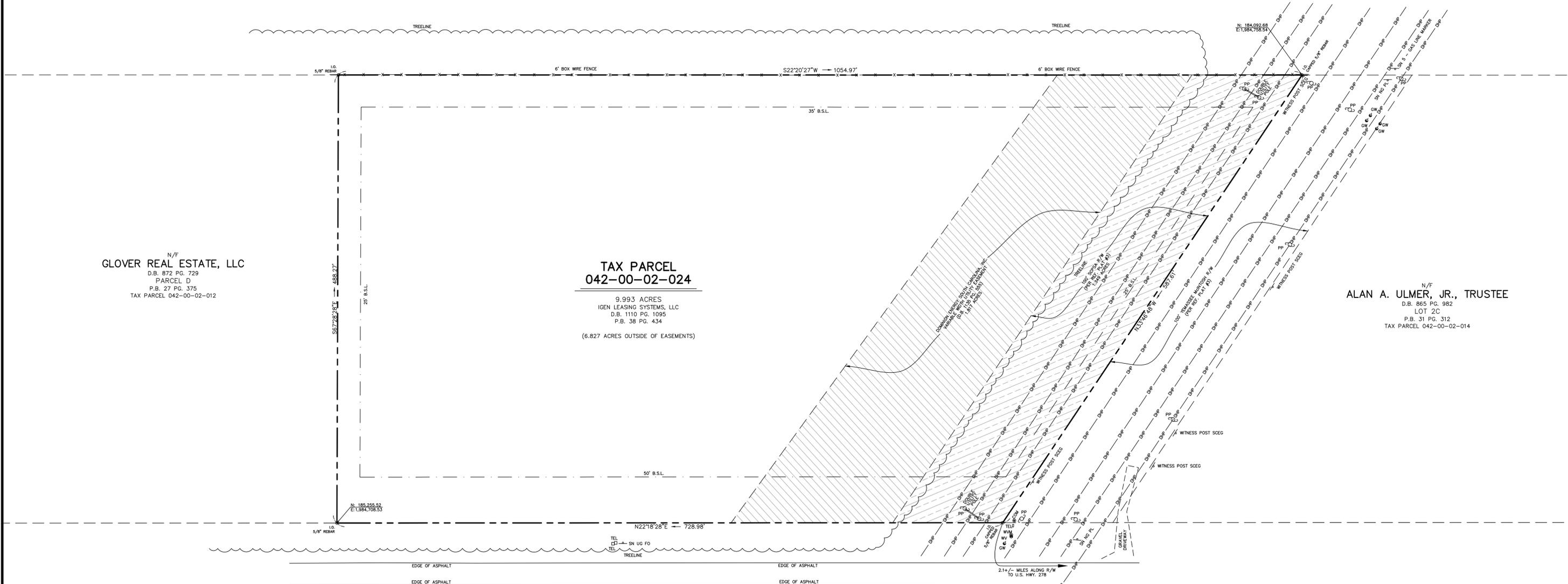


CITY OF HARDEEVILLE MUNICIPAL ZONING AND DEVELOPMENT ORDINANCE(MZDO)
 ARTICLE 5.1-E-4-d DISCLOSURE STATEMENT
 The areas included on this plat as flood hazard areas have been identified as having at least one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain flood hazard protective measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the City of Hardeeville Building Inspection Department and the Flood Damage Prevention Ordinance, Chapter 9, City of Hardeeville Code of Ordinances. In addition, federal law may require mandatory purchase of flood insurance as a prerequisite to mortgage financing in these designated flood hazard areas.



INTERSTATE 95
 JASPER HIGHWAY
 R/W VARIES



N/F
GLOVER REAL ESTATE, LLC
 D.B. 872 PG. 729
 PARCEL D
 P.B. 27 PG. 375
 TAX PARCEL 042-00-02-012

TAX PARCEL
042-00-02-024

9.993 ACRES
 IGEN LEASING SYSTEMS, LLC
 D.B. 1110 PG. 1095
 P.B. 38 PG. 434
 (6.827 ACRES OUTSIDE OF EASEMENTS)

N/F
ALAN A. ULMER, JR., TRUSTEE
 D.B. 865 PG. 982
 LOT 2C
 P.B. 31 PG. 312
 TAX PARCEL 042-00-02-014

U.S. HIGHWAY 17
KATO BAY ROAD
 R/W VARIES

- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASE ELEVATION N/A. MAP NUMBER FOR THIS AREA IS 45053003850, COMMUNITY NUMBER 450112, DATED 10/18/2019. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - BUILDING SETBACKS WHICH EXIST FOR THIS LOT, ARE SHOWN PER CITY OF HARDEEVILLE MUNICIPAL ZONING AND DEVELOPMENT ORDINANCES. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE BUILDING SETBACKS SHOWN ON THIS PLAT. THE SITE IS ZONED HC (HIGHWAY COMMERCIAL).
 - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
 - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY AND ASBLUIT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
 - GPS VRS NETWORK OBSERVATIONS WERE TAKEN 01/17/2024 TO DETERMINE THE HORIZONTAL DATUM. SURVEY IS ORIENTED TO THE S.C. STATE PLANE COORDINATE GRID NAD 83 DATUM.

- REFERENCE PLAT:
- A PLAT OF THE WEST SIDE OF THE ARGENT TRACT (5,313.466 ACRES) BEING A PORTION I.P. REALTY, CITY OF HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA, DATED: 08/28/2003, BY: BOYCE L. YOUNG, S.C.P.L.S. NO. 11079, RECORDED: P.B. 27, PG. 375, DATE: 09/30/2004.
 - A SUBDIVISION PLAT OF A PORTION OF PARCEL D, A PORTION OF THE WEST ARGENT TRACT, TMS: 042-00-02-014, EXIT 8 COMMERCE PARK, PHASE I, CITY OF HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA, DATED: 01/07/2008, BY: MICHAEL JIM GARDNER, S.C.R.L.S. NO. 12239, RECORDED: P.B. 31, PG. 312, DATE: 01/27/2009.
 - A DIVISION OF A PORTION OF TAX MAP # 042-00-02-012, NORTH OF HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA, DATED: 08/23/2022, BY: THOMAS G. STANLEY, S.C.P.L.S. NO. 18269, RECORDED: P.B. 38, PG. 434, DATE: 09/02/2022.

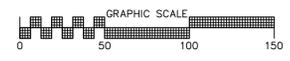
LEGEND:

I.O.	IRON PIPE, OLD (FOUND)
B.S.L.	BUILDING SETBACK LINE
COM	CLEANOUT MARKER
GW	GUY WIRE
NTS	NOT TO SCALE
N/F	NOW OR FORMERLY
FP	POWER POLE
R/W	RIGHT OF WAY
SCEG	SOUTH CAROLINA ELECTRIC & GAS COMPANY SIGN
SN	WARNING NATURAL GAS PIPELINE
SN NG PL	WARNING UNDERGROUND FIBER OPTIC
SN UG FO	TELEPHONE JUNCTION BOX
TEL	TELEPHONE
WV	WATER VALVE
WVM	WATER VALVE MARKER
---	FENCE LINE
-DHP-	OVERHEAD POWER LINE

BOUNDARY & ASBLUIT SURVEY
 OF
9.993 ACRES, KATO BAY ROAD
 ALSO KNOWN AS TAX PARCEL I.D. NO.
042-00-02-024
 FORMERLY A PORTION OF
PARCEL D
WEST SIDE OF THE ARGENT TRACT
 CITY OF HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA
 SCALE: 1" = 50' DATE: 01/22/2024 JOB NO: SC240013



PREPARED FOR: **JOE FISCHER AND BRIAN RUSSO**
 ADDRESS: KATO BAY ROAD
 TAX PARCEL I.D. NO. 042-00-02-024



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