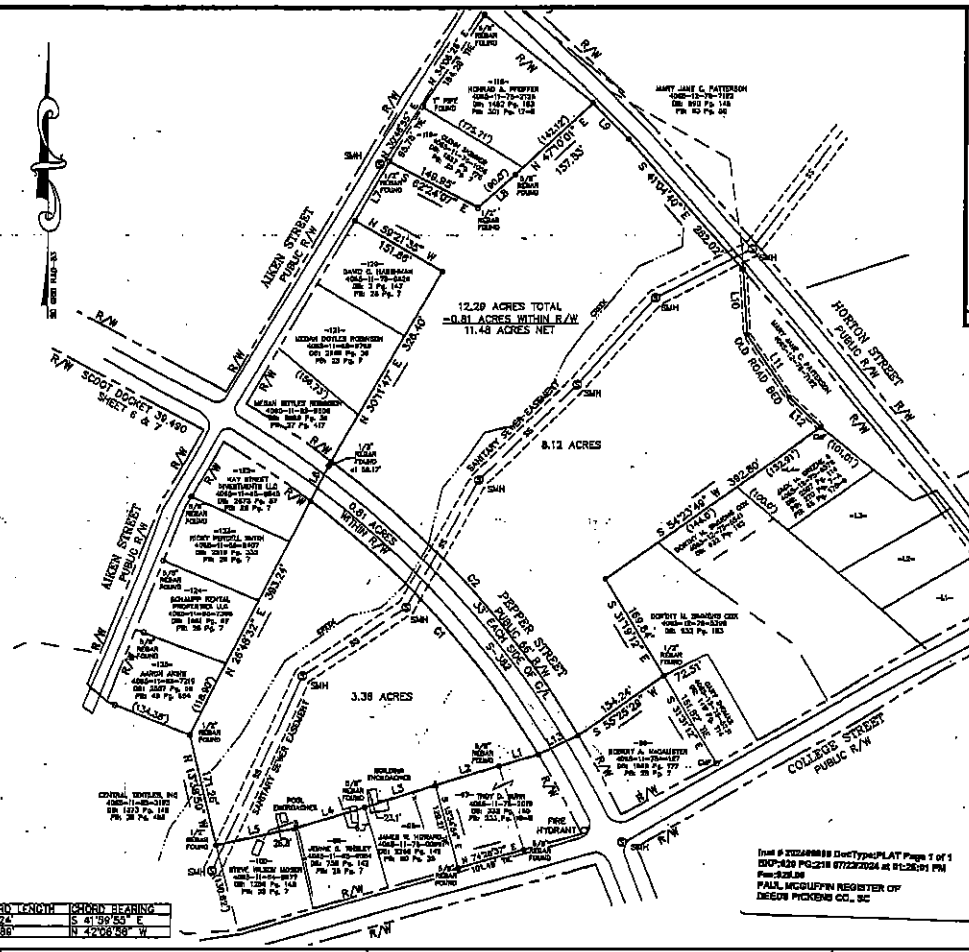
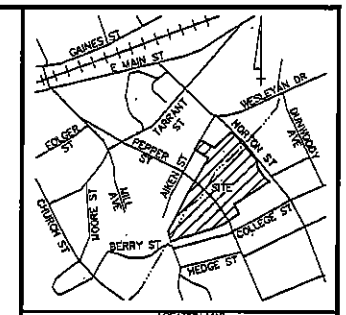
GENERAL NOTES:

1. This property is subject to all easements and restrictions of record.
2. This document represents a Boundary Survey of an existing parcel of record.
3. This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45077C0385D dated 04/18/2008.
4. Existing Parcel Numbers & Deed & Plat references for the adjoining properties are as shown (if applicable) on the face of this plat.
5. Title search has not been provided to this office.
6. Parcel Map Number: 4065-11-75-2539
7. This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
8. 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.
9. Bearings based on South Carolina NAD83 State Plane Coordinate System. All distances are horizontal ground distance, not grid distances.
10. This Survey does not change an existing road or add a new road.
11. No new lot lines created at this time.

CURRENT OWNERS:
KANNAPOLIS PROPERTY
OWNER, LLC
4065-11-75-2539
DB: 2459 Pg. 146
PB: 25 Pg. 7
SCDOT DOCKET 39.490 SHEET 6 & 7





LOCATION MAP

LEGEND

- IRON PIN FOUND (IPF)
- IRON PIN SET 1/2" REBAR (IPS)
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- SPIKE / NAIL
- POINT NOT SET
- SANITARY MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- UTILITY POLE
- —OHE— EXISTING OVERHEAD POWER
- —SS— EXISTING SANITARY SEWER
- CHAIN LINK FENCE
- R/W RIGHT OF WAY
- ( ) RECORD BEARING AND DISTANCE

811 Know what's below. Call before you dig.

LINE	BEARING	DISTANCE
L1	S 73°32'43" W	61.01'
L2	S 72°58'36" W	99.08'
L3	S 72°43'37" W	110.28'
L4	S 72°43'37" W	108.18'
L5	S 77°45'49" W	120.58'
L6	N 26°48'32" E	67.10'
L7	N 26°48'35" E	102.34'
L8	N 47°52'30" E	74.59'
L9	S 44°34'15" E	75.89'
L10	S 03°31'13" E	86.64'
L11	S 34°15'13" E	112.49'
L12	S 46°26'05" E	65.60'
L13	S 84°06'11" W	68.30'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1397.45'	515.16'	512.24'	S 41°59'55" E
C2	1463.45'	558.27'	554.89'	N 42°06'58" W

Inst # 202400000 DocType:PLAT Page 1 of 1
BKP:020 PG:218 07/22/2024 at 01:26:01 PM
Fee:$25.00
PAUL MCGUFFIN REGISTER OF DEEDS PICKENS CO., SC

TOWN OF CENTRAL
P.O. BOX 549
CENTRAL, S.C. 29630
APPROVED P. Mishoe
ZONING DIST RM-16
BY P. Mishoe

PALMETTO CORP
Land Surveying Division

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

DRAWN BY: JRS | JOB# G2846
CLOSURE CHECKED BY: RWO | DATE OF SURVEY: 07/15/2024
APPROVED BY: RWO

2001 SOUTH PINE STREET
SUITE C
SPARTANBURG, SC 29302
Phone: (864) 345-2504

REVISIONS:

Boundary Survey
of TMS: 4065-11-75-2539
Containing 12.29 Acres Total (11.48 Acres Net)
along Aiken St. & Pepper St. & Horton St.
Within the Town Limits of Central
Central Township, Pickens County, South Carolina
for
We Buy Acreage, LLC

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22743 ROBERT W. DRUMMOND
SOUTH CAROLINA PALMETTO CORP OF CONWAY, INC. No. C6175 CERTIFICATE OF AUTHORIZATION
Robert W. Drummond, PE#22743
7/16/2024
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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