

**GEODETIC AND SC STATE GRID POINT DATA**

HORIZONTAL DATUM: NAD83 (2011)  
 VERTICAL DATUM: NGVD 89

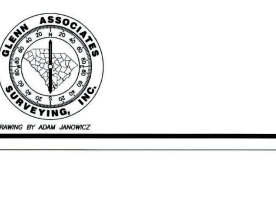
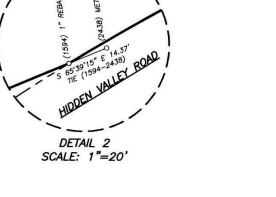
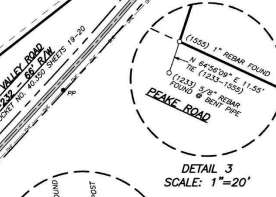
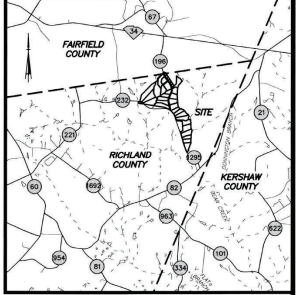
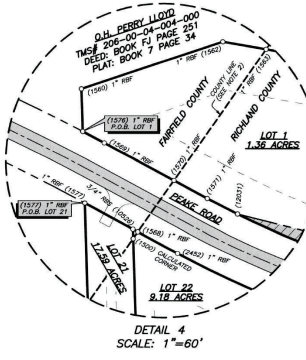
POINT NUMBER: 1578 (P.O.B. LOT 1)  
 SC GRID COORDINATES:  
 NORTH: 885.08310'  
 EAST: 2044.47217'  
 GEODETIC COORDINATES:  
 LATITUDE: N 034°15'20.207"  
 LONGITUDE: W 087°51'08.8941"

POINT NUMBER: 2573 (P.O.B. LOT 20)  
 SC GRID COORDINATES:  
 NORTH: 876.13572"  
 EAST: 2046.31911"  
 GEODETIC COORDINATES:  
 LATITUDE: N 034°14'52.3708"  
 LONGITUDE: W 087°50'58.1609"

POINT NUMBER: 2455 (P.O.B. LOT 30)  
 SC GRID COORDINATES:  
 NORTH: 881.61988"  
 EAST: 2045.01654"  
 GEODETIC COORDINATES:  
 LATITUDE: N 034°15'20.2181"  
 LONGITUDE: W 087°51'03.6287"

POINT NUMBER: 2453 (P.O.B. LOT 34)  
 SC GRID COORDINATES:  
 NORTH: 882.53732"  
 EAST: 2042.14097"  
 GEODETIC COORDINATES:  
 LATITUDE: N 034°15'30.2714"  
 LONGITUDE: W 087°51'07.0971"

**COORDINATE DERIVATION: GNSS**  
 CONTAINED REDUCTION FACTOR: 0.99851425  
 MEASUREMENTS SHOWN ARE FIELD SURVEY MEASUREMENTS.  
 NOTE: THIS DATA IS TO BE USED FOR LOCATION ONLY.



**NOTES:**

- SUBJECT PROPERTY REFERENCES: RICHLAND COUNTY TMS # R26800-02-01 (PORTION) DEED: BOOK 2888 PAGE 729 PLAT: BOOK 2888 PAGE 845 ZONING: RU (RURAL DISTRICT) SETBACKS: FRONT: 40 FEET SIDE: 20 FEET REAR: 30 FEET
- COUNTY LINE DEPICTED AS PER LOCATION FURNISHED BY SOUTH CAROLINA GEODETIC SURVEY BASED ON STUDIES OF HISTORICAL RECORD OF STATUTORY DOCUMENTS. LOCATION SUBJECT TO POSSIBLE REVISION BY FUTURE SURVEYS AND ADOPTION BY SOUTH CAROLINA LEGISLATURE. THE COUNTY LINE SHOWN DOES NOT FOLLOW CURRENT COUNTY GIS LINES.
- I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.
- NO NEW STREETS OR ROADS WERE REQUIRED FOR THIS SUBDIVISION.
- DRIVEWAYS FOR THESE LOTS WERE APPROVED UNDER SCDDOT PERMIT APPLICATION #200148824. THE INSTALL SHOULD FOLLOW THE GUIDANCE GIVEN WITHIN THE APPROVED PERMIT.
- INDIVIDUAL SIGHT LINE EASEMENTS WILL BE DEEDED AS THE PROPERTIES ARE CONVEYED.
- ALL CORNERS SHOWN HEREON ARE 3/4" REBAR SET UNLESS OTHERWISE SHOWN. CORNERS WERE NOT SET IN THE RUN OF CREEKS/BRANCHES.
- SEE SHEET 2 FOR COURSE/DISTANCE TABLES FOR EACH LOT SHOWN HEREON.
- NO JURISDICTIONAL FRESH WATER WETLAND DELINEATION HAS BEEN CONDUCTED OR SUPPLIED FOR THIS SURVEY.
- THE PROPERTY BOUNDARY SHOWN HEREON ADDJOINING THE SCDDOT HIGHWAY RIGHT OF WAY EASEMENT IS NOT INTENDED TO EXTINGUISH ANY TITLE RIGHTS THAT MAY EXTEND OR EXIST WITHIN THE SCDDOT HIGHWAY RIGHT OF WAY EASEMENT.
- ACCORDING TO F.I.R.M. MAP NUMBER #45030C0425C, DATED MAY 3, 2011 & F.I.R.M. MAP NUMBERS #45070C0050L & #45070C0155L, DATED DECEMBER 11, 2017, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.

**LEGEND**

- OVERHEAD TRANSMISSION LINE
- R/W LINE
- BUILDING SETBACK LINE
- RBS REBAR SET
- RBF REBAR FOUND
- P.O.B. POINT OF BEGINNING

SUBDIVISION PLAT OF  
**CROSSROAD FARMS**  
 FOR  
**TRI-COUNTY TRACT, LLC**  
 LOCATED AT/NEAR THE INTERSECTION OF  
 PEAKE ROAD & HIDDEN VALLEY ROAD  
 RICHLAND & FAIRFIELD COUNTIES, SOUTH CAROLINA  
 FEBRUARY 6, 2025  
 SCALE: 1 INCH = 200 FEET

SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.  
 P.O. BOX 12 JENKINSVILLE, SC 29065 Telephone: (803) 345-5297

MICHAEL R. MILLS, S.C.P.L.S., # 11606  
 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.

REVISION SCHEDULE		NO.	DATE	DESCRIPTION	CHECKED
		1	1/18/25	ADD NOTES PER SCDDOT COMMENTS	M.R.M.

REF. 1725, 2357, 7864, 7865, 8030, 8031, 8133, 8134, 8364, 14637, 16457