



EP 10 380 DC 65

FB 19-380, PG. 65	REVISED 10-30-2020 TO SUBDIVIDE INTO LOTS "A" & "B"	GRAPHIC SCALE 1" = 4'		
<p style="text-align: center;">PLAT PREPARED FOR</p> <p>FTC PROPERTIES, LLC.</p> <p>EE-1037</p> <p>NEAR LEXINGTON, S.C. IN LEXINGTON COUNTY</p>	<p>SCALE: 1" = 40'</p> <p>SURVEY DATE: 06-12-2020</p> <p>LOT AREA: 7.69 ACRES (Total)</p> <p>LEXINGTON COUNTY TMS# 007600-04-051</p> <p>JOB NO. 2006028 SUBD</p>	<p>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.</p> <p>ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED AS A PART OF THIS SURVEY.</p> <p>THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES. LOCATIONS OF UNDER-GROUND UTILITIES, STRUCTURES AND/OR EASEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON UNLESS DESIGNATED WITH BEARINGS & DISTANCES.</p>	<p>REFERENCES:</p> <p>1) PLAT OF PROPERTY SURVEYED FOR OTIS A. JEFFCOAT, BY B. P. BARBER & ASSOCIATES, INC., DATED NOVEMBER 15, 1976, AND RECORDED IN THE OFFICE OF THE R.O.D. FOR LEXINGTON COUNTY IN PLAT BOOK 153-G, PAGE 88, PLAT #60.</p> <p>2) PLAT OF PROPERTY SURVEYED FOR JESSE B. & VELETA G. ANDREWS, BY B.P. BARBER & ASSOCIATES, INC., DATED JUNE 16, 1983, AND RECORDED IN PLAT BOOK 193-G, PAGE 604.</p> <p>3) PLAT PREPARED FOR WHITE KNOLL ASSOCIATES, LLC., BY DOUGLAS E. PLATT, SR., DATED NOVEMBER 26, 2002, AND RECORDED IN RECORD BOOK 7741, PAGE 113.</p> <p>3) PLAN & PROFILE OF STATE ROAD NO. SC602, FILE NO. 32.144B, SHEET 31.</p>	<p>BELTER & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 5945 WESCOTT ROAD P.O. BOX 731 COLUMBIA, SOUTH CAROLINA 29212 TELEPHONE: (803) 732-4004 FAX: (803) 732-2891</p> <p>NO FLOOD ZONE INSPECTION AT THIS TIME</p> <p>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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.</p> <p><i>[Handwritten signature of Ronald W. Fisher over the statement]</i></p> <p>RONALD W. FISHER SC# 97-17926</p>

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