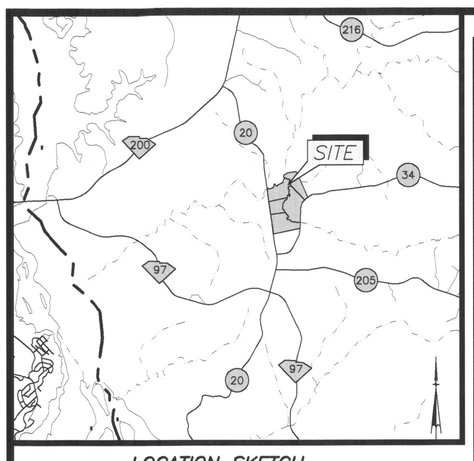


LOCATION SKETCH
SCALE: 1 INCH = 1 MILE

TRACT "A"
23.93 ACRES

PT–PT	BEARING	DISTANCE
9–7	N 07°54'14" W	693.33'
7–431	N 07°54'14" W	165.00'
431–440	S 36°14'13" E	87.99'
440–740	S 54°24'24" E	90.09'
740–739	N 85°55'35" E	98.43'
739–738	N 76°28'21" E	48.64'
738–737	N 51°04'40" E	131.46'
737–736	N 17°08'45" E	35.18'
736–735	N 05°38'38" E	75.68'
735–734	N 36°52'47" E	33.93'
734–733	N 50°04'37" E	33.75'
733–732	N 84°41'24" E	13.98'
732–731	S 67°50'30" E	20.59'
731–730	S 15°12'27" E	23.43'
730–729	S 07°04'01" E	39.09'
729–728	S 39°44'09" E	34.73'
728–727	S 79°19'11" E	34.72'
727–726	N 85°53'37" E	40.66'
726–725	N 63°28'10" E	26.64'
725–724	N 44°22'09" E	84.13'
724–723	N 75°02'09" E	53.67'
723–722	N 62°11'51" E	114.92'
722–721	N 52°03'15" E	104.03'
721–720	N 00°00'00" E	41.00'
720–719	N 28°26'37" E	89.87'
719–718	N 20°11'52" E	87.10'
718–2184	S 74°34'06" E	22.69'
2184–2183	N 40°26'48" E	61.99'
2183–2182	S 83°17'14" E	34.48'
2182–2181	S 49°26'34" E	119.65'
2181–2180	N 87°45'39" E	116.42'
2180–2179	S 25°41'39" E	60.78'
2179–2178	S 22°02'12" W	98.92'
2178–2177	S 37°38'01" W	50.56'
2177–2176	S 28°27'31" E	39.59'
2176–2175	S 22°32'45" E	69.87'
2175–2174	N 75°19'46" E	36.83'
2174–2173	S 67°36'03" E	46.97'
2173–2172	S 20°54'57" E	34.53'
2172–18	S 27°12'52" W	37.00'
18–2171	S 27°12'52" W	24.59'
2171–2170	N 86°32'40" W	69.63'
2170–2169	S 30°15'48" W	52.87'
2169–2168	S 83°21'07" W	43.44'
2168–2167	S 04°54'57" W	73.09'
2167–2166	S 05°15'16" E	54.83'
2166–2165	S 76°55'06" E	59.27'
2165–2164	S 06°16'51" E	80.21'
2164–2163	S 59°39'52" W	28.13'
2163–2162	S 02°24'08" W	42.74'
2162–2161	S 05°04'31" W	46.07'
2161–2160	S 06°38'36" E	51.32'
2160–2159	S 37°52'55" E	65.03'
2159–2158	S 02°51'04" E	57.46'
2158–2157	S 23°53'59" E	29.04'
2157–2156	S 29°46'27" W	34.86'
2156–2155	S 89°56'48" W	28.04'
2155–2154	N 09°17'03" W	82.11'
2154–2153	N 63°38'43" W	40.55'
2153–2152	S 41°38'14" W	45.72'
2152–2151	S 15°05'51" W	88.17'
2151–17	S 09°39'11" E	32.24'
17–2038	S 77°07'49" W	35.78'
2038–2186	S 77°07'49" W	991.75'
2186–2185	S 77°04'20" W	33.10'
2185–9	S 76°43'20" W	1.24'

