

GENERAL NOTES:

1. This property is subject to all easements and restrictions of record.
2. This document represents a Subdivision Survey of an existing parcel of record.
3. This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45083C0290D dated 01/06/2011.
4. Existing Parcel Numbers & Deed & Plat references for the adjoining properties are as shown (if applicable) on the face of this plat. Title search has not been provided to this office.
5. Parcel Map Number: 7-18-00-091.00
6. This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
7. No subsurface or environmental conditions have been considered as part of this survey and no statement has been made concerning the locations of underground utilities or facilities that may affect the use or development of this property.
8. Bearings based on South Carolina NAD83 State Plane Coordinate System. All distances are horizontal ground distance, not grid distances.
9. This Survey does not change an existing road or add a new road.
10. New lot lines created at this time.

LEGEND

- IRON PIN FOUND (IPF)
- IRON PIN SET 1/2" REBAR (IPS)
- ⦿ SPIKE / NAIL
- ☐ TELEPHONE PEDESTAL
- ⊕ FIRE HYDRANT
- ⊙ UTILITY POLE
- OHE— EXISTING OVERHEAD POWER
- R/W** RIGHT OF WAY
- () RECORD BEARING AND DISTANCE
- 2129 ADDRESS (TYP.)

LINE	BEARING	DISTANCE
L1	N 03°36'32" W	54.71'
L2	S 14°09'18" E	38.29'
L3	S 30°30'10" E	171.63'
L4	S 35°08'43" E	102.19'
L5	S 59°34'23" E	124.20'
L6	S 50°05'08" E	238.20'
L7	S 41°07'33" E	115.02'
L8	S 45°33'39" E	144.39'
L9	S 13°43'37" E	43.60'
L10	S 88°43'47" W	15.36'
L11	N 13°43'37" W	36.01'
L12	N 45°33'40" W	140.69'
L13	N 41°07'33" W	114.42'
L14	N 50°05'08" W	235.78'
L15 TIE	S 03°36'32" E	166.34'
L16 TIE	S 88°43'47" W	311.69'

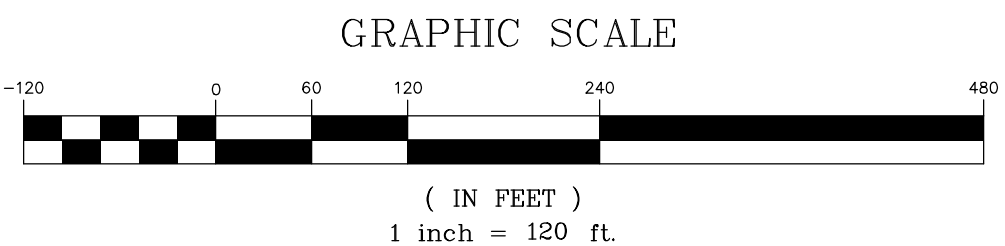
CURRENT OWNERS:
 JOHN F. DUNBAR, JR
 EDWARD B. MABRY, JR
 SUZAN F. MABRY
 TMS: 7-18-00-091.00
 DB: 57-S Pg. 127
 DB: 88-P Pg. 461
 PB: 112 Pg. 955



Know what's below.
Call before you dig.

—NOTICE—
 TRACT "A" HAS A 15' EASEMENT
 ALONG THE EASTERN PROPERTY LINES
 AS SHOWN ON THIS PLAT.

PALMETTO
CORP
 Land Surveying Division

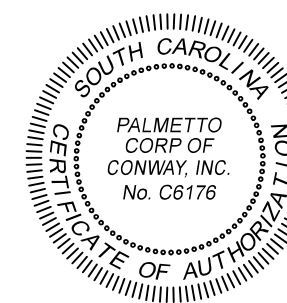
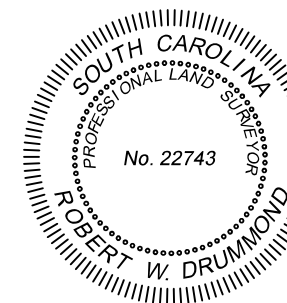


SURVEY@PALMETTOCORP.COM

DRAWN BY: JRS	JOB# G2912	2001 SOUTH PINE STREET
CLOSURE CHECKED BY: RWD	DATE OF SURVEY: 5/20/2024	SUITE C
APPROVED BY: RWD		SPARTANBURG, SC 29302
		Phone: (864) 345-2604

