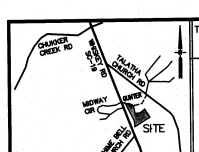
THIS PLAT OR SURVEY IS INTENDED FOR THE SOLE USE OF THE NAMES LISTED HEREON, ANY OTHER USE IS STRICTLY PROHIBITED.

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, MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE [illegible] PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN, ALSO I HAVE CONSULTED THE [illegible] ADMINISTRATION COMMUNITY PANEL MAP 45003C0527E & 45003C0531E , EFFECTIVE DATE 6/19/2012 AND [illegible] PROPERTY TO BE IN FLOOD ZONE X . THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS [illegible] SHOWN ON THIS PLAT, BUT WHICH MAY BE ON RECORD IN THE CLERK OF SUPERIOR COURT'S OFFICE, [illegible]

WILLIAM R. TRIPP
SOUTH CAROLINA [illegible]

SOUTH CAROLINA REGISTERED LAND SURVEYOR 5120 WILLIAM R. TRIPP



LOCATION MAP – NTS

2023013336
PLAT
RECORDING FEES $25.00
PRESENTED & RECORDED
06-21-2023 12:21 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: QUINLAN BATES DEPUTY
BK: PL 65
PG: 64 - 64

RECORDING STAMP

This plat is approved in accordance with Chapter 24 Land Management Regulations of the Aiken County Code of Ordinances for purpose of RECORDATION ONLY. This approval does not imply approval of any particular land use or zoning nor does it imply approval of or eligibility for a Building Permit for the property.

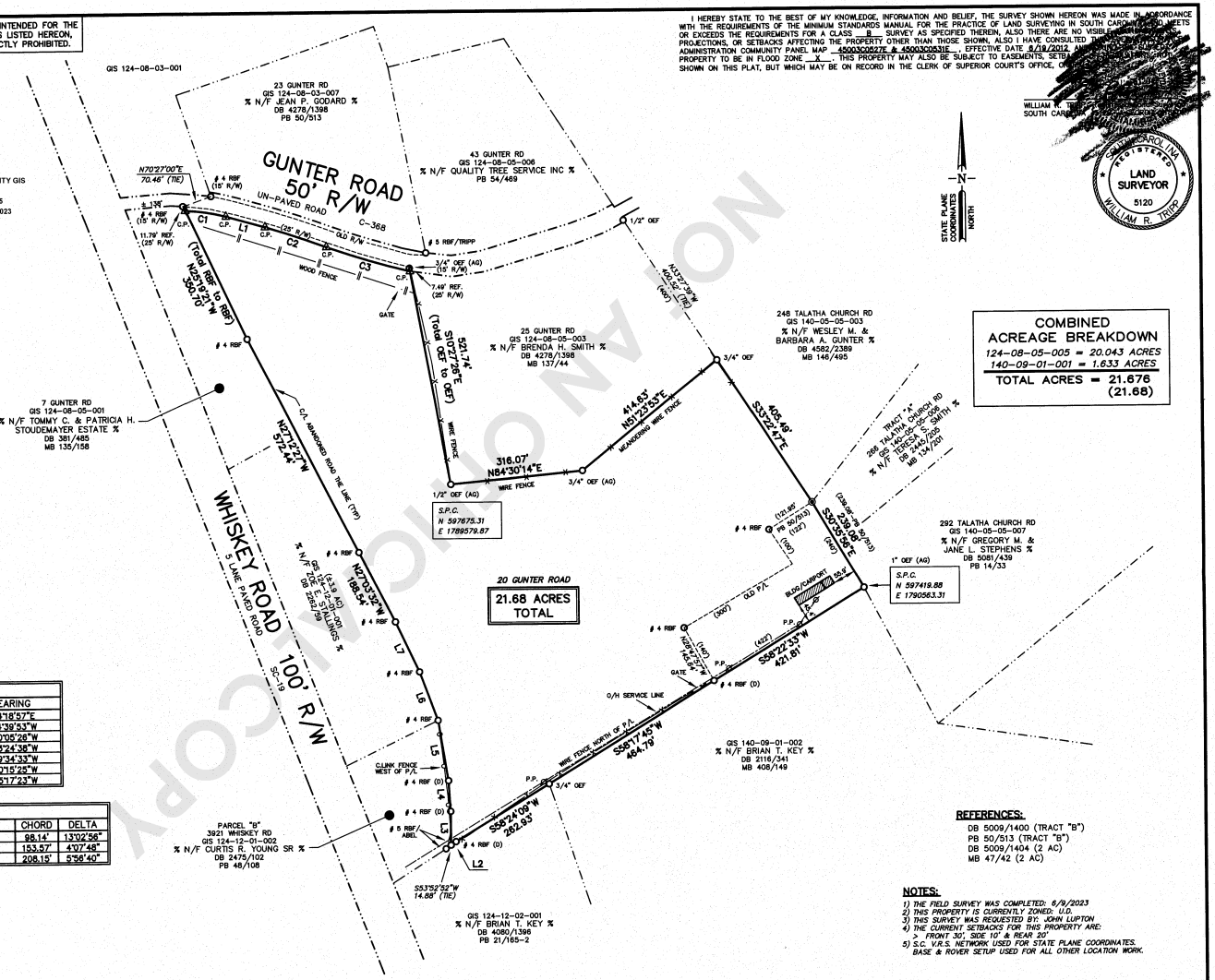
BY: Rhonda C. Connelly Date 6/20/23
Aiken County Planning & Development Department

This property/parcel/tract/lot is not subject to the Aiken County Land Management Regulations, in accordance with Section 24-11 Definitions, Subdivision, Exempt, Item no. 3 , of the Aiken County Code of Ordinances.

