

LEGEND:
● = IRON PIN FOUND
○ = IRON PIN SET (1/2" ROD)
○ = CALCULATED POINT
● = NOW OR FORMERLY
(P/O) = PORTION OF
PB = PLAT BOOK
DB = DEED BOOK
OTP = OPEN TOP PIPE
CTP = CLOSE TOP PIPE
RRS = RAILROAD SPIKE
WF = WETLANDS FLAG
-X-X-X- = FENCE
-SD- = STORM DRAINAGE LINE
CPP = CORRUGATED PLASTIC PIPE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
C/L = CENTERLINE
R/W = RIGHT OF WAY
= = PRTC FIBER OPTIC BURIED UNDERGROUND SIGN
--- = PROPERTY LINE
--- = ADJOINER LINE
--- = R/W LINE
--- = C/L ROAD
--- = FLAGGED WETLANDS LINE

PLAT REFERENCE:
BOUNDARY SURVEY PLAT DATED JULY 20,
1995 BY W. GENE WHETSELL RECORDED IN
PLAT BOOK 31, PAGE 330.

SUBDIVISION SURVEY PLAT DATED DECEMBER
18, 1964 BY S. S. SNOOK RECORDED IN
PLAT BOOK 14 PAGE 41.

SUBDIVISION SURVEY PLAT DATED DECEMBER
18, 1964 BY S. S. SNOOK RECORDED IN
PLAT BOOK 12 PAGE 32.

SUBDIVISION SURVEY PLAT DATED MARCH 1,
1946 BY S. S. SNOOK RECORDED IN PLAT
BOOK 5, PAGE 27.

DEED BOOK 91, PAGE 162.

