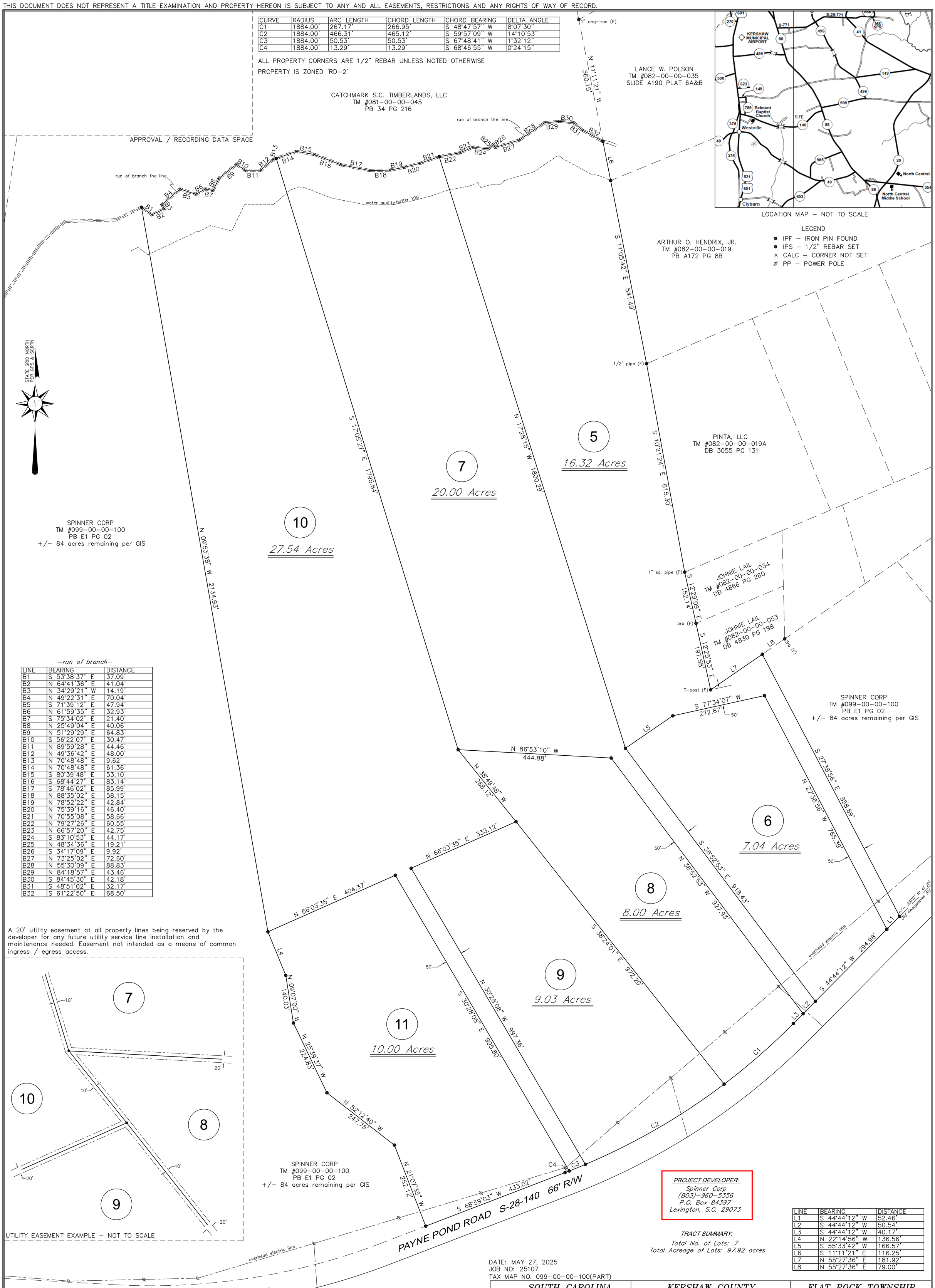
THIS DOCUMENT DOES NOT REPRESENT A TITLE EXAMINATION AND PROPERTY HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND ANY RIGHTS OF WAY OF RECORD.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1884.00'	267.17'	266.95'	S 48°47'57" W	8°07'30"
C2	1884.00'	466.31'	465.12'	S 59°57'09" W	14°10'53"
C3	1884.00'	50.53'	50.53'	S 67°48'41" W	1°32'12"
C4	1884.00'	13.29'	13.29'	S 68°46'55" W	0°24'15"

ALL PROPERTY CORNERS ARE 1/2" REBAR UNLESS NOTED OTHERWISE

PROPERTY IS ZONED 'RD-2'



