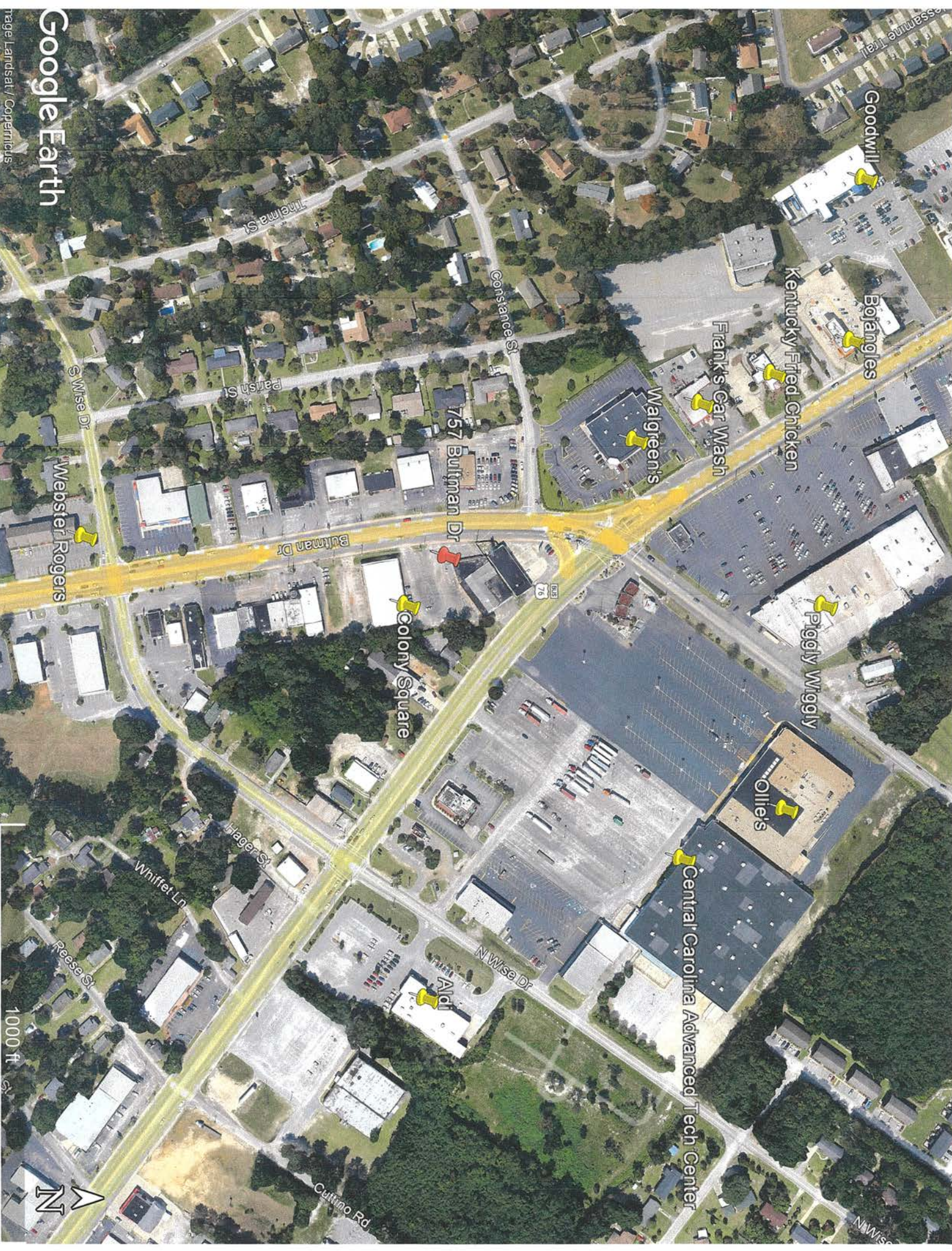




757 Bultman Drive, Sumter, SC

- Tax Parcel: 229-08-02-002
- Lot Size: Approximately .76 acres
- Zoning: General Commercial
- Utilities: City water & sewer, natural gas
- Price: \$395,000
- Listing Agent: Mack Kolb – 803-773-1477 (o) or 803-491-5409 (c)
mkolb@c21hawkinskolb.com



Goodwill

Bojangles

Kentucky Fried Chicken

Frank's Car Wash

Walgreen's

Piggly Wiggly

Ollie's

Central Carolina Advanced Tech Center

757 Bulman Dr

Colony Square

Addi

Google Earth

Image Landsat / Copernicus

1000 ft

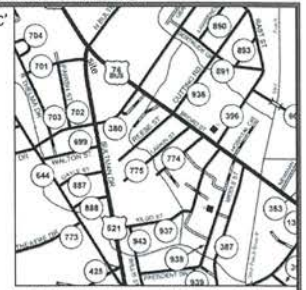


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1918.87'	136.44'	136.41'	N 08°08'13" W	4°04'26"
C2	1918.87'	121.41'	121.39'	N 04°17'14" W	3°37'31"

LINE	BEARING	DISTANCE
L1	N 10°12'46" W	12.50'
L2	S 47°53'03" E	29.95'
L3	S 10°45'04" E	13.86'
L4	S 49°29'24" E	34.16'
L5	S 60°06'05" W	22.83'
L6	N 10°28'17" W	34.13'
L7	S 10°34'22" E	34.78'
L8	S 10°34'22" E	25.28'
L9	S 10°16'39" E	68.76'

MONEYLINE PROPERTIES, LLC
TM #229-08-02-001
PB Z10 PG 108
LOT 15

PROPERTY IS ZONED 'GC'



LOCATION MAP - NOT TO SCALE

LEGEND

- WM - WATER METER
- IPF - IRON PIN FOUND
- IPS - 1/2" REBAR SET
- CATV - CABLE TV PEDESTAL
- PP - POWER POLE
- PH - TELEPHONE PEDESTAL

DINA ADAMS
TM #229-08-02-022
PB 2019 PG 190

STANLEY PLOWDEN
TM #229-08-02-021
PB 93 PG 356

JAMES E. SKEY
TM #229-08-02-019
PB 86 PG 136

KASTINE D. FARMER
TM #229-08-02-019
PB Z25 PG 92

CAROLYN B. AMERSON
TM #229-08-02-004
PB 86 PG 74

SOUTH CAROLINA

SUMTER COUNTY

CITY OF SUMTER

REQUESTED BY:

WTLK GROUP LLC

SURVEY & DIVISION OF PROPERTY BEING A PORTION OF LANDS DESCRIBED IN DEED BOOK 1313 AT PAGE 282. NEW PROPERTY LINE PROPOSED BETWEEN TRACTS B & C. TRACTS A & B TO BE COMBINED INTO ONE PARCEL CONTAINING 0.76 ACRES.

ANDERSEN LAND SURVEYING, LLC

P.O. BOX 489, TURBEVILLE, S.C. 29162

OFFICE (843) 659-5081

EMAIL: ANDERSENSURVEY@GMAIL.COM

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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

IS THIS PROPERTY IN AN F.I.A. DESIGNATED FLOOD HAZARD AREA? NO
FIRM MAP NUMBER: 45085C0303E EFFECTIVE OCTOBER 27, 2022.



Tracts A & B to be a combined 0.76 acres



SCALE 1 IN = 30 FT.