DB. 5171 PG. 50
LOTS No. 3 & 4
PB. 38 PG. 449

COMATT PROPERTIES, LLC
TM# 360-01-02-007-SAR
DB. 5443 PG. 243
LOTS No. 5, 6 & 7
PB. 38 PG. 449

AMERSON PROPERTIES, LLC
TM# 360-00-00-011
DB. 1162 PG. 163
LOT No. 1 & PART OF LOT No. 2
PB. 38 PG. 1691

CHURCH OF GOD
AT ELGIN, TRUSTEES
TM# 360-00-00-068
DB. 2937 PG. 230
LOT No. 4
PB. 38 PG. 1691

EUGENE B. BUFF, Jr.
& LISA J. BUFF
TM# 360-01-01-001-SAR
DB. 48 PG. 91
DB. 93 PG. 36
LOT No. 1, 6A, 6B & 7A
PB. 39 PG. 387B
PB. 40 PG. 176B

(A)
3.31 Acres

Total Area Includes Southern Bell Right
Of Way Site Easement & Proposed
Ingress/Egress Easement Areas

(# 1924 Larry Jeffers Rd.)

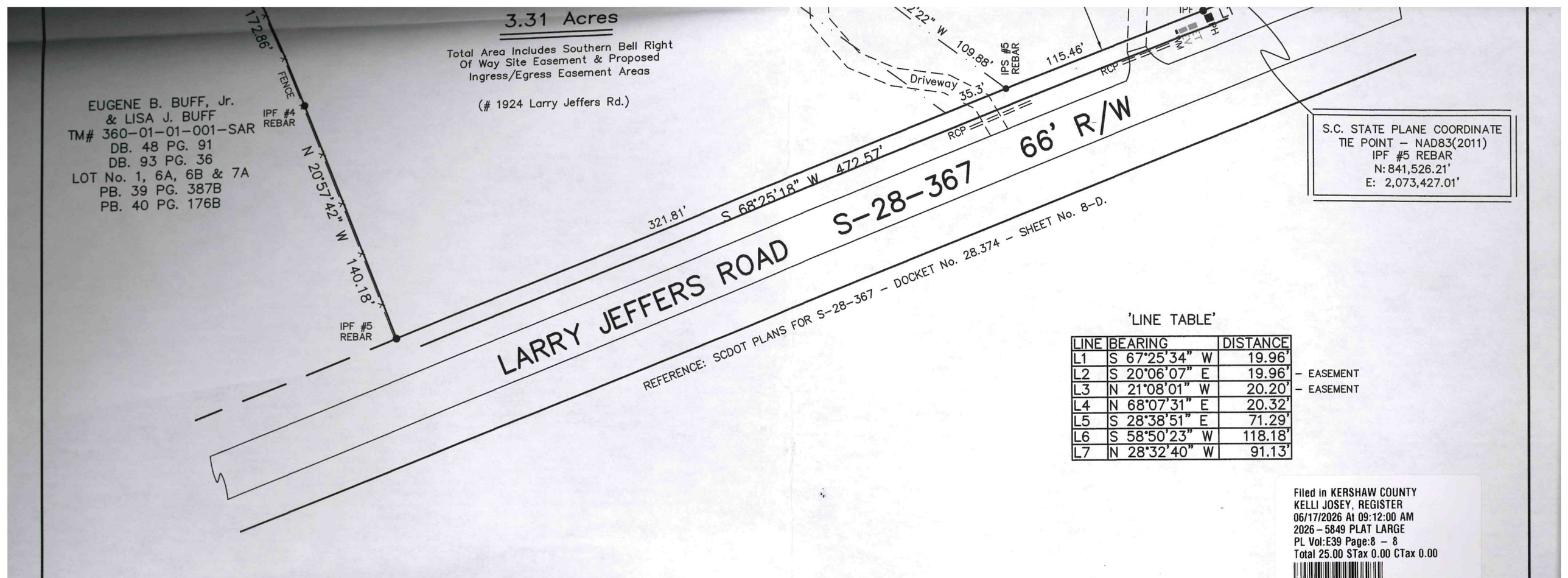
(B)
0.22 Acre
DB. 4126 PG. 223 &
PB. B-116 PG. 2A

