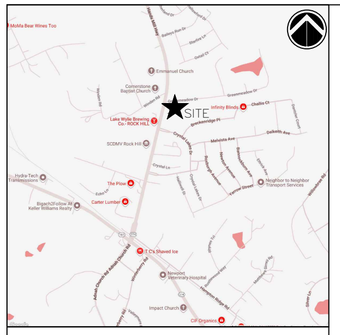


VICINITY MAP (N.T.S.)

LEGEND:

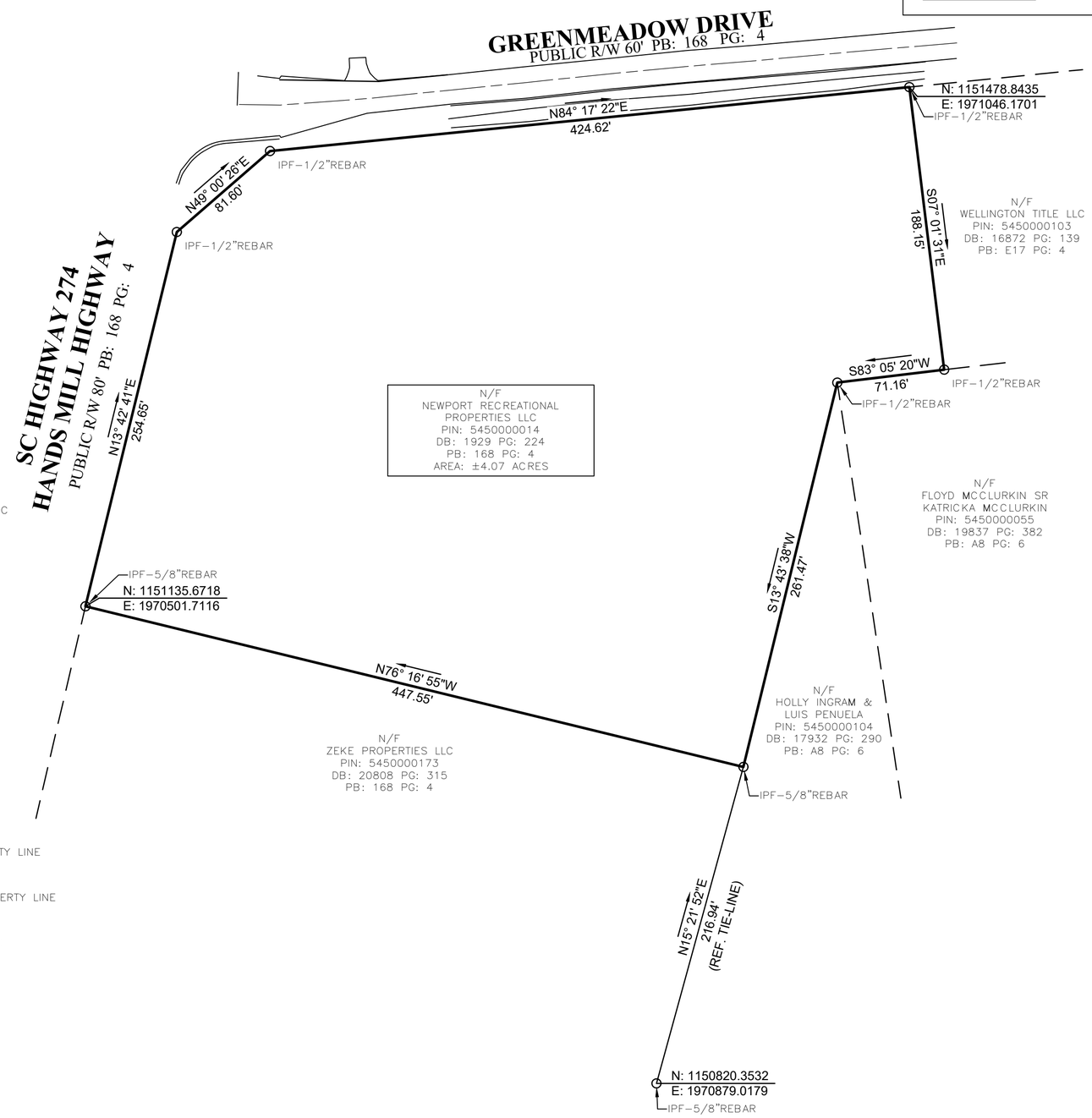
COMM — COMM	FIBER OPTIC
LPG — LPG	LIQUID GAS
INW — INW	WASTE
G — G	GAS LINE
E — E — E	OVERHEAD ECLECTIC
— — —	CENTERLINE
C/E — C/E	EASEMENT
SAN — SAN	SANITARY SEWER
CP — CP — CP	CULVERT
SD — SD	STORM DRAIN
W — W — W	WATER LINE
———	SURVEYED PROPERTY LINE
— — — —	UNSURVEYED PROPERTY LINE
———	SURVEYED TIE LINE
----------	NGS TIE LINE

