

# THE THRASHER GROUP

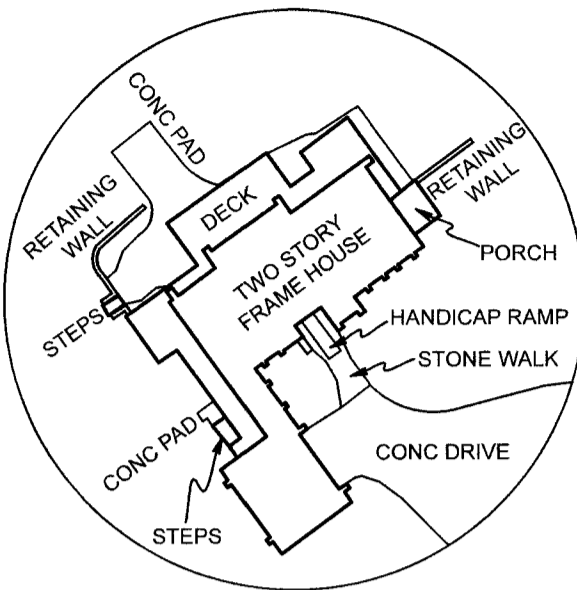
North Carolina

400 E. KING STREET | KINGS MOUNTAIN, NC NC FIRM NO. F-0338  
704-739-1644 | www.thrashergrrouponc.com SC COA NO. 841

NORTH REF: NC GRID NAD 83  
(BY GPS OBSERVATION  
RTK NETWORK NCGS)

### GENERAL NOTE:

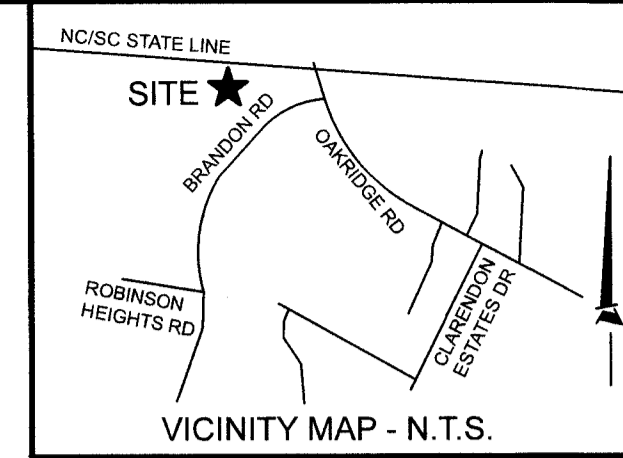
1. SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING CONDITIONS.
2. SURVEY PREPARED WITHOUT BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS, TIMBER RIGHTS, AND LANDFILLS WHETHER OR NOT SHOWN ON THIS PLAT AND WHETHER OR NOT RECORDED IN THE PUBLIC RECORD.
3. UNDERGROUND UTILITIES WERE NOT LOCATED EXCEPT AS SHOWN. WHERE SHOWN, BY OBSERVED EVIDENCE ONLY, UNLESS OTHERWISE NOTED.
4. BEARINGS SHOWN HEREON ARE DEGREES, MINUTES, AND SECONDS AND DISTANCES ARE INTERNATIONAL FOOT, UNLESS OTHERWISE INDICATED.
5. ROAD RIGHTS OF WAY SHOWN FOR GRAPHICAL PURPOSES ONLY BASED ON INFORMATION FROM YORK COUNTY GIS. SUBJECT TO FINAL LOCATION AND VERIFICATION BY SCDOT.



INSET A (N.T.S.)

### LEGEND

- IPF ○ IRON PIN FOUND (TYPE NOTED)
- IPS ○ IRON PIN SET #4 REBAR SET FLUSH (UNLESS OTHERWISE NOTED)
- UNMARKED POINT
- AG ○ ABOVE GROUND
- BG ○ BELOW GROUND
- EOP ○ EDGE OF PAVEMENT
- R/W ○ RIGHT-OF-WAY
- PP ○ POWER POLE
- HW ○ HEADWALL
- OHE ○ OVERHEAD ELECTRIC LINE
- x—x—x— FENCE
- — — SURVEYED LINE
- · — · — UNsurveyed LINE (WHEN BEARING & DISTANCE NOT SHOWN)
- - - - ROAD RIGHT-OF-WAY LINE
- · - · - EASEMENT LINE
- - - - STATE LINE



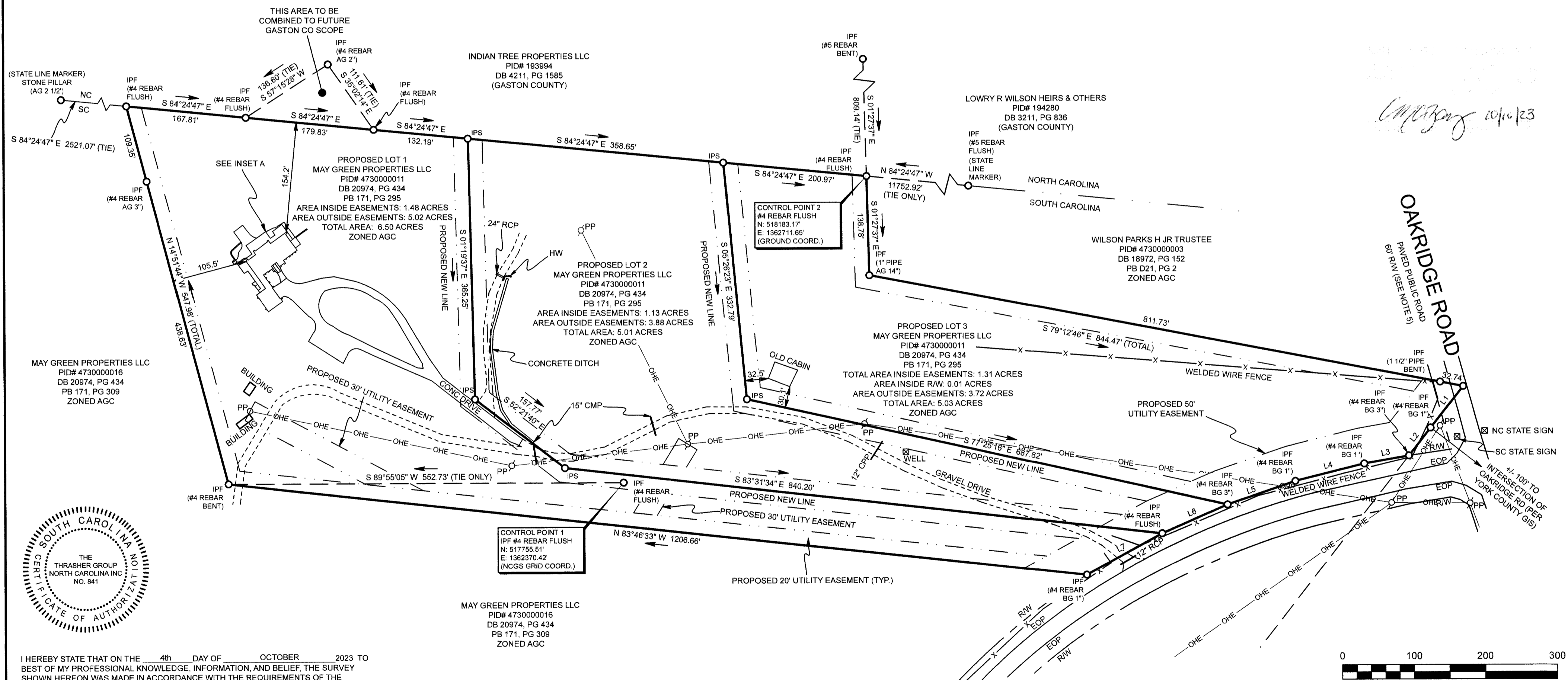
LINE	BEARING	DISTANCE
L1	S 38°09'16" W	73.91'
L2	S 38°09'16" W	49.40'
L3	S 79°56'22" W	63.55'
L4	S 75°58'06" W	99.48'
L5	S 71°04'47" W	100.39'
L6	S 66°17'00" W	100.01'
L7	S 61°26'24" W	120.32'

### GPS NOTES:

CLASSIFICATION: CLASS A  
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK NCGS  
DATUM/EPOCH: NAD 83 (2011), NAVD 88  
GEOID MODEL: GEOID 12 (B)  
COMBINED FACTOR = 0.99987404'  
UNITS: US FOOT  
POSITIONAL ACCURACY: 0.10'  
DATE OF GPS CONTROL: 31 JULY 2023  
GRID ORIENTATION LOCALIZED TO: CONTROL POINT 1

### ZONING INFORMATION

PROPERTY IS ZONED AGC (SOURCE: YORK CO. GIS)  
SETBACKS PER YORK COUNTY UDO:  
FRONT: 100', SIDE: 30', REAR: 30'  
MIN. LOT WIDTH: 100'



I HEREBY STATE THAT ON THE 4th DAY OF OCTOBER 2023 TO 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.

JOSEPH A. GRAY, PLS. DATE 4 OCTOBER 2023



BRANDON ROAD  
PAVED PUBLIC ROAD  
66' R/W (PER PB D21, PG 2)

2023031947  
PLAT LARGE RECORDING FEES \$25.00

PRESENTED & RECORDED:  
10-10-2023 01:25:20 PM  
BK: PLAT 171  
PG: 349

SURVEY FOR:  
MAY GREEN PROPERTIES LLC

YORK COUNTY, SOUTH CAROLINA  
BETHEL TOWNSHIP  
SCALE: 1" = 100'  
DEED REF: AS SHOWN  
DATE: 4 OCTOBER 2023  
PID: 473000011  
JOB: 2023-254 BRANDON RD