

BASED ON AIKEN COUNTY FIRM MAP 45003C0190E - EFF. DATE JUNE 19, 2012. A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "AE". THE REMAINDER OF THE TRACT LIES WITHIN ZONE X. SEE MAPS NOTED.

TMS 185-00-02-007
JAMES COLEMAN ETAL
DB 4573-824
PB 210-55

TMS 185-00-02-008
JAMES COLEMAN ETAL.
DB 4573-824
PB M63-900

TMS 185-00-02-009
JEFFREY ILER
DB 4369-909
PR 27-103-2

Course	Bearing	Distance
L45	S 59°47'18" W	359.45'
L46	S 72°37'54" W	164.90'
L47	S 86°42'54" W	180.40'
L48	N 28°46'54" E	367.40'
L49	N 20°28'54" E	70.30'
L50	N 17°36'42" W	115.19'
L51	N 21°05'54" E	135.00'
L52	S 75°06'06" E	108.60'
L53	N 66°57'54" E	84.70'
L54	N 57°05'54" E	47.86'
L55	N 57°05'54" E	32.44'
L56	S 45°26'06" E	349.70'

TMS 185-00-02-013
RONALD LEE ETAL.
PB M761-74

PARCEL 1
294.77 AC.

INCLUDES 5.90 AC. IN S2-264 R/W

TMS 185-00-01-009
RICHARD HUGHES ETAL.
DB 4641-81
PB M229-165

TMS 185-00-01-014
DAVID PAYTON ETAL.
DB 4693-1128

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

TMS 186-00-01-005
D&M PARTNERS LLC
DB 5077-1100
PB 66-6-11

HUNTER G. PRICE PLS 31551
1-7-2025



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

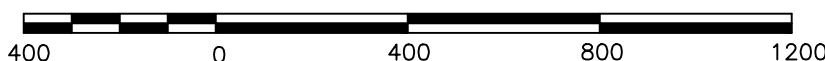
NOTE 1 : NEW 30' EASEMENT TO SERVE EXISTING TMS 185-00-06-001
NOTE 2 : ALL IRON PINS AROUND NEW HOLLAND FIRE DEPT. ARE IPF 1/2" REBAR

PARCEL 1 TO COMBINE TMS 185-00-01-011
& TMS 185-00-01-010

PLAT PREPARED FOR
PARCEL 1 – BRODIE ET. AL.
PARCEL 2 – JUDSON M. BRODIE, III

AIKEN COUNTY
JAN. 7, 2025

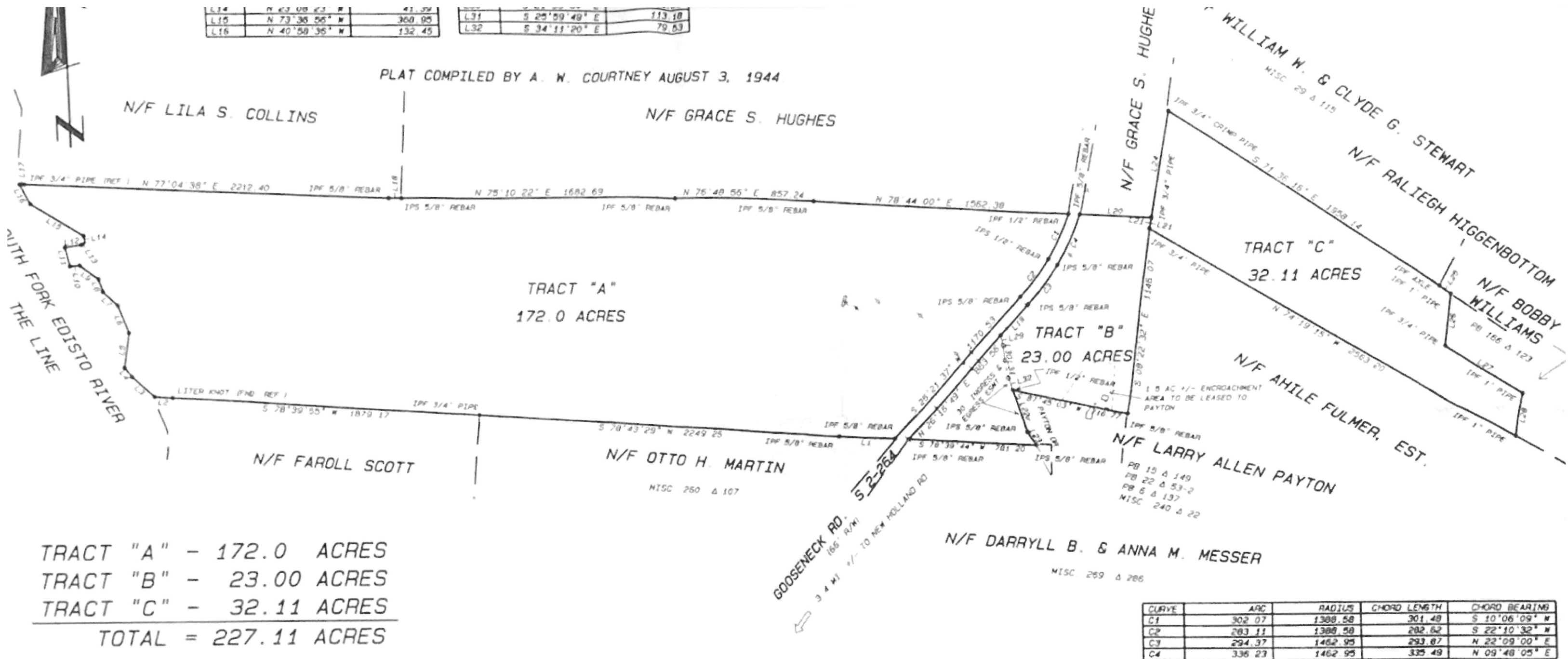
SOUTH CAROLINA
SCALE: 1"=400'



BRDIE1224

L14	N 43° 08' 43" E	43.39	L31	S 25° 59' 48" E	113.18
L15	N 73° 38' 55" W	368.95	L32	S 34° 11' 20" E	79.63
L16	N 40° 58' 35" W	132.45			

PLAT COMPILED BY A. W. COURTNEY AUGUST 3, 1944



BOUNDARY SURVEY FOR **JUDSON M. BRODIE, JR. & BONNEAU M. BRODIE**

AIKEN COUNTY, SOUTH CAROLINA

SCALE: 1" = 500'

OCTOBER 14, 1997

THE SAME BEING SHOWN ON A PLAT BY JOHN T. KENNERDY FOR JUDSON BRODIE, MAY 22, 1924 AND RECORDED IN PLAT BOOK 108 AT 208 THE RMC OFFICE FOR AIKEN COUNTY.

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 C SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO OBVIOUS OR APPARENT ENCROACHMENTS.

RECORDED

