



**4275 Camden Hwy
Dalzell, SC 29040**

Site: 1.24 acres

Building: 3182 sq ft

Zoning: AC

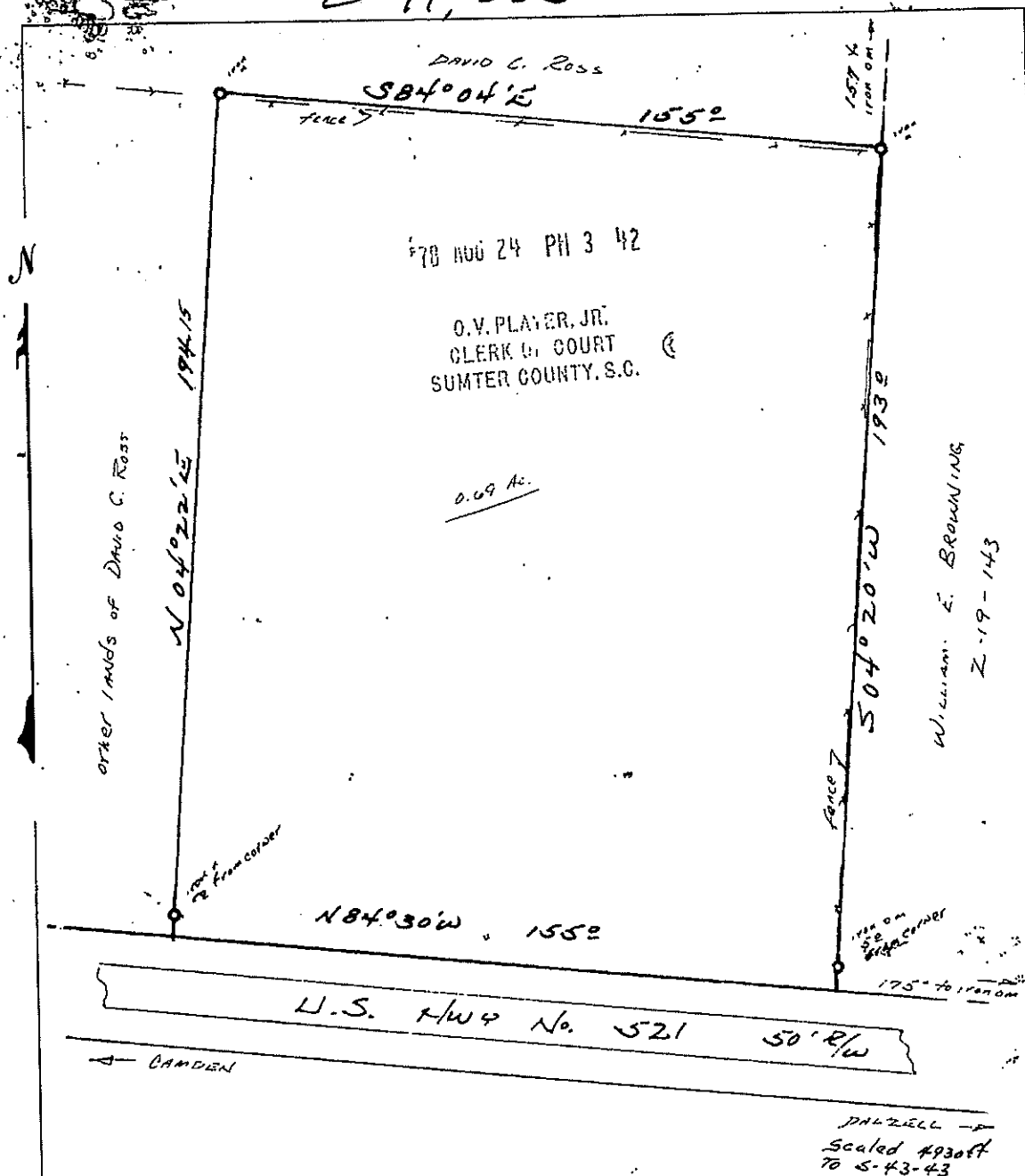
Comments: 3182 sq ft restaurant building with 35 paved parking spaces. Two tax map numbers included in sale (#151-13-01-001&063). Utility companies are Black River Electric Co, Sumter County Water, septic tank & natural gas connected. Separate men & women's rooms with multiple stalls each. Furnishings and equipment sold as-is.

Price: \$239,000

Contact: Mack Kolb
(803) 773-1477 Office
(803) 491-5409 Cell
mkolb@c21hawkinskolb.com

Z-41, 333

Front Lot



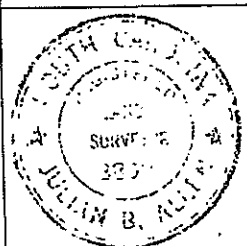
State of South Carolina
County of Sumter

Plat

PRINCEDENCE Twp.
Tax Map X-38 C-30

OF A 0.69 AC. LOT CUT FROM A 75 AC.
TRACT OF LAND JUST WEST OF DALZELL
ON U.S. Hwy No. 521 & OWNED BY -

DAVID C. ROSS



I certify that the ratio of precision of the field survey is 1:5000 as shown hereon and the area was determined by D.M.D.

I certify that the measurements as shown are correct and there are no encroachments or projections other than shown. N/A

FLOOD DATA: N/A

Signed

Julian B. Allen, RLS

JULIAN B. ALLEN

1/2 LAW RANGE SUMTER, S.C. 29150

Scale 1" = 30'

30 15 0 30

FILE NO

A78-141

BOOK NO

DATE July 21, 1978

DRAWN BY RM

RECEIVED

Rear Lot

2003 OCT 22 PH 1:09

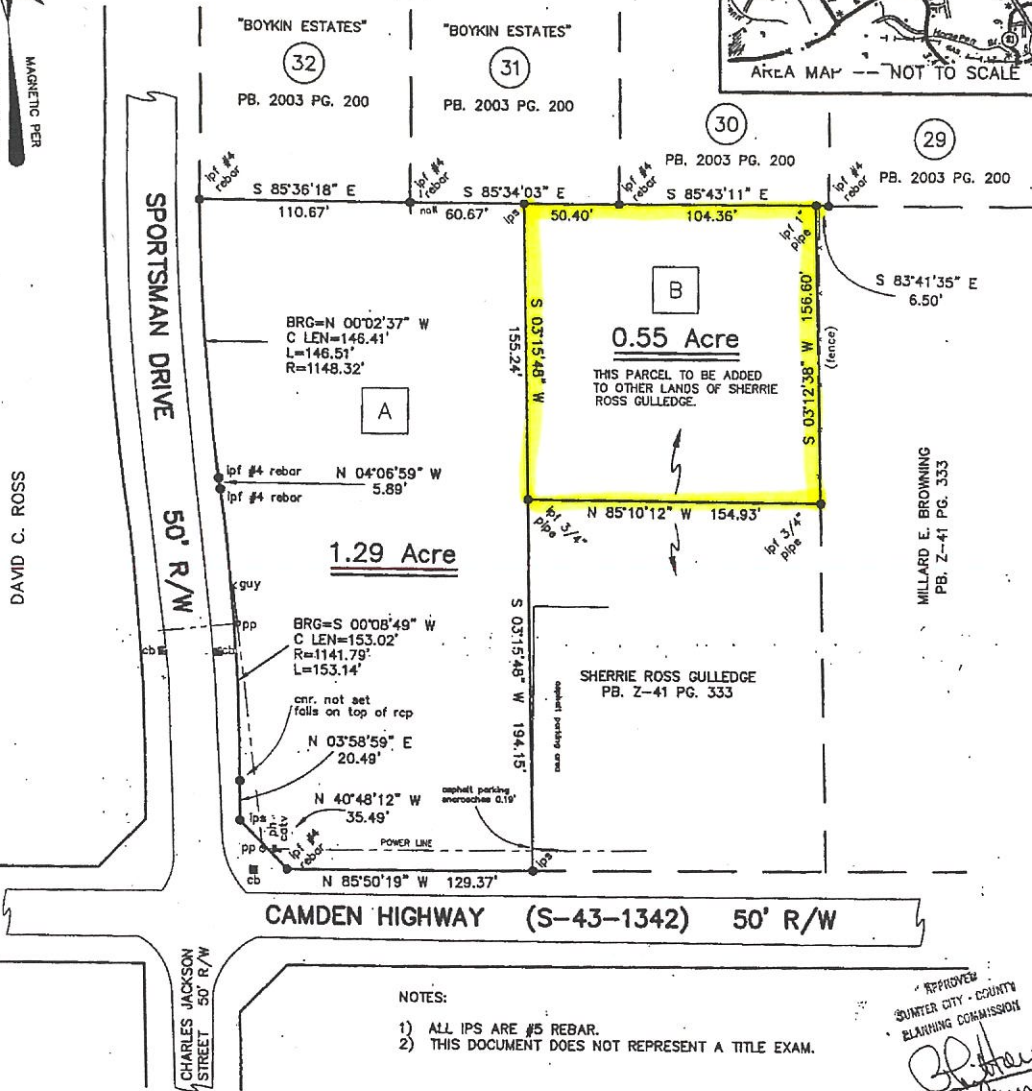
LEGEND

WM - WATER METER
IPF - IRON PIN FOUND
IPS - IRON PIN SET
CATV - CABLE TV PEDESTAL
ELEC - ELECTRIC POWER BOX
PH - TELEPHONE PEDESTAL

RECORDED

VOL: PB2003 PG: 551

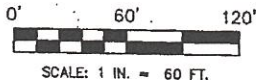
DATE: 10-22-03 TIME: 1:09
ROD Sumter County, S.C.



SOUTH CAROLINA : SUMTER COUNTY : PROVIDENCE TOWNSHIP
PLAT OF 4285 CAMEN HIGHWAY ; BEING PART OF LANDS CURRENTLY OWNED BY
DAVID C. ROSS

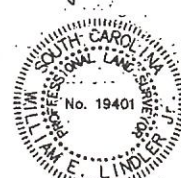
SURVEYED FOR
DAVID C. ROSS

SEPTEMBER 22, 2003



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN ; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
IS THIS PROPERTY IN AN F. I. A. DESIGNATED FLOOD HAZARD AREA? NO
FIRM MAP NUMBER : 450182 0100 B JANUARY 5, 1989

LINDLER LAND SURVEYING
4225 THOMAS SUMTER HIGHWAY
DALZELL, SOUTH CAROLINA 29040
OFFICE: (803) 499-7711
MOBILE: (803) 309-2864



TMS151-13-01-056

NB-DC

NOT A VALID DOCUMENT WITHOUT AN ORIGINAL SIGNATURE & IMPRESSION SEAL



1000 ft