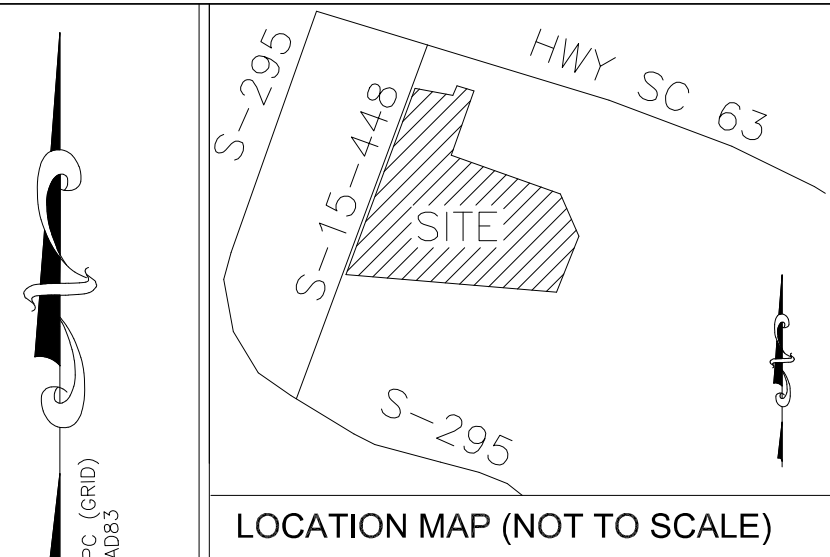
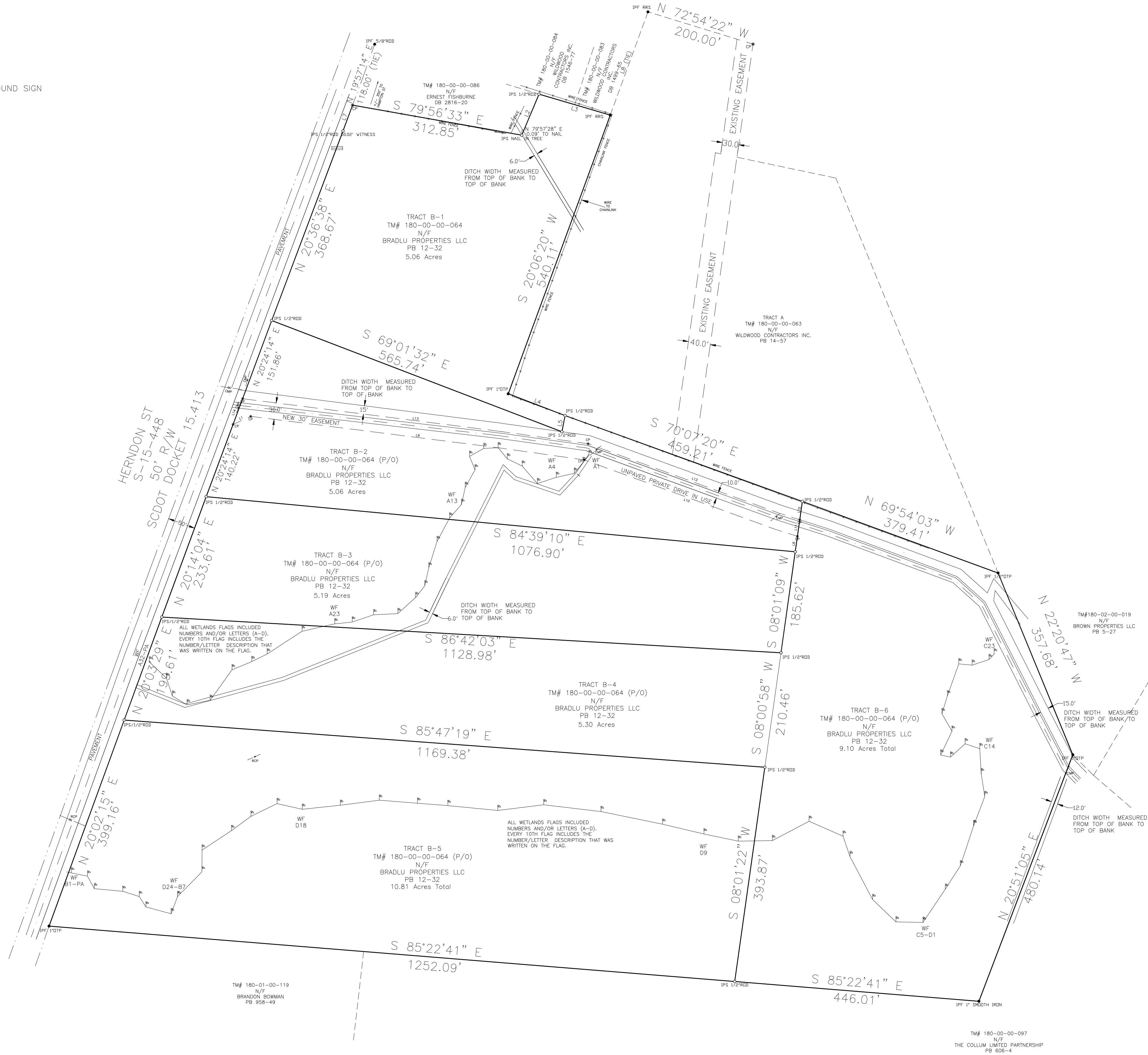
LINE	BEARINGS	DISTANCE
L1	N 65°24'14" E	35.43'
L2	N 22°50'18" E	81.00'
L3	S 73°35'51" E	135.11'
L4	S 68°58'32" E	110.63'
L5	S 11°09'20" W	29.96'
L6	N 08°02'09" E	28.39'
L7	N 20°20'27" E	50.02'
L8	(TIE) S 20°03'46" W	200.13'
L9	S 82°33'49" E	611.93'
L10	S 70°16'32" E	412.50'
L11	N 08°02'09" E	30.42'
L12	N 70°14'40" W	409.35'
L13	N 82°34'00" W	634.19'
L14	S 20°24'14" W	50.00'
L15	N 08°02'09" E	33.82'

TOTAL ACREAGE BREAKDOWN

TRACT B-1	5.06 ACRES
TRACT B-2	5.06 ACRES
TRACT B-3	5.19 ACRES
TRACT B-4	5.30 ACRES
TRACT B-5	10.81 ACRES
TRACT B-6	9.10 ACRES
TOTAL	40.45 ACRES

UPLAND ACREAGE BREAKDOWN

TRACT B-1	5.03 UPLAND ACRES
TRACT B-2	2.40 UPLAND ACRES
TRACT B-3	2.12 UPLAND ACRES
TRACT B-4	0.59 UPLAND ACRES
TRACT B-5	6.49 UPLAND ACRES
TRACT B-6	3.75 UPLAND ACRES
TOTAL	20.38 UPLAND ACRES



STATE OF SOUTH CAROLINA
COUNTY OF COLLETON
TAX MAP NO. 180-00-00-064

SURVEY DATA

HORIZONTAL DATUM-BASED UPON THE SOUTH
CAROLINA STATE PLANE COORDINATE SYSTEM
NAD83 2011. SAID BEARINGS ORIGINATED
FROM SAID COORDINATE SYSTEM BY GPS
OBSERVATIONS OF SELECTED STATIONS IN THE
NATIONAL GEODETIC SURVEY CONTINUOUSLY
OPERATING REFERENCE STATION (NGS CORS)
NETWORK.

