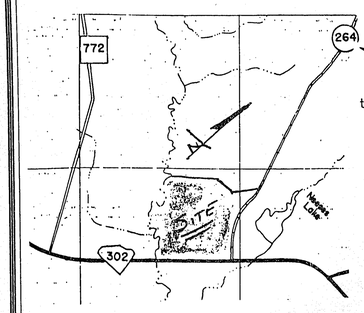
BOUNDARY SURVEY
OF THE
RIVER BOTTOM
FIELD
WITH IMPROVEMENTS

PROPERTY LOCATED ±12 MILES EAST
OF THE CITY LIMITS OF AIKEN
AIKEN COUNTY, SOUTH CAROLINA
SCALE : 1" = 200' DATE : JULY 26, 1995

PREPARED FOR:
James K. Price, Jr.
Laverne J. Price

A PORTION OF TAX PARCEL No. 00-295.0-01-001

TOTAL AREA
102.36 ACRES



LOCATION DIAGRAM
SCALE : 1" = 2,000'

S2 - 264
FLOWING WELL ROAD
aka
STATE MAINTAINED DIRT RD
30' R/W

NOTE:
S.C.D.O.T. RECORDS INDICATE NO ADDITIONAL R/W BEYOND THE 30' MAINTAINED WIDTH OF THE DIRT DRIVING SURFACE.

LOT 9 | LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

N 10°21'22" W
±5.42' to I.P.F.
15.24'
to I.P.S.
S 10°21'22" E
238.04'
#5 RBF w/ GUARD POST
Δ = 14°43'58"
R = 447.65'
T = 57.87'
L = 115.10'
C = 114.79'
S 02°59'24" E
OLD HOME SITE
S 04°22'34" W
313.79'
N 56°13'54" E
549.03'
WEXFORD MILL
PHASE ONE
PLAT BOOK 23 PAGE 47
REFERENCE PLAT
Δ = 16°55'25"
R = 1086.27'
T = 161.62'
L = 320.85'
C = 319.69'
S 04°05'08" E
112.89'
S 12°32'51" E
S 33°04'54" E
565.79'
Δ = 20°32'03"
R = 984.42'
T = 178.89'
L = 345.64'
C = 343.79'
S 22°48'53" E
DIAMOND POWERLINE
UTILITY EASEMENT
S 52°20'34" W
1370.52'
S.C. ROUTE No. 302
WAGENER ROAD
formerly known as S.C. HWY. 215
66' R/W
S 65°36'25" E
409.24'
#5 RBF w/ GUARD POST
WOODS EDGE
N 69°00'00" E
949.24'
CATAWBA
DB 769/315
PB 57/242
100 yr FLOOD LINE SCALED FROM FIRM PANEL 450002 0175 B
UTILITY EASEMENT
SERVICE LINE
N 37°39'26" W
42.00'
S 52°20'34" W
530.52'
TIE LINE
N 63°50'53" W
328.66'
RIVER BRIDGE
R/W
25'
150'

This plat is hereby approved in accordance with the Aiken County Subdivision Regulations for purpose of RECORDATION ONLY. This approval does not imply approval of any particular land use or zoning nor does it imply approval of or eligibility for a building permit for this property.
Philip England, PE
Aiken County Planning & Development Dept.
Date 9/21/95

THIS PROPERTY/PARCEL/TRACT/LOT IS NOT SUBJECT TO THE AIKEN COUNTY SUBDIVISION REGULATIONS ORDINANCE 96 AS AMENDED, SECTION 301.23 (2) OF SAID ORDINANCE
Philip England, PE, PS
AIKEN COUNTY PLANNING & DEVELOPMENT DEPARTMENT

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
HASS & HILDERBRAND, INC.
No. C00436

SOUTH EDISTO RIVER
± 188'
#5 RBF w/ GUARD POST
N 26°39'27" W
TIE LINE
2097.95'
N 72°01'13" E
360.31'
#5 RBF w/ GUARD POST

TOP of RIVER BANK the LINE
SOUTH EDISTO RIVER HAS BEEN DETERMINED TO BE NAVIGABLE BY THE SOUTH CAROLINA WATER RESOURCES COMMISSION.

28' x 38' CONCRETE BLOCK RIVER HOUSE

- SOX -
DB 1267/329
PB 25/171

RECORDED 9-19-95 at 0935hr
Peggy S. Gilmore
R.M.C. AIKEN COUNTY

REFERENCE
REFERENCE PLAT OF CATAWBA PROPERTY BY C. ASHLEY ABEL, REG. SURVEYOR DATED DECEMBER 9, 1980 AND FOUND IN PLAT BOOK 13 PAGE 242.

I hereby state 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 A survey as specified therein, also there are no encroachments, projections, or setbacks affecting the property other than those shown.

W. TODD HASS S.C. #12840

NOTE
According to the national flood insurance program map No. 450002 0175 B PORTIONS of this property are located in a designated flood hazard area.

Plat Book 34
Page 78

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

BECAUSE THE SOUTH EDISTO RIVER WAS NOT ACCESSIBLE AT THE TIME OF THE SURVEY
EDISTO RIVER Mapping produced by:
PHOTOGRAMMETRIC DATA SERVICES, INC.
CHARLOTTE, NORTH CAROLINA
P.D.S. #NC0785

PREPARED BY :
HASS & HILDERBRAND, Inc
POST OFFICE BOX 3276
118 LAURENS ST. NW, SUITE 101
AIKEN, S.C. 29802 (803) 649-1316

HH No. 01625

ALL PROPERTY CORNERS SET ARE #5 REBAR IRON PINS.

LEGEND
- IRON PIN FOUND (I.P.F.)
- IRON PIN SET (I.P.S.)
- COMPUTED POINT
- UTILITY POLE
- (W) WELL

NOT OFFICIAL

0 1 2 3 4 5 6
BUSINESS RECORDS CORPORATION