

LEGEND

- IPF – IRON PIN FOUND
- IPS – 1/2" REBAR SET
- ∅ PP – POWER POLE

SCDOT ENCROACHMENT PERMITS:

LOT 1 – #289109

LOT 2 & 3 – #295800 SHARED DRIVEWAY

LOT 4 & 5 – #293287 SHARED DRIVEWAY

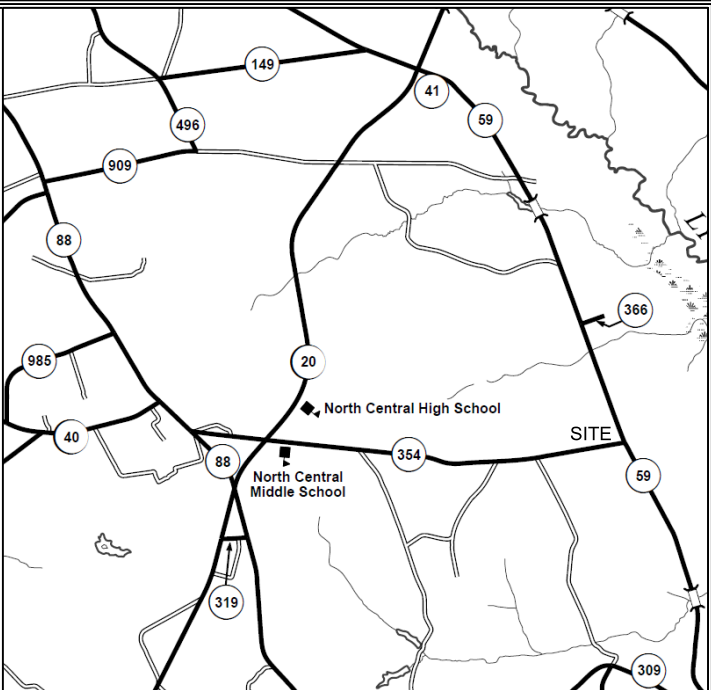
LOT 6 & 7 – #295799 SHARED DRIVEWAY

LOT 8 & 9 – #291834 SHARED DRIVEWAY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2910.38'	284.88'	284.77'	S 22°44'33" E	5°36'30"

SC STATE PLANE COORDINATE
TIE POINT – NAD83(2011)
5/8" REBAR FOUND
N: 945,624.84'
E: 2,156,109.86'

PROPERTY IS ZONED 'RD-2'



LOCATION MAP – NOT TO SCALE

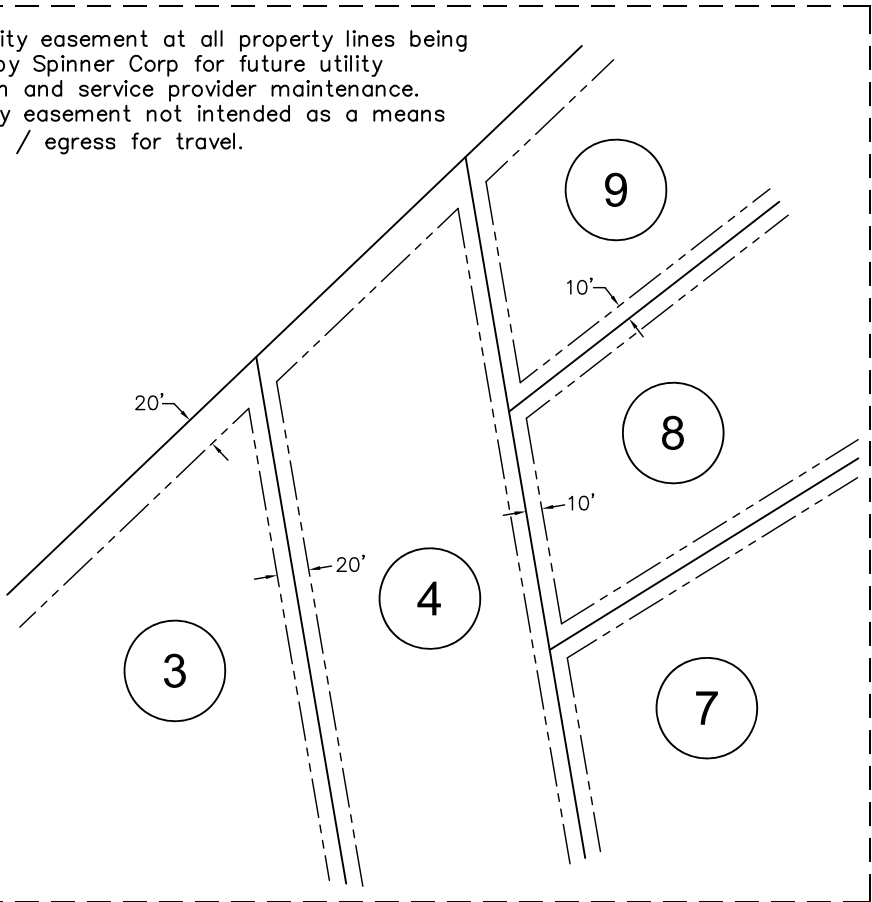
PROJECT DEVELOPER:

Spinner Corp
(803) 960-5356
P.O. Box 84561
Lexington, S.C. 29073

TRACT SUMMARY:

