



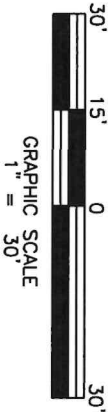
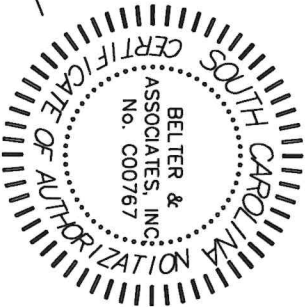
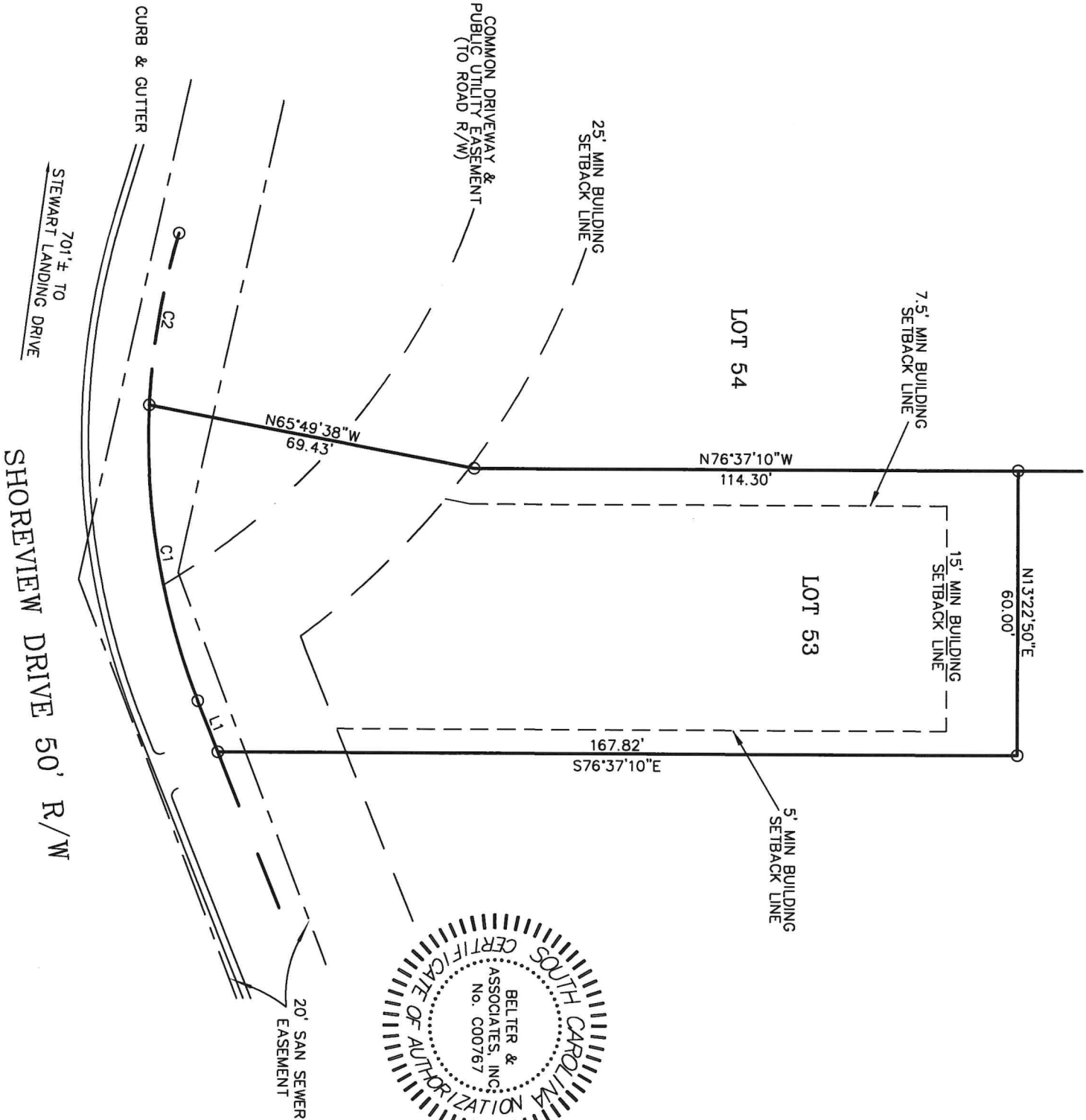
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	24°17'40"	63.60'	150.00'	S 3°53'13"W	63.13'
C2	14°02'53"	36.78'	150.00'	S23°03'30"W	36.69'

NUM	BEARING	DISTANCE
L1	S 81°53'37"E	11.55'

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

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

OPEN SPACE 2



DRAWING DATE: 09-14-2021  
LOT AREA: 11,076 SQ. FT. = 0.25 ACRE

VACANT LOT SURVEY  
PREPARED FOR

CITY: NEAR PROSPERITY, SC  
COUNTY: NEWBERRY

HIDDEN OAKS CUSTOM HOMES, LLC

SHOWN AS LOT 53, 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# 594-22-53

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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.

G. BRADLEY, JR. SCPLS # 19398

BELTER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

5945 WESCOTT ROAD  
COLUMBIA, SOUTH CAROLINA 29212

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(803) 732-4004