MFP - METAL FENCE POST
PK - SURVEY NAIL

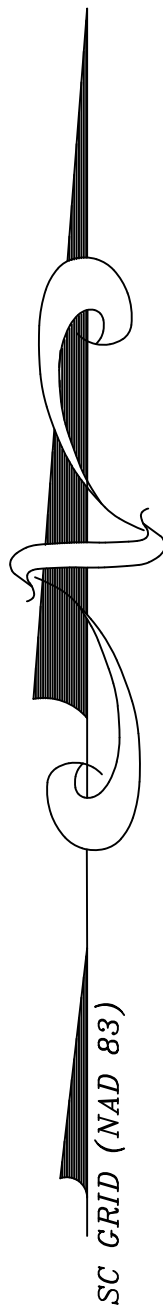
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



VICINITY MAP (NO SCALE)



PRELIMINARY PLAT

SOUTH CAROLINA

"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, MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS SPECIFIED THEREIN, DEED DESCRIPTION RECORDED IN BOOK 877, PAGE 292 ;
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 20th DAY
OF SEPTEMBER, 2023."

JAMES W. CAPPS
PROFESSIONAL LAND SURVEYOR
14805
LICENSE NUMBER



BOUNDARY SURVEY FOR:

CAROLINA PIEDMONT INVESTMENTS, LLC

TOWNSHIP: HALSELLVILLE TAX I.D.: 052-00-00-016
COUNTY: CHESTER STATE: SOUTH CAROLINA
DATE: SEPTEMBER 20, 2023 JOB NO.: 0923123

REVISIONS

DATE DESCRIPTION



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