S. C. 63
75' R/W

S.C. 63 SNIDERS HWY.
SITE
GRID N 1°00'28" W
VICINITY MAP

NOTES :
1) THIS PROPERTY LIES IN A FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 45029 C 0315 F DATED NOVEMBER 7, 2001. THE COMMUNITY NUMBER IS 450058.
2) THIS PROPERTY IS LOCATED IN A HIGHWAY COMMERCIAL DISTRICT (HCD) AS DEFINED BY THE CITY OF WALTERBORO.
3) THIS PROPERTY MAY BE SUBJECT TO BUILDING SETBACK REQUIREMENTS PURSUANT TO THE CITY OF WALTERBORO DEVELOPMENT STANDARDS. THE BUILDING SETBACKS ARE AS SHOWN.
4) THERE WAS NO WETLAND DETERMINATION OR DELINEATION PERFORMED FOR THE PROPERTY AT THIS TIME.
5) THE PROPERTY LINES REPRESENTED BY THIS PLAT WERE DETERMINED BY PUBLIC RECORDS AND PHYSICAL EVIDENCE FOUND. THERE WAS NOT A TITLE SEARCH PROVIDED TO FOWLER LAND SURVEYING, LLC PRIOR TO THIS BOUNDARY SURVEY. THE BOUNDARIES ARE SUBJECT TO CHANGE IF A TITLE SEARCH IS PROVIDED.
6) FOWLER LAND SURVEYING LLC AND JERRY L. FOWLER WILL BE LIABLE ONLY TO THE CLIENT RESPONSIBLE FOR THE PAYMENT OF THIS SURVEY, ANY THIRD PARTY USING THIS SURVEY WILL DO SO WITHOUT PERMISSION OR AUTHORIZATION.
7) ALL IPS'S ARE # 5 REBAR.
8) ALL CMF'S ARE 4" X 4" UNLESS OTHERWISE NOTED.
9) THE UNDERGROUND UTILITIES SHOWN WERE MARKED BY OTHERS AND THE LOCATION IS SHOWN AS MARKED.
10) THE INFORMATION ON THIS TOPOGRAPHICAL SURVEY WAS GATHERED BY USING A TOPCON GPS SYSTEM AND BY CONVENTIONAL SURVEY INSTRUMENTS. THE VERTICAL DATA IS ACCURATE TO +/- 0.1'.

CONTROL INFORMATION:
SITE COORDINATES ARE PROVIDED FOR THIS SURVEY. A TOPCON HIPER PLUS GPS SYSTEM AND SOUTH CAROLINA VRS STATION WERE USED TO DETERMINE THE COORDINATE VALUES SHOWN. THE CORDINATES ARE BASED ON THE NAVD '88 DATUM. THE HORIZONTAL DATUM IS BASED ON THE AUGUST 2007 ADJUSTMENT. THE COMBINED FACTOR IS 0.999887714.

RTK GPS COORDINATES WERE VERIFIED BY CONTROL MONUMENT "15 031". ALL DISTANCES REPRESENTED BY THIS PLAT ARE GROUND DISTANCES.

S. C. GRID NORTH

UTILITIES PROVIDERS

TELEPHONE	PALMETTO RURAL TELEPHONE
ELECTRIC	SOUTH CAROLINA GAS AND ELECTRIC
GAS	SOUTH CAROLINA GAS AND ELECTRIC
PUBLIC WATER	CITY OF WALTERBORO
SANITARY SEWER	CITY OF WALTERBORO
CABLE TV	COMCAST
INTERNET	PALMETTO RURAL TELEPHONE, COMCAST AND OTHERS

LEGEND

○ IPF	IRON PIN FOUND
○ IPS	IRON PIN SET
□ CMF	CONCRETE MONUMENT FOUND
◇ AXLE	AXLE FOUND
ø PP	POWER POLE
ø LP	LIGHT POLE
ø SP	SERVICE POLE
□ EB	ELECTRICAL BOX
□ TRANS	TRANSFORMER
—P—	POWER LINE
M GV	GAS VALVE
—G—	GAS LINE
M WV	WATER VALVE
□ WM	WATER METER
—W—	WATER LINE
□ TB	TELEPHONE PEDSTAL
—T—	TELEPHONE LINE
—x—	FENCE
+99.9	SPOT SHOT
—99—	CONTOUR LINE
◇ FH	FIRE HYDRANT

