

# LAND FOR SALE

LAKE LAND ON FIRST WATER (DEAN SWAMP)

LOCATION: CLARENDON COUNTY

ADDRESS: HERRING DR & STATESBURG ROAD

TAX MAP #194-05-00-004-00 (3.54 +/- acs), TMS#194-05-00-005-00 (2.68 +/- acs) and TMS# 195-05-00-002-00 (22.00 +/- acs).

Tract TMS#194-05-00-004-00 & TMS#194-05-00-005-00 have deeded ownership up to high water mark. See plats.

SIZE: DEEDED 29.34 +/- ACRES,

ZONING: PZ Performance Zoning

FINANCIAL TERMS: Cash at Closing

SALES PRICE: \$275,000

COMMENTS: WATERFRONT LAKE LAND ON IMPOUNDMENT WATERS OF LAKE MARION. NICE VIEW OF WYBOO AND WITHIN .75 MILES OF PUBLIC BOAT LANDING. MAYBE SUITABLE FOR A RESIDENTIAL BUILDING.

DISCLAIMER: The above information is considered correct but is not guaranteed. Acreage information was taken from existing plats and tax assessor's records. Buyer should have a routine title examination performed by an attorney. Kevin Ross, K.Ross & Associates, LLC is a licensed real estate broker representing the seller.

# Fann Map



HWY 260

194-05-00-004-00

194-05-00-001-00

194-05-00-003-00

STATEBURG LN

194-05-00-002-00

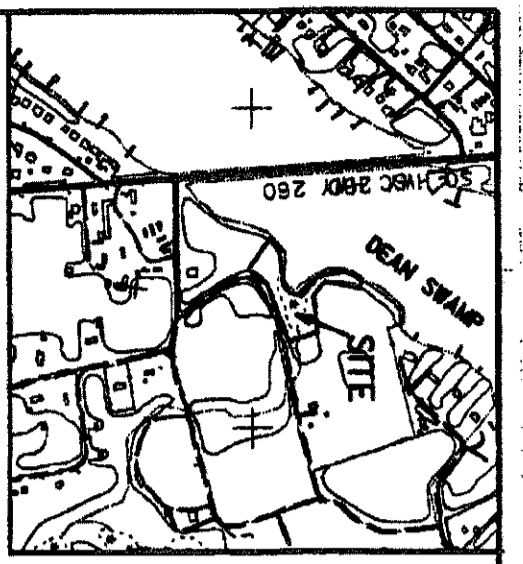
195-09-03-012-00

HERRING DR

195-09-03-011-00

195-09-03-010-00

G



LEGEND:  
I.P.F. = IRON PIPE FOUND  
C.M.O. = CONCRETE MONUMENT OLD  
RS = 1/4" REINFORCING BAR SET  
IR = IRON ROD FOUND

REFERENCE:  
S.C.D.O.T. ROAD PROJECT "0-555", FILE NUMBER 14559 RD. 117, CLARENDON COUNTY, S.C. DATED NOV. 22, 1985.

NOTE:  
ALL BEARINGS ARE BASED ON THE SOUTH CAROLINA ZONE. DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET. TO CONVERT THE GROUND DISTANCES SHOWN TO GRID DISTANCES, MULTIPLY BY 0.999846906

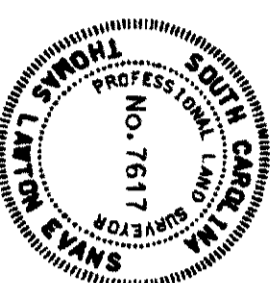
REFERENCE:  
S.C.P.S.A. PLAT OF ADJOINING PROPERTY DATED 8-13-2004 ENTITLED "PLAT OF TWO LOTS OWNED BY S.C.P.S.A. LOT A, LOCATED 2.580 ACRES DEAN SWAMP, SITE 13."

NOTE:  
THIS TRACT LIES IN FLOOD ZONE "A" AN AREA DETERMINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 450051 01708 EFFECTIVE JUNE 3, 1991

"I HEREBY STATE 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 FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN."