TRACT "B"
13.99 ACRES

PT–PT	BEARING	DISTANCE
10–441	N 07°54'08" W	142.82'
441–9	N 07°54'14" W	584.67'
9–2185	N 76°43'20" E	1.24'
2185–2186	N 77°04'20" E	33.10'
2186–2038	N 77°07'49" E	991.75'
2038–17	N 77°07'49" E	35.78'
17–2150	S 09°39'11" E	5.48'
2150–2149	S 19°14'20" W	15.28'
2149–2148	S 12°18'25" W	59.02'
2148–2147	S 53°03'51" W	64.95'
2147–2146	S 48°15'18" W	54.95'
2146–2145	S 58°38'35" W	53.62'
2145–2144	S 13°55'59" W	80.53'
2144–2143	S 58°10'47" W	78.98'
2143–2142	S 10°55'05" W	85.64'
2142–2141	S 02°10'22" W	57.75'
2141–2140	S 03°36'08" E	52.20'
2140–2139	S 21°16'50" W	47.22'
2139–2138	S 02°53'20" W	42.83'
2138–2137	S 03°18'06" E	73.92'
2137–2136	S 59°56'35" E	56.12'
2136–2135	S 47°24'26" E	61.83'
2135–2134	S 22°53'26" E	49.84'
2134–2133	S 14°32'53" E	39.67'
2133–11	S 40°53'04" E	28.93'
11–2037	S 81°07'26" W	23.12'
2037–2031	S 81°07'26" W	758.99'
2031–10	S 81°15'03" W	33.10'

TRACT "C"
28.57 ACRES

PT–PT	BEARING	DISTANCE
6–104	S 77°54'45" W	33.61'
104–103	S 77°54'45" W	1,453.26'
103–102	S 77°42'36" W	30.86'
102–10	N 07°47'27" W	1,094.40'
10–2031	N 81°15'03" E	33.10'
2031–2037	N 81°07'26" E	758.99'
2037–11	N 81°07'26" E	23.12'
11–2132	S 40°53'05" E	36.92'
2132–2131	S 35°44'05" E	53.49'
2131–2130	S 32°35'36" E	55.99'
2130–2129	S 50°49'59" E	66.32'
2129–2128	S 50°12'11" E	36.51'
2128–2127	S 24°38'46" E	68.19'
2127–2126	S 31°09'09" W	62.55'
2126–2125	N 73°52'37" W	35.90'
2125–2124	S 51°59'28" W	45.26'
2124–2123	S 18°38'00" E	65.06'
2123–2122	S 19°19'21" E	44.02'
2122–2121	N 84°45'02" E	18.15'
2121–2120	N 15°18'39" E	18.14'
2120–2119	N 89°42'03" E	48.87'
2119–2118	S 65°27'04" E	29.31'
2118–2117	S 53°10'13" E	44.63'
2117–2116	S 59°25'38" E	44.84'
2116–2115	S 62°34'37" E	50.49'
2115–2114	S 54°12'11" E	44.25'
2114–2113	S 56°29'40" E	32.03'
2113–2112	S 61°40'36" E	28.91'
2112–2111	S 88°54'44" E	71.69'
2111–2110	S 83°24'32" E	28.31'
2110–2108	N 78°34'28" E	39.12'
2108–2107	S 72°41'18" E	25.57'
2107–2106	S 68°57'18" E	27.53'
2106–2105	S 74°09'38" E	33.00'
2105–2104	S 82°11'00" E	42.09'
2104–2103	S 83°25'58" E	50.39'
2103–2102	N 71°26'41" E	53.89'
2102–2101	S 87°51'36" E	28.83'
2101–16	S 88°28'22" E	15.31'
16–6	S 02°04'00" W	329.93'

TRACT "D"
34.17 ACRES

PT–PT	BEARING	DISTANCE
13–328	SEE CURVE TABLE	
328–16	S 02°04'00" W	844.70'
16–2101	N 88°28'22" W	15.31'
2101–2102	N 87°51'36" W	28.83'
2102–2103	S 71°26'41" W	53.89'
2103–2104	N 83°25'58" W	50.39'
2104–2105	N 82°11'00" W	42.09'
2105–2106	N 74°09'38" W	33.00'
2106–2107	N 68°57'18" W	27.53'
2107–2108	N 72°41'18" W	25.57'
2108–2110	S 78°34'28" W	39.12'
2110–2111	N 83°24'32" W	28.31'
2111–2112	N 88°54'44" W	71.69'
2112–2113	N 61°40'36" W	28.91'
2113–2114	N 56°29'40" W	32.03'
2114–2115	N 54°12'11" W	44.25'
2115–2116	N 62°34'37" W	50.49'
2116–2117	N 59°25'38" W	44.84'
2117–2118	N 53°10'13" W	44.63'
2118–2119	N 65°27'04" W	29.31'
2119–2120	S 89°42'03" W	48.87'
2120–2121	S 15°18'39" W	18.14'
2121–2122	S 84°45'02" W	18.15'
2122–2123	N 19°19'21" W	44.02'
2123–2124	N 18°38'00" W	65.06'
2124–2125	N 51°59'28" E	45.26'
2125–2126	S 73°52'37" E	35.90'
2126–2127	N 31°09'09" E	62.55'
2127–2128	N 24°38'46" W	68.19'
2128–2129	N 50°12'11" W	36.51'
2129–2130	N 50°49'59" W	66.32'
2130–2131	N 32°35'36" W	55.99'
2131–2132	N 35°44'05" W	53.49'
2132–11	N 40°53'05" W	36.92'
11–2133	N 40°53'04" W	28.93'
2133–2134	N 14°32'53" W	39.67'
2134–2135	N 22°53'26" W	49.84'
2135–2136	N 47°24'26" W	61.83'
2136–2137	N 59°56'35" W	56.12'
2137–2138	N 03°18'06" W	73.92'
2138–2139	N 02°53'20" E	42.83'
2139–2140	N 21°16'50" E	47.22'
2140–2141	N 03°36'08" W	52.20'
2141–2142	N 02°10'22" E	57.75'
2142–2143	N 10°55'05" E	85.64'
2143–2144	N 58°10'47" E	78.98'
2144–2145	N 13°55'59" E	80.53'
2145–2146	N 58°38'35" E	53.62'
2146–2147	N 48°15'18" E	54.95'
2147–2148	N 53°03'51" E	64.95'
2148–2149	N 12°18'25" E	59.02'
2149–2150	N 19°14'20" E	15.28'
2150–17	N 09°39'11" W	5.48'
17–2151	N 09°39'11" W	32.24'
2151–2152	N 15°05'51" E	88.17'
2152–2153	N 41°38'14" E	45.72'
2153–2154	S 63°38'43" E	40.55'
2154–2155	S 09°17'03" E	82.11'
2155–2156	N 89°56'48" E	28.04'
2156–2157	N 29°46'27" E	34.86'
2157–2158	N 23°53'59" W	29.04'
2158–2159	N 02°51'04" W	57.46'
2159–2160	N 37°52'55" W	65.03'
2160–2161	N 06°38'36" W	51.32'
2161–2162	N 05°04'31" E	46.07'
2162–2163	N 02°24'08" E	42.74'
2163–2164	N 59°39'52" E	28.13'
2164–2165	N 06°16'51" W	80.21'
2165–2166	N 76°55'06" W	59.27'
2166–2167	N 05°15'16" W	54.83'
2167–2168	N 04°54'57" E	73.09'
2168–2169	N 83°21'07" E	43.44'
2169–2170	N 30°15'48" E	52.87'
2170–2171	S 86°32'40" E	69.63'
2171–18	N 27°12'52" E	24.59'
18–2189	S 44°14'23" E	26.65'
2189–2198	S 44°14'23" E	1,029.61'
2198–13	S 44°15'29" E	33.07'

CURVE TABLE

PT–PT	CHORD	DELTA	RADIUS	L–ARC	RADIUS PT.
13–328	S 26°55'43" W 481.78'	049°43'25"	572.96'	497.24'	330
329–13	S 53°51'43" W 41.42'	004°08'35"	572.96'	41.43'	330

NOTES:

1. SUBJECT PROPERTY REFERENCES:
   CURRENT OWNERS: 24–GREEN ROAD–316, LLC
   TMS# 0129–00–025.00
   DEED: BOOK 1899 PAGE 102
   DEED: BOOK 1847 PAGES 90–93
   PLAT: BOOK 2025 PAGE 17
   PLAT: BOOK 2025 PAGE 239 (TRACT "B")
   ZONE: RR

   SETBACKS FOR SUBJECT PROPERTY"
   FRONT SETBACK: 40'
   REAR SETBACK: 25'
   SIDE SETBACK: 20'
2. ACCORDING TO F.I.R.M. MAP NUMBER #45057C0375E, DATED SEPTEMBER 28, 2018, A PORTION OF THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "A". THE REMAINDER OF THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ALL MATTERS OF RECORD, EASEMENTS, OR IMPROVEMENTS MAY NOT BE SHOWN.
4. NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.

TRACT "E"
19.06 ACRES

PT–PT	BEARING	DISTANCE
13–2198	N 44°15'29" W	33.07'
2198–2189	N 44°14'23" W	1,029.61'
2189–18	N 44°14'23" W	26.65'
18–2172	N 27°12'52" E	37.00'
2172–2173	N 20°54'57" W	34.53'
2173–2174	N 67°36'03" W	46.97'
2174–2175	S 75°19'46" W	36.83'
2175–2176	N 22°32'45" W	69.87'
2176–2177	N 28°27'31" W	39.59'
2177–2178	N 37°38'01" E	50.56'
2178–2179	N 22°02'12" E	98.92'
2179–2180	N 25°41'39" W	60.78'
2180–2181	S 87°45'39" W	116.42'
2181–2182	N 49°26'34" W	119.65'
2182–2183	N 83°17'14" W	34.48'
2183–2184	S 40°26'48" W	61.99'
2184–718	N 74°34'06" W	22.69'
718–717	N 00°00'00" E	48.07'
717–716	N 35°21'58" W	45.33'
716–715	N 19°44'07" W	32.52'
715–714	N 06°46'15" E	34.32'
714–713	N 22°53'25" E	55.78'
713–712	N 55°01'37" E	18.05'
712–711	N 73°39'46" E	115.57'
711–710	N 51°58'21" E	43.17'
710–442	N 19°57'50" E	42.71'
442–2066	N 81°11'40" E	35.68'
2066–116	N 81°02'47" E	487.86'
116–115	S 23°34'27" E	452.01'
115–114	S 23°35'42" E	1,096.56'
114–400	S 23°35'42" E	34.25'
440–329	S 55°56'00" W	166.46'
329–13	SEE CURVE TABLE	

STATE GRID NORTH
BY GNSS
FROM SCVRS
NAD83 (2011)

GEODETIC AND SC STATE GRID POINT DATA

HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD 88

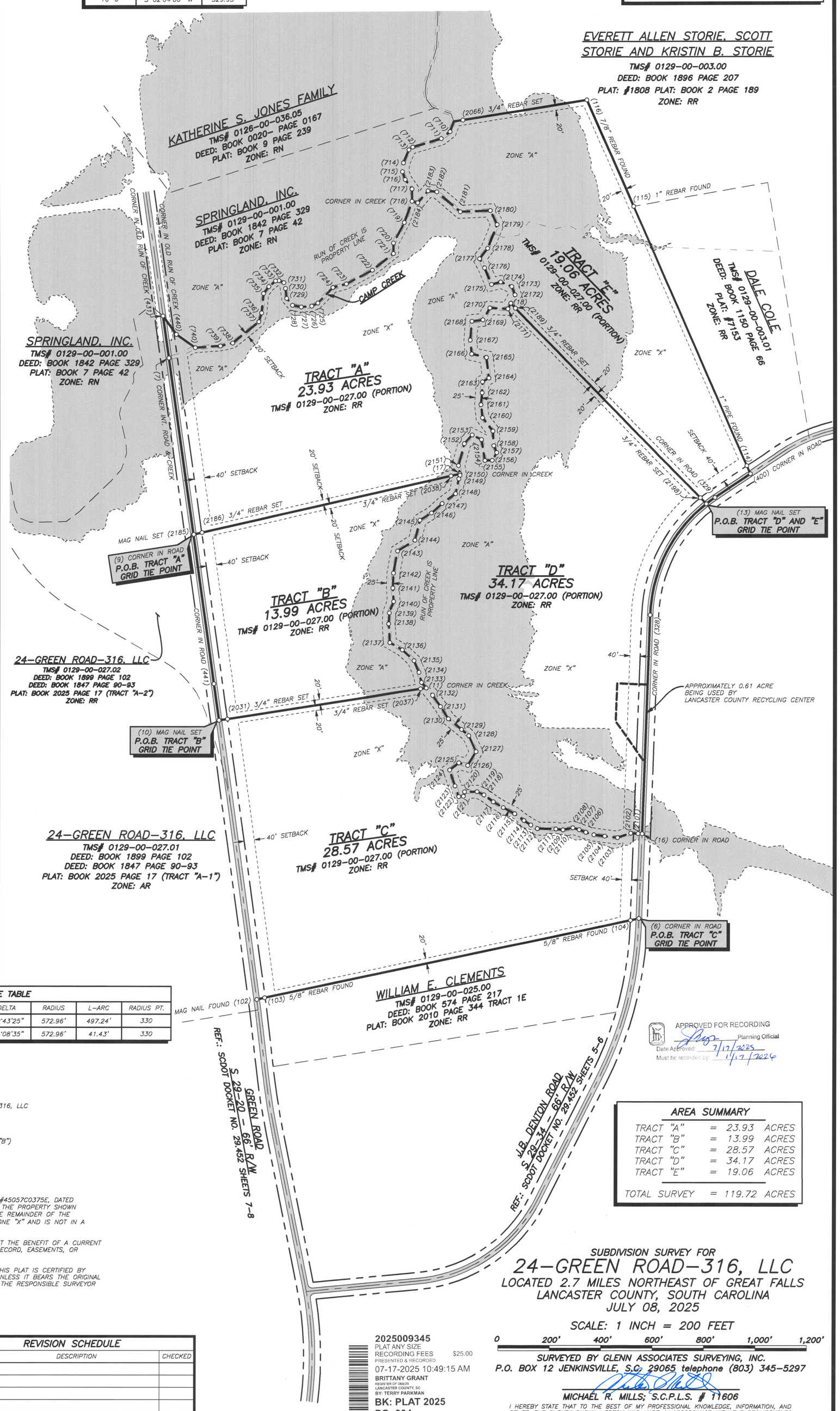
POINT NUMBER: 9
SC GRID COORDINATES
NORTH: 1,005,923.17'
EAST: 2,046,096.48'
GEODETIC COORDINATES:
LATITUDE: N 034°35'52.6220"
LONGITUDE: W 080°50'48.5640"

