

NOTE: THIS TRACT IS SUBJECT TO THE FINDINGS OF A TITLE SEARCH AND AN ATTORNEY'S TITLE OPINION AS TO EXTENT OF ACCESS FROM SEAGULL LANE AND OSPREY POINTE LANE. TODD SURVEYS INC. DOES NOT CERTIFY THAT THIS TRACT HAS ACCESS AT ALL POINTS ALONG THE ROADS SHOWN. IT IS RESPONSIBILITY OF OWNER/BUYER TO CONFIRM EXTENT OF ACCESS THIS TRACT HAS OFF OF SEAGULL LANE AND OSPREY POINTE LANE.

BASED ON NEWBERRY COUNTY FIRM MAP 45071C0460C EFFECTIVE DATE OF SEPT. 16, 2011. A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZZARD AREA ZONE "AE". THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X. SEE MAP NOTED FOR EXTENT OF ZONE "AE"

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, BUILDING SETBACKS, ZONING AND OTHER LAND USE REGULATIONS OR RESTRICTIONS AND ENVIRONMENTAL LAWS, BE THEY OF RECORD OR ON THE GROUND AND ALSO SUBJECT TO ANY MORTGAGES, LIENS OR FACTS THAT MAY BE REVEALED BY AN ACCURATE AND CURRENT TITLE SEARCH.

THERE MAY BE UNDERGROUND UTILITIES/OBJECTS ON THIS PROPERTY THAT ARE NOT VISIBLE AT THE SURFACE THAT ARE NOT SHOWN HEREON.

ALL IP'S ARE 5/8" REBAR UNLESS NOTED OTHERWISE.

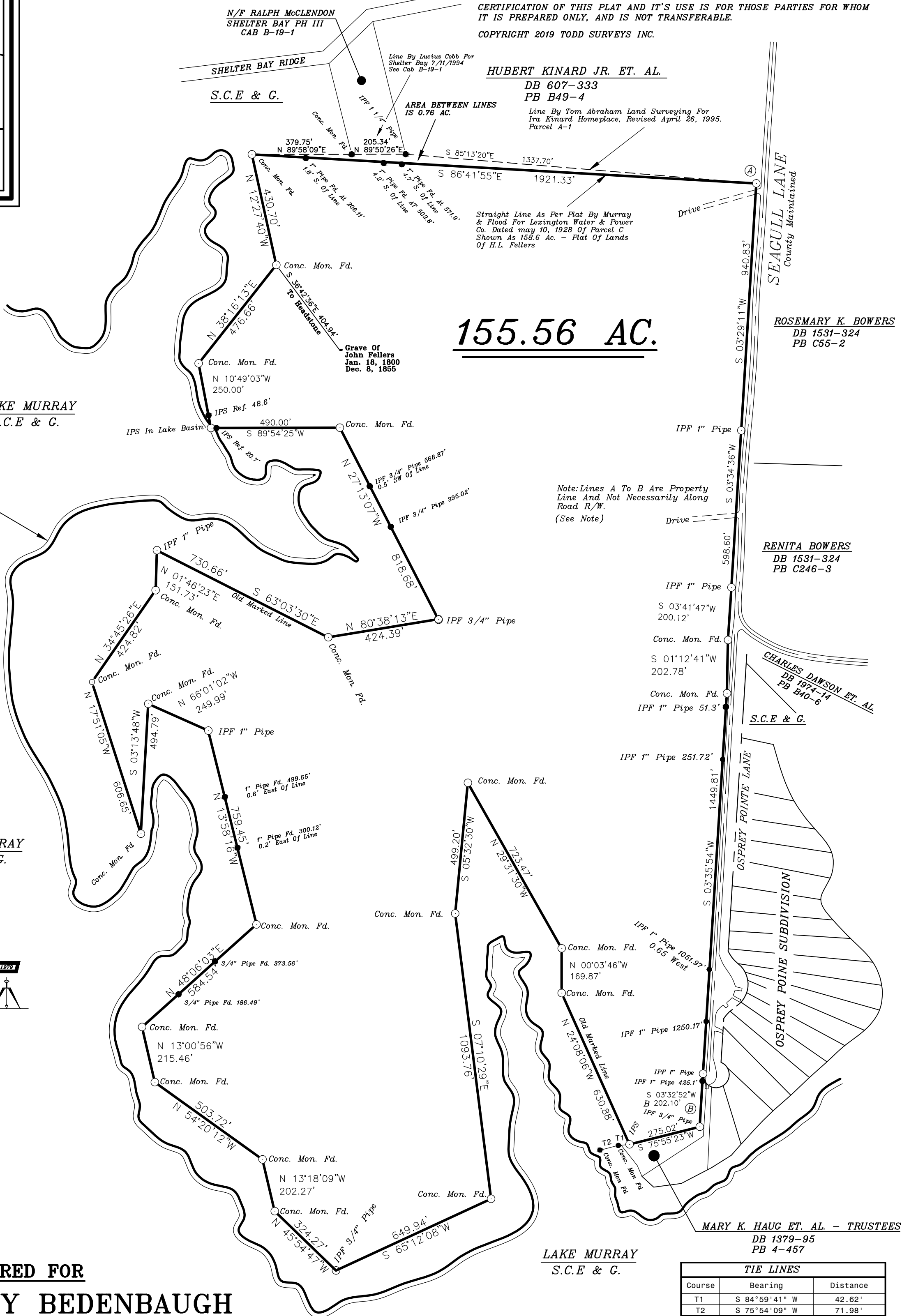
SUBSURFACE CONDITIONS, ENVIRONMENTAL CONDITIONS AND WETLAND/FLOOD CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

CERTIFICATION OF THIS PLAT AND IT'S USE IS FOR THOSE PARTIES FOR WHOM IT IS PREPARED ONLY, AND IS NOT TRANSFERABLE.

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Waterline Is Approx. And Scaled From Aerial Photo



**155.56 AC.**

- LEGEND:**  
 IPS - Iron Pin Set  
 IPF - Iron Pin Found  
 Lt. Knt. - Litter Knot  
 CL - Center Line  
 OEL - Overhead Elec. Line  
 Spk. - Spike  
 Con. Mon. - Concrete Monument  
 R/W - Right Of Way

**TODD SURVEYS INC.**  
 200 DENNY HWY.  
 SALUDA, S.C. 29138  
 864-445-7892



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE SURVEY SHOWN HEREON 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 FOR CLASS A SURVEY AS SPECIFIED.

EXISTING TMS 478-2

**PLAT PREPARED FOR**  
**HEIRS OF ASBURY BEDENBAUGH**

**NEWBERRY COUNTY**  
**FEB. 10, 2019**

**SOUTH CAROLINA**  
**SCALE: 1"=300'**



TIE LINES		
Course	Bearing	Distance
T1	S 84°59'41" W	42.62'
T2	S 75°54'09" W	71.98'

GEORGE S. TODD PLS 7409  
 FEB. 10, 2019

BEDENBAUGH219