



Property For Sale:
Tax Map #: 0282-00-02-006 Tract 2
4.71 Acres


***Approximations based on available
public records***



Nearest Address:
504 City Point Rd
Elloree, SC 29047



Directions



Orangeburg


South Carolina, USA



-  1. Head northeast on Whitman St SE toward Magnolia St



157 ft
-  2. Turn right onto Magnolia St
 Pass by McDonald's (on the right)

325 ft
-  3. Turn left at the 1st cross street onto US-301 N/John C Calhoun Dr
 Continue to follow US-301 N

5.5 mi
-  4. Turn left onto 4 Holes Rd/State Rd S-38-50
 Continue to follow 4 Holes Rd

7.2 mi
-  5. Turn right onto US-176 S

0.2 mi
-  6. Turn left onto Midway Rd/State Rd S-9-15
 Continue to follow Midway Rd

4.7 mi
-  7. Turn left onto City Point Rd
 Destination will be on the right

0.2 mi

504 City Point Rd

Elloree, SC 29047, USA



- LEGEND:**
- CRIMPED TOP PIPE FOUND
 - REBAR SET
 - COMPUTED POINT
 - CP
 - CONCRETE PIPE
 - BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - RIGHT-OF-WAY LIMITS
 - CENTERLINE OF ROAD
 - EASEMENT
 - EXISTING OVERHEAD UTILITIES
 - DITCH CENTERLINE

NOTES:

- THIS PLAT REPRESENTS THE SUBDIVISION OF TMS No. 0282-00-02-006.000 TO CREATE NEW TRACT 1 AREA = 3.11 ACRES; NEW TRACT 2 AREA = 4.71 ACRES, AND NEW TRACT 3 AREA = 5.00 ACRES.
- PARCELS ARE OWNED BY PALMETTO PROPERTY BUYERS, LLC.
- IN ACCORDANCE TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 450750240C, DATED JANUARY 15, 2014, THIS PROPERTY LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ADJACENT OWNERS ARE LISTED PER TAX RECORDS AS OF 03/03/2022.
- THIS PLAT DOES NOT REPRESENT THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL OR NON-JURISDICTIONAL RETAINUES.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- NO ABSTRACT OF TITLE, TITLE COMMITMENT OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR, OTHER DOCUMENTS OF RECORD OR OTHERWISE, THAT AFFECT THIS PARCEL MAY EXIST.

REFERENCES:

- DOCKET No. 38.573
- REFERENCE THE FOLLOWING DEEDS RECORDED AT THE ORANGEBURG COUNTY R.O.D.:
 - a) DEED BOOK 317, PAGE 105
 - b) DEED BOOK 2060, PAGE 157
- REFERENCE THE FOLLOWING PLATS RECORDED AT THE ORANGEBURG COUNTY R.O.D.:
 - a) LLOYD S. MOORE, JR. 01/10/1969 L29-118
 - b) LLOYD S. MOORE, JR. 12/27/1972 L45-106

A SUBDIVISION PLAT OF TMS No. 0282-00-02-006.000 TO CREATE

NEW TRACT 1 AREA = 3.11 ACRES
NEW TRACT 2 AREA = 4.71 ACRES
NEW TRACT 3 AREA = 5.00 ACRES

PREPARED FOR: PALMETTO PROPERTY BUYERS, LLC

CITY POINT ROAD
ELLORREE TOWNSHIP
ORANGEBURG COUNTY, SC

SCALE: 1"=200' DATE: MARCH 03, 2022
GRAPHIC SCALE

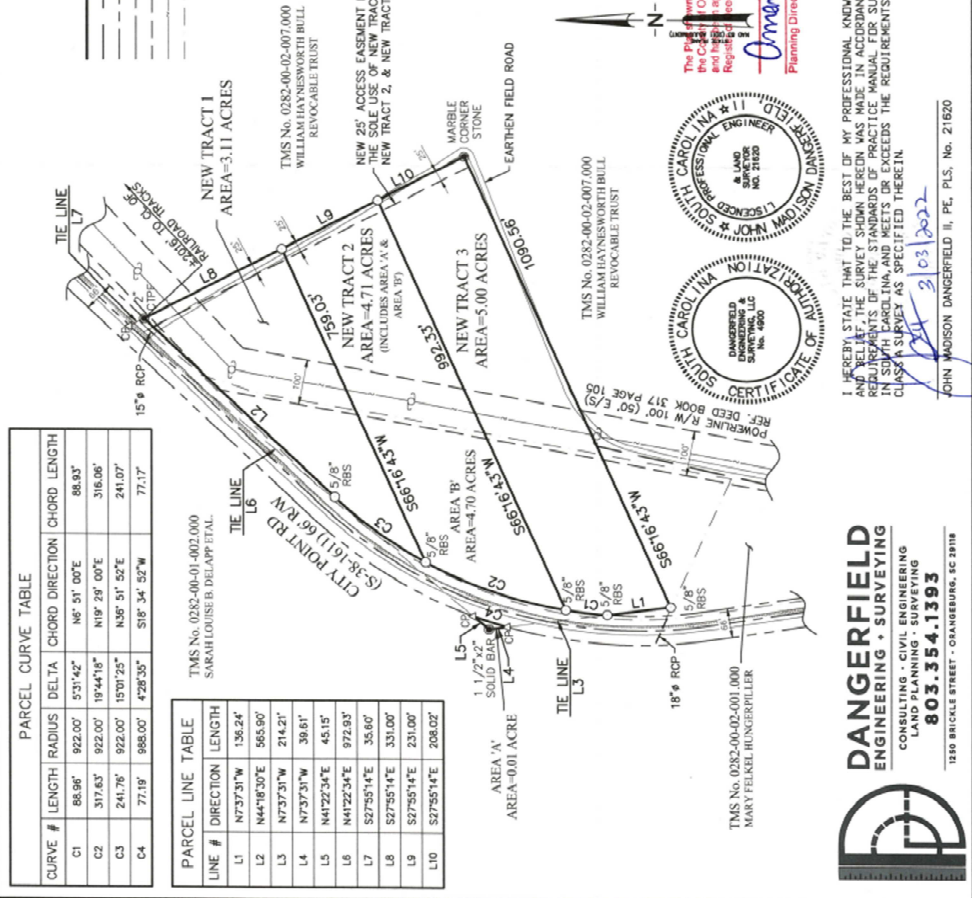
FILED Mar 09 2022 11:29 am
 BOOK 009521
 PAGE 0009
 INSTRUMENT # 2022000093
 ORANGEBURG COUNTY REGISTER OF DEEDS

THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING AND MAPPING ACT OF 2012, AS AMENDED, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

JOHN MADISON DANGERFIELD II, P.E., P.L.S. No. 21620

ANGELA J. SIMS, P.L.S. No. 21620

DANGERFIELD ENGINEERING & SURVEYING, LLC
 1510 BRICKLE STREET - ORANGEBURG, SC 29118
 803.354.1393



PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	88.96'	922.00'	53°14'2"	N6°51'00"E	88.93'
C2	317.63'	922.00'	19°44'18"	N19°29'00"E	316.06'
C3	241.76'	922.00'	15°07'25"	N36°51'52"E	241.07'
C4	77.19'	988.00'	42°28'35"	S18°34'52"W	77.17'

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N73°37'31"W	136.24'
L2	N44°18'30"E	965.90'
L3	N73°37'31"W	214.21'
L4	N73°37'31"W	39.61'
L5	N47°22'34"E	45.15'
L6	N47°22'34"E	972.93'
L7	S27°55'14"E	35.80'
L8	S27°55'14"E	331.00'
L9	S27°55'14"E	231.00'
L10	S27°55'14"E	208.02'

DANGERFIELD ENGINEERING & SURVEYING
 CONSULTING • CIVIL ENGINEERING
 LAND PLANNING • SURVEYING
803.354.1393

1510 BRICKLE STREET - ORANGEBURG, SC 29118

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE STANDARDS OF PRACTICE, MANUALS, RULES, SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

ANGELA J. SIMS, P.L.S. No. 21620

