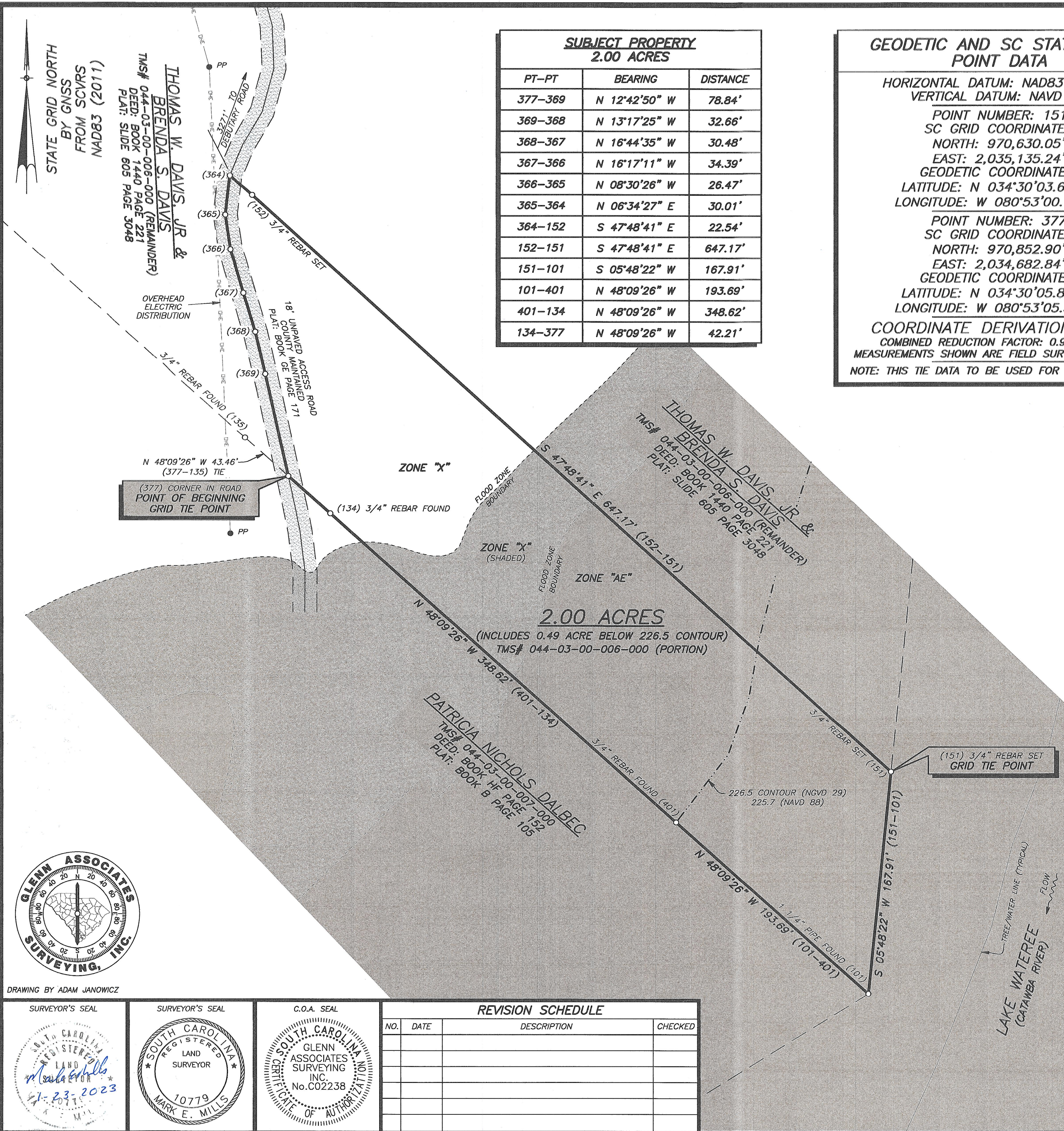




SUBJECT PROPERTY 2.00 ACRES		
PT-PT	BEARING	DISTANCE
377-369	N 12°42'50" W	78.84'
369-368	N 13°17'25" W	32.66'
368-367	N 16°44'35" W	30.48'
367-366	N 16°17'11" W	34.39'
366-365	N 08°30'26" W	26.47'
365-364	N 06°34'27" E	30.01'
364-152	S 47°48'41" E	22.54'
152-151	S 47°48'41" E	647.17'
151-101	S 05°48'22" W	167.91'
101-401	N 48°09'26" W	193.69'
401-134	N 48°09'26" W	348.62'
134-377	N 48°09'26" W	42.21'