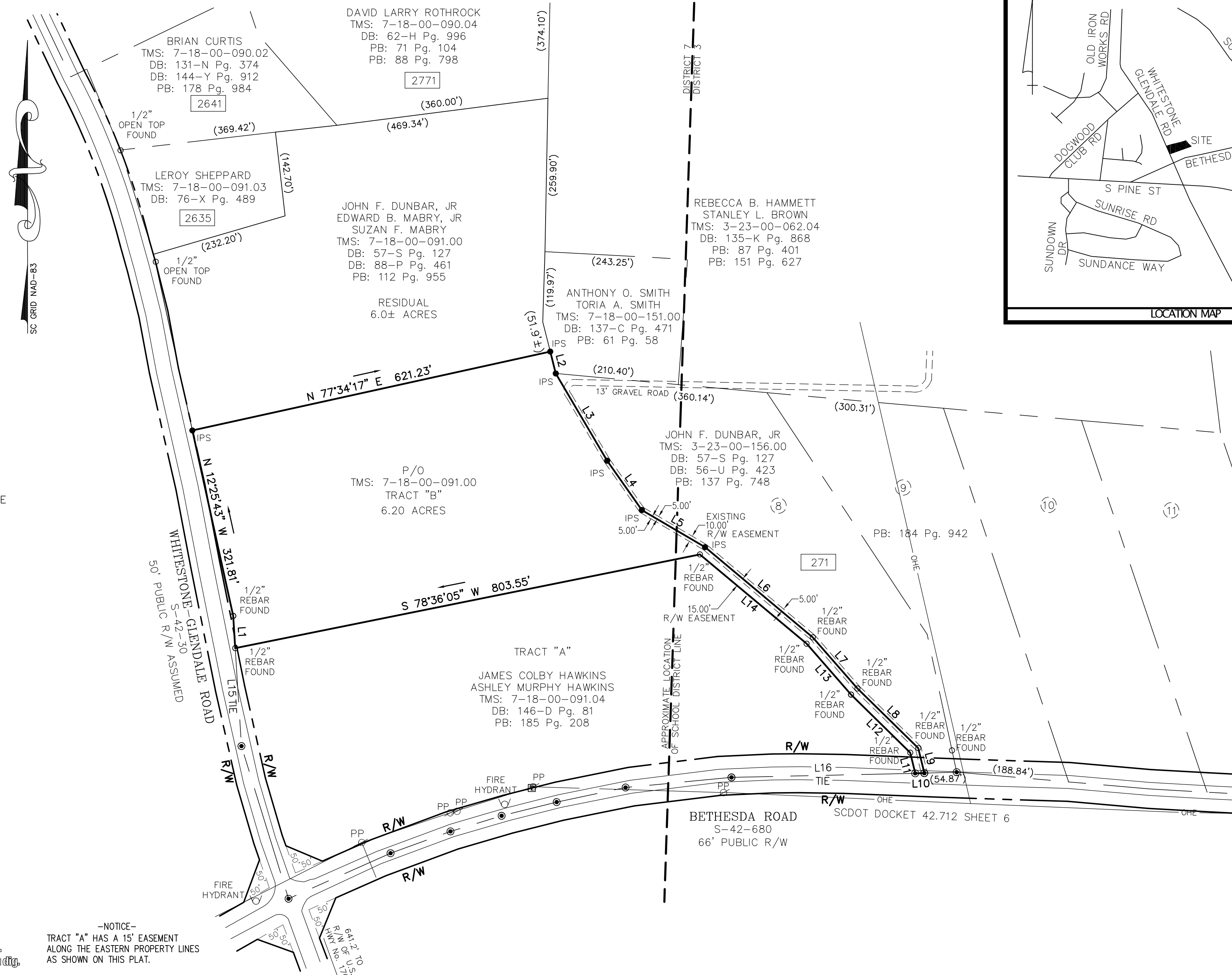
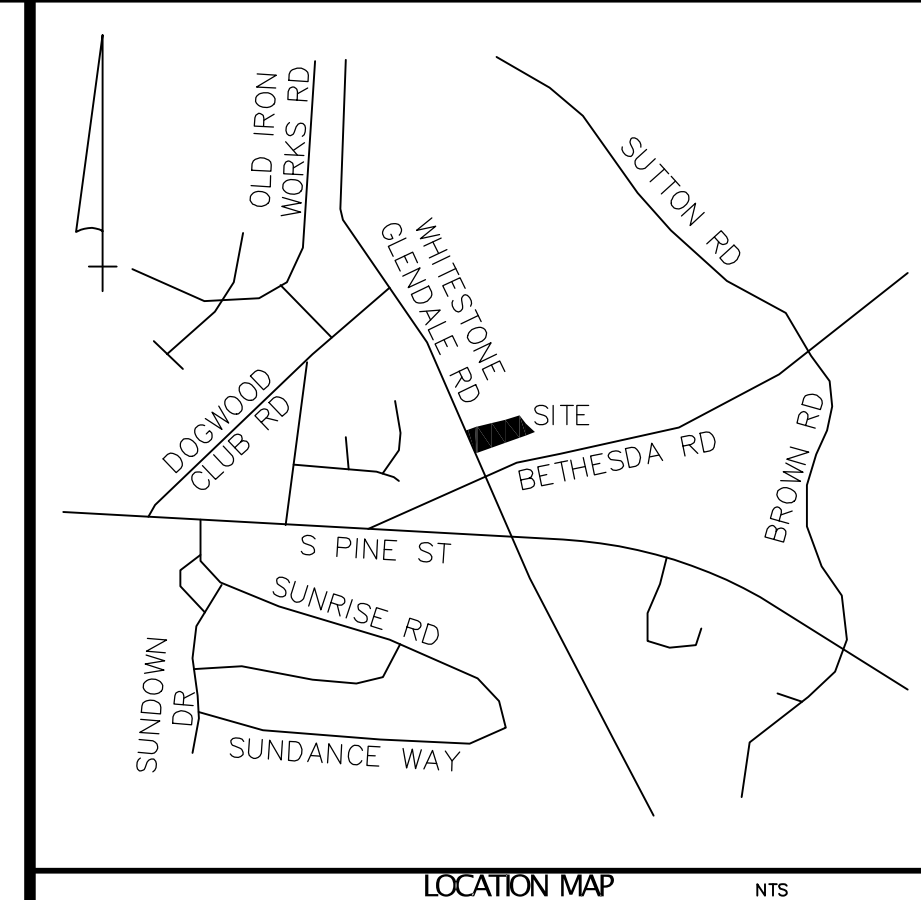
REVISIONS:

Subdivision Survey
 P/O TMS: 7-18-00-091.00
 Containing 6.20 Acres Total
 Located near the intersection of
 Whitestone-Glendale Road & Bethesda Road
 Spartanburg, S.C. 29302
 Spartanburg County, South Carolina
 for: Metcalf Land



Robert W. Drummond PLS# 22743 DATE

Certificate of Accuracy
 I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein 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; also there are no visible encroachments or projections other than shown.



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