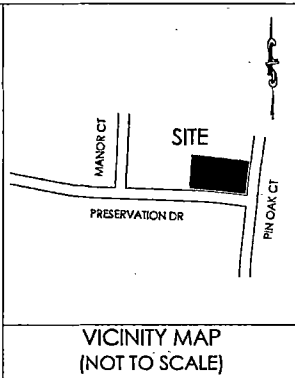
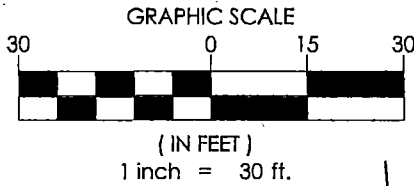


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	35.36'	N 51°46'55" E



LINE LEGEND

	PROPERTY BOUNDARY
	ADJACENT BOUNDARY (NOT SURVEYED)
	PROPERTY BOUNDARY TIE LINE ONLY
	EASEMENT LINE
	SETBACK LINE
	ALUMINUM FENCE LINE
	RETAINING WALL

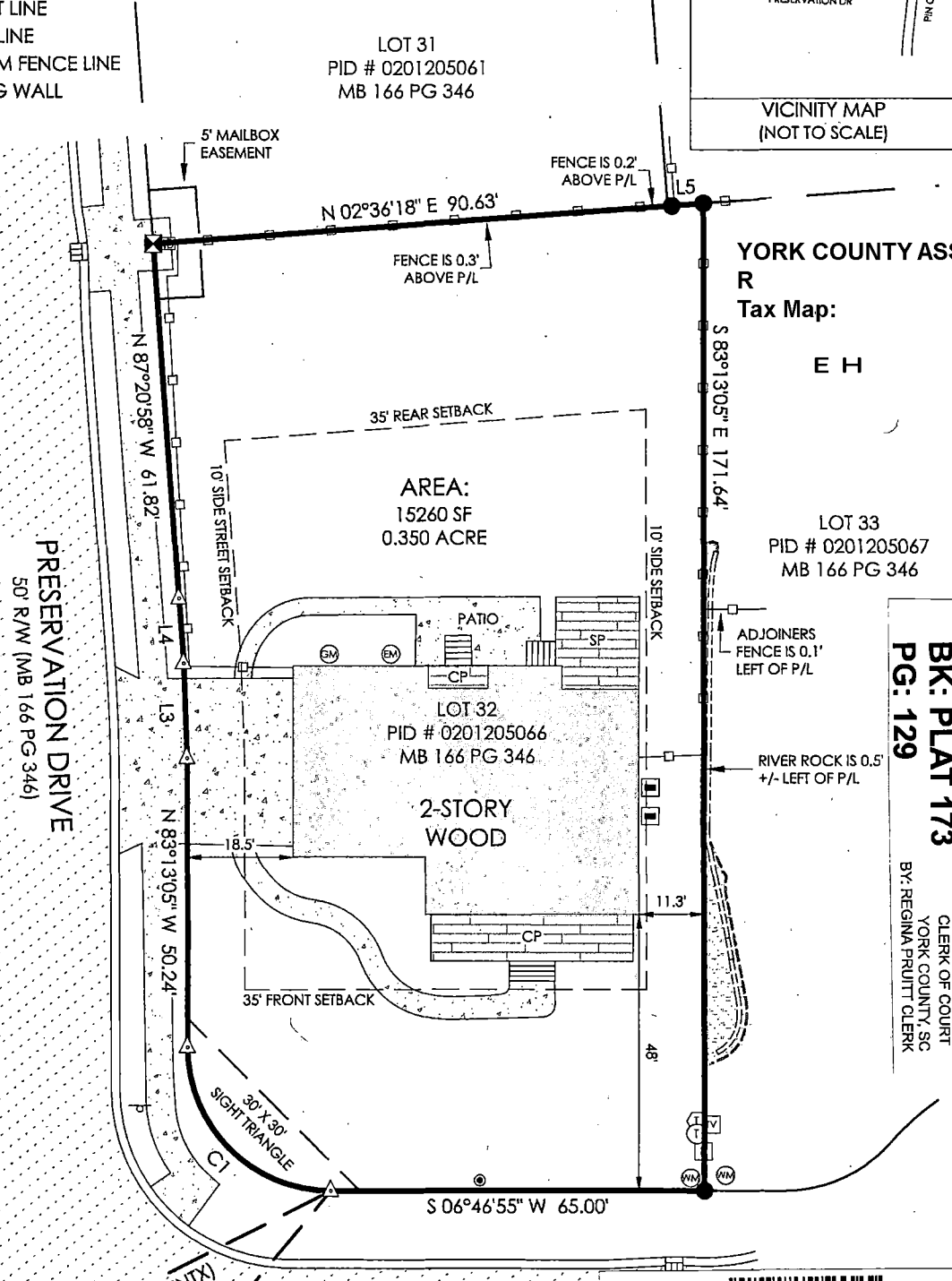
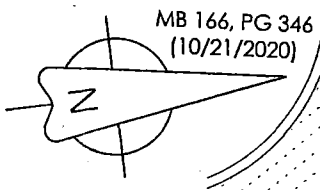
SYMBOL LEGEND

	PK NAIL FOUND (PKF)
	#4 REBAR FOUND (RBF)
	"X" SCRIBE FOUND (XSF)
	CALCULATED POINT
	AIR CONDITIONER
	WATER METER
	GAS METER
	ELECTRIC METER
	ELECTRIC BOX
	MAILBOX
	SANITARY CLEAN OUT
	CURB INLET
	CABLE TV BOX
	TELEPHONE BOX
	TELEPHONE MANHOLE
	SIGN

HATCH LEGEND

	CONCRETE
	PAVEMENT
	BUILDING
	WOOD DECK
	RIVER ROCK

LINE	BEARING	DISTANCE
L1	N 43°02'47" W	65.52'
L2	N 19°54'03" W	55.84'
L3	N 85°18'43" W	16.44'
L4	N 87°23'25" W	11.33'
L5	N 02°36'18" E	5.50'



YORK COUNTY ASSESSOR
R
Tax Map:
E H

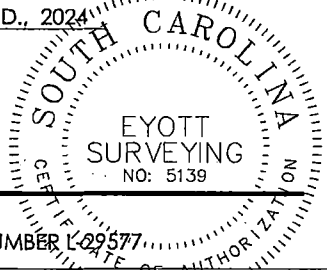
PRESENTED & RECORDED:
10-03-2024 08:26:39 AM
BK: PLAT 173
PG: 129
ANGIE M BRYANT
CLERK OF COURT
YORK COUNTY, SC
BY: REGINA PRUITT CLERK

SURVEY NOTES:

1. NO NEW LOTS OR LOT LINES CREATED.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. AREA COMPUTED BY THE COORDINATE METHOD.
4. REFERENCE(S): AS SHOWN.
5. ALL BUILDINGS SHOWN LIE WHOLLY ON THE SUBJECT PROPERTY.
6. LOT ZONED R-15(COD-N) PER MAP BOOK 166, PAGE 346. **SETBACKS AND EASEMENTS SHOWN PER MAP BOOK 166, PAGE 346.** SUBJECT TO VERIFICATION WITH YORK COUNTY ZONING DEPARTMENT.
7. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
8. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THIS PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO THE DATE OF THIS SURVEY.
9. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
10. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. (FIRM MAP NO. 45091C0331F, EFFECTIVE ON 05/16/2017).

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS 18th DAY OF SEPTEMBER, A.D., 2024

Wes Ledbetter
WES LEDBETTER: PLS
SOUTH CAROLINA REGISTRATION NUMBER L-29577



PIN OAK COURT
50' R/W (MB 166 PG 346)



PLAT SMALL RECORDING FEES \$25.00

SOURCE OF TITLE
DB 20151, PG 228

ABBREVIATIONS

DB	DEED BOOK
MB	MAP BOOK
PG	PAGE
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
SP	SCREENED PORCH
CP	COVERED PORCH

SURVEY OF PROPERTY FOR:
T. PRESTON GILLESPIE
1812 PIN OAK COURT
LOT 32, NIMS VILLAGE, PHASE 1, MAP 4
MAP BOOK 166, PAGE 346
FORT MILL, SC 29715
YORK COUNTY

