

SOLD SOLD SOLD

I HEREBY STATE THAT 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 AND MEETS OR EXCEEDS THE REQUIREMENTS FOR CLASS A SURVEY AS SPECIFIED.

BRANNON HOLMES ETAL.
DB 4042-1418
PB 50-875

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, BUILDING SETBACKS, ZONING AND OTHER LAND USE REGULATIONS OR RESTRICTIONS AND ENVIRONMENTAL LAWS, BE THEY OF RECORD OR ON THE GROUND AND ALSO SUBJECT TO ANY MORTGAGES, LIENS OR FACTS THAT MAY BE REVEALED BY AN ACCURATE AND CURRENT TITLE SEARCH.

THERE MAY BE UNDERGROUND UTILITIES ON THIS PROPERTY THAT ARE NOT VISIBLE AT THE SURFACE THAT ARE NOT SHOWN HEREON.

ALL IP'S ARE 5/8" REBAR UNLESS NOTED OTHERWISE.

SUBSURFACE CONDITIONS, ENVIRONMENTAL CONDITIONS AND WETLAND/FLOOD CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

CERTIFICATION OF THIS PLAT AND IT'S USE IS FOR THOSE PARTIES FOR WHOM IT IS PREPARED ONLY, AND IS NOT TRANSFERABLE.

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REF. PLAT BOOK 50 PG. 875

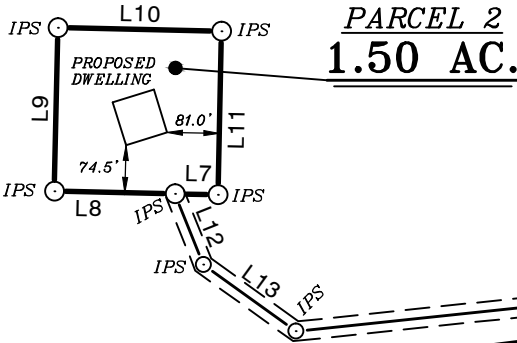
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LEGEND:
IPS - Iron Pin Set
IPF - Iron Pin Found
Lt. Knt. - Litter Knot
CL - Center Line
OEL - Overhead Elec. Line
Spk. - Spike
Con. Mon. - Concrete Monument
R/W - Right Of Way

SALUDA NURSING CENTER
DB 736-305
M149-103

CL MT. CALVARY RD. THE LINE		
Course	Bearing	Distance
L1	S 30°56'10" W	94.37'
L2	S 30°08'08" W	96.56'
L3	S 29°48'37" W	94.16'
L4	S 29°42'39" W	91.11'
L5	S 30°11'37" W	218.12'
L6	S 30°11'37" W	30.69'
Course	Bearing	Distance
L7	N 88°41'28" W	66.85'
L8	N 88°41'28" W	188.79'
L9	N 01°17'39" E	255.60'
L10	S 88°42'07" E	255.58'
L11	S 01°16'47" W	255.65'
CL 30' EASEMENT (L12-L16)		
Course	Bearing	Distance
L12	S 21°42'40" E	118.89'
L13	S 54°11'59" E	178.07'
L14	N 83°59'17" E	942.21'
L15	N 87°24'20" E	144.61'
L16	S 47°37'47" E	27.61'

PARCEL 1
40.73 AC. GROSS
0.47 AC. R/W
40.26 AC. NET



JOSE BARRENTOS ETAL.
DB 4783-1486
PB 61-392

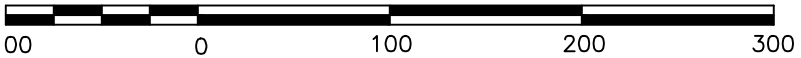
EVANGELYON H. RAINSFORD
DB 4042-2354
PB 9-32

EXISTING TMS 099-00-03-003

PLAT PREPARED FOR
BRANDON PADGET

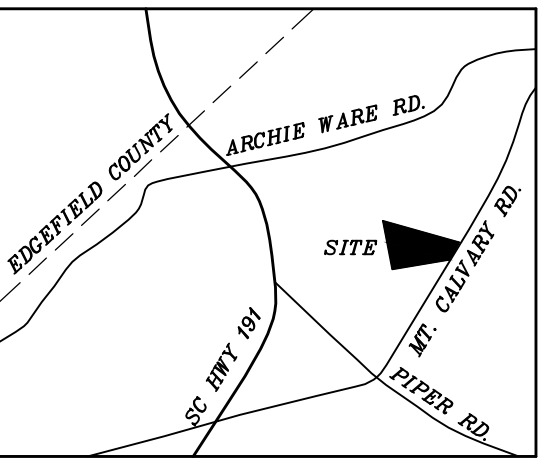
AIKEN COUNTY
MARCH 9, 2021

SOUTH CAROLINA
SCALE: 1"=300'



MONUMENT SURVEYS LLC.
200 DENNY HWY.
SALUDA, S.C. 29138
864-445-9396

HUNTER G. PRICE PLS 31551
3-9-2021



RESERVED FOR AIKEN COUNTY