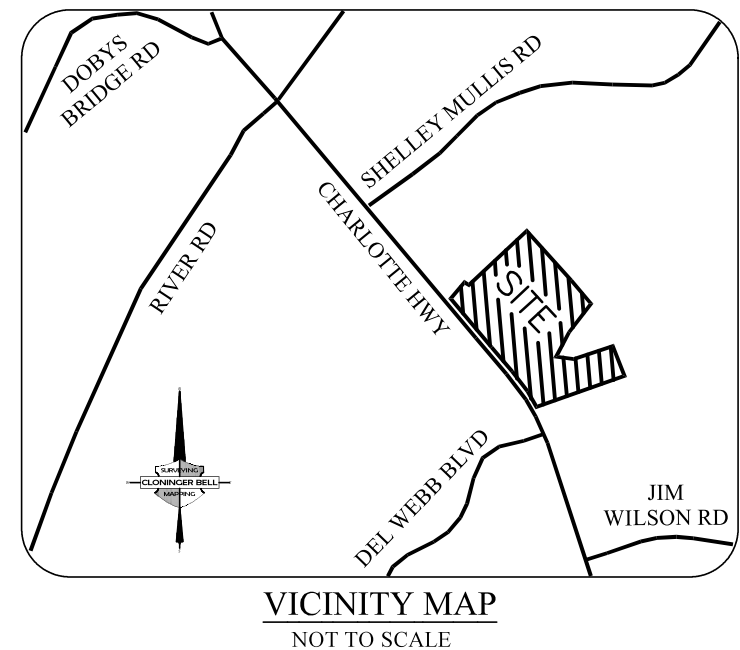




- NOTES:**
1. ALL CORNERS MONUMENTED AS SHOWN.
 2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 3. SITE LOCATED TO NAD83(2011) COORDINATES AND NAVD 88 ELEVATIONS.
 4. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 5. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
 6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
SUBJECT PROPERTY ZONED: LDR (LOW DENSITY RESIDENTIAL)
MINIMUM SETBACK: 40'
MINIMUM SIDE YARD: 20'
MINIMUM REAR YARD: 25'
MAXIMUM BUILDING HEIGHT: 35'

FOR FURTHER INFORMATION CONTACT THE LANCASTER COUNTY ZONING DEPARTMENT.

PARKING:
THERE WERE NO DELINEATED PARKING SPACES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°15'00"E	60.04'
L2	N82°05'45"W	74.66'
L3	N76°35'13"W	103.78'
L4	N70°59'48"W	75.85'
L5	N74°45'09"W	64.02'
L6	N80°46'48"W	66.29'
L7	N31°01'48"W	106.81'
L8	N35°29'30"W	112.50'
L9	N70°37'59"E	4.04'
L10	S82°42'02"E	100.44'
L11	S89°11'21"E	49.94'
L12	N84°18'39"E	49.60'
L13	N74°15'55"E	51.08'
L14	N71°42'02"E	103.71'
L15	N68°00'34"E	51.62'

TOTAL AREA: 2,625,337 SQ. FT. OR 60.2695 ACRES

ALTA / NSPS LAND TITLE SURVEY FOR:
HUTTON BUILD
138, 165 & 184 LAUREL HILL ROAD
INDIAN LAND, LANCASTER COUNTY, SC
DEED REFERENCE: 1141-203, 398-209, 742-130 & 1141-193
MAP REFERENCE: 5-225, 9510, 9511 & 98-285
TAX PARCEL: 0013-00-067.00, 0013-00-067.01, 0013-00-067.02 & 0013-00-135

SURVEYING

CLONINGER BELL

MAPPING

CREW:

CB

DRAWN:

DB

REVISED:

SCALE:

1"=100'

DATE:

MARCH 9, 2022

FILE NO.:

1504

CLONINGER BELL
SURVEYING & MAPPING, LLC
201 W. 2nd AVENUE, SUITE C
GASTONIA, NC 28052
704.864.9007
LICENSE P-2326

ALTA CERTIFICATION:
TO: HUTTON BUILD
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 10, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 9, 2022.

JUSTIN F. CLONINGER
SCPLS L-23835
justinc@cloningersurveying.com

DATE

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MAY 15, 2017.
COMMUNITY PANEL NO: 45057C0079E; ZONE "X" UNSHADED
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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SIGNED _____

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND:

- CB - CATCH BASIN
- CG - CURB & GUTTER
- CP - CALCULATED POINT
- CPP - CORRUGATED PLASTIC PIPE
- D.R. - DEED BOOK
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EN - EXISTING NAIL
- EOP - EDGE OF PAVEMENT
- EU - END UNKNOWN
- FH - FIRE HYDRANT
- GDP - GUARD POST
- GM - GAS METER
- GP - GAS VALVE
- GW - GUY WIRE
- ICV - IRRIGATION CONTROL VALVE
- LP - LIGHT POLE
- M.B. - MAP BOOK
- MBX - MAILBOX
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- PG - PAGE
- PIN - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PP - POWER POLE
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT-OF-WAY
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- TI - TOTAL
- TBM - TEMPORARY BENCHMARK
- TPED - TELEPHONE PEDESTAL
- WM - WATER METER
- WV - WATER VALVE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK
- WIRE FENCE
- FIBER OPTIC CABLE
- POWER LINE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- WATER LINE