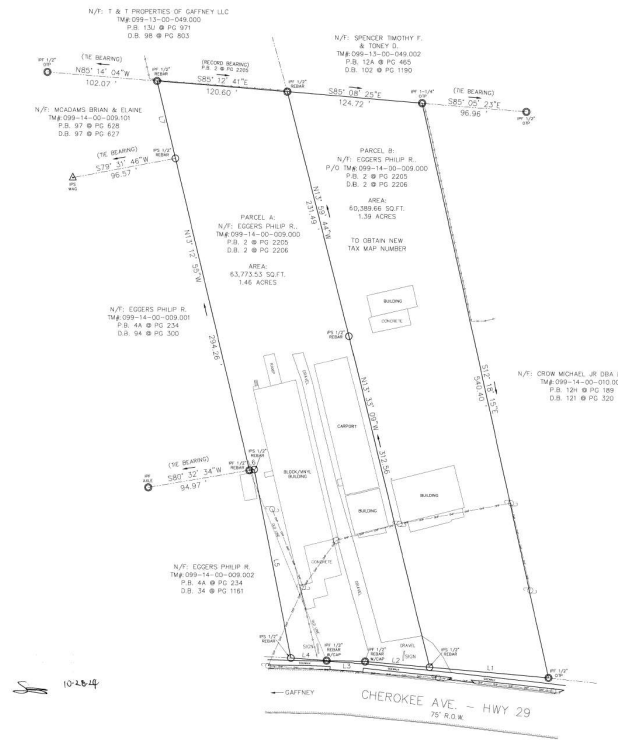
Requested by: kjp 11/1/2024

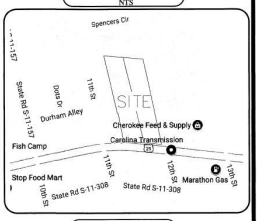
-COLE-
LAND SURVEYING, LLC



Parcel Line Table		
Line #	Length	Direction
L1	110.67'	N84° 46' 21"W
L2	59.91'	N84° 45' 56"W
L3	35.24'	N89° 01' 46"W
L4	32.98'	N85° 48' 55"W
L5	176.37'	N10° 50' 58"W
L6	4.52'	S81° 09' 55"W
L7	73.01'	N13° 12' 14"W

PARCEL B TO OBTAIN NEW TAX MAP NUMBER

LOCATION MAP
NTS



SURVEYOR'S NOTES

1.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2.) ENVIRONMENTAL AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE POSSIBLE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME MAKING THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL, ZONING OR OTHER LAND USE REGULATIONS OR RESTRICTIONS. THE SURVEYOR MADE NO INVESTIGATION OR INDEPENDENT TITLE SEARCH FOR EASEMENT OF RECORDS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TILE SEARCH MAY DISCLOSE THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND OR RESTRICTIONS, OF BEYOND OR NOT OF RECORD.

4.) UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD AND OR FROM MEMORANCE MAPS FROM THE APPROPRIATE AGENCIES AND ARE APPROXIMATE LOCATIONS ONLY. UTILITIES SHOWN ARE OBVIOUS AND APPARENT ONLY BEFORE DIGGING CONTACT A UTILITY LOCATING SERVICE COLE LAND SURVEYING LLC TAKES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES.

5.) REFERENCE:
DEED: BOOK 2 @ PAGE 2206 & PLAT BOOK 2 @ PAGE 2205

6.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND/OR RESTRICTIONS OF RECORD OR NOT RECORD.

7.) ALL PROPERTY CORNERS ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND OR RESTRICTIONS OF RECORD OR NOT RECORD. THE SURVEYOR MADE NO INVESTIGATION OR INDEPENDENT TITLE SEARCH FOR EASEMENT OF RECORDS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH MAY DISCLOSE.
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

-COLE-
LAND SURVEYING, LLC
858 POTTER ROAD
GAFFNEY, SC 29341
(864) 809 - 4483
EMAIL: jacolesurveying@gmail.com

Field By:	B BAKER
Own By:	E MEJIA
Agent By:	JEFF COLE, PLS
Field Date:	10-15-18
Sheet:	1 of 1

AREA:
PARCEL A: 1.46 Ac.
PARCEL B: 1.39 Ac.

Date:
Revision:
Date:
Revision:

BOUNDARY SURVEY AT THE REQUEST OF:

PHILIP EGGERS

Project Address:	1809 CHEROKEE AVE. GAFFNEY, SC
Project Location:	CHEROKEE COUNTY, SC
TMS #:	099-14-00-009.000
Job Number:	01468

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, PROJECTIONS OR OFFSETS OTHER THAN SHOWN.

JEFFREY AUSTIN COLE
DATE: OCT. 16, 2018
S.C. RLS# 32457

SOUTH CAROLINA
COLE LAND SURVEYING, LLC
No. 5357
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
JEFFREY AUSTIN COLE
No. 32457
REGISTERED LAND SURVEYOR

SCALE 1" = 40'

0 160 320 Feet

LEGEND KEY

- DENOTES BY IOT REBAR
- DENOTES BY IOP REBAR
- DENOTES NAIL/NAIL
- DENOTES CBM/ CM BENCHMONUMENT
- DENOTES RAM MONUMENT
- DENOTES FIRE HYDRANT
- DENOTES WATER METER
- DENOTES IRRIGATION CONTROL VALVE
- DENOTES WELL
- DENOTES POWER POLE
- DENOTES GAS VENT
- DENOTES AMP POST
- DENOTES ELEC. TRANSFORMER
- DENOTES AIR CONDITIONING UNIT
- DENOTES ELEC. JUNCTION PANEL
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM DRAINAGE MANHOLE
- DENOTES STORM DRAINAGE CATCH BASIN
- DENOTES HANDICAP RAMP
- DENOTES MAIL BOX

SURVEYOR NOMENCLATURE

FDC	—	DENOTES FIRE DEPARTMENT CONNECTION
CMP	—	DENOTES CORRUGATED METAL PIPE
RCP	—	DENOTES REINFORCED CONCRETE PIPE
CPP	—	DENOTES CORRUGATED PLASTIC PIPE
VCP	—	DENOTES VITRIFIED CLAY PIPE
CLF	—	DENOTES CHAIN LINK FENCE
HWF	—	DENOTES HOG WIRE FENCE
HFG	—	DENOTES HOOPED FRAME AND GRATE
FES	—	DENOTES FLARED END SECTION
FFE	—	DENOTES FINISH FLOOR ELEVATION

LINE TYPE KEY

- DENOTES RIGHT OF WAY LINE
- DENOTES GAS LINE
- DENOTES WATER LINE
- DENOTES OVERHEAD POWER LINE
- DENOTES UNDERGROUND POWER
- DENOTES BURIED CABLE
- DENOTES BURIED FIBER OPTIC CABLE
- DENOTES BURIED TELEPHONE CABLE
- DENOTES SANITARY SEWER LINE
- DENOTES GUARD RAIL