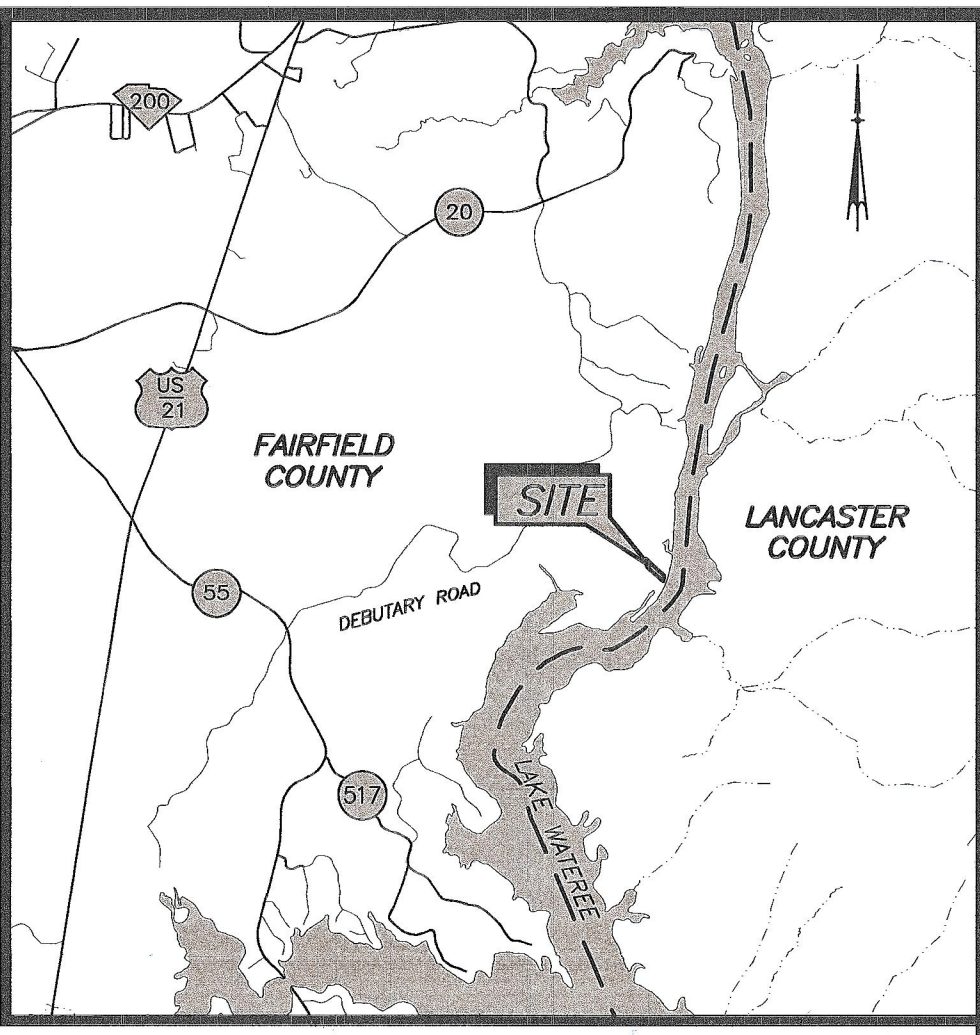
**GEODETIC AND SC STATE GRID
POINT DATA**

HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD 88

POINT NUMBER: 151
SC GRID COORDINATES
NORTH: 970,630.05'
EAST: 2,035,135.24'
GEODETIC COORDINATES:
LATITUDE: N 034°30'03.6334"
LONGITUDE: W 080°53'00.1658"

POINT NUMBER: 377
SC GRID COORDINATES
NORTH: 970,852.90'
EAST: 2,034,682.84'
GEODETIC COORDINATES:
LATITUDE: N 034°30'05.8430"
LONGITUDE: W 080°53'05.5685"

COORDINATE DERIVATION: GNSS
COMBINED REDUCTION FACTOR: 0.999890039
MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.
NOTE: THIS TIE DATA TO BE USED FOR LOCATION ONLY.



- NOTES:**
- SUBJECT PROPERTY REFERENCES:
THOMAS W. DAVIS, JR & BRENDA S. DAVIS
TMS# 044-03-00-006-000 (PORTION)
DEED: BOOK 1440 PAGE 221
PLAT: SLIDE 605 PAGE 3048
 - THE BOUNDARY ALONG THE CATAWBA RIVER, FROM POINT 151 TO POINT 101, IS SHOWN HEREON AS DEFINED BY THE COURSES (BEARINGS AND DISTANCES) ON A PLAT BY DOCK H. PRICE, RECORDED IN PLAT BOOK B PAGE 105, THIS PLAT BEING REFERENCED AND MADE A PART OF A DEED TO JO ANNE NICHOLS IN BOOK HF AT PAGE 153. THE PRICE PLAT NOTES THE RIVER BOUNDARY AS "CATAWBA RIVER DAM TOP ELEVATION", WHICH DOES NOT COINCIDE WITH THE BOUNDARY DESCRIBED BY COURSES. TITLE RESEARCH HAS NOT BEEN PROVIDED TO CLARIFY OR FURTHER DEFINE THE TITLE BOUNDARY ALONG THE CATAWBA RIVER. THE 226.5 FOOT CONTOUR LINE IS SHOWN HEREON TO MORE CLOSELY DEFINE THE "TOP OF DAM ELEVATION". THERE IS APPROXIMATELY 0.49 ACRE BETWEEN THE 226.5 FOOT CONTOUR AND THE BOUNDARY DEFINED BY COURSES FROM THE PRICE PLAT RECORDED IN PLAT BOOK B PAGE 105.
 - ACCORDING TO F.I.R.M. MAP NUMBER #45039C0120D, DATED SEPTEMBER 28, 2018, A PORTION OF THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "AE", BASE FLOOD ELEVATION OF 234', A PORTION OF THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" SHADED, AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, & THE REMAINDER OF THE PROPERTY SHOWN HEREON IS 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.

CLOSING SURVEY FOR
DEBUTARY LAKE ACCESS, LLC
LOCATED 14.3 MILES NORTHEAST OF WINNSBORO
FAIRFIELD COUNTY, SOUTH CAROLINA
JANUARY 23, 2023
SCALE: 1 INCH = 50 FEET

SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
P.O. BOX 12 JENKINSVILLE, S.C. 29065 telephone (803) 345-5297

MARK E. MILLS; S.C.P.L.S. # 10779

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.



DRAWING BY ADAM JANOWICZ

SURVEYOR'S SEAL	SURVEYOR'S SEAL	C.O.A. SEAL	REVISION SCHEDULE			
			NO.	DATE	DESCRIPTION	CHECKED