

NORFOLK SOUTHERN & CSX RAILROAD (200' R/W)

TMS# 0176000100500
N/F
COUNTY OF GREENVILLE
D.B. 2497-332

IPF 1" CRIMP TOP

PART OF
TRACT A
TMS#
0176000100201

THIS PORTION OF
TMS 0176000100201
CONTAINING 32,191 SQ.FT. OR
0.74 ACRES TO BE COMBINED
AND MADE A PART OF
TMS 0176000104800

REMAINDER OF
TRACT A
TMS# 0176000100201
N/F
GREENVILLE TRANSIT
AUTHORITY
D.B. 2601-821
P.B. 1374-86
**1,134,587 SQ.FT.
26.05 ACRES**
*INCLUDES ANY & ALL ROAD R/W

SURVEYOR'S NOTES:

- 1) 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 THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- 2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.
- 3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 4) THIS SURVEY DOES NOT REPRESENT ITEMS THAT WOULD BE DISCLOSED BY A PROVIDED TITLE SEARCH INCLUDING CONVEYANCES OF RECORD NOT DISCOVERED THROUGH STANDARD RESEARCH PROCEDURES, EASEMENTS, RIGHT OF WAYS, OR OTHER ENCUMBRANCES UPON THE SUBJECT PROPERTY UN-KNOWN TO THE SURVEYOR.

LEGEND

○ IPS	IRON PIN SET
○ IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
B/L	BUILDING SETBACK LINE
-X-X-X-	FENCE
— SS —	SANITARY SEWER LINE

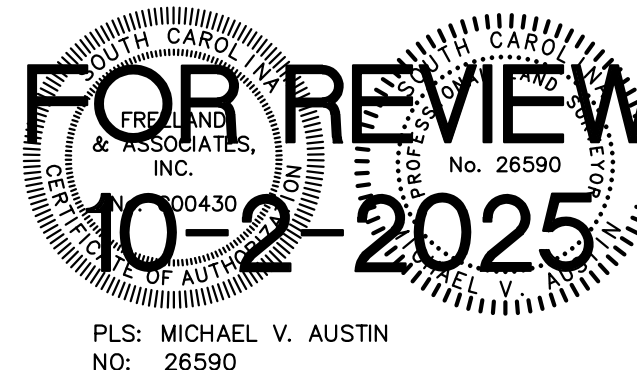
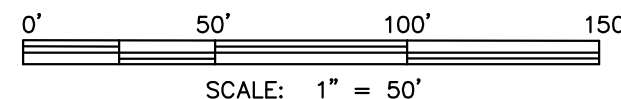
LAND AREA
32,191 SQ.FT.
0.74 ACRES

NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.



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323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: CG	PARTY CHIEF: WD	CHECKED: JCC
REF. PLAT BOOK:	1374-86	
REF. DEED BOOK:	2601-821	
TAX MAP :	PART. 0176000100201	
DATE OF SURVEY:	9-25-2025	
DATE DRAWN:	10-1-2025	
DRAWING NO:	84664-SUB	
DATE OF LAST REVISION:		



STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

RECOMBINATION SURVEY FOR
NEW WASHINGTON HEIGHTS
COMMUNITY ASSOCIATION

SITE ADDRESS:
315 LOOP STREET
GREENVILLE, SC 29609