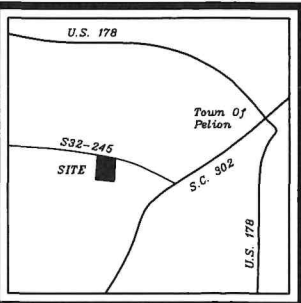




RESERVED FOR LEXINGTON COUNTY

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

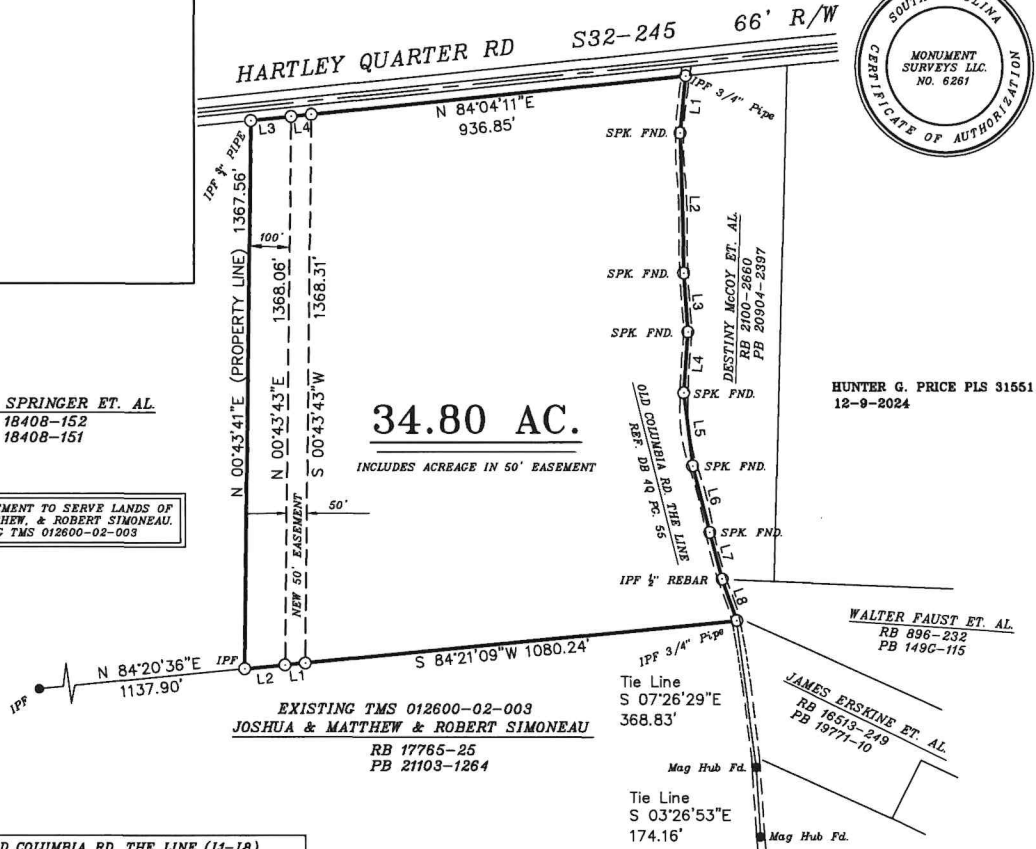
BASED ON LEXINGTON COUNTY FIRM MAP 45063C0485J EFFECTIVE DATE OF JULY 5, 2018, THE PROPERTY SHOWN HEREON IS NOT IN A SPECIAL FLOOD HAZZARD AREA. THE PROPERTY SHOWN IS DESIGNATED ZONE X SEE MAP NOTED.

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'

EXISTING TMS 011600-03-001

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'

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

RECEIVED

APR 23 2024

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.

Course	Bearing	Distance
L1	N 14°34'00" W	454.80'
L2	N 03°01'00" W	388.40'
L3	N 00°56'04" E	530.50'

2024014107 BK: 21103 PG: 1264 - 1264 1 PGS
PLAT OVERSIZED
Rec: \$25.00 Cnty: \$0.00 State: \$0.00
April 23, 2024 02:31:37 PM
FILED IN LEXINGTON COUNTY, SC

True Query

LEXINGTON COUNTY
PLANNING COMMISSION

APR 23 2024

OKover

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. THIS PLAT IS NOT A
SUBSTITUTE FOR A LAWYER'S TITLE OPINION AND TITLE SEARCH.

THERE MAY BE UNDERGROUND UTILITIES/OBJECTS 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 ITS USE IS FOR THOSE PARTIES FOR WHOM
IT IS PREPARED ONLY, AND IS NOT TRANSFERABLE.

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Note: This Plat Does Not Certify As To The Location Or Type Of Ingress-Egress For The
94.47 Ac. Tract Shown. The Old Columbia Rd. Is An Approximately 12' Wide Unpaved Road Through
Woods That Does Not Appear To Be Publicly Maintained At This Time. It Is Shown For Information
Only And To Tie The 94.47 Ac. Tract To Hartley Quarter Rd.
Road Crosses Lands Of More Than One Landowner.

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

EDWARD SPRINGER ET. AL.
RB 20987-3437
PB 100C-83

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

JOSHUA & MATTHEW SIMONEAU
RB 20854-5232
PB 100C-83

Dashed Lines Show Existing
Unpaved Road Through Woods
Approximately 12' Wide

94.47 AC.

H-DCH-POOLES MILL LLC
RB 20597-270
PB 105C-238

JERRY POWELL
RB 8408-245
PB 6311-255

SCOTT & AMY GEISEL
RB 21073-2916
PB 6311-255

JOHN HOOVER
RB 20913-5157
PB 6311-255

REBEKAH WILLIAMS
RB 21093-2107
PB 247C-188

REBEKAH WILLIAMS
RB 21093-2110
PB 247C-188

REBEKAH WILLIAMS
RB 21093-2110
PB 241C-458

WALTER FAUST ET. AL.
RB 896-232
PB 149C-115

JAMES ERSKINE ET. AL.
RB 16513-249
PB 1971-10

JAMES ERSKINE ET. AL.
RB 409-334
PB 252C-839

CURTIS HOWARD ET. AL.
RB 5100-190
PB 454-5

IRMA HUDSON
DB 16708-266
PB 149C-115

PLAT PREPARED FOR
MATTHEW SIMONEAU
JOSHUA SIMONEAU
ROBERT SIMONEAU

LEXINGTON COUNTY
APRIL 12, 2024

SOUTH CAROLINA
SCALE: 1"=300'

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