*Thomas L. Evans 5/5/05*

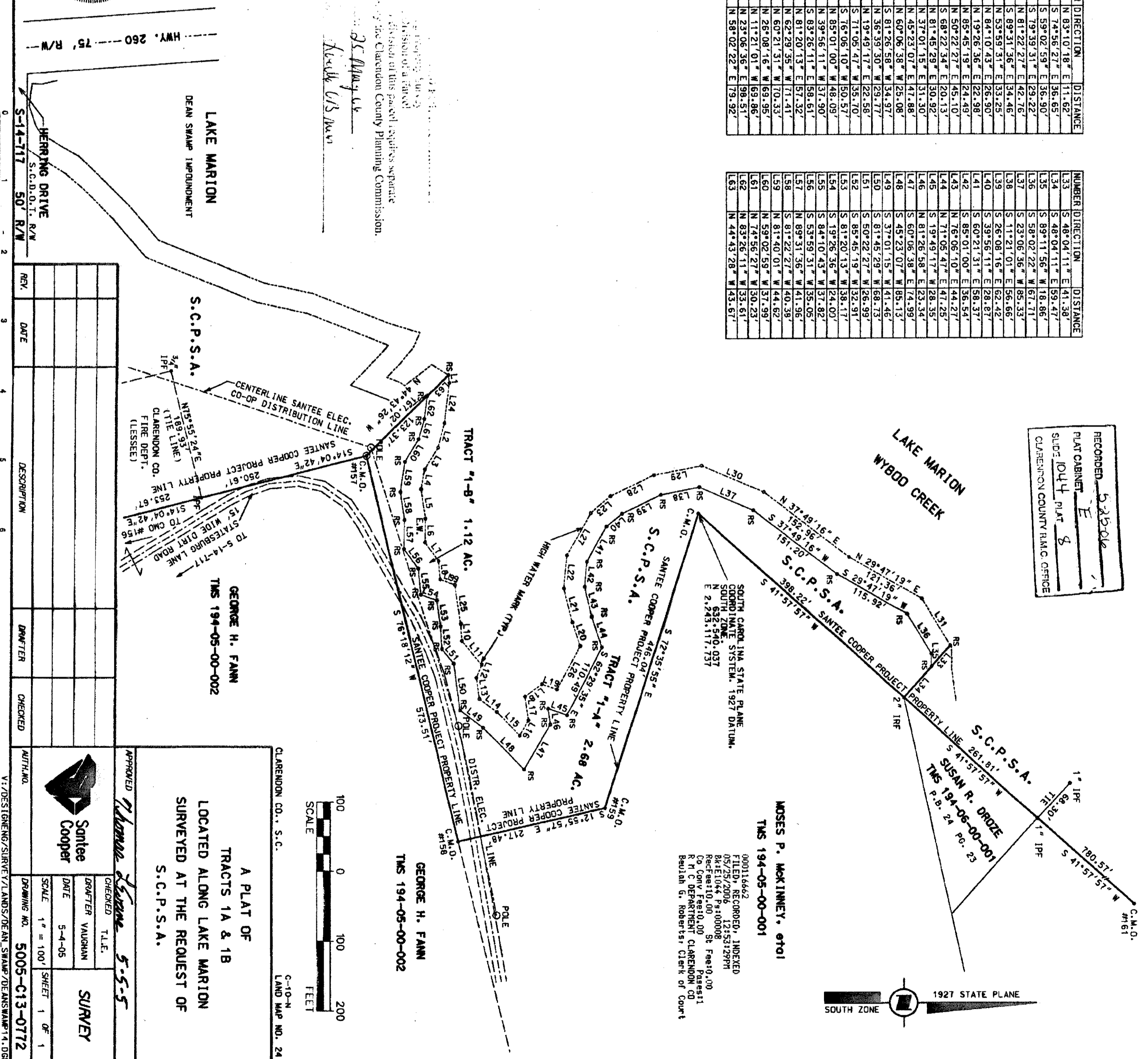
THOMAS L. EVANS  
R.L.S. NO. 7617  
ONE RIVERHOLD DRIVE 29461  
MONROE CORNER, S.C.



