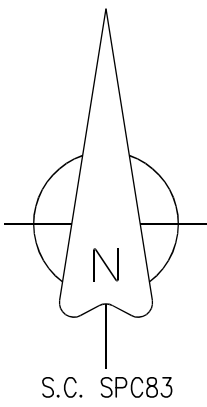


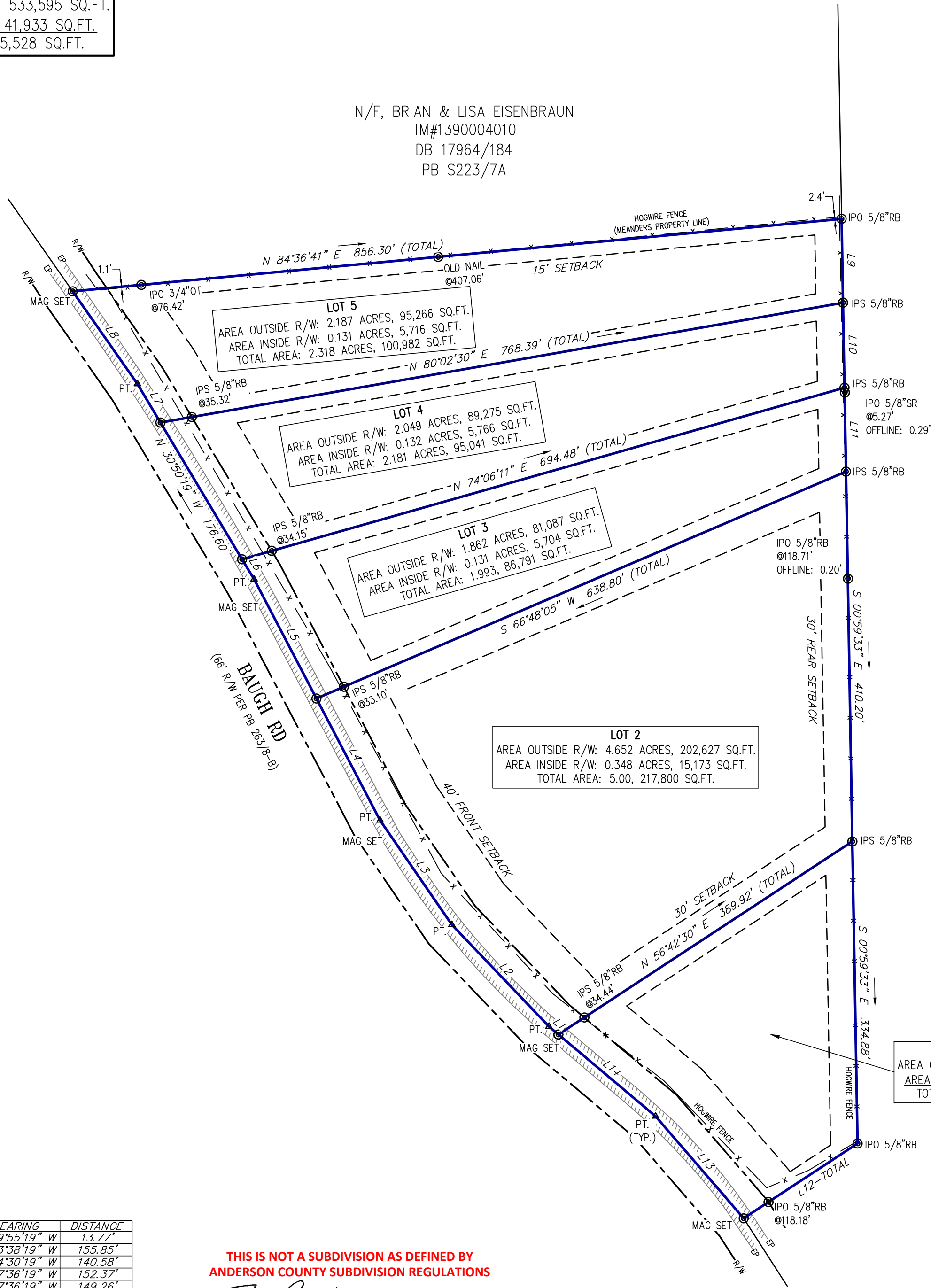
NOTE: EXCEPT AS SPECIFICALLY STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE 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.

TOTAL AREA LOTS 1-5
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, 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



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.

SETBACKS:
FRONT:
40FT FROM ROAD RIGHT-OF-WAY
SIDE:
15FT INTERIOR FOR LOTS 1,3,4,5
30FT FOR LOT 2
REAR:
30 FEET

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

LINE	BEARING	DISTANCE
L1	N 49°55'19" W	13.77'
L2	N 43°38'19" W	155.85'
L3	N 34°30'19" W	140.58'
L4	N 27°36'19" W	152.37'
L5	N 27°36'19" W	149.26'
L6	N 30°50'19" W	25.77'
L7	N 30°50'19" W	49.85'
L8	N 34°57'19" W	125.24'
L9	S 00°59'33" E	93.00'
L10	S 00°59'33" E	94.31'
L11	S 00°59'33" E	93.00'
L12	S 56°41'17" W	151.14'
L13	N 40°48'02" W	149.46'
L14	N 49°55'19" W	140.83'

THIS IS NOT A SUBDIVISION AS DEFINED BY
ANDERSON COUNTY SUBDIVISION REGULATIONS

Tim Carter
SUBDIVISION ADMINISTRATOR
11/19/2025
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		FOWL LIFE LAND CO., LLC.	
ANDERSON COUNTY, SOUTH CAROLINA		TAX PIN 1130004016	
DATE	9/16/25	PROPERTY ADDRESS	BAUGH RD
SCALE	1"=100'	FIELD CREW	JR-MG
			200
			100
			0
			100
			200
			JR



PROJECT #250217

