

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 ITS USE IS FOR THOSE PARTIES FOR WHOM IT IS PREPARED ONLY, AND IS NOT TRANSFERABLE.

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SEE FIRM MAP 45087C0200E, COMM. PANEL NO. 450230 0200 E - EFF. DATE JUNE 18, 2007

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.

TODD SURVEYS INC.
200 DENNY HWY.
SALUDA, S.C. 29138
864-445-7892



BASS HARBOR LLC
CAB A-96-9

S.C.E & G.
CAB A-96-9

16' Easement

16' Easement

16' Easement

16' Easement

16' Easement

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16' Easement

16' Easement

CHRISTOPHER WOHNIC
RB 841-303
CAB A-63-5

ROBERT & SHIRLEY ADAMS
RB 374-197
CAB A-37-2

See Cab. A-96-13

See Cab. A-96-13

See Cab. A-96-13

See Cab. A-96-13

See Cab. A-96-13

See Cab. A-96-13

See Cab. A-96-13

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See Cab. A-96-13

See Cab. A-96-13

See Cab. A-96-13

See Cab. A-96-13

See Cab. A-96-13

NOTE: EASEMENT 1 IS TO SERVE TRACT 2 & TRACT 3
EASEMENTS 1 & 2 ARE TO SERVE TRACT 3

S.C.E & G.
CAB A-96-9

TRACT 1
6.07 AC.

TMS 161-00-00-081

TRACT 2
6.09 AC.

TMS 161-00-00-030

TRACT 3
6.08 AC.

TMS 161-00-00-018

Approx. End Of Shinner Lane

Note: Verburg/Whitmer have the Option to improve a road from the end of the present Shinner Lane to the Western corner of the present Verburg Property (Tract 1) See Record Bk 1149, Page 159, Paragraph 2. No width designated in agreement.

GERALD & AMY HENDERSON
RB 1059-20
CAB A-85-9

Course	Bearing	Distance
L45	S 18°30'17" W	274.24'
L46	N 80°57'48" W	300.18'
L47	N 45°59'09" W	38.84'
L48	S 85°48'48" E	107.87'
L49	N 14°08'23" E	18.65'
L50	S 80°57'09" E	180.58'
L51	N 18°29'13" E	260.17'

Course	Bearing	Distance
L26	S 76°55'08" W	17.90'
L27	S 67°24'22" W	17.31'
L28	S 77°21'13" W	97.73'
L29	S 77°25'57" W	109.41'
L30	S 79°01'56" W	67.10'
L31	S 80°31'48" W	83.33'
L32	S 70°13'24" W	23.49'
L33	S 55°37'31" W	19.74'
L34	S 41°38'09" W	19.67'
L35	S 30°45'52" W	31.82'
L36	S 18°08'40" W	71.28'
L37	S 17°36'31" W	62.57'
L38	S 23°22'22" W	35.84'
L39	S 42°11'34" W	44.38'
L40	S 69°23'39" W	24.15'
L41	S 87°14'38" W	33.14'
L42	N 83°10'55" W	58.84'
L43	N 74°32'11" W	65.85'
L44	N 68°00'31" W	94.99'
T1	S 12°42'06" E	23.74'
T2	S 12°42'06" E	26.89'
T3	N 52°04'01" E	33.27'

Course	Bearing	Distance
L1	N 77°18'00" E	70.32'
L2	N 77°18'18" E	265.99'
L3	N 77°10'56" E	125.30'
L4	N 77°10'56" E	189.70'
L5	N 77°16'49" E	331.92'
L6	N 77°10'26" E	52.00'
L7	N 77°09'07" E	59.88'
L8	S 46°13'49" E	59.68'
L9	S 77°05'52" W	59.72'
L10	S 77°05'52" W	39.22'
L11	S 77°05'52" W	400.48'
L12	S 77°25'45" W	107.17'
L13	S 77°25'45" W	139.73'
L14	S 77°18'10" W	251.68'
L15	S 77°20'30" W	42.06'
L16	S 46°13'49" E	45.71'
L17	S 46°13'49" E	98.48'
L18	S 74°47'42" W	58.35'
L19	N 46°13'49" W	75.60'
L20	N 51°57'24" E	50.51'
L21	N 46°13'49" W	11.78'
L22	N 78°00'59" E	10.97'
L23	N 78°00'59" E	74.83'
L24	S 14°45'12" W	148.53'
L25	S 15°56'58" W	41.33'



GEORGE S. TODD PLS 7409
MAY 15, 2017

RESERVED FOR COUNTY APPROVAL

Saluda County
Planning Commission

JUN 21 2017

RESERVED FOR RECORDING INFO

201700001320
Filed for Record in
SALUDA COUNTY SC
SHERI C COLEMAN, CLERK OF COURT
06-21-2017 At 11:24:33 am.
PLAT 10.00

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