



Legal Description: Parcel 1

Being all that certain piece, parcel, or lot of land situate in the Township of Cotawba, County of York, State of South Carolina; further being designated as Parcel 1 as shown on the Boundary and Subdivision Survey plot prepared for the Estate of Aaronita J. Belton, by William T. Stanford, Jr., SCPLS 17932 of Stanford Surveying Services, LLC, dated January 9, 2019, revised May 25, 2020.

The following bearings and distances to wit:

Commencing at a point the centerline intersection of Hall Spencer Road (66' state public r/w) and Four Cross Road (county public r/w varies); thence with the centerline of said Hall Spencer Road S 71°20'59" W for a distance of 105.02 feet to the northeast property corner of Parcel 1; said northeast property corner being shown and designated as Parcel 1 POINT OF BEGINNING (POB); thence S 03°53'18" W, passing through a #4 iron rebar found at 33.83 feet, for a total distance of 207.90 feet to a 1-1/2" iron pipe found; thence N 02°12'42" W, passing through a #4 iron rebar set at 10.00 feet, for a total distance of 10.00 feet to the northeast property corner of said Hall Spencer Road; said point also being the northwest property corner of Parcel 1; thence with the centerline of said Hall Spencer Road N 70°54'29" W for a distance of 23.09 feet to a point the POINT OF BEGINNING; and containing 0.051 acres in area.

Level Description: Parcel 2

Being all that certain piece, parcel, or lot of land situate in the Township of Cotawba, County of York, State of South Carolina; further being designated as Parcel 2 as shown on the Boundary and Subdivision Survey plot prepared for the Estate of Aaronita J. Belton, by William T. Stanford, Jr., SCPLS 17932 of Stanford Surveying Services, LLC, dated January 9, 2019, last revised May 25, 2020.

The following bearings and distances to wit:

Commencing at a point in the centerline intersection of Hall Spencer Road (88' public r/w) and Four Cross Road (public r/w varies); thence with the centerline of said Four Cross Road S 03°52'42" E for a distance of 21.10 feet to the northeast property corner of Parcel 2; said northeast property corner being shown and designated as Parcel 2 POINT OF BEGINNING (POB); thence N 70°54'29" E for a distance of 54.30 feet to a 1/2" iron pipe found; thence S 09°02'02" E for a distance of 238.04 feet to a 3/4" iron pipe found; thence N 88°04'13" W, passing through a #4 iron rebar set at 94.40 feet, for a total distance of 104.40 feet to a point in the centerline of said Four Cross Road; thence with said centerline Four Cross Road N 03°52'42" E for a distance of 210.45 feet to the POINT OF BEGINNING; and containing 0.368 acres in

Level Description: Boreal 3-A

Being all that certain piece, parcel, or lot of land situate in the Township of Cotawba, County of York, State of South Carolina; further being designated as Parcel 3-A as shown on the Boundary and Subdivision Survey plat prepared for the Estate of Aaronita J. Belton, by William T. Stanford, Jr., SCPLS 17932 of Stanford Surveying Services, LLC, dated January 9, 2019, last revised May 25, 2020.

The following boundaries and distances to with-

Commencing at a point in the centerline intersection of Hill Spencer Road (56' public r/w) and Four Cross Road (public r/w varies); thence with the centerline of said Four Cross Road S 03°42'42" E for a distance of 231.71 feet; thence S 04°10'15" E 99.86 feet to a 4" iron nail; thence S 87°02'45" E 154.62 feet to a 4" iron nail shown and designated on Parcel 3 POINT OF BEGINNING (POB); thence S 87°40'50" E 100.00 feet to a 4" iron nail; thence S 87°02'45" E 154.62 feet to a 4" iron nail; thence for a distance of 162.53 feet to a 1/2" iron pipe found; thence N 80°04'13" W for a distance of 95.52 feet to a 3/4" iron pipe found; thence N 87°03'15" E for a distance of 103.79 feet to a 4" iron nail; thence N 87°02'45" E for a distance of 105.05 feet to a 4" iron nail; thence N 87°02'45" E for a distance of 105.05 feet to a 4" iron nail; thence N 87°11'42" E for a distance of 95.53 feet to a 4" iron nail; thence N 87°05'15" E for a distance of 102 feet to a 4" iron nail; thence N 87°05'15" E for a distance of 102 feet to a 4" iron nail; thence S 03°18'46" E for a distance of 99.86 feet to a 4" iron nail; thence S 87°02'45" E 154.62 feet to a 4" iron nail; thence S 87°02'45" E 154.62 feet to a 4" iron nail; thence for a distance of 221.73 feet to a point in the center of said Four Cross Road; thence with said Four Cross Road W 04°44'31" E for a distance of 44.63 feet to the center of said Four Cross Road; S 03°42'42" E 231.71 feet to the POINT OF BEGINNING.

