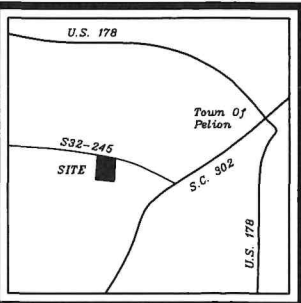




RESERVED FOR LEXINGTON COUNTY

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, BUILDING SETBACKS, ZONING AND OTHER LAND USE REGULATIONS OR RESTRICTIONS AND ENVIRONMENTAL LAWS, BE THEY OF RECORD OR ON THE GROUND AND ALSO SUBJECT TO ANY MORTGAGES, LIENS OR FACTS THAT MAY BE REVEALED BY AN ACCURATE AND CURRENT TITLE SEARCH.

THERE MAY BE UNDERGROUND UTILITIES ON THIS PROPERTY THAT ARE NOT VISIBLE AT THE SURFACE THAT ARE NOT SHOWN HEREON.

ALL IP'S ARE 5/8" REBAR UNLESS NOTED OTHERWISE.

SUBSURFACE CONDITIONS, ENVIRONMENTAL CONDITIONS AND WETLAND/FLOOD CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

CERTIFICATION OF THIS PLAT AND IT'S USE IS FOR THOSE PARTIES FOR WHOM IT IS PREPARED ONLY, AND IS NOT TRANSFERABLE.

COPYRIGHT 2024 MONUMENT SURVEYS LLC.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A RTK GNSS AND VRS GNSS SURVEY AS SPECIFIED.

LEGEND:
IPS - Iron Pin Set
IPF - Iron Pin Found
Lk. Knot - Litter Knot
CL - Center Line
OEL - Overhead Elec. Line
Spk - Spike
Con. Mon. - Concrete Monument
R/W - Right Of Way

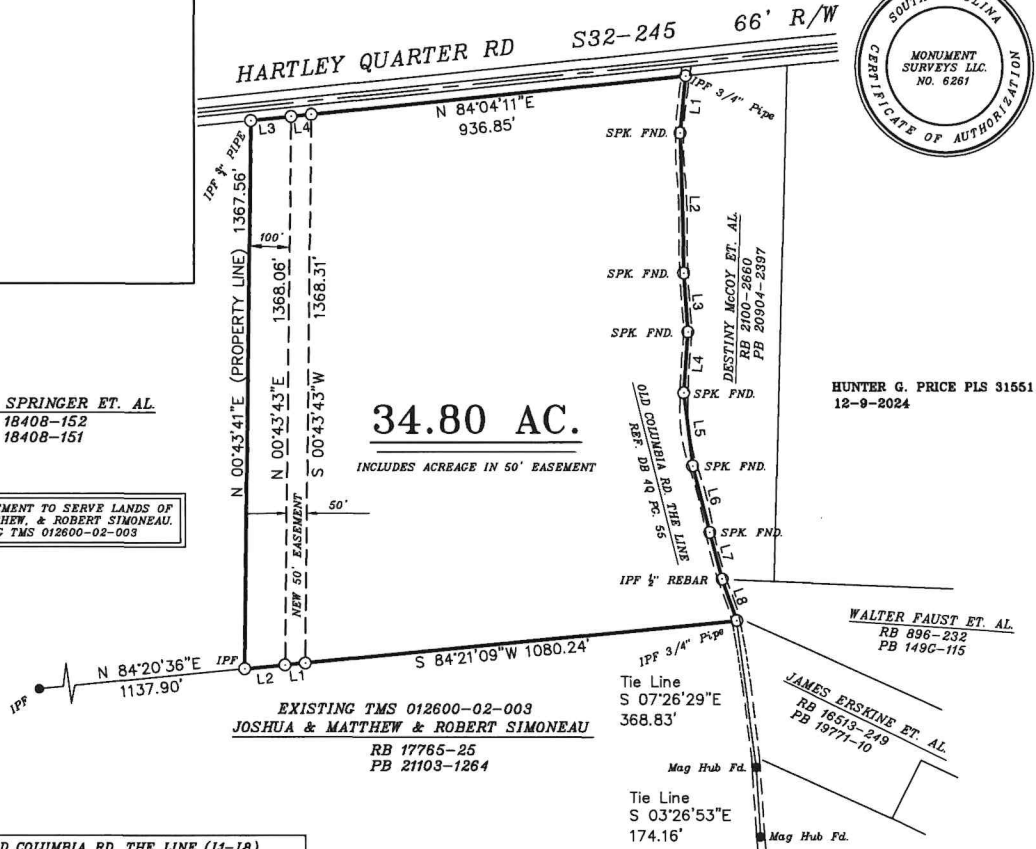
BASED ON LEXINGTON COUNTY FIRM MAP 45063C0485J EFFECTIVE DATE OF JULY 5, 2018, THE PROPERTY SHOWN HEREON IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY SHOWN IS DESIGNATED ZONE X SEE MAP NOTED.

REF. PLAT BOOK 145C PG. 115



EDWARD SPRINGER ET. AL.
RB 18408-152
PB 18408-151

NEW 50' EASEMENT TO SERVE LANDS OF JOSHUA, MATTHEW, & ROBERT SIMONEAU. EXISTING TMS 012600-02-003



CL OLD COLUMBIA RD. THE LINE (L1-L8)		
Course	Bearing	Distance
L1	S 05°41'14" W	143.20'
L2	S 01°29'39" E	349.71'
L3	S 03°51'45" E	146.75'
L4	S 03°56'13" W	152.30'
L5	S 06°55'53" E	184.16'
L6	S 14°23'23" E	170.79'
L7	S 14°49'41" E	120.33'
L8	S 19°07'19" E	109.73'

Course	Bearing	Distance
L1	S 84°21'09" W	50.31'
L2	S 84°21'09" W	100.61'
L3	N 84°04'11" E	100.68'
L4	N 84°04'11" E	50.34'

EXISTING TMS 011600-03-001

PLAT PREPARED FOR
MATTHEW SIMONEAU
JOSHUA SIMONEAU

LEXINGTON COUNTY SOUTH CAROLINA
DEC. 09, 2024 SCALE: 1"=300'



MONUMENT SURVEYS LLC.
200 DENNY HWY.
SALUDA, S.C. 29138
864-445-9396



SIMENAU1124