I hereby state that 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.

PRELIMINARY BOUNDARY SURVEY
NOT FOR RECORDING

CHRISTOPHER J. BEDFORD, PLS

REGISTERED THIS THE____DAY OF ___20
AT____AM.PM RECORDED IN BOOK___PAGE_
_____REGISTER OF DEEDS
BY_____DEPUTY/ASSISTANT



State of SOUTH Carolina
County of

I, _____, Review Officer of __ County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date_____

Review Officer

1"=60'
60' 30' 0' 60' 120'

SURVEYOR'S NOTES:

1.) PURSUANT TO THE PROVISIONS OF THE SOUTH CAROLINA CODE OF LAWS, 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.

2.) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPTION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

3.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

4.) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

5.) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

6.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, ORDINANCES, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED.

7.) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES, IF ANY. THE REQUIREMENTS OF SAID RULES, REGULATIONS, ORDINANCES, AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.

8.) THE BASIS OF BEARING IS GRID NORTH DERIVED FROM VIRTUAL REFERENCE STATION METHODS USING THE NORTH AMERICAN DATUM OF 1983 (NSRS 2011) STATE PLANE COORDINATES, SOUTH CAROLINA.

THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASED ON GEOID 2018. THIS DATUM WAS DERIVED FROM THE VIRTUAL REFERENCE STATION OF SOUTH CAROLINA.

9.) ALL DISTANCE SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

DISTANCES SHOWN ARE IN INTERNATIONAL FOOT AND DECIMALS THEREOF.

10.) PROPERTY IS ZONED RSF-40 & UD.

11.) PROPERTY IS IN
FLOOD ZONE: X
PANEL NUMBER: 45091C0301E
PANEL DATE: 09/26/2008

12.) THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.

13.) NO ATTEMPT WAS MADE TO DETERMIN WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

14.) ALL NON-SURVEYED LINES ARE BASED UPON YORK COUNTY GIS DATA
DATED: 08/18/2025

MARK	DESCRIPTION	DATE

DESIGNED BY: GEONEXA, LLC
DRAWN BY: CJB
CHECKED BY: CJB
SUBMITTED BY: CJB
ISSUE DATE: FIELD DATE
SOLICITATION NO.: N/A
CONTRACT NO.: N/A
SIZE: ARCH FULL BLEED C (24.00 X 18.00 INCHES)

CHRISTOPHER J. BEDFORD
18 SUNRIFF CT.
GREER, SC 29651

GeoNexa, LLC
18 Sunriff Ct.
Greer
FIRM NUMBER P

BOUNDARY SURVEY OF
PIN: 5450000014
EBENEZER TOWNSHIP, YORK COUNTY
SOUTH CAROLINA

SURVEY FOR
ANTHONY KAVASAKI

SHEET ID

1 OF 1