

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	14°02'53"	36.78'	150.00'	S23°03'30"W	36.69'
C2	24°17'40"	63.60'	150.00'	S 35°31'3"W	63.13'

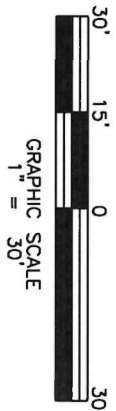
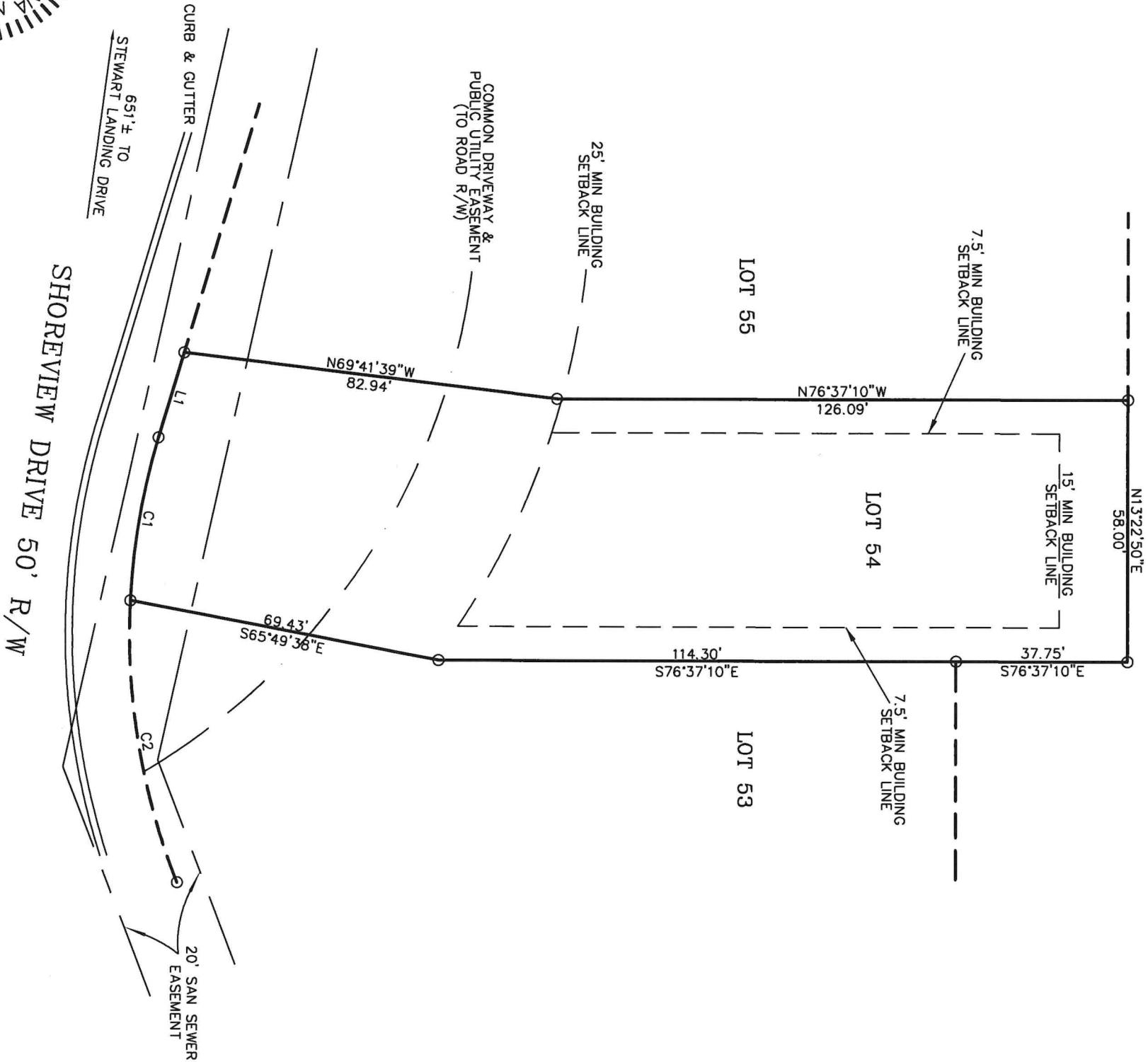
NUM	BEARING	DISTANCE
L1	S30°04'56"W	19.67'

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: 12,607 SQ. FT. = 0.29 ACRE

VACANT LOT SURVEY
PREPARED FOR

CITY: NEAR PROSPERITY, SC
COUNTY: NEWBERRY

HIDDEN OAKS CUSTOM HOMES, LLC

SHOWN AS LOT 54, 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# 594-22-54

LH

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