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. NOTE: DRAWING DATE: 09-14-2021 REVISED 10-27-21 TO UPDATE SETBACKS (LH) NEWBERRY COUNTY TMS# 594-22-92 SHOWN AS LOT 92, BLOCK __ RECORDED IN THE OFFICE OF ADDITIONAL REFERENCE: AREA: : ALL IRONS ARE (N)
1/2" REBAR UNLESS
SHOWN OTHERWISE. 12,174 SQ. FT. 11 COURTNEY 0.28 됬 ON PLAT OF STEWART R.O.D. FOR NEWBERRY 25' MIN BUILDING
SETBACK LINE -LOT 93 7.5' MIN BUILDING TOURVILLE 589' TO CL INTR. LANDING SUBDIVISION, BY BELTER & ASSOCIATES, INC., DATED 08-06-21, REVISED 09-13-21, AND COUNTY IN RECORD BOOK D212, PAGE 10, & BOOK D213, PAGES 1-10, & BOOK D214, PAGES 1 & 2. TIMBER TRAIL N61°05'02"E 144.54 S1.22° VACANT LOT SURVEY PREPARED FOR -STERLING 15' MIN BUILDING SETBACK LINE LOT LANE 92 AND 503 N61°05'02"E 160.63' TOTAL 25.98 134.65 OPEN SPACE 3 NOTE: THE FRONT MINIMUM BUILDING SETBACK LINE IS 25' FROM THE COMMON DRIVEWAY & UTILITY PHILLIP R/W 5' MIN BUILDING SETBACK LINE THE UNDERSIGNED STATES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED KAINST FIRM LOCATION OF THE SUBJECT MAPS OR OTHER FLOOD DATA AND FINISHED FLOOR (IS NOT) OR PROPERTY (IS NOT) LOCATED IN A SPECIAL FLOOD HAZARD AREA. LOT MEF CURB & GUTTER F.I.R.M. MAP # 45071C J. 91 STERLING BELTER & SWAND COURSE NO. COURSE COUNTY: NEWBERRY NEAR PROSPERITY, GRAPHIC 1" = 0480 C DATED: 09-16-11 SCALE 30 EASEMENT. SC 5945 WESCOTT ROAD COLUMBIA, SOUTH CAROLINA 29212 TELEPHONE: (803) 732-4004 BELTER & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS

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 LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED AS A PART OF

THIS SURVEY.

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 BURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

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SCPLS # 19398