



**1750 Highway 15 S  
Sumter, SC 29154**

**Site: 1.34 acres**

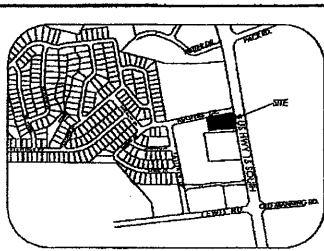
**Tax Map: 225-00-02-022**

**Zoning: General Commercial**

**Comments: Located at SW corner of Hwy 15 S & Masters Dr. Signalized intersection – great commercial lot. Natural gas and city water and sewer are available.**

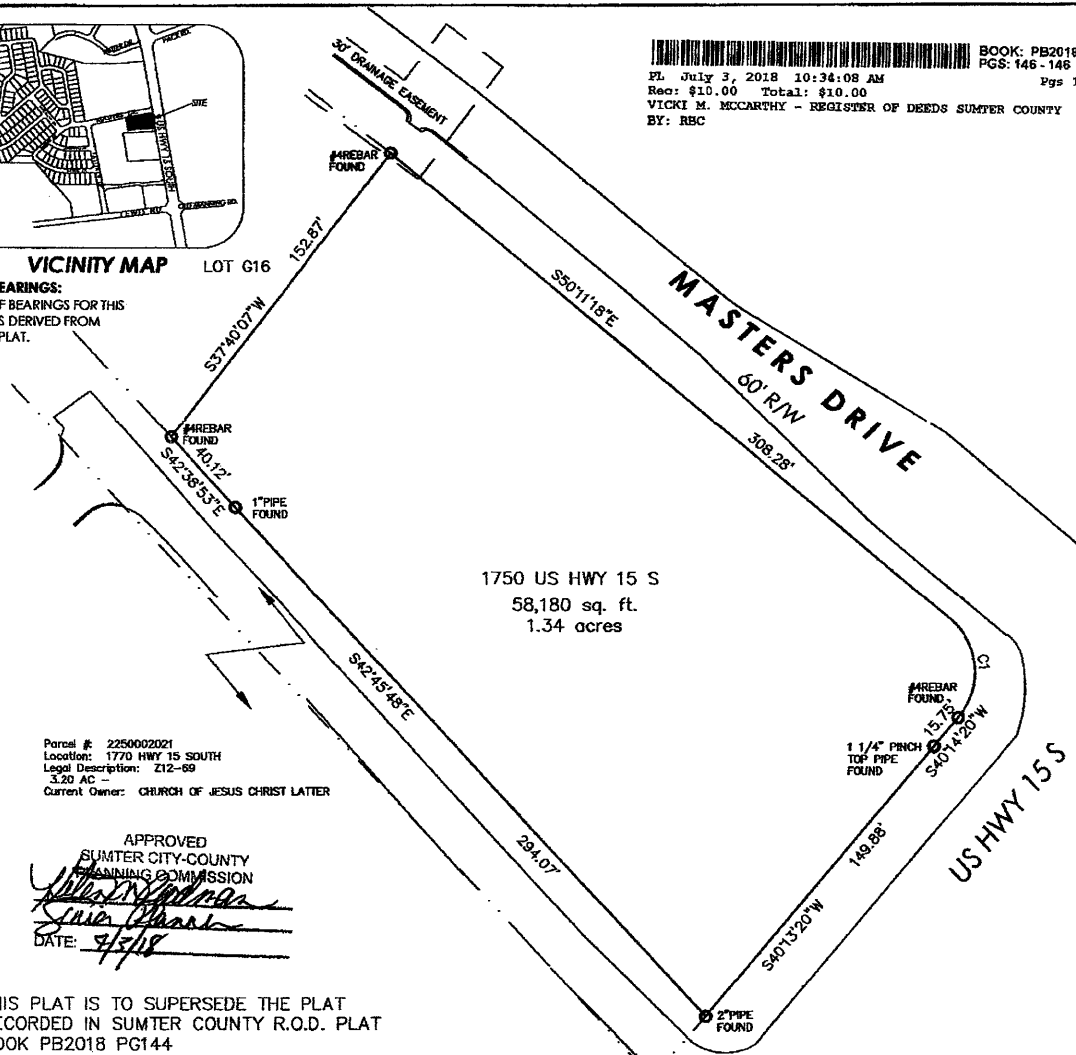
**Price: \$395,000**

**Contact: Mack Kolb  
(803) 491-5409 Cell  
mkolb@c21hawkinskolb.com**



VICINITY MAP LOT G16

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM REFERENCE PLAT.