Local Regulations: Based 3-5

Being all that certain piece, parcel, or lot of land situate in the Township of Catawba, County of York, State of South Carolina; further being designated as Parcel 3-8 as shown on the Boundary and Subdivision Survey plat prepared for the Estate of Aaronita J. Belton, by William T. Stanford, Jr., SCPLS 17932 of Stanford Surveying Services, LLC, dated January 9, 2018, last revised May 25, 2020.

The following harbours and distances to with-

Commencing at a point in the centerline intersection of Hall Spencer Road (66th public 1/2nd) and Four Cross Road (public 1/4th v/sth); thence with the centerline of said Four Cross Road S 03°32'42" E for a distance of 231.71 feet; thence S 04°11'13" W 99.09; thence S 09°15'40" W for a distance of 44.43 feet to the northeast property corner of Parcel 3-B; said northeast property corner being shown and designated as Parcel 3-B POINT OF BEGINNING (POB); thence S 67°40'52" W for a distance of 227.04 feet to the northeast corner of said Four Cross Road; thence S 05°05'40" W for a distance of 154.46' E for a distance of 448.01 feet to a point; thence N 77°48'03" W for a distance of 668.68 feet to a point; thence N 57°40'52" W for a distance of 217.09 feet to the center of said Four Cross Road; thence with center of said Four Cross Road S 03°32'42" E for a distance of 44.43 feet to the POINT OF BEGINNING, and containing 3.713 acres in area.

Legal Description: Parcel 3-0

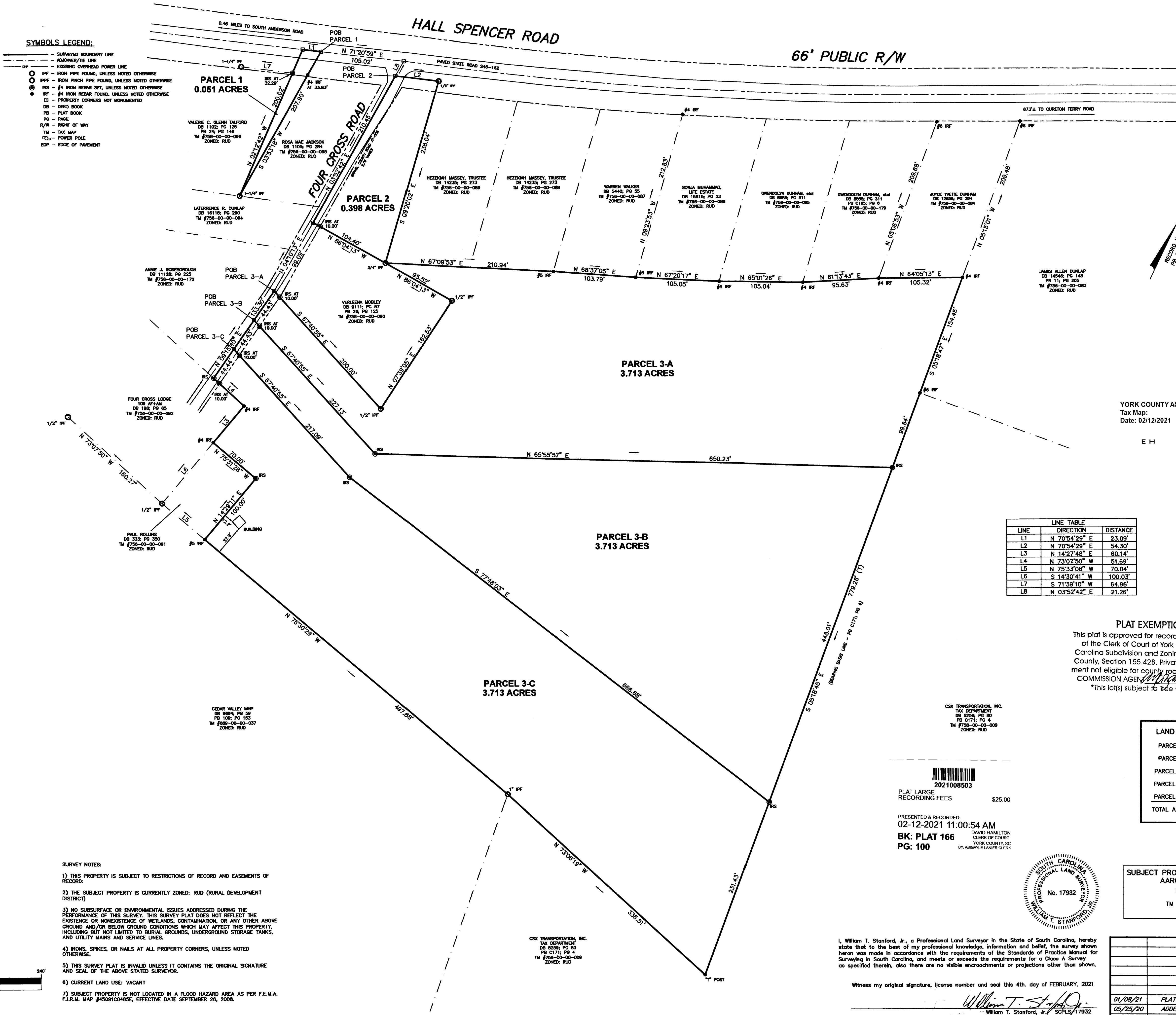
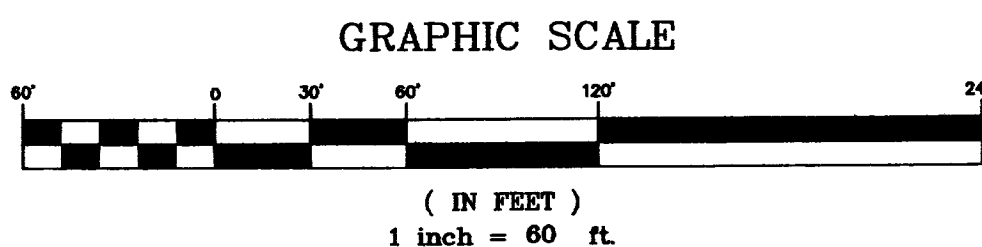
Being all that certain piece, parcel, or lot of land situate in the Township of Cotawba, County of York, State of South Carolina; further being designated as Parcel 3-B as shown on the Boundary and Subdivision Survey plat prepared for the Estate of Aaronita J. Betton, by William T. Stanford, Jr., SCPLS 17932 of Stanford Surveying Services, LLC, dated January 9, 2019, last revised May 25, 2020.

