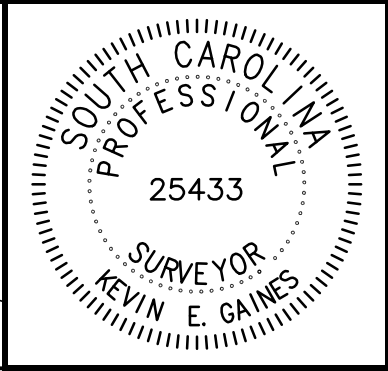
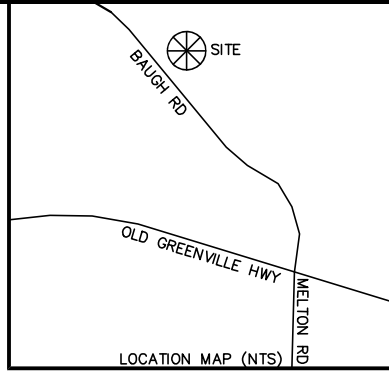
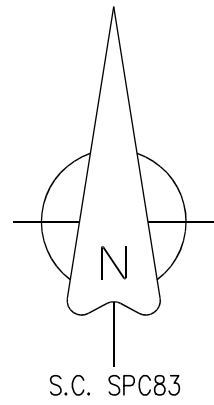


NOTE: EXCEPT AS SPECIFICALLY STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF A REGISTERED SURVEYOR WITH THIS FIRM. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THIS SURVEY MAP IS ONLY AUTHORIZED FOR USE BY THOSE CERTIFIED TO HEREON AND ANY REPRODUCTION OF USE BY A THIRD PARTY IS STRICTLY PROHIBITED AND IS NON-TRANSFERABLE WITHOUT MY WRITTEN PERMISSION.



N/F, BRIAN & LISA EISENBRAUN
TM#1390004010
DB 17964/184
PB S223/7A

PLAT AND DEED REFERENCES:
1. PB S263/8-B
2. DB 15046/214
3. PB S1373/8-A
4. PB S396/10-B
5. DB 15046/74

LINE	BEARING	DISTANCE
L1	N 27°36'19" W	29.75'
L2	N 34°57'19" W	125.24'
L3	N 34°30'19" W	18.15'
L4	N 49°55'19" W	13.77'
L5	N 43°38'19" W	155.85'
L6	N 34°30'19" W	122.43'
L7	S 56°41'17" W	151.14'
L8	N 40°48'02" W	149.46'
L9	N 49°55'19" W	140.83'

LOT 1
AREA OUTSIDE R/W: 5.000 ACRES, 217,800 SQ.FT.
AREA INSIDE R/W: 0.306 ACRES, 13,308 SQ.FT.
TOTAL AREA: 5.306 ACRES, 231,108 SQ.FT.

LOT 2
AREA OUTSIDE R/W: 3.300 ACRES, 143,767 SQ.FT.
AREA INSIDE R/W: 0.218 ACRES, 9,506 SQ.FT.
TOTAL AREA: 3.518 ACRES, 153,273 SQ.FT.

LOT 3
AREA OUTSIDE R/W: 2.449 ACRES, 106,688 SQ.FT.
AREA INSIDE R/W: 0.219 ACRES, 9,544 SQ.FT.
TOTAL AREA: 2.668 ACRES, 116,232 SQ.FT.

LOT 4
AREA OUTSIDE R/W: 1.500 ACRES, 65,340 SQ.FT.
AREA INSIDE R/W: 0.220 ACRES, 9,575 SQ.FT.
TOTAL AREA: 1.720 ACRES, 74,915 SQ.FT.

TOTAL AREA LOTS 1-4
AREA OUTSIDE R/W: 12.249 ACRES, 533,595 SQ.FT.
AREA INSIDE R/W: 0.963 ACRES, 41,933 SQ.FT.
TOTAL AREA: 13.212 ACRES, 575,528 SQ.FT.

N/F, ALICE CATTLE, LLC.
TM#1390001005
DB 16430/192
PB S1314/6

NOTES:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, ZONING ORDINANCES, AND RESTRICTIONS OF RECORD OR NOT OF RECORD, THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

LEGEND			
BL BUILDING LINE	DIP DUCTILE IRON	CB CATCH BASIN	
CT CRIMP TOP PIPE	VCP VITRIFIED CLAY	DI DROP INLET	
DE DRAINAGE EASEMENT	RCP REINFORCED CONCRETE	ET ELEC TRANS	
EP EDGE OF PAVEMENT	CMP CORRUGATED METAL	EL ELEVATION	
IPO IRON PIN OLD	HPDE H.D. POLY STORM	HT FIRE HYDRANT	
IPS IRON PIN SET	CTV CABLE TV	GM GAS METER	
N/C NAIL & CAP	X FENCE LINE	GV GAS VALVE	
OT OPEN TOP PIPE	FOC FIBER OPTIC CABLE	LP LIGHT POLE	
RB REBAR	GAS GAS LINE	PP POWER POLE	
R/W RIGHT OF WAY	OHP OVERHEAD POWER	GP GUY ANCHOR	
SD STORM DRAIN	OHT OVERHEAD TEL	TEL TEL PEDESTAL	
SS SANITARY SEWER	SD STORM DRAIN	CO CLEAN OUT	
SSE SS EASEMENT	SS SANITARY SEWER	WM WATER METER	
SM STORM MANHOLE	UGP UNDERGROUND POWER	WV WATER VALVE	
SM SEWER MANHOLE	UGT UNDERGROUND TEL	EM ELECTRIC METER	
TM TEL MANHOLE	W WATER LINE		

THIS IS NOT A SUBDIVISION AS DEFINED BY
ANDERSON COUNTY SUBDIVISION REGULATIONS
Henry Youmans 9/18/2025
DEVELOPMENT STANDARDS DEPARTMENT DATE

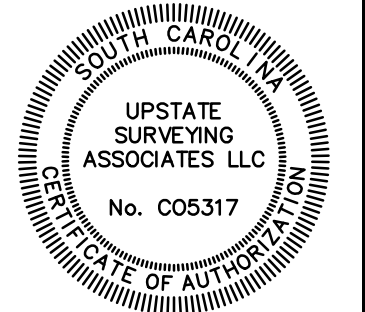
THE PROPERTY SHOWN IS KNOWN AS 13.20 ACRES, SURVEY FOR MORRIS W. PHILLIPS AND LAURA D. PHILLIPS, RECORDED IN PLAT BOOK S263, PAGE 8-B, OFFICE OF R.O.D., ANDERSON COUNTY, SC.

"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

KEVIN E. GAINES, PS#25433
WILLIAM T. LAVENDER, PS#28138

SURVEY FOR
BCS CONTRACTOR, LLC.
ANDERSON COUNTY, SOUTH CAROLINA

DATE	9/16/25	PROPERTY ADDRESS	BAUGH RD	TAX PIN	1130004016	FIELD CREW	JR-MG	DRAWN BY	JR
SCALE	1"=100'		100		0	100	200		



PROJECT #250217