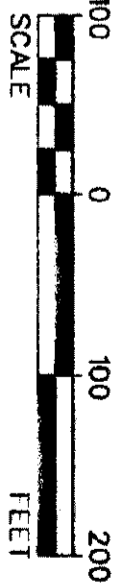
NUMBER	DIRECTION	DISTANCE
L1	N 83°10'18" E	11.62'
L2	S 74°56'27" E	36.65'
L3	S 59°02'58" E	36.90'
L4	S 79°39'31" E	29.22'
L5	S 81°22'27" E	42.76'
L6	S 89°31'36" E	34.46'
L7	N 53°59'31" E	33.25'
L8	N 84°10'43" E	26.90'
L9	N 19°26'36" E	22.98'
L10	N 85°45'19" E	24.49'
L11	N 50°22'27" E	45.10'
L12	S 68°22'34" E	20.13'
L13	N 81°45'29" E	30.92'
L14	N 37°07'15" E	37.30'
L15	N 45°23'07" E	47.08'
L16	N 60°06'38" W	25.08'
L17	S 81°26'58" W	34.97'
L18	N 36°39'30" W	29.77'
L19	N 19°49'17" E	22.58'
L20	S 71°05'47" W	35.10'
L21	S 76°06'10" W	50.57'
L22	N 85°01'00" W	48.09'
L23	S 39°56'11" W	37.90'
L24	S 83°26'11" E	58.61'
L25	N 81°20'13" E	57.32'
L26	N 62°29'35" W	71.41'
L27	N 60°21'31" W	70.33'
L28	N 26°08'16" W	69.95'
L29	N 11°21'01" W	69.86'
L30	N 23°06'36" E	98.51'
L31	N 58°02'22" E	79.92'

NUMBER	DIRECTION	DISTANCE
L33	S 48°04'11" E	41.39'
L34	S 48°04'11" E	59.47'
L35	S 89°11'56" W	18.86'
L36	S 58°02'22" W	61.71'
L37	S 23°06'36" W	85.33'
L38	S 11°21'01" E	56.66'
L39	S 26°08'16" E	62.42'
L40	S 39°56'11" E	28.87'
L41	S 60°21'31" E	58.37'
L42	S 85°01'00" E	36.54'
L43	N 76°06'10" E	44.27'
L44	N 71°05'47" E	47.25'
L45	S 19°49'17" W	28.35'
L46	N 81°26'58" E	23.36'
L47	S 60°06'38" E	74.99'
L48	S 45°23'07" W	85.13'
L49	S 37°07'15" W	41.46'
L50	S 81°45'29" W	68.73'
L51	S 50°22'27" W	26.99'
L52	S 85°45'19" W	32.91'
L53	S 81°20'13" W	38.17'
L54	S 19°26'36" W	24.00'
L55	S 84°10'43" W	37.82'
L56	S 59°31'36" W	35.05'
L57	N 89°31'36" W	41.96'
L58	S 81°22'27" W	40.39'
L59	N 81°40'01" W	44.62'
L60	N 59°02'58" W	37.99'
L61	N 74°56'27" W	30.23'
L62	N 43°26'11" W	33.61'
L63	N 44°43'28" W	43.61'

RECORDED 52506  
PLAT CABINET E  
SLIDE 1044 PLAT 8  
CLARENDON COUNTY B.M.C. OFFICE



REV.	DATE	DESCRIPTION	DRAWN	CHECKED



CLARENDON CO., S.C.  
C-10-N  
LAND MAP NO. 24

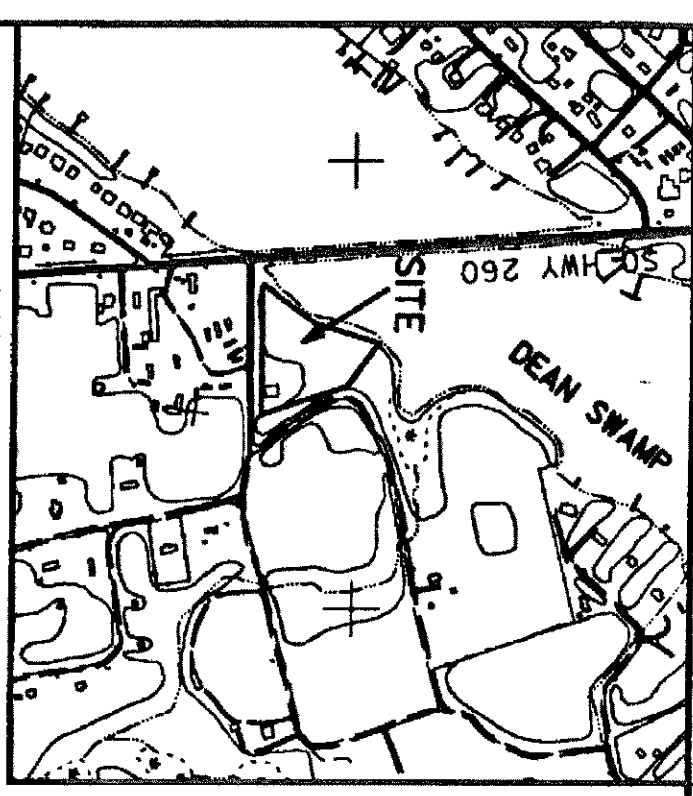
A PLAT OF  
TRACTS 1A & 1B  
LOCATED ALONG LAKE MARION  
SURVEYED AT THE REQUEST OF  
S.C.P.S.A.

APPROVED  
*Thomas L. Evans 5-5-05*



CHECKED T.L.E.  
DRAFTER VAUGHAN  
DATE 5-4-05  
SCALE 1" = 100'  
SHEET 1 OF 1

DRAWING NO. 5005-C13-0772  
V:\DESIGNING\SURVEY\LANDS\DEAN SWAMP\DEAN SWAMP 14.DWG



RECORDED 5-25-06  
 PLAT CABINET E-6  
 SLIDE 1044 PLAT  
 CLARENDON COUNTY R.M.C. OFFICE

This plat is APPROVED BY THE CLARENDON COUNTY ENGINEER.  
 Existing Property Survey  
 First Division of this Parcel requires separate approval by the Clarendon County Planning Commission.  
 Signature: *Shirley D. W.*  
 Date: 25 May 06

LEGEND:  
 I.P.F. = IRON PIPE FOUND  
 C.M.O. = CONCRETE MONUMENT OLD  
 RS = 1/2" REINFORCING BAR SET  
 P.L. = PROPERTY LINE  
 C.P. = COMPUTED POINT

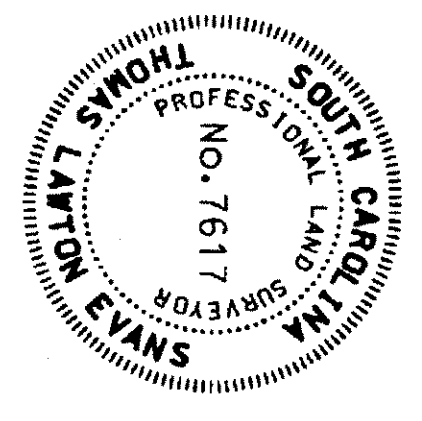
REFERENCE:  
 S.C.D.O.T. ROAD PROJECT "C-555", FILE NUMBER 14,555, RD. S-717, CLARENDON COUNTY, S.C. DATED NOV. 22, 1985.

NOTE:  
 ALL BEARINGS ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1927), SOUTH ZONE. DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET. TO CONVERT THE GROUND DISTANCES SHOWN TO GRID DISTANCES, MULTIPLY BY 0.999846906.

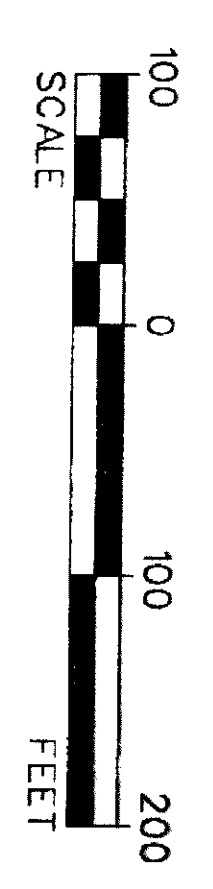
NOTE:  
 THIS TRACT LIES IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON CLARENDON COUNTY, S.C. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 450051 01708 EFFECTIVE DATE: JUNE 3, 1991

"I HEREBY STATE 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."