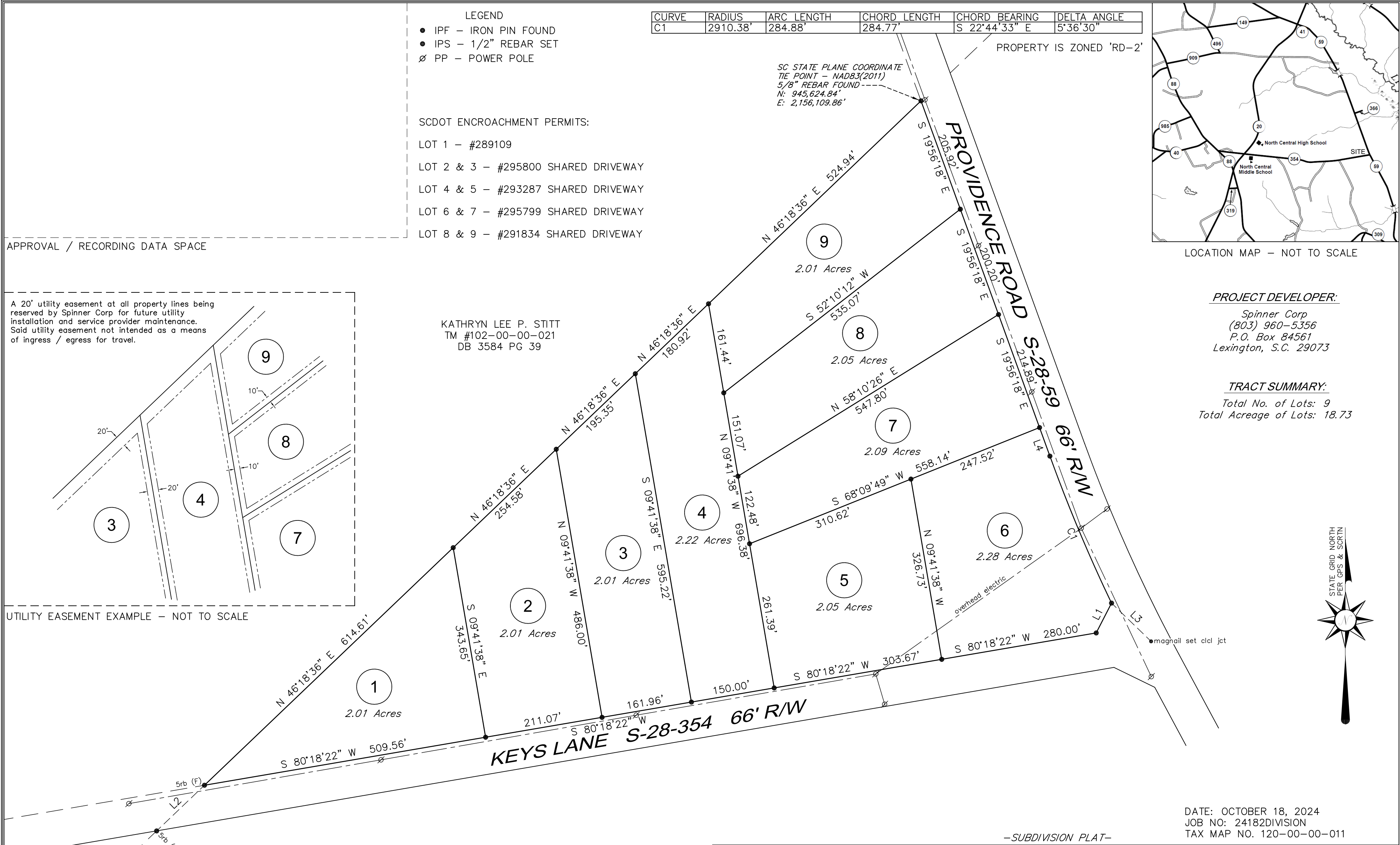
Total No. of Lots: 9
Total Acreage of Lots: 18.73

A 20' utility easement at all property lines being reserved by Spinner Corp for future utility installation and service provider maintenance. Said utility easement not intended as a means of ingress / egress for travel.



UTILITY EASEMENT EXAMPLE – NOT TO SCALE

KATHRYN LEE P. STITT
TM #102-00-00-021
DB 3584 PG 39



DATE: OCTOBER 18, 2024
JOB NO: 24182DIVISION
TAX MAP NO. 120-00-00-011

—SUBDIVISION PLAT—

SOUTH CAROLINA

KERSHAW COUNTY

BUFFALO TOWNSHIP

SUBDIVISION PLAT PREPARED FOR:

'KEYS FARMS'

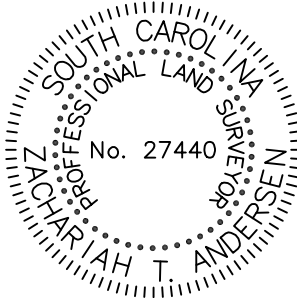
DIVISION OF 18.73 ACRES BEING THAT PROPERTY SHOWN ON A PLAT RECORDED IN PLAT BOOK D200 AT PAGE 10.

ANDERSEN LAND SURVEYING, LLC

P.O. BOX 489, TURBEVILLE, S.C. 29162

OFFICE (843) 659-5081

EMAIL: ANDERSENSURVEY@GMAIL.COM



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: 45055C0250F EFFECTIVE SEPTEMBER 28, 2018.



LINE	BEARING	DISTANCE
L1	S 27°08'01" W	59.94'
L2	S 46°18'11" W	118.17'
L3	S 45°56'56" E	98.35'
L4	S 19°56'18" E	54.26'



SCALE 1 IN = 120 FT.

THIS PROPERTY IS LOCATED OUTSIDE OF KERSHAW COUNTY'S MS4 REGULATED AREA AND IS SUBJECT TO THE 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.

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.

ANY FURTHER SUBDIVISION OF THESE PARCELS MAY BE SUBJECT TO MAJOR REGULATIONS OF THE KC ZLDR.