-run of branch-

LINE	BEARING	DISTANCE
B1	S 53°38'37" E	37.09'
B2	N 64°41'36" E	41.04'
B3	N 34°29'21" W	14.19'
B4	N 49°22'31" E	70.04'
B5	S 71°39'12" E	47.94'
B6	N 61°59'35" E	32.93'
B7	S 75°34'02" E	21.40'
B8	N 25°49'04" E	40.06'
B9	N 51°29'29" E	64.83'
B10	S 56°22'07" E	30.47'
B11	N 89°59'28" E	44.46'
B12	N 49°36'42" E	48.00'
B13	N 70°48'48" E	9.62'
B14	N 70°48'48" E	61.36'
B15	S 80°39'48" E	53.10'
B16	S 68°44'27" E	83.14'
B17	S 78°46'02" E	85.99'
B18	N 88°35'02" E	58.15'
B19	N 78°52'22" E	42.84'
B20	N 75°39'16" E	46.40'
B21	N 70°55'08" E	58.66'
B22	N 79°27'26" E	60.55'
B23	N 66°57'20" E	42.75'
B24	S 83°10'53" E	44.17'
B25	N 48°34'36" E	19.21'
B26	S 34°17'09" E	9.92'
B27	N 73°25'02" E	72.60'
B28	N 55°30'09" E	88.83'
B29	N 84°18'57" E	43.46'
B30	S 84°45'30" E	42.18'
B31	S 48°51'02" E	32.17'
B32	S 61°22'50" E	68.50'

A 20' utility easement at all property lines being reserved by the developer for any future utility service line installation and maintenance needed. Easement not intended as a means of common ingress / egress access.

PROJECT DEVELOPER:
Spinner Corp
(803)-960-5356
P.O. Box 84397
Lexington, S.C. 29073

TRACT SUMMARY:
Total No. of Lots: 7
Total Acreage of Lots: 97.92 acres

LINE	BEARING	DISTANCE
L1	S 44°44'12" W	52.46'
L2	S 44°44'12" W	50.54'
L3	S 44°44'12" W	40.17'
L4	N 22°14'56" W	136.56'
L5	S 55°33'42" W	166.57'
L6	S 11°11'21" E	116.25'
L7	N 55°27'36" E	181.92'
L8	N 55°27'36" E	79.00'

THESE LOTS ARE APPROVED UNDER ARTICLE 5:2.2-1, STATE LAW EXEMPTIONS (UNDER SC CODE OF LAWS 6-9-1110). ANY FURTHER SUBDIVISION WILL REQUIRE COMPLIANCE WITH KERSHAW COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.

THIS PROPERTY IS LOCATED OUTSIDE OF KERSHAW COUNTY'S MS4 REGULATED AREA AND IS SUBJECT TO SCDHEC REGULATIONS AND GUIDELINES FOR LAND DISTURBANCE AND STORMWATER PERMITTING LATEST REVISION. PLEASE CONTACT SCDHEC FOR ALL LAND DISTURBANCE / STORMWATER PERMIT REQUIREMENTS FOR THIS SITE. SCDHEC LAND DISTURBANCE AND STORMWATER PERMITTING: (803)-898-4300.

PORTIONS OF THIS PROPERTY MAY BE CONSIDERED WETLANDS AND MAY FALL UNDER JURISDICTION OF U.S. ARMY CORP OF ENGINEERS. A WETLANDS DELINEATION TO VERIFY THE PRESENCE AND LOCATION OF ANY FEDERALLY PROTECTED WETLANDS IS HIGHLY RECOMMENDED BY KERSHAW COUNTY PRIOR TO ANY LAND DISTURBING ACTIVITIES OCCURRING ON THIS PROPERTY.

PERENNIAL STREAM WATER QUALITY BUFFER - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE KERSHAW COUNTY PLANNING OFFICIAL.

0' 120' 240' 360'
SCALE 1 IN = 120 FT.

DATE: MAY 27, 2025
JOB NO: 25107
TAX MAP NO. 099-00-00-100(PART)

SOUTH CAROLINA	KERSHAW COUNTY	FLAT ROCK TOWNSHIP

SUMMARY PLAT PREPARED FOR:

SPINNER CORP

PLAT OF SEVEN (7) LOTS BEING A PORTION OF THAT PROPERTY SHOWN AS TRACTS A & B ON A PLAT FOR BK INVESTMENTS, LLC DATED SEPTEMBER 24, 2024 AND RECORDED IN PLAT BOOK E1 AT PAGE 02.

ANDERSEN LAND SURVEYING, LLC
PO BOX 489, TURBEVILLE, S.C. 29162
OFFICE (843) 659-5081 EMAIL: ANDERSENSURVEY@GMAIL.COM

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 27440 ZACHARIAH T. ANDERSEN

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL 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 THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

IS THIS PROPERTY IN AN F.I.A. DESIGNATED FLOOD HAZARD AREA? NO
FIRM MAP NUMBER: 45055C0225F EFFECTIVE SEPTEMBER 28, 2018.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION ANDERSEN LAND SURVEYING, LLC NO. 4124

NOT A VALID DOCUMENT WITHOUT ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL.