

SITE

REFERENCES:

- DORCHESTER RMC
1. PLAT BY PAUL C. LAWSON BOOK K, PAGE 34
 2. PLAT BY JERRY L. FOWLER BOOK L, PAGE 114
 3. PLAT BY MATTHEW L. BLACKWELL BOOK N, PAGE 39

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT LAND.
2. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARIES OF THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY.
3. THE PUBLIC RECORDS REFERENCED ARE ONLY THOSE USED FOR ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY AND DOES NOT IN ANY WAY CONSTITUTE A TITLE SEARCH.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
5. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
6. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
7. THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
8. BY GRAPHICAL PLOTTING ONLY, THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE "X" AS PER F.I.R.M. COMMUNITY PANEL NUMBER 45019C 0040E & 0155E, EFFECTIVE JULY 18, 2017.

CATO KEITH B &
LOUIS S H COLES
TMS 012-00-00-183

CRAIG A WESTBURY &
MARLA BILTON-WESBURY
TMS 021-00-00-110

TRACT 4A
169107 S.F.
3.882 AC. ±

TRACT B4
134815 S.F.
3.095 AC. ±

MT ZION NW
TRACT 4A
3.882 ACRES

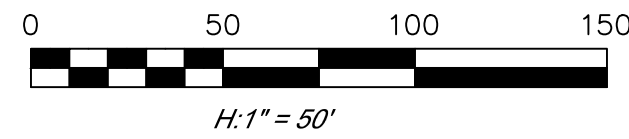
MT ZION SE
TRACT B4
3.095 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	892.21'	250.86'	250.04'	N 43°31'56" W	16°06'36"

I, RICHARD RAY LUGAR, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND 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.

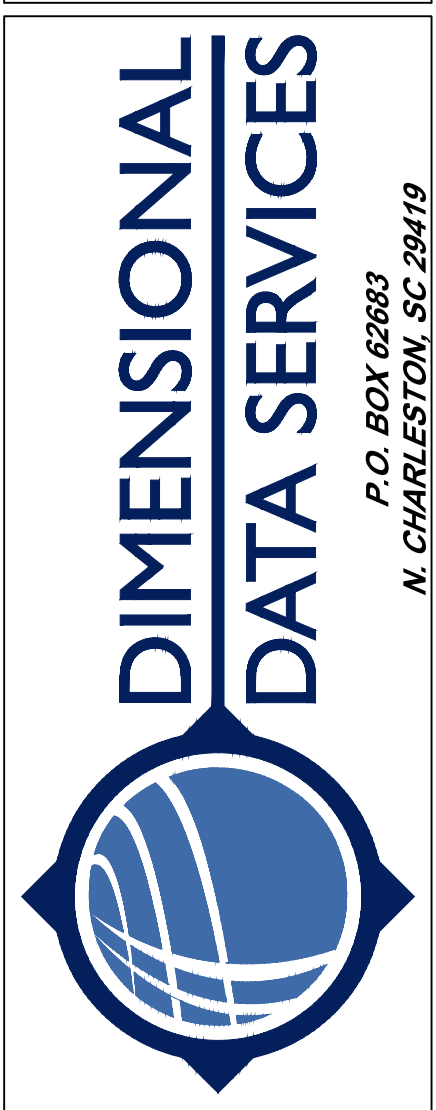
THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

RICHARD RAY LUGAR, PLS
SCPLS No. 29210



LEGEND

- NEW IRON SET (5/8" REBAR)
- IRON FOUND (AS DESCRIBED)
- RBRF REBAR FOUND
- I.N. IRON NEW (5/8" REBAR)
- BOUNDARY LINE
- - - RIGHT OF WAY
- - - ADJACENT BOUNDARY LINE



SUBDIVISION PLAT
**TMS 012-00-00-172 OWNED BY
CAW CAW LAND & TIMBER LLC**
PREPARED FOR: CAW CAW LAND & TIMBER LLC
LOCATED IN: DORCHESTER COUNTY, SOUTH CAROLINA

SCALE: H: 1" = 50'
DRAWN: RRL
DATE: 5/19/2025
CHECKED: RRL
REVISED: 6/07/2025
JOB NO#:

SHEET

1 OF 1