

LANCASTER COUNTY "RR" RURAL
RESIDENTIAL ZONING DISTRICT

NO PORTION OF THIS PROPERTY LIES IN ANY DESIGNATED
FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY-PANEL NUMBER FM45057C-0257E DATED MAY 16 2017

(A)
PORTION OF
TM 0059-00-058.00
RICHARD FRANKLIN DUNCAN
SEE 07-038
PLAT BOOK 3-193
NOT SURVEYED THIS MAP DATE
(APPROX 19.5 ACRES REMAIN)

(A)
PORTION OF
TM 0059-00-058.00
RICHARD FRANKLIN DUNCAN
SEE 07-038
PLAT BOOK 3-193
NOT SURVEYED THIS MAP DATE
(APPROX 19.5 ACRES REMAIN)

LANCASTER COUNTY "RR" RURAL
RESIDENTIAL ZONING DISTRICT

TM 0059-00-071.02
BRENT GLENN
SEE 1274-033

NORTH
NAD 83
SC GRID



VICINITY MAP (1"= 1000')

FRONT BUILDING SETBACK
LIMIT AT 130' MIN LOT WIDTH

LANCASTER COUNTY "RR" RURAL
RESIDENTIAL ZONING DISTRICT

RURAL RESIDENTIAL ZONING
BUILDING SETBACKS NOT
APPLICABLE IN THIS AREA
(NOT A BUILDABLE AREA)

TM 0059-00-061.00
JOHNATHAN R STEELE
SEE 192-050
PLAT 2003-158

(A)
PORTION OF
TM 0059-00-058.00
RICHARD FRANKLIN DUNCAN
SEE 07-038
PLAT BOOK 3-193
NOT SURVEYED THIS MAP DATE
(APPROX 19.5 ACRES REMAIN)

TM 0059-00-062.00
STEVEN D LLOYD
SEE Z6-051

LANCASTER COUNTY "RR" RURAL
RESIDENTIAL ZONING DISTRICT

RURAL RESIDENTIAL ZONING
BUILDING SETBACKS NOT
APPLICABLE IN THIS AREA
(NOT A BUILDABLE AREA)

NEW PARCEL CREATED
THIS SURVEY DATE

LANCASTER COUNTY "RR" RURAL
RESIDENTIAL ZONING DISTRICT

RURAL RESIDENTIAL ZONING
BUILDING SETBACKS NOT
APPLICABLE IN THIS AREA
(NOT A BUILDABLE AREA)

FEMA ZONE "A"
(SEE FM45057C-0257)

TM 0059-00-071.02
BRENT GLENN
SEE 1274-033

LANCASTER COUNTY "RR" RURAL
RESIDENTIAL ZONING DISTRICT

(A)
PORTION OF
TM 0059-00-058.00
RICHARD FRANKLIN DUNCAN
SEE 07-038
PLAT BOOK 3-193
NOT SURVEYED THIS MAP DATE
(APPROX 19.5 ACRES REMAIN)

TM 0059-00-058.05
CHARLES S DUNCAN
BEVERLY H DUNCAN
SEE F6-1823
PLAT 7023

FEMA ZONE "A"
(SEE FM45057C-0257)

SCSPCS NAD83(2011) COORDINATES	
EPOCH: 2010.0000	
CONTROL MARK	
EXIST NO4 REBAR	
(Y) METERS NORTH	322417.684m
(X) METERS EAST	641739.026m
(Y) FEET NORTH	1057800.8'
(X) FEET EAST	2105443.0'
GEO LATITUDE	34°44'24.35064"
GEO LONGITUDE	80°38'56.51881"
CONVERGENCE	+0°11'40.5"
SCALE FACTOR	0.99996820
ORTHO HEIGHT NAVD88 (GEOID18):	197.37m (637.7')
ELLIPSOID HEIGHT:	163.96m

TRACT SHOWN IS A NEW PARCEL CREATED THIS SURVEY DATE.

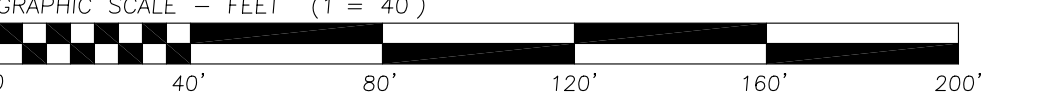
NO NEW EASEMENTS, ROADS, ROADWAYS OR RIGHTS OF WAY
HAVE BEEN CREATED THIS SURVEY DATE.

NOTE
BOUNDARY INFORMATION SHOWN WAS DETERMINED BY FIELD SURVEY OF PHYSICAL EVIDENCE ON THE GROUND AND
BY AVAILABLE DEEDS AND PLATS OF RECORD AS OBTAINED FROM THE LANCASTER COUNTY REGISTER OF DEEDS
OFFICE. NUMBER 4 REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

HORIZONTAL AND VERTICAL COORDINATES SHOWN WERE DETERMINED BY USE OF THE DEPARTMENT OF DEFENSE
NAVSTAR GLOBAL POSITIONING SYSTEM AND OTHER GNSS NAVIGATION SYSTEMS ARE REFERENCED TO THE SOUTH
CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 (SCSPCS83). ALL BEARINGS SHOWN ARE REFERENCED FROM
SOUTH CAROLINA GRID NORTH NAD83.

NO PORTION OF THIS PROPERTY LIES IN ANY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBERS FM45057C0257E
DATED MAY 16 2017.

TRACT SHOWN IS A NEW PARCEL CREATED THIS SURVEY DATE. NO NEW EASEMENTS, ROADS, ROADWAYS OR
RIGHTS OF WAY HAVE BEEN CREATED THIS SURVEY DATE.



THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER
THE SUPERVISION OF E. B. ENFINGER, PLS AND WAS COMPLETED ON JAN 31 2023.
THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARDS
MANUAL FOR THE PRACTICE OF LAND SURVEYING" ADOPTED UNDER THE CODE OF LAWS
OF SOUTH CAROLINA TITLE 40, CHAPTER 22 AND IS OF CLASS "B" STANDARD. THE AREA
WAS DETERMINED USING THE DMD METHOD. THE BEARINGS ARE REFERENCED FROM
SC GRID NORTH NAD83.

PLAT OF BOUNDARY SURVEY
FOR

RICHARD FRANKLIN DUNCAN

LANCASTER COUNTY SOUTH CAROLINA

ENFINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
803-286-6181

302 EAST ARCH STREET LANCASTER SOUTH CAROLINA 29720

RESEARCH: CBE EBE	PARTY: CBE	COMPUTER: CBE EBE	CARTOGRAPHER: CBE EBE	DISK: C:\PROJECTS_2023
FILE: D1BCAACA.DWG	BOOK: JTLS JT2 TSC3	TAX MAP: 0059-00-058.00	DATE: JANUARY 31 2023	SCALE RATIO: 1: 480 (1"= 40')

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 A CLASS "B" SURVEY AS SPECIFIED
THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

EUGENE BRYAN ENFINGER, SC PLS RLS NO. 11056