T. LAND HOLDINGS V LLC
TMS 178-00-00-173
PB 657 PAGE 8

MARGARET B. BARNES & OLIVER L. BARNES, SR.
TMS 178-08-00-039
PB 30 PAGE 385

NEWINGTON PROPERTIES LLC
TMS 178-08-00-037
DB 1453 PAGE 26

T. LAND HOLDINGS I LLC
TMS 178-00-00-141
PB 21 PAGE 152

STATE OF SC EMPLOYMENT SECURITY COMMISSION
TMS 178-00-00-183
PB 28 PAGE 404

WALTERBORO NEWSPAPERS, INC.
TMS 178-12-00-008
DB 975 PAGE 112

CITY OF WALTERBORO
TMS 178-00-00-253
PB 32 PAGE 623

S 20°20' 55" E 188.11'
N 54°21' 10" E 170.07'
S 20°00' 55" E 250.42'
N 83°44' 20" E 209.17'
N 84°42' 16" E 30.27'
N 54°41' 20" E 49.75'
N 54°16' 01" E 283.17'
N 08°38' 47" E 62.74'
N 47°49' 22" E 226.34'
S 31°39' 41" E 392.20'
N 31°42' 47" W 392.83'
S 07°05' 51" E 236.83'
S 15°-78?
N 47°07' 59" W CHD = 382.77'
Δ= 64°39' 51" R=357.80'
402.82'
S 11°46' 06" W 5.03'
N 79°36' 16" W 273.3'
N 10°23' 44" E 1206.98'
S 07°58' 11" W 709.98'
30' INGRESS/EGRESS EASEMENT = PB 598 PAGE 5
50' INGRESS/EGRESS EASEMENT

15.401 ACRES

ONE STORY METAL AND BLOCK BLDG. FFE = 91.5

OPEN SHED W/ SLAB

OPEN SHED WITH PIT

OPEN SHED

CONTAINERS

STOCKPILES OF DIRT AND GRAVEL BUT THEY ARE NOT SHOWN

AREA WITHIN TREE CANOPY AND FENCES IS A MIXTURE OF GRAVEL AND SMALLER AREAS OF ASPHALT.

WOODS

ASPHALT PAVING

ASPHALT PARKING

GRAVEL DRIVE

CONCRETE

SC DMV DRIVING TEST AREA

GRATE INLET TOP = 88.80 INV = 87.15

GRATE INLET TOP = 87.88 INV = 86.61

DROP INLET TOP = 87.88 INV = 86.61

6" PVC TERMINUS

4" PVC TERMINUS

FF 2" PIPE

SMH TOP = 78.41 INV 1) = 73.63 INV 2) = 73.56

SMH TOP = 87.39 INV 1) = 76.95 INV 20 = 76.80

256.4 LF = 8" PVC

NOTE:
THE FIBER OPTIC (FO) UNDERGROUND TELEPHONE CAPLE IS NOT ACTIVE. PALMETTO RURAL TELEPHONE COMPANY WAS INSTALLING THE CABLE AT THE TIME OF THE SURVEY.

CONTROL POINT
SITE COORDINATES
N: 382185.00'
E: 2092909.85'
#4 REBAR

CONTROL POINT
SITE COORDINATES
N: 381946.18'
E: 2092910.28'
#4 REBAR

ACTUAL CORNER NOT SET
S 17°05' 10" E 2.09'
TO BROKEN 4" X 4" CMF

ACTUAL CORNER NOT SET
N 04°57' 44" E 1.10'
TO 4" X 4" CMF

BENCHMARK
40p NAIL IN LIGHT POLE
NAVD '88 ELEV. = 90.41

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 Surveying in South Carolina, and meets or exceeds the requirements for a Class " C " survey as specified therein; also there are no visable encroachments or projections other than shown.

Jerry L. Fowler
RLS No. 15178

CONTOUT INTERVAL = ONE FOOT
1" = 40'
80 60 40 20 0 40 80
Scale in Feet

RECORDING DATA

REVISIONS

DRAWN BY:

CHECKED BY:

FLS
FOWLER LAND SURVEYING
JERRY L. FOWLER
769-B NORTH JEFFERIES BLVD.
WALTERBORO, SOUTH CAROLINA 29488
(843)549-2854

A BOUNDARY & TOPOGRAPHICAL SURVEY
TMS 178-00-00-205
SURVEYED FOR COLLETON COUNTY
JUNE 6, 2012
WITHIN WALTERBORO
COLLETON COUNTY - SOUTH CAROLINA

JOB NO. 12048