LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
WOODS LINE	
BUILDING SETBACK LINE	BSL
LANDSCAPE BUFFER LINE	LSB
EXISTING CONTOUR LINE	100
UNDERGROUND POWER LINE	UGP
SANITARY SEWER LINE	SS
STORM SEWER LINE	18" RCP
IRON PIN FOUND (SIZE AND TYPE AS NOTED)	●
1/2" REBAR W/ CAP SET	●
NAIL FOUND	▲
NAIL & DISK SET	△
LIGHT POLE	
STORM MANHOLE	SDMH
DROP INLET	DI
SANITARY MANHOLE	SSMH
CLEANOUT	CO
SPOT ELEVATION	×101.2
SCHEDULE B II EXCEPTION	(12)
STREET ADDRESS	3812
ASPHALT	
CONCRETE	
GRAVEL	

SC GRID NAD83(2011)

NOW OR FORMERLY
SPIRIT SC ANDERSON SC, LLC
(F/K/A COLE SC ANDERSON SC, LLC)
3812 LIBERTY HIGHWAY, STE #6
ANDERSON, SC 29621
DB 8008, PG 147
PLAT SLIDE 492, PG 9 & 10
TMS NO.: 1212701001

INLET
RIM= 747.02
INV OUT= 740.58

4' DUKE ENERGY EASEMENT
BOOK 1984, PAGE 305 (16)

INLET
RIM= 746.92
INV A= 740.26
INV B= 737.95
INV C= 739.57
INV D= 737.59

INLET
RIM= 751.17
INV A= 744.06
INV B= 741.95
INV C= 741.91

INLET
RIM= 751.22
INV OUT= 744.40

INLET
RIM= 754.70
INV IN= 743.90
INV OUT= 743.83

4' DUKE ENERGY EASEMENT
BOOK 1984, PAGE 305 (16)

4' DUKE ENERGY EASEMENT
BOOK 1984, PAGE 305 (16)

4' DUKE ENERGY EASEMENT
BOOK 1984, PAGE 305 (16)

SDMH
RIM= 744.81
INV A= 738.91
INV B= 738.86

SDMH
INLET RIM= 745.00
INV A= 736.04
INV B= 733.36
INV C= 735.61
INV D= 726.41

RMP
STORM WATER
DETENTION BASIN

INV OUT= 697.74

36" RCP

TEMPORARY BENCHMARK
STORM DRAIN MANHOLE
ELEVATION=746.21

WOODS

NGS MONUMENT 'HOJO'
N: 1,000,280.37 IFT
E: 1,485,303.11 IFT
NAD 83(2001) DATUM
COMBINED FACTOR: 0.99988855

S19°50'15"E
15,215.73' GRID

N28°14'11"E
9,526.16' GRID
9,527.57' GROUND

NGS MONUMENT "WHITEHALL"
N: 985,967.56 IFT
E: 1,490,486.64 IFT
NAD 83(2001) DATUM
COMBINED FACTOR: 0.99987264

NOW OR FORMERLY
LIBERTY MART POOH, LLC.
3812 LIBERTY HIGHWAY
ANDERSON, SC 29621
DB 8008, PG 147
PLAT SLIDE 492, PG 9 & 10
TMS NO.: 1212701003

SDMH
RIM= 754.51
INV A= 748.98
INV B= 745.63

SDMH
RIM= 749.59
INV A= 746.30
INV B= 746.27

586.53'
N35°25'40"W

549.77'
N35°25'40"W

NOW OR FORMERLY
SBC, LLC.
3812 LIBERTY HIGHWAY
ANDERSON, SC 29621
DB 13416, PG 188
PLAT SLIDE 434, PG 5
TMS NO.: 1212701002

NOTES

1. THIS IS AN EXISTING CONDITIONS PARTIAL TOPOGRAPHIC SURVEY ONLY AND IS NOT CONSIDERED A BOUNDARY SURVEY.
2. THE STREET ADDRESS OF THE PROPERTY IS 3812 LIBERTY HWY. STE. #6 ANDERSON, SC 29621
3. THE TAX PARCEL IDENTIFICATION NUMBER FOR THE SUBJECT PROPERTY IS 121-27-01-001-000.
3. THE TOTAL AREA OF THE PROPERTY CONTAINS 1,210,130 SQUARE FEET OR 27.781 ACRES, MORE OR LESS.
4. THIS PROPERTY AREA WAS DETERMINED BY DEED OF RECORD; DB 8008, PG 147.
5. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
6. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE BEGINNING ANY CONSTRUCTION OR BORINGS, CONTACT THE UTILITIES PROTECTION CENTER AT 1-888-721-7877.
7. THE PROPERTY SHOWN HEREON HAS ACCESS TO LIBERTY HWY, A PUBLIC STREET.
8. THIS SURVEY IS REFERENCED TO THE NC STATE PLANE COORDINATE SYSTEM, NAD 83(2001).
9. THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE NC STATE PLANE COORDINATE SYSTEM, NAD 83(2001).
10. DONALDSON, GARRETT & ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
11. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT.
12. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AS OF JANUARY 14, 2019.
13. THERE WAS NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SITE

VICINITY MAP
NOT TO SCALE

SCHEDULE B SECTION II

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 18000034577
EFFECTIVE DATE: August 14, 2018 at 8:00 am