1750 US HWY 15 S  
58,180 sq. ft.  
1.34 acres

Parcel #: 2250002021  
Location: 1770 HWY 15 SOUTH  
Legal Description: Z12-69  
3.20 AC -  
Current Owner: CHURCH OF JESUS CHRIST LATTER

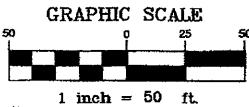
APPROVED  
SUMTER CITY-COUNTY  
PLANNING COMMISSION  
*[Signature]*  
DATE: 7/5/18

THIS PLAT IS TO SUPERSEDE THE PLAT RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2018 PG144

BOOK: PB2018  
PGS: 146 - 148  
PL July 3, 2018 10:34:08 AM  
Rec: \$10.00 Total: \$10.00 Pgs 1  
VICKI M. MCCARTHY - REGISTER OF DEEDS SUMTER COUNTY  
BY: RBC

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C1	47.54	30.00	42.72	N04°48'19"W	90°47'38"	30.42

**PROPERTY RE-SURVEY**  
**1750 HIGHWAY 15 SOUTH**  
SITUATED IN CITY OF SUMTER & COUNTY OF SUMTER,  
STATE OF SOUTH CAROLINA.  
PLAT PREPARED AT THE REQUEST OF RATTLESNAKE  
PROPERTIES, LLC.  
TMS# 225-00-02-022.



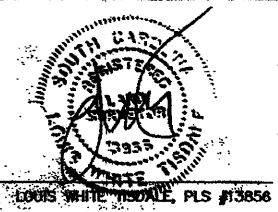
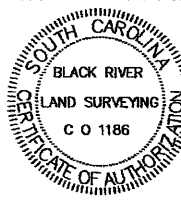
**NOTES:**

1. THIS PLAT REPRESENTS PROPERTY LOCATED IN SOUTH CAROLINA, SUMTER COUNTY, AND CITY OF SUMTER AND IS LOCATED AT MASTERS DRIVE AND US HWY 521 S.
2. IT IS EXPRESSLY UNDERSTOOD THAT BLACK RIVER LAND SURVEYING, LLC DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF ENVIRONMENTAL CONDITIONS SUCH AS JURISDICTIONAL WETLANDS, UNDERGROUND FEATURES, STRUCTURES OR OTHER GEOLOGIC OR ENVIRONMENTAL CONSIDERATIONS.
3. ALL UTILITIES IN THIS SUBDIVISION HAVE EASEMENTS, BUT MANY SUCH AS THOSE HELD BY THE CITY OF SUMTER ARE NOT RECORDED. IT IS THE BUILDERS/OWNER'S RESPONSIBILITY TO VERIFY THE EXISTENCE, LOCATION AND EXTENT OF ANY UTILITY EASEMENTS IN THIS SUBDIVISION PRIOR TO CONSTRUCTION OF ANY STRUCTURES.
4. THIS SURVEY WAS PREPARED FOR RATTLESNAKE PROPERTIES, LLC FOR PURPOSES OF THIS PLAT ONLY. THIS PLAT IS OWNED BY RATTLESNAKE PROPERTIES, LLC AND ALL DATA USED IN PREPARATION OF THIS PLAT IS SOLELY OWNED BY BLACK RIVER LAND SURVEYING, LLC.
5. THIS SURVEY IS BASED UPON A SUBDIVISION SURVEY BY BLACK RIVER LAND SURVEYING DATED 12/1/2006 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2012 PG97; A PLAT BY BLACK RIVER LAND SURVEYING DATED 12/22/2014 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2014 PG247; A PLAT BY BLACK RIVER LAND SURVEYING DATED 10/10/2017 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2017 PG211; AND A PLAT BY F.H. MURRAY, DATED 8/13/52 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK Z11 PG17
6. THIS PROPERTY APPEARS ON FEMA FIRM 45085C.0476D WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007 AND SCALES INSIDE A ZONE X WHICH IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD BOUNDARY.
7. THIS SURVEY DOES NOT CONSIST OF A TITLE SEARCH AND IS BASED SOLELY ON THE LISTED REFERENCES. NO WARRANTY IS MADE OR IMPLIED AS TO THE VALIDITY OF TITLE OR THE EXISTENCE OF OTHER RESTRICTIONS OR ENCUMBRANCES.

**CERTIFICATION:**

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 SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

**Black River Land Surveying, LLC**  
SURVEYING PLANNING MAPPING  
2305 MAYES OPEN RD. (803) 453-6061  
MAYESVILLE, SC 29104 Fax (803) 453-6062  
EMAIL: brls@rls-net  
JOB# 06163-FOX COMBINATION  
DATE: 10/10/2017



THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL.

LOUIS WHITE TEDALE, PLS #13856





Pocalla Creek

900 ft

Google Earth

Subway

Park Rd

Bojangles

Alice Drive Baptist Church

1750 Hwy 15S

Church of Jesus Christ Latter Day Saints

Dollar General

McDonalds

Food Lion

Skate Station

Old Mann Rd

Pocalla Village

Masters Dr

Church of Jesus Christ Latter Day Saints

Shrine Club

BP

Stubberfield Dr

Talsker Dr

Lewis Rd

Safe Federal Credit Union