NOTE:

1.) UNDERGROUND UTILITIES SHOWN
WERE PAINTED AND FLAGGED BY OTHERS.
THE LOCATION OF OTHER UNDERGROUND
UTILITIES AND THEIR SERVICES UNKNOWN.
PALMETTO UTILITIES PROTECTION SERVICE
CALL BEFORE YOU DIG 1-888-721-7877

2.) THIS SURVEY AND PLAT IS SUBJECT TO ANY
FACTS THAT MAY BE REVEALED BY A FULL AND
ACCURATE TITLE SEARCH, WHICH MAY
INCLUDE EASEMENTS OR ENCUMBRANCES
RECORDED OR OTHERWISE.

3.) CERTIFICATION IS MADE ONLY TO THOSE
PERSONS OR IDENTITIES FOR WHICH THE
PLAT WAS PREPARED AND IS
NOT TRANSFERABLE.

4.) SURVEY IS VALID ONLY IF THE COPY HAS
AN ORIGINAL SIGNATURE WITH A RAISED
EMBOSSED SEAL OVER THE SIGNATURE.
A COPY USED OTHERWISE MAY BE IN
VIOLATION OF THE FEDERAL COPYRIGHT
LAW.

5.) SCDOT PLAN AND PROFILE DOCKET NO. 15.413,
SHEET 119-120 AND DOCKET NO. 15.375, SHEET
49.

6.) THIS PROPERTY IS LOCATED IN FLOOD ZONE
"X" ACCORDING TO FEMA FIRM MAP 45029C0319G
DATED DECEMBER 21, 2017.

7.) THIS PROPERTY IS AFFECTED BY PFO14A AND
PFO14Ad FRESHWATER FORESTED/SHRUB
WETLANDS AREAS AND RSUBFX RIVERINE
WETLANDS AREAS ACCORDING TO THE NATIONAL
WETLANDS INVENTORY, US FISH AND WILDLIFE
SERVICE 1989 INFRARED IMAGERY. WETLANDS
WERE ALSO MARKED WITH FLAGGING ON SITE
AND ALL THAT WAS FOUND WAS LOCATED.

8.) THIS PROPERTY IS LOCATED IN URBAN
DEVELOPMENT 1 (UD-1) ZONING DISTRICT AS
DEFINED BY COLLETON COUNTY ZONING
ORDINANCE 22-O-05, CHAPTER 14, DATED MAY 3,
2022.

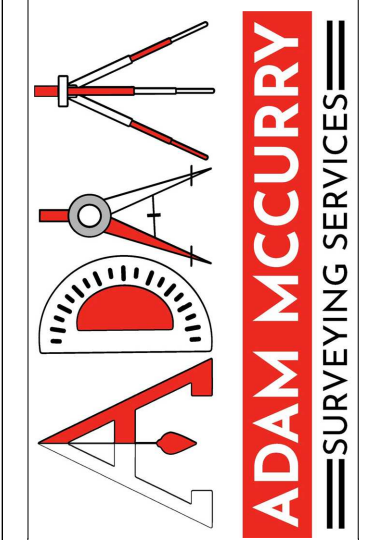
9.) A NEW 50' R/W EASEMENT WAS CREATED
FROM THE R/W OF HERNDON ST THAT TAPERS
BACK TO A 30' R/W EASEMENT FOR ACCESS TO
TRACT B-6. THE SERVIENT TENEMENT IS TRACT
B-2 AND THE DOMINANT TENEMENT IS TRACT B-6.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF,
THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE
STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS
THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.; ALSO THERE ARE NO VISIBLE
ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ADAM MCCURRY SURVEYING SERVICES, LLC.

778 OAK GROVE RD.
BAMBERG, SC 29003
(803)596-3718



SURVEYED: 12/15/2024	CHK BY: A.J.M.	FILE NUMBER: 24-HO
DWN BY: A.J.M.	NUMERICAL SCALE: 1" = 100'	FILE NAME: CCARLSONPROJECTS/24-140.DWG
Adam J. McCurry, P.E.S.		No. 42775

Subdivision Survey
Plat Prepared For
JEFF SIEWICKI

SHEET
IDENTIFICATION
V-01
SHEET 1 OF 1