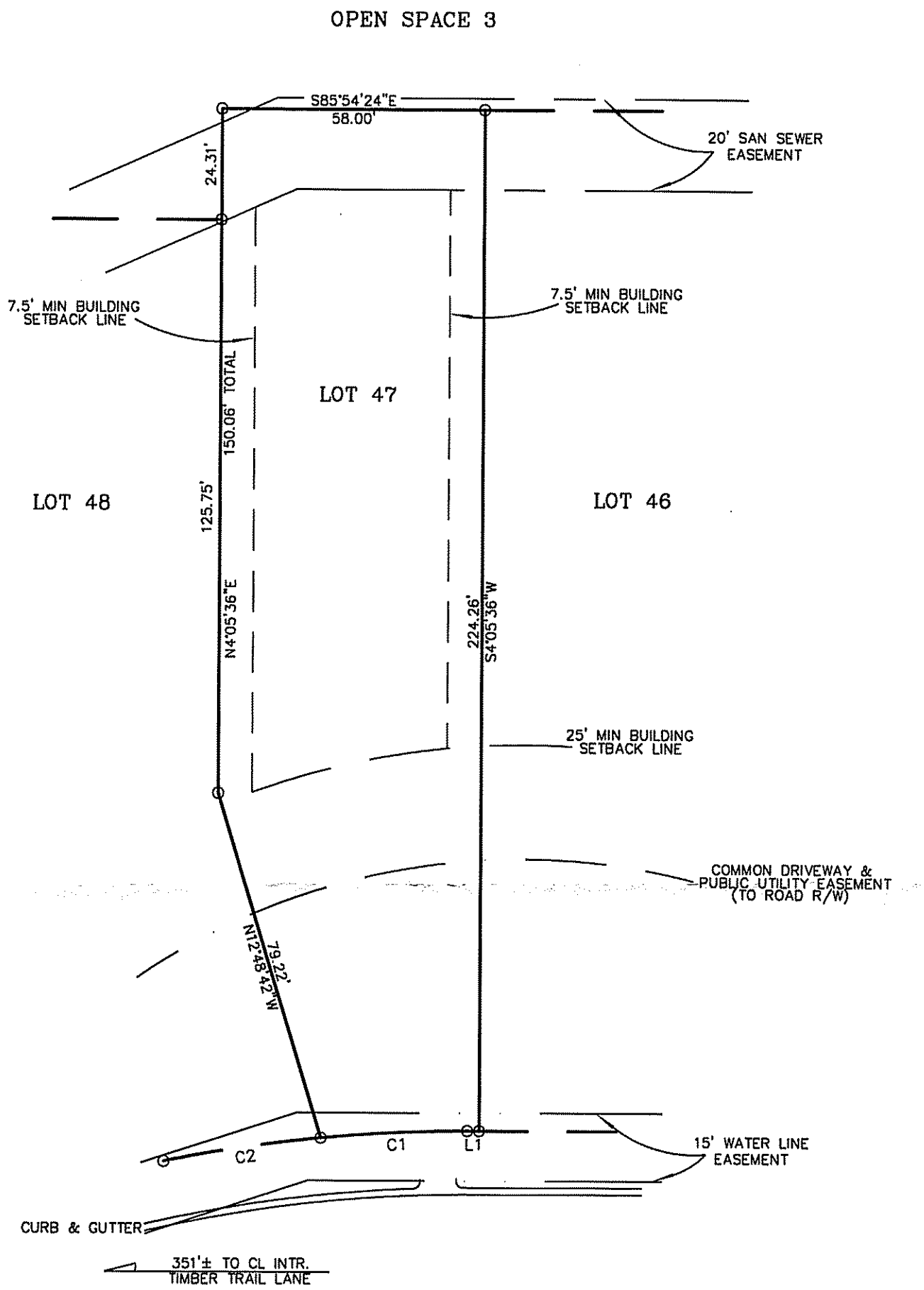
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	32.43'	32.41'	N88°44'48"W	5°42'59"
C2	325.00'	35.02'	35.00'	S85°18'31"W	6°10'24"

LINE	BEARING	DISTANCE
L1	N85°53'18"W	2.59'

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



BELTER & ASSOCIATES, INC.
No. C00767
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA

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

30' 15' 0 30'
GRAPHIC SCALE
1" = 30'

BELTER & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
5945 WESCOTT ROAD
COLUMBIA, SOUTH CAROLINA 29212
TELEPHONE: (803) 732-4004

DRAWING DATE: 09-14-2021	VACANT LOT SURVEY PREPARED FOR	CITY: NEAR PROSPERITY, SC
LOT AREA: 12,188 SQ. FT. = 0.28 ACRE		COUNTY: NEWBERRY

JAMES M. USCHELBEC AND LAINIE D. USCHELBEC

SHOWN AS LOT 47, 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# 594-22-47

MEF F.I.R.M. MAP # 45071C - 0480 C DATED: 09-16-11

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.

THE UNDERSIGNED STATES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST FIRM / FEMA MAPS OR OTHER FLOOD DATA AND FINISHED FLOOR (IS NOT) OR PROPERTY (IS NOT) LOCATED IN A SPECIAL FLOOD HAZARD AREA.

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

JOB NO. 2110078

WW-3411