

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.

NUM BEARING DISTANCE L1 S30*04'56"W 19.67' DISTANCE 36.69' 63.13'

TELEPHONE: (803) 732-4004

OPEN SPACE 2

5945 WESCOTT ROAD COLUMBIA, SOUTH CAROLINA 29212

PROFESSIONAL LAND SURVEYORS

7.5' MIN BUILDING SETBACK LINE 15' MIN BUILDING SETBACK LINE 37.75 S76°37'10"E

LOT AREA: 12,607 SQ. FT. = BELTER & SANGER ASSOCIATES, INC. COO767 09-14-2021 CURB STEWART LANDING DRIVE ۶ GUTTER COMMON DRIVEWAY & PUBLIC UTILITY EASEMENT (TO ROAD R/W) 25' MIN BUILDING SETBACK LINE LOT SHOREVIEW DRIVE 55 N76*37'10"W VACANT LOT SURVEY PREPARED FOR 126.09 LOT 50' 54 R/W 69 43'/ S65'49'38"E 114.30' S76'37'10"E 7.5' MIN BUILDING LOI 53 CITY: COUNTY: NEWBERRY NEAR PROSPERITY, GRAPHIC 1" = 20 O' SAN SEWER EASEMENT SCALE 30 SC

BELTER & ASSOCIATES, INC.

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.

DRAWING

DATE:

0.29

ACRE

HIDDEN

OAKS

CUSTOM

HOMES,

LLC

SHOWN AS LOT 54, BLOCK __.
RECORDED IN THE OFFICE OF
ADDITIONAL REFERENCE:

____, ON PLAT OF STEWART LANDING SUBDIVISION, BY BELTER & ASSOCIATES, INC., DATED 08-06-21, REVISED 09-13-21, AND THE R.O.D. FOR NEWBERRY COUNTY IN RECORD BOOK D212, PAGE 10, & BOOK D213, PAGES 1-10, & BOOK D214, PAGES 1 &

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

HEREON UNLESS DESIGNEED SETBACKS OF RECORD. 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

NO.

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 PRACTICE MANUAL FOR LAND OF PRACTICE MANUAL FOR LAND OF PRACTICE AND MEETS OR EXCEEDS SHOWN 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. 'n 19398

DATED:

9

-16-11

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WW - 3474