12. Easements, Rights of Way, and all other matters disclosed by plats filed in Book S-492, Pages 9 and 10; Book S-456, Page 9A; Book S-434, Page 4; Book S-362, Page 1; Book S-359, Page 9; and Book 95, Page 433, Anderson County records. **AS MAY BE SHOWN ON THE DRAWING.**
13. Covenants, conditions, restrictions, and easements contained therein appearing of record in Book 1802, Page 38 and Book 1855, Page 110, Anderson County records. **BLANKET EASEMENTS OF RECORD. CANNOT BE PLOTTED.**
14. Reciprocal Easement Agreement and Declaration of Covenants and Restrictions recorded in Book 1887, Page 97, Anderson County records. **BLANKET EASEMENTS OF RECORD. CANNOT BE PLOTTED.**
15. Covenants, conditions, restrictions, and easements contained therein appearing of record in Book 1797, Page 295, Anderson County records. **BLANKET EASEMENTS OF RECORD. CANNOT BE PLOTTED.**
16. Easement(s) to Duke Power Company as recorded in Book 1004, Page 179; and Book 1984, Page 305, Anderson County records. **AS MAY BE SHOWN ON THE DRAWING.**
17. Easement(s) to Hammond Water and Sewer Company as recorded in Book 19-P, Page 936, Anderson County records. **BLANKET EASEMENTS OF RECORD. CANNOT BE PLOTTED.**
18. Nonexclusive easement crossing Fritz Drive as reserved in Deed recorded in Book 1867, Page 77, Anderson County records. **DOES NOT AFFECT SURVEY.**
19. Grant of Easement as recorded in Book 1797, Page 299, Anderson County records. **BLANKET EASEMENTS OF RECORD. CANNOT BE PLOTTED.**
20. Grant of Easement as recorded in Book 1566, Page 11; as amended by Amendment and Assignment of Grant of Easement recorded in Book 1659, Page 189; and further amended by Second Amendment to Grant of Easement recorded in Book 1887, Page 57, Anderson County records. **BLANKET EASEMENTS OF RECORD. CANNOT BE PLOTTED.**
21. Consent documents as recorded in Book 1924, Page 1; and Book 1924, Page 8, Anderson County records. **NOT A SURVEY MATTER. CANNOT BE PLOTTED.**

ZONING INFORMATION

AUTHORITY: CITY OF ANDERSON
PLANNING AND DEVELOPMENT
CONTACT:

ADDRESS: 601 South Main Street
Anderson, SC 29624

PHONE #: (864) 231-2222

ZONING DISTRICT:

CURRENT BUILDING SETBACK DISTANCES

FRONT:
SIDE INTERIOR:
SIDE STREET:
REAR:

GPS Real Time Kinematic (RTK) Network Summary:

I, John M. Story, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(1) Class of Survey: A
(2) Positional accuracy: HORIZONTAL 0.04' -- VERTICAL 0.08'
(3) Type of GPS field procedure: NC VRS -- Integrated GPS L1/L2+L2C GLO L1/L2 Trimble R6 model 4
(4) Dates of Survey: JANUARY 14TH 2019
(5) Datum/ Epoch: NAD83\2011; NAVD88.
(6) Published/ Fixed-control use: "NCGS CORS NC77" GS08 POSITION (EPOCH 2005.0)
(7) GEOID Model: GEOID 12B.
(8) Combined Grid Factor: 0.99987284
(9) Units: International Feet

SURVEYOR'S CERTIFICATE

"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein 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 as specified therein."

John M. Story
South Carolina Professional Land Surveyor No. 19020

January 16, 2019
Date

FLOOD ZONE INFORMATION

ACCORDING TO MAPPING PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) CITY OF ANDERSON, SOUTH CAROLINA PANEL NUMBER 45007C0241F, EFFECTIVE DATE: DECEMBER 21, 2017, THE PROPERTY SHOWN HEREON IN NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY IS ENTIRELY WITHIN AN AREA DESIGNATED ZONE X -- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

20 0 20 40 60
GRAPHIC SCALE IN FEET

DONALDSON, GARRETT & ASSOC, INC.
No.C 00851
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
No. 19020
JOHN M. STORY

CALL BEFORE YOU DIG
1-888-721-7877
SOUTH CAROLINA ONE CALL

PARTIAL TOPOGRAPHIC SURVEY
FOR
CEI Engineering Associates, Inc
ANDERSON SAM'S CLUB
NO. 6463
3812 Liberty Hwy. Ste. #6
ANDERSON COUNTY ANDERSON SOUTH CAROLINA

DWN.BY:	RJW
CKD.BY	JMS
FIELDBOOK	N/A
PLS NO.	19020
DATE:	01/16/2019
SCALE:	1"=20'
PROJECT NO.	1570-099-N1
DRAWING NO.	NC-004-19-D

Donaldson Garrett & Associates, Inc.
MACON • CHARLOTTE
9741-L SOUTHERN PINE BOULEVARD
CHARLOTTE, N.C. 28273
(704) 376-1555
NC CORPORATE LICENSE NO. C-1531

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF D, G & A AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

N1370.dwg PLOT DATE: 01/16/2019 BY: RWHITE

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