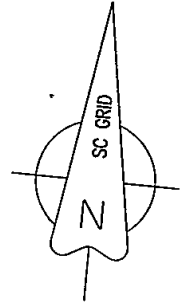


NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN VISIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF A REGISTERED SURVEYOR WITH THIS FIRM. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

N/F, STEVE SIMPSON
TM# 1500103020
DB 14408/78
PB 15/109

N/F, THOMAS CHRISTOPHER
LATIMER
TM# 1500103062
DB 12849/211
PB S1696/9



LINE	BEARING	DISTANCE
L1	S 85°07'56" W	33.01'
L2	N 85°31'43" E	9.98'

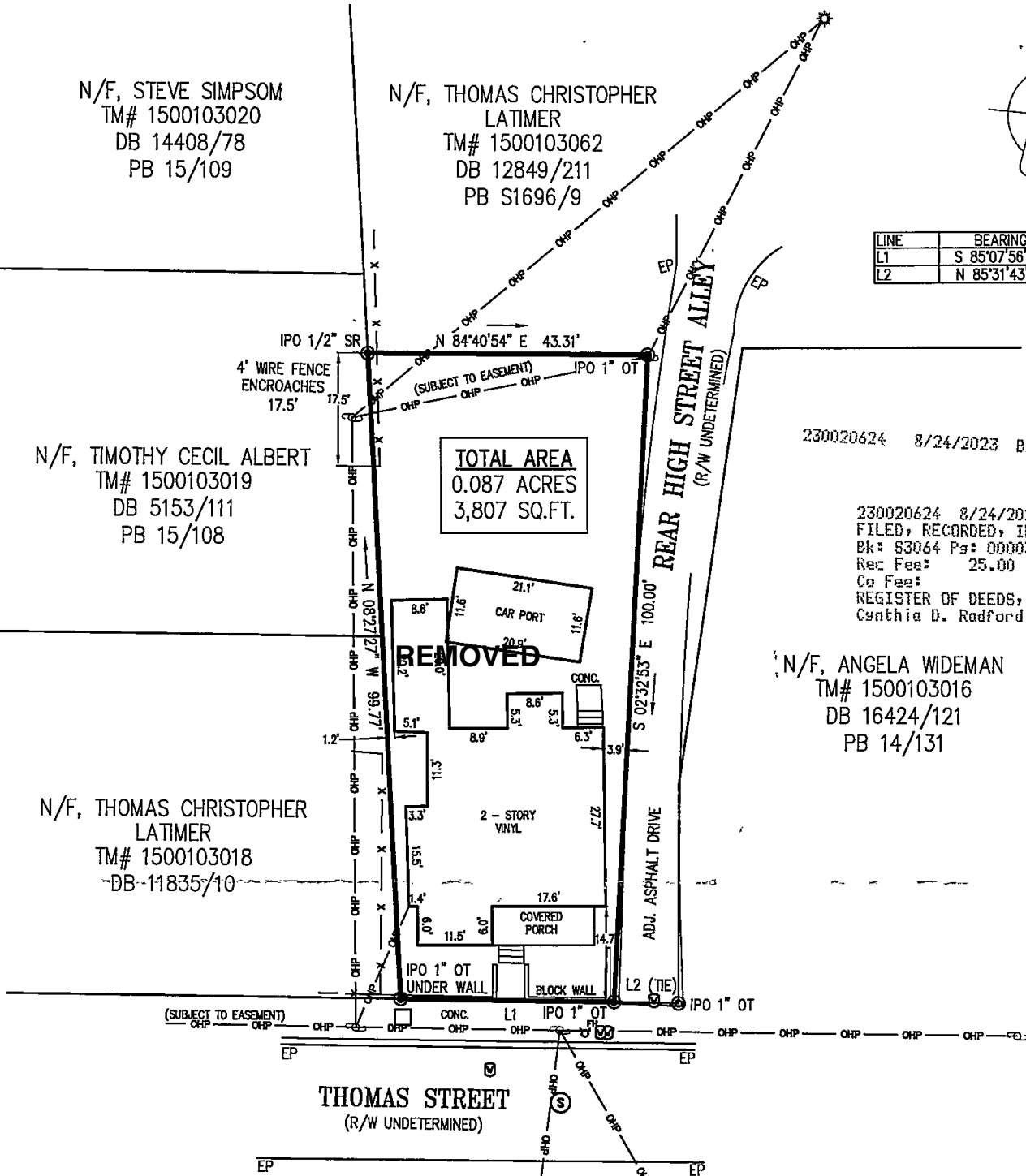
N/F, TIMOTHY CECIL ALBERT
TM# 1500103019
DB 5153/111
PB 15/108

