

TMS No. 0188-00-03-005.000  
MOLLIE GRANT & B. J. GRANT

TMS No. 0188-00-03-003.000  
TIMBERLANDS III, LLC

TMS No. 0201-00-04-001.000  
THOMAS W. DUKES

FILED Oct 25, 2023 10:57 am  
BOOK 00D587  
PAGE 0010 THRU 0010  
INSTRUMENT # 2023000401  
*Demetrice Williams*  
Signature

FILED ORANGEBURG COUNTY  
DEMETRICE WILLIAMS  
REGISTER OF DEEDS

AREA=25.01 ACRES

BOUNDARY LINE PER PLAT BOOK L43, PAGE 121  
RAILROAD TIE FOUND  
5/8" RBS  
5/8" RBF  
3/4" CTPF  
5/8" RBCF  
BOUNDARY LINE PER PLAT BOOK L35, PAGE 03 & REF. 2.  
BOUNDARY LINE PER PLAT BOOK L50, PAGE 67  
25' INGRESS/EGRESS ACCESS EASEMENT PER REF. 2.  
TMS No. 0189-00-03-066.000  
MICHELLE BUTLER

FOX PAW CT (OC-4142)  
±3047' TO CL OF FREEDOM RD  
AREA WAS IMPASSABLE AT TIME OF SURVEY DUE TO EXISTING LOW-LYING CONDITIONS  
S81°22'56"E 1880.38'  
BOUNDARY LINE HELD PER PLAT BOOK L35, PAGE 03  
N26°45'05"W 472.43'  
N32°37'49"W 514.72'  
3/4" OTPF  
5/8" RBF  
1/2" OTPF

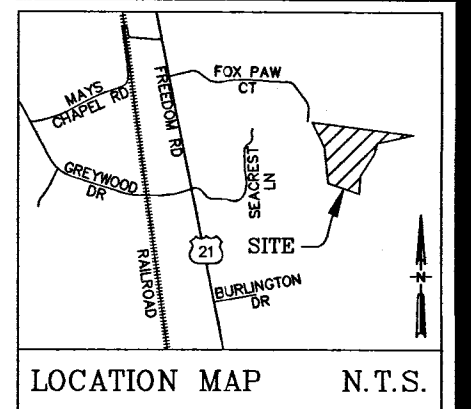
S87°49'20"W 257.22'  
5/8" RBCF  
3/4" OTPF  
TIE LINE L3

TMS No. 0189-00-03-064.000  
DARNELL W. POWELL & WENDY C. POWELL

TMS No. 0189-00-03-065.000  
DARNELL POWELL

TMS No. 0189-00-03-006.000  
LAWRENCE SUMMERS, JR.

NOTE: THIS PLAT SUPERSEDES A PLAT TITLED "A PLAT OF AREA=24.57 ACRES TMS No. 0189-00-03-005.000" PREPARED BY JOHN M. DANGERFIELD, II DATED DECEMBER 01, 2022 AND RECORDED IN THE ORANGEBURG COUNTY REGISTER OF DEEDS IN PLAT BOOK D551, PAGE 09 TO REVISE PORTIONS OF THE BOUNDARY PER PLAT BOOK L50, PAGE 67.



NOTES:

- 1) AREA=25.01 ACRES, TMS No. 0189-00-03-005.000.
- 2) PARCEL IS OWNED BY GRW ENTERPRISES, LLC AND IS ABOUT TO BE CONVEYED TO PALMETTO PROPERTY BUYERS, LLC.
- 3) IN ACCORDANCE TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 45075C0580C & 45075C0585C, DATED JANUARY 16, 2014, THIS PROPERTY LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE.
- 4) ADJACENT OWNERS ARE LISTED PER TAX RECORDS AS OF 10/18/2023.
- 5) THIS PLAT DOES NOT REPRESENT THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL OR NON-JURISDICTIONAL WETLANDS.
- 6) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- 7) NO ABSTRACT OF TITLE, TITLE COMMITMENT OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD OR OTHERWISE, THAT AFFECT THIS PARCEL MAY EXIST.