POINT NUMBER: 10
SC GRID COORDINATES
NORTH: 1,005,202.65'
EAST: 2,046,196.50'
GEODETIC COORDINATES:
LATITUDE: N 034°35'45.4931"
LONGITUDE: W 080°50'47.3802"

POINT NUMBER: 13
SC GRID COORDINATES
NORTH: 1,006,039.60'
EAST: 2,048,089.29'
GEODETIC COORDINATES:
LATITUDE: N 034°35'53.7439"
LONGITUDE: W 080°50'24.7226"

POINT NUMBER: 6
SC GRID COORDINATES
NORTH: 1,004,436.34'
EAST: 2,047,828.76'
GEODETIC COORDINATES:
LATITUDE: N 034°35'37.8883"
LONGITUDE: W 080°50'27.8687"

COORDINATE DERIVATION: GNSS
COMBINED REDUCTION FACTOR: 0.999908247
MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.
NOTE: THIS TIE DATA TO BE USED FOR LOCATION ONLY.



APPROVED FOR RECORDING
Planning Official
Date Approved: 7/17/2025
Must be recorded by: 11/17/2026

AREA SUMMARY

TRACT "A"	=	23.93	ACRES
TRACT "B"	=	13.99	ACRES
TRACT "C"	=	28.57	ACRES
TRACT "D"	=	34.17	ACRES
TRACT "E"	=	19.06	ACRES
TOTAL SURVEY	=	119.72	ACRES

SUBDIVISION SURVEY FOR
24–GREEN ROAD–316, LLC
LOCATED 2.7 MILES NORTHEAST OF GREAT FALLS
LANCASTER COUNTY, SOUTH CAROLINA
JULY 08, 2025

SCALE: 1 INCH = 200 FEET
0 200' 400' 600' 800' 1,000' 1,200'

SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
P.O. BOX 12 JENKINSVILLE, S.C. 29065 telephone (803) 345–5297

MICHAEL R. MILLS; S.C.P.L.S. # 11606

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.

2025009345
PLAT ANY SIZE
RECORDING FEES $25.00
PRESENTED & RECORDED
07-17-2025 10:49:15 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: TERRY PARKMAN
BK: PLAT 2025
PG: 304

GLENN ASSOCIATES SURVEYING, INC.

DRAWING BY BEATRICE VISOCKIS

SURVEYOR'S SEAL — SOUTH CAROLINA REGISTERED LAND SURVEYOR 11606 MICHAEL RALPH MILLS — 07/08/2025

SURVEYOR'S SEAL — SOUTH CAROLINA REGISTERED LAND SURVEYOR 11606 MICHAEL R. MILLS

C.O.A. SEAL — SOUTH CAROLINA GLENN ASSOCIATES SURVEYING INC. No.C02238 CERTIFICATE OF AUTHORIZATION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION	CHECKED

REF. 14976, 17065

17106–3