



LOCATION SKETCH
SCALE: 1 INCH = 1 MILE

CURVE TABLE					
PT-PT	CHORD	DELTA	RADIUS	L-ARC	RADIUS PT.
436-1512	S 19°37'32" E 269.35'	023°16'48"	741.87'	301.42'	436

GEODETIC AND SC STATE GRID POINT DATA

HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD 88
POINT NUMBER: 1507
SC GRID COORDINATES
NORTH: 958,374.96'
EAST: 1,517,352.19'
GEODETIC COORDINATES:
LATITUDE: N 034°27'25.6054"
LONGITUDE: W 082°36'04.4755"
POINT NUMBER: 173
SC GRID COORDINATES
NORTH: 956,838.74'
EAST: 1,516,836.21'
GEODETIC COORDINATES:
LATITUDE: N 034°27'10.3307"
LONGITUDE: W 082°36'10.3526"

COORDINATE DERIVATION: GNSS
COMBINED REDUCTION FACTOR: 0.999843833
MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.
NOTE: THIS DATA TO BE USED FOR LOCATION ONLY.

SUBJECT PROPERTY 17.25 ACRES

PT-PT	BEARING	DISTANCE
1507-436	S 07°59'09" E	116.28'
436-1512	SEE CURVE TABLE	
1512-172	S 62°32'48" W	32.40'
172-61	S 62°32'48" W	0.87'
61-161	S 62°32'48" W	153.00'
161-170	S 08°58'20" E	122.90'
170-171	S 12°12'53" E	263.13'
171-120	S 03°55'57" E	408.51'
120-173	S 71°57'25" W	605.78'
173-176	N 13°09'33" W	359.66'
176-174	N 65°08'00" E	179.37'
174-177	N 27°00'04" W	369.00'
177-166	N 02°18'34" W	369.48'
166-167	N 54°08'37" E	123.78'
167-168	N 57°05'34" E	165.95'
168-169	N 56°23'40" E	180.21'
169-445	N 56°33'59" E	236.52'
445-162	N 56°33'59" E	11.11'
162-1507	N 56°33'59" E	25.43'

THIS IS NOT A SUBDIVISION AS DEFINED BY
ANDERSON COUNTY SUBDIVISION REGULATIONS
SUBDIVISION ADMINISTRATOR
DATE: 5/13/25

RECORDING

SUBJECT PROPERTY
17.25 ACRES
(INCLUDES 0.31 ACRE IN HWY R/W)
TMS# 178-00-04-015 (PORTION)
TMS# 178-00-04-016 (PORTION)
TMS# 178-00-04-017 (PORTION)

290011643 5/13/2025 Bk: S3257 Pg: 00005

290011643 5/13/2025 11:34:38 AM
FILED, RECORDED, INDEXED
Bk: S3257 Pg: 00005 Page: 001
Rec Fee: 25.00 St Fee:
Co Fees:
REGISTER OF DEEDS, ANDERSON CO, SC
Cynthia D. Radford

NOTES:

- SUBJECT PROPERTY REFERENCES:
CURRENT OWNER: WILDERNESS POINTE, LLC
TMS# 178-00-04-015
DEED: BOOK 13212 PAGE 160
PLAT: SLIDE 703 PAGE 10
ZONE: NOT ZONED

CURRENT OWNER: WILDERNESS POINTE, LLC
TMS# 178-00-04-016
DEED: BOOK 13212 PAGE 160
PLAT: SLIDE 703 PAGE 10
ZONE: NOT ZONED

CURRENT OWNER: WILDERNESS POINTE, LLC
TMS# 178-00-04-017
DEED: BOOK 13212 PAGE 160
PLAT: SLIDE 691 PAGE 4
PLAT: SLIDE 729 PAGE 4
ZONE: NOT ZONED
- ACCORDING TO F.I.R.M. MAP NUMBER #4500700403E, DATED SEPTEMBER 29, 2011, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ALL MATTERS OF RECORD, EASEMENTS, OR IMPROVEMENTS MAY NOT BE SHOWN.
- 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.

BOUNDARY SURVEY FOR
LEGACY 4:12 REAL ESTATE, LLC,
A GEORGIA LIMITED LIABILITY CO.,
ITS SUCCESSORS AND ASSIGNS FOREVER
LOCATED APPROXIMATELY 3.5 MILES SOUTHEAST OF ANDERSON
ANDERSON COUNTY, SOUTH CAROLINA
APRIL 28, 2025

SCALE: 1 INCH = 100 FEET

0 100' 200' 300' 400' 500' 600'

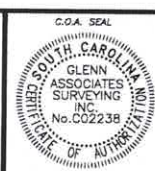
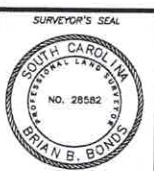
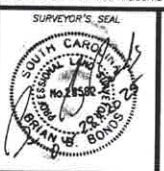
SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
P.O. BOX 12 JENKINSVILLE, S.C. 29065 telephone (803) 345-5297

BRIAN B. BONDS, S.C.P.L.S. # 28582

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 BEATRICE VISOCKI



REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	CHECKED