By Rhonda C. Connelly 6/20/23 Date
Aiken County Planning & Development Department

APPROVAL STAMPS

AIKEN COUNTY GIS
Tax Map:
124-08-05-005
Date: 06/28/2023



LINE TABLE		
LINE	LENGTH	BEARING
L1	98.54'	S74°18'57"E
L2	14.49'	S54°39'53"W
L3	81.50'	N00°05'28"W
L4	74.23'	N03°24'38"W
L5	146.56'	N09°34'33"W
L6	125.02'	N20°15'25"W
L7	133.29'	N25°17'23"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	98.35'	431.86'	S81°25'59"E	98.14'	13°02'56"
C2	153.60'	2130.87'	S71°27'49"E	153.57'	4°07'48"
C3	208.24'	2007.17'	S73°31'47"E	208.15'	5°56'40"

REFERENCES:
DB 5009/1400 (TRACT "B")
PB 50/513 (TRACT "B")
DB 5009/1404 (2 AC)
MB 47/42 (2 AC)

NOTES:
1) THE FIELD SURVEY WAS COMPLETED: 6/9/2023
2) THIS PROPERTY IS CURRENTLY ZONED: U.D.
3) THIS SURVEY WAS REQUESTED BY: JOHN LUPTON
4) THE CURRENT SETBACKS FOR THIS PROPERTY ARE:
> FRONT 30', SIDE 10' & REAR 20'
5) S.C. V.R.S. NETWORK USED FOR STATE PLANE COORDINATES.
BASE & ROVER SETUP USED FOR ALL OTHER LOCATION WORK.

LEGEND
(All Prop. Corners Measured Inside Dis.)

# 6 RBS	5/8" REINF. BAR SET/CAP
# 5 RBF	5/8" REINF. BAR FOUND
P.P.	POWER POLE
P/L	PROPERTY LINE
CMF	CONC. MONUMENT FOUND
OEF	OPEN END PIPE FOUND
CTF	CRIMPED TOP PIPE FOUND
	NOT TO SCALE
	ADJ. PROPERTY LINE
	CENTERLINE
D.B.	DEED BOOK
P.B.	PLAT BOOK
M.B. OR VOL.	MISCELLANEOUS BOOK
F.H.	FIRE HYDRANT
C.P.	COMPUTED POINT
M.B.L./S.B.L.	MIN. BLDG/SETBACK LINE
S/W / D/W	SIDEWALK / DRIVEWAY
B / N.S.	BURIED / NAIL SET
AG / D	ABOVE GROUND/DISTURBED
(150')	PLAT/DEED REFERENCE
S.P.C.	STATE PLANE COORDINATES

0' 80' 160' 320'
GRAPHIC SCALE

SOUTH CAROLINA TRIPP LAND SURVEYING, INC. No. C00228 CERTIFICATE OF AUTHORIZATION

Tripp Land Surveying, Inc.

© Tripp Land Surveying, Inc., All Rights Reserved Not For Use Without Expressed Written Permission

REGISTERED LAND SURVEYOR

SOUTH CAROLINA #5120 "Surveying since 1964" GEORGIA #1860

916 DOUGHERTY ROAD
AIKEN, SOUTH CAROLINA 29803-6515
VISIT OUR WEBSITE AT: www.TrippLS.com
BUS: (803) 642-5776 EMAIL: btripp@tripps.com FAX: (803) 649-5381

Commercial Residential Industrial Subdivisions

EQUIPMENT USED: GEOMAX Z80 G.P.S. BASE/ROVER; SOKKIA TAB./SurvCE
GIS # 124-08-05-005 & 140-09-01-001
PATH: J:\2023\23080-SouthernCarolinaProperties.DWG

SCALE: 1" = 160'	FIELD BK: 513/68, 515/33, 51
JOB No: 23080A.043	JOB PROJ. # 23080
DRAFTSMAN: J.WISZ	DATE: 6/16/2023

REVISIONS

20 GUNTER ROAD
SHOWING (2) TWO PARCELS COMBINED & TOTALING 21.68 ACRES, PROPERTY LOCATED 1.4 MILES SOUTH OF AIKEN CITY LIMITS
AIKEN COUNTY SOUTH CAROLINA

PLAT OF BOUNDARY SURVEY
PREPARED FOR:
SOUTHERN CAROLINA PROPERTIES, LLC

SHEET NO:
1 OF 1

NOT AN OFFICIAL COPY

J:\2023\23080-SouthernCarolinaProperties.dwg, 6/16/2023 2:23:19 PM, Administrator, RICOH Aficio MP W2400 RPCS, User542, 1:160