REFERENCES:

- 1) REFERENCE THE FOLLOWING PLATS RECORDED AT THE ORANGEBURG COUNTY R.O.D.:
 

a) HENRY M. CHAPLIN	04/12/1967	L25-70
b) LLOYD S. MOORE, JR.	10/28/1971	L35-03
c) EARLE A. THOMPSON	09/28/1976	L43-121
d) EBERT E. FLOYD	07/23/1980	L50-67
e) T. LARRY RACHELS	07/30/1987	L67-21
f) CLIFTON H. HARPER	11/15/2017	D423-04

 LAST REVISED: 07/30/2019
- 2) REFERENCE AN UNRECORDED PLAT TITLED "SURVEY OF 9.498 ACRES BEING A PORTION OF TMS 0189-00-03-005.000 AND NEW 25' INGRESS/EGRESS ACCESS EASEMENT" PREPARED BY JAMES A. PARLER, JR. DATED OCTOBER 23, 2018.

LEGEND:

- OTPF - OPEN TOP PIPE FOUND
- CTPF - CRIMPED TOP PIPE FOUND
- RBCF - REBAR AND CAP FOUND
- RBF - REBAR FOUND
- RBS - REBAR SET
- BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- - - EASEMENT

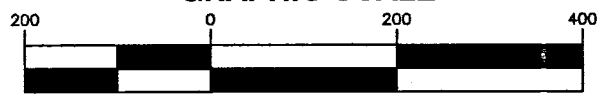
LINE #	DIRECTION	LENGTH
L1	S74°57'56"E	69.00'
L2	S11°40'53"W	191.37'
L3	N17°57'58"E	10.74'
L4	N5°25'11"W	81.59'
L5	N79°50'56"W	65.93'
L6	N74°59'05"W	68.40'
L7	N8°42'56"E	21.50'
L8	N81°02'46"W	268.19'
L9	N80°43'27"W	260.30'
L10	N79°31'51"W	328.43'
L11	S57°13'45"W	100.33'

A PLAT OF  
AREA=25.01 ACRES  
TMS No. 0189-00-03-005.000

PREPARED FOR:  
PALMETTO PROPERTY BUYERS, LLC

FOX PAW CT  
NEW HOPE TOWNSHIP  
ORANGEBURG COUNTY, SC

SCALE: 1"=200' DATE: DECEMBER 01, 2022  
REVISED: OCTOBER 18, 2023  
GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

JOB #1077

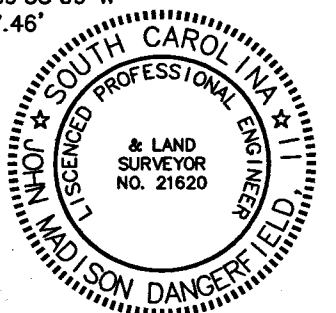
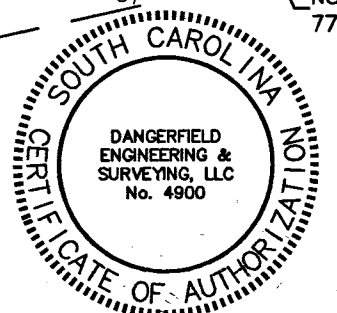
The Plat shown hereon has been found to comply with the County of Orangeburg Small Subdivision Regulation and has been approved for recording in the office of the Register of Deeds of Orangeburg County, South Carolina.  
October 25, 2023  
*Tanya E. Robinson*  
Planning Director Orangeburg County

PROCESSED BY

OCT 27 2023

GIS OFFICE

TMS No. 0189-00-03-049.000  
RUBY GAVIN & ALLEN GAVIN



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.

*John Madison Dangerfield II*  
10/18/2023  
JOHN MADISON DANGERFIELD II, PE, PLS, No. 21620

**DANGERFIELD**  
ENGINEERING + SURVEYING

CONSULTING • CIVIL ENGINEERING  
LAND PLANNING • SURVEYING

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