THOMAS L. EVANS  
 R.L.S. NO. 7617  
 ONE RIVERWOOD DRIVE  
 MONCKS CORNER, S.C. 29461



REV.	DATE	DESCRIPTION	DRAWN	CHECKED	AUTH. NO.

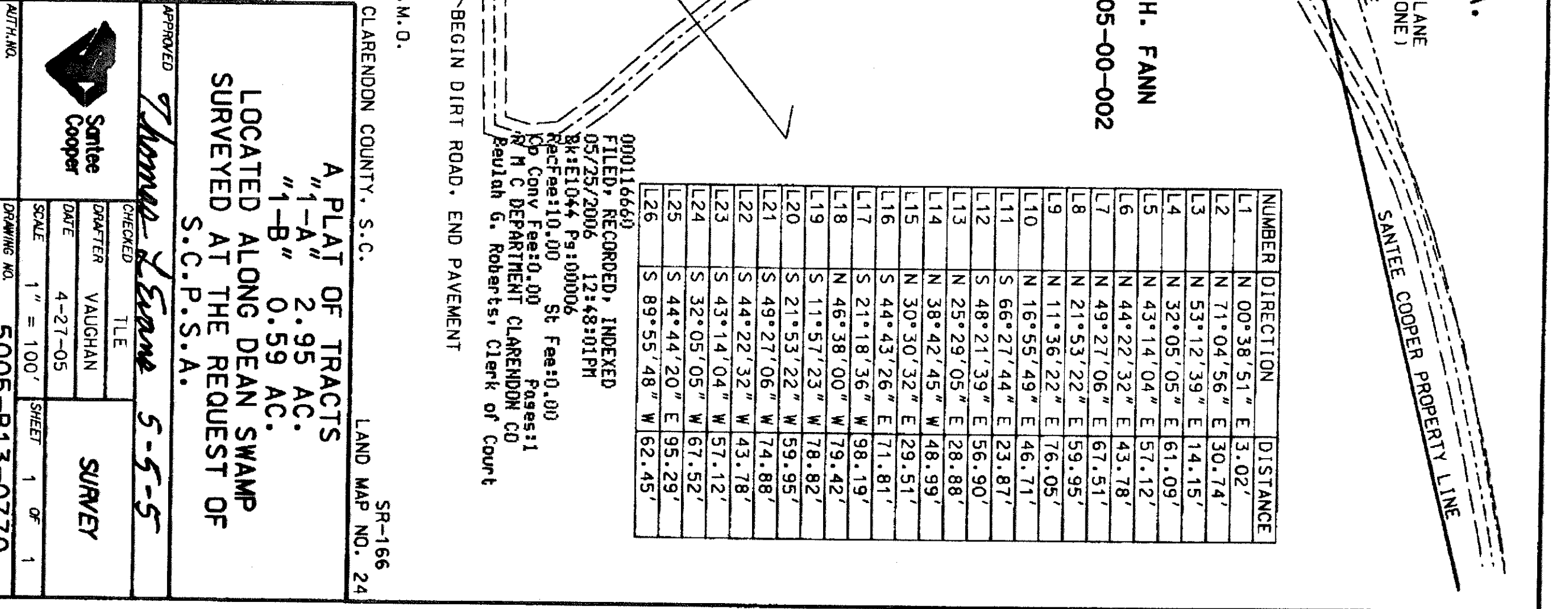


APPROVED  
*Thomas L. Evans 5-5-5*  
 LOCATED ALONG DEAN SWAMP SURVEYED AT THE REQUEST OF S.C.P.S.A.

000116660  
 FILED, RECORDED, INDEXED  
 05/25/2006 12:48:01PM  
 BK#E1044 Pg:000006  
 Rec Fee:10.00 St Fee:0.00  
 CP Conv Fee:0.00 Pages:1  
 N.H.C. DEPARTMENT CLARENDON CO  
 Reniah G. Roberts, Clerk of Court

CHECKED	TITLE	DRAWN	DATE	SCALE	SHEET	OