

NOTE:  
THE FRONT MINIMUM BUILDING SETBACK LINE  
IS 25' FROM THE COMMON DRIVEWAY & UTILITY EASEMENT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.01'	60.42'	60.12'	N09°44'41"E	19°46'53"



N/F  
DOMINION ENERGY  
LAKE MURRAY  
(CONSERVATION AREA)  
VEGETATIVE BUFFER

S14°39'44"E  
14.89'

5/8" REBAR (O)

S09°30'35"W  
46.96'

20' SAN SEWER  
EASEMENT

15' MIN. BUILDING  
SETBACK LINE

7.5' MIN. BUILDING  
SETBACK LINE

7.5' MIN. BUILDING  
SETBACK LINE

LOT 23

LOT 22

LOT 21

S76°37'10"E  
195.89'

202.25'  
N76°37'10"W

COMMON DRIVEWAY &  
PUBLIC UTILITY EASEMENT  
(TO ROAD R/W)

+/- 100' TO C1 INTR.  
STEWART LANDING DRIVE

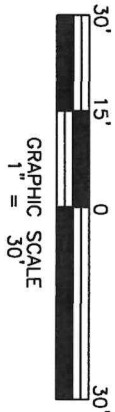
15' WATER LINE  
EASEMENT

20' SAN SEWER  
EASEMENT

SHOREVIEW DRIVE 50' R/W

CURB & GUTTER

NOTE:  
ALL IRONS ARE 1/2" REBAR (N)  
UNLESS OTHERWISE SHOWN.



DRAWING DATE: 9-14-2021

LOT AREA: 11,696 SQ. FT. = 0.27 ACRE

VACANT LOT SURVEY  
PREPARED FOR

RON COLEMAN

CITY: NEAR PROSPERITY, SC

COUNTY: NEWBERRY

SHOWN AS LOT 22, BLOCK \_\_\_\_\_, ON PLAT OF STEWART LANDING SUBDIVISION, BY BELTER & ASSOCIATES, INC., DATED 08-06-21, REVISED 09-13-21, AND  
RECORDED IN THE OFFICE OF THE R.O.D. FOR NEWBERRY COUNTY IN RECORD BOOK D212, PAGE 10, & BOOK D213, PAGES 1-10, & BOOK D214, PAGES 1 & 2.  
ADDITIONAL REFERENCE:

NEWBERRY COUNTY TMS# 594-22-22

MEF NO FLOOD ZONE INSPECTION AT THIS TIME

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF  
THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE  
EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE  
COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT  
AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED AS A PART OF THIS SURVEY.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES,  
LOCATIONS OF UNDERGROUND UTILITIES, STRUCTURES AND/OR EASEMENTS MAY VARY FROM LOCATIONS SHOWN  
HEREON UNLESS DESIGNATED WITH BEARINGS & DISTANCES. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND  
SETBACKS OF RECORD.

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 LAND  
SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS  
THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED  
THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS  
OR PROJECTIONS OTHER THAN SHOWN.

G. BRADLEY, JR. SCPLS # 19398

BELTER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

5945 WESCOTT ROAD  
COLUMBIA, SOUTH CAROLINA 29212

TELEPHONE:  
(803) 732-4004