S 67°25'40" W
12.68'
N 68°31'59" E
111.85'
IPF 3/4" PIPE
N 68°27'42" E
125.14'
88.08'
37.06'
IPF 3/4" PIPE
N 68°26'04" E
125.19'
81.74'
GUY
PP
HH
43.44'
IPF 1" PINCH TOP
6' Chain Link Fence
N 68°26'28" E
129.30'
IPF #5 REBAR
S 21°21'06" E
99.39'
IPF #5 REBAR
S 21°13'45" E
192.96'
IPF #5 REBAR
IPF 1" PIPE
N 21°02'27" W
172.86'
FENCE
IPF #4 REBAR
N 20°57'42" W
140.18'
IPF #5 REBAR
Overhead Utility Lines
6' Chain Link Fence
L7
L6
L5
FENCE CNR.
55.86'
IPS #5 REBAR AT 1+39.25'
FENCE CNR.
32.32'
30'
N 31°12'56" W
141.25'
Proposed 30' Ingress/Egress Easement
WELL
Driveway
81.7'
80.2'
97.4'
70.0'
24.2'
TWO STORY FRAME RESIDENCE
CAR PORT
DECK
IPS #5 REBAR
N 53°22'22" W
109.88'
Driveway
35.3'
IPS #5 REBAR
115.46'
RCP
RCP
IPF
L4
L3
L2
L1
SOUTHERN BELL RIGHT OF WAY SITE EASEMENT PER DB. JI PG. 285
± 398.33' To R/W OF S-28-47
321.81'
S 68°25'18" W 472.57'
LARRY JEFFERS ROAD S-28-367 66' R/W
REFERENCE: SCDOT PLANS FOR S-28-367 - DOCKET No. 28.374 - SHEET No. 8-D.

S.C. STATE PLANE COORDINAT
TIE POINT - NAD83(2011)
IPF #5 REBAR
N: 841,526.21'
E: 2,073,427.01'

'LINE TABLE'

LINE	BEARING	DISTANCE	
L1	S 67°25'34" W	19.96'	
L2	S 20°06'07" E	19.96'	- EASEMENT
L3	N 21°08'01" W	20.20'	- EASEMENT
L4	N 68°07'31" E	20.32'	
L5	S 28°38'51" E	71.29'	



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L1	S 67°25'34" W	19.96'	
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L3	N 21°08'01" W	20.20'	- EASEMENT
L4	N 68°07'31" E	20.32'	
L5	S 28°38'51" E	71.29'	
L6	S 58°50'23" W	118.18'	
L7	N 28°32'40" W	91.13'	

Filed in KERSHAW COUNTY
KELLI JOSEY, REGISTER
06/17/2026 At 09:12:00 AM
2026 - 5849 PLAT LARGE
PL Vol:E39 Page:8 - 8
Total 25.00 STax 0.00 CTax 0.00

LEGEND:

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- △ EASEMENT CORNER NOT SET
- ET - ELECTRIC TRAMSFORMER
- EV - ELECTRIC VAULT
- ES - ELECTRIC SERVICE
- PP - POWER POLE
- PH - TELEPHONE PEDESTAL
- WM - WATER METER

'Boundary & Subdivision Survey'

SOUTH CAROLINA : KERSHAW COUNTY : WATEREE TOWNSHIP
PLAT OF THE DIVISION OFA 3.53 ACRE TRACT SHOWN ON PLAT BY R. H. LACKEY DATED (5/12/2004) RECORDED IN PB. B-116 PG. 8A. REFERENCE: DB. 2775 PG. 88
SURVEYED FOR

LAURA'S OF ELGIN, LLC

JUNE 4, 2026

0' 50' 100'

SCALE: 1 INCH = 50 FEET

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.
IS THIS PROPERTY IN AN F.E.M.A. DESIGNATED 100 YEAR FLOOD HAZARD AREA? NO
FIRM MAP NUMBER : 45055C0419F DATED (9/28/2018).

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION LINDLER SURVEYING, INC No. C02334

LINDLER SURVEYING, INC.
1990 BOYKIN ROAD
REMBERT, SOUTH CAROLINA 29128
(803) 499-7711
(803) 425-0703
lindlersurveyig@aol.com

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR WILLIAM E. LINDLER Jr. No. 19401

TM# 360-00-00-010