The following teachers and students to whom

Commencing at a point in the centerline intersection of West Spencer Road (85' public right-of-way) and Four Cross Road (100' public right-of-way), thence with the centerline said Four Cross Road S 03°52'42" E for a distance of 231.71 feet; thence S 04°10'13" W 99.09'; thence S 09°15'40" E for a distance of 88.86 feet to the northeast property corner of the 100' wide Four Cross Road; thence S 04°10'13" W 99.09' to the POINT OF BEGINNING; or, thence S 87°40'55" E for a distance of 217.09 feet to a point; thence S 77°40'03" E for a distance of 668.68 feet to a point; thence S 05°18'48" E for a distance of 231.43 feet to a "T" point; thence S 04°10'13" W 99.09' for a distance of 100.00 feet to a point; thence S 03°52'42" E for a distance of 407.68 feet to a ½ in iron rebar found; thence N 14°29'11" W for a distance of 100.00 feet to a ¾ in iron rebar set; thence N 70°31'29" E for a distance of 70.00 feet to a ¾ in iron rebar set; thence S 04°10'13" W 99.09' for a distance of 100.00 feet to an iron rebar found; thence N 73°07'50" E for a distance of 51.86 feet to a ¾ in iron rebar set in the centerline of said Four Cross Road; thence with the centerline of said Four Cross Road S 03°52'42" E for a distance of 44.44 feet to the POINT OF BEGINNING, containing 3.713 acres in all.

SURVEY NOTES:

- 1) THIS PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD AND EASEMENTS OF RECORD:
- 2) THE SUBJECT PROPERTY IS CURRENTLY ZONED: RUD (RURAL DEVELOPMENT DISTRICT)
- 3) NO SUBSURFACE OR ENVIRONMENTAL ISSUES ADDRESSED DURING THE OBTAINANCE OF THIS SURVEY. THIS SURVEY PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR ANY OTHER ABOVE GROUND AND/OR BELOW GROUND CONDITIONS WHICH MAY AFFECT THIS PROPERTY, AND NOT BE LIMITED TO BURIAL GROUNDS, UNDERGROUND STORAGE TANKS, AND UTILITY MAINS AND SERVICE LINES.
- 4) RONS, SPIKES, OR NAILS AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
- 5) THIS SURVEY PLAT IS INVALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE AND SEAL OF THE ABOVE SIGNED SURVEYOR.
- 6) CURRENT LAND USE: VACANT
- 7) SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER F.E.M.A. F.I.R.M. MAP #6091024045E, EFFECTIVE DATE SEPTEMBER 28, 2000.



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 70°54'29" E	23.09'
L2	N 70°54'29" E	54.30'
L3	N 14°27'48" E	60.14'
L4	N 73°07'50" W	51.69'
L5	N 75°33'08" W	70.04'
L6	S 14°30'41" W	100.03'
L7	S 71°39'10" W	64.96'
L8	N 03°52'42" E	21.26'

PLAT EXEMPTION

This plat is approved for recording in the office of the Clerk of Court of York County, South Carolina Subdivision and Zoning Code of York County, Section 155.428. Private access easement not eligible for county road maintenance.
COMMISSION AGENT *Anthony* DATE *2/10/21*
*This lot(s) subject to Tree Ordinance

LAND AREA SUMMARY:

PARCEL 1 - 0.051 ACRES
PARCEL 2 - 0.398 ACRES
PARCEL 3-A - 3.713 ACRES
PARCEL 3-B - 3.713 ACRES
PARCEL 3-C - 3.713 ACRES
TOTAL ACRES - 11.588 ACRES

SUBJECT PROPERTIES REFERENCES OF:

AARONITA J. BELTON
DB 713; PG 53
PB 73; PG 32
TM #756-00-00-156

I, William T. Stanford, Jr., a Professional Land Surveyor in the State of South Carolina, hereby state that to the 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.

Witness my original signature, license number and seal this 4th. day of FEBRUARY, 2021

William T. Stanford, Jr. SCPLS-17932

01/08/21	PLAT APPROVED BY YCPD	
05/25/20	ADDED LEGAL DESCRIPTIONS	WTS
DATE	REVISIONS AND NOTES	BY

SCALE
1"=60'

JOB NO.
18298-SUBDIVISION

DATE
01/09/2019

DRAWN BY
WTS

ESTATE OF AARONITA J. BELTON

PROPERTY LOCATED ON HALL SPENCER ROAD

BOUNDARY AND SUBDIVISION SURVEY

SURVEY PREPARED FOR:

STANFORD | SURVEYING
SERVICES, LLC
PROFESSIONAL LAND SURVEYING

↓

343 Ole Simpson Place
Catawba, S.C. 29704
803.487.1024
stanfordsurveying.net



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