230020624 8/24/2023 Bk: 53064 Ps: 00003

230020624 8/24/2023 10:33:41 AM
FILED, RECORDED, INDEXED
Bk: 53064 Ps: 00003 Pages: 001
Rec Fee: 25.00 St Fee:
Co Fee:
REGISTER OF DEEDS, ANDERSON CO, SC
Cynthia D. Radford

N/F, THOMAS CHRISTOPHER
LATIMER
TM# 1500103018
DB-11835/10

N/F, ANGELA WIDEMAN
TM# 1500103016
DB 16424/121
PB 14/131



TOTAL AREA
0.087 ACRES
3,807 SQ.FT.

REMOVED

2 - STORY VINYL

COVERED PORCH

REAR HIGH STREET ALLEY
(R/W UNDETERMINED)

ADJ. ASPHALT DRIVE

THOMAS STREET
(R/W UNDETERMINED)

NOTES:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, ZONING ORDINANCES, AND RESTRICTIONS OF RECORD OR NOT OF RECORD, THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

LEGEND

BL BUILDING LINE	DIP DUCTILE IRON	CB <input type="checkbox"/> CATCH BASIN
CT CRIMP TOP PIPE	VCP VITRIFIED CLAY	DI <input type="checkbox"/> DROP INLET
DE DRAINAGE EASEMENT	RCP REINFORCED CONCRETE	<input checked="" type="checkbox"/> ELEC TRANS
EP EDGE OF PAVEMENT	CMP CORRUGATED METAL	<input type="checkbox"/> ELEVATION
IPO IRON PIN OLD- <input type="checkbox"/>	HPDE H.D. POLY STORM	<input type="checkbox"/> FIRE HYDRANT
IPS IRON PIN SET- <input type="checkbox"/>	CTV CABLE TV	<input type="checkbox"/> GAS METER
N/C NAIL & CAP	X FENCE LINE	<input type="checkbox"/> GAS VALVE
OT OPEN TOP PIPE	FOC FIBER OPTIC CABLE	LP <input type="checkbox"/> LIGHT POLE
RB REBAR	GAS GAS LINE	PP <input type="checkbox"/> POWER POLE
R/W RIGHT OF WAY	OHP OVERHEAD POWER	GP <input type="checkbox"/> GUY ANCHOR
SD STORM DRAIN	OHT OVERHEAD TEL	TEL <input type="checkbox"/> TEL PEDESTAL
SS SANITARY SEWER	SD STORM DRAIN	<input type="checkbox"/> CLEAN OUT
SSE SS EASEMENT	SS SANITARY SEWER	<input type="checkbox"/> WATER METER
<input type="checkbox"/> STORM MANHOLE	UGP UNDERGROUND POWER	<input type="checkbox"/> WATER VALVE
<input type="checkbox"/> SEWER MANHOLE	UGT UNDERGROUND TEL	<input type="checkbox"/> ELECTRIC METER
<input type="checkbox"/> TEL MANHOLE	W WATER LINE	

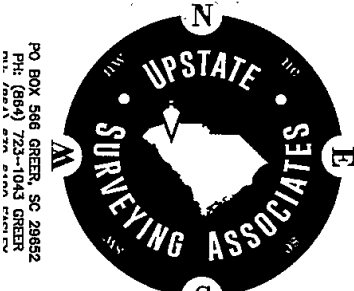
City of Anderson, South Carolina
Approved for recording

AUG 11 2023
By: *[Signature]*

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

KEVIN Z GAINES, PS#25433
WILLIAM T LAVENDER, PS#28138

THE PROPERTY SHOWN IS KNOWN AS LANDS CONVEYED TO "RICHARD OLSON AS TRUSTEE OF THE ANDERSON 519 THOMAS LAND TRUST" RECORDED IN DEED BOOK 14997, PAGE 186, OFFICE OF R.O.D., ANDERSON COUNTY, SC.



PROJECT # 230172

INDEX

SURVEY FOR
ANDERSON 519 THOMAS LAND TRUST
CITY OF ANDERSON
ANDERSON COUNTY, SOUTH CAROLINA

DATE 8/9/23	PROPERTY ADDRESS 519 THOMAS STREET	TAX PIN 1500103017
SCALE 1" = 20'	20 0 20 40	FIELD CREW JR.-JT
		DRAWN CH

PO BOX 586 GREEN, SC 29682
PH: (843) 723-1044 GREEN
FAX: (843) 723-1044 GREEN