

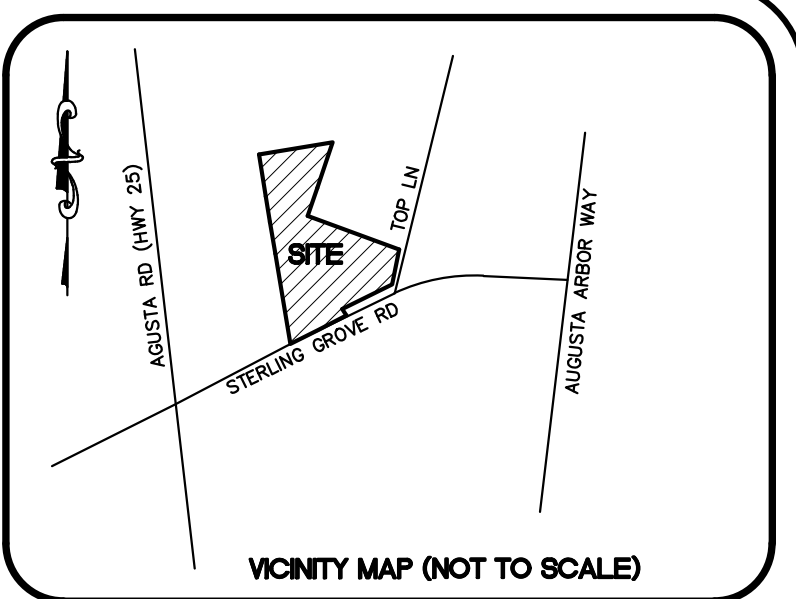


ZONING INFORMATION:
 ZONED: S-1 (SERVICES)
 SETBACK LINES
 FRONT: 45'
 SIDE: 25'
 REAR: 20'
 MAXIMUM BUILDING HEIGHT: 45'
 ALL BUILDINGS MAY EXCEED THE HEIGHT LIMITATIONS OF THE DISTRICT IF THE MINIMUM DEPTH OF REAR YARDS AND THE MINIMUM WIDTH OF SIDE YARDS REQUIRED IN THE DISTRICT REGULATIONS ARE INCREASED 1 FOOT FOR EACH 3 FEET BY WHICH THE HEIGHT OF THE SUCH BUILDING EXCEEDS THE PRESCRIBED HEIGHT LIMIT.

LEGEND:

- IPS IRON PIN SET (5/8" REBAR)
- R/W IRON PIN FOUND
- R/W RIGHT-OF-WAY
- PP POWER POLE
- RCP REINFORCED CONCRETE PIPE
- UGMR UNDERGROUND GAS MARKER
- SIGN
- OE OVERHEAD ELECTRIC LINE
- WHITE LINE
- DASHED WHITE LINE
- YELLOW LINE
- DOUBLE YELLOW LINE
- X FENCE

FLOOD INFORMATION:
 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD);
 PER NFIP FIRM COMMUNITY PANEL NO. 45045C0457E EFFECTIVE DATE: JANUARY 18, 2019



SURVEYOR'S NOTES:

- 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 THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD, INCLUDING RESTRICTIONS GOVERNING DONALDSON HEIGHTS SUBDIVISION.
- THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT REPRESENT ITEMS THAT WOULD BE DISCLOSED BY A PROVIDED TITLE SEARCH INCLUDING CONVEYANCES OF RECORD NOT DISCOVERED THROUGH STANDARD RESEARCH PROCEDURES, EASEMENTS, RIGHT OF WAYS, OR OTHER ENCUMBRANCES UPON THE SUBJECT PROPERTY UN-KNOWN TO THE SURVEYOR.
- SEE SUBDIVISION PLAT RECORDED IN BOOK KK PAGE 17 AND BOOK 506 PAGE 80 FOR ADDITIONAL NOTES.

POSSIBLE PROJECTIONS:

- (A) CHAINLINK FENCE OVER NORTHERN PROPERTY LINE
- (B) CHAINLINK FENCE OVER EASTERN PROPERTY LINE

TOTAL LAND AREA:
 50,553 SQ.FT.
 1.15 ACRES

BASIS OF BEARINGS:
 BEARINGS BASED ON SC VRS NETWORK OBSERVATION
 NAD 83(2011)

FREELAND
 SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVE.
 GREENVILLE S.C. 29609
 TEL (864) 271-4924 FAX: (864) 233-0315
 EMAIL: info@freeland-associates.com

DRAWN: GR/VK PARTY CHIEF: WD/CJ CHECKED: MVA
 REF. PLAT BOOK: SEE INDIVIDUAL PARCELS
 REF. DEED BOOK: SEE INDIVIDUAL PARCELS
 TAX MAP : 0593020201900, 2000, 2100, 2200, 2300, 2400
 DATE OF SURVEY: 2-2-2026
 DATE DRAWN: 2-17-2026
 DRAWING NO: 85235-Topo
 DATE OF LAST REVISION:

0' 20' 40' 60'
 SCALE: 1" = 20'

PLS: MICHAEL V. AUSTIN
 NO: 26590

STATE OF SOUTH CAROLINA
 GREENVILLE COUNTY

TOPOGRAPHIC SURVEY FOR
 CONNOR KENNEDY
 DONALDSON HEIGHTS
 LOTS 63-66, 109-110

SITE ADDRESS:
 STERLING GROVE ROAD
 PIEDMONT, SC 29673

Line Table

Line #	Length	Direction
L1	25.13	S63°30'59"W
L2	25.14	S63°22'18"W
L3	25.92	S18°52'24"W
L4	26.05	S19°13'15"W
L5	15.00	S32°52'42"E
L6	11.40	S63°56'58"W

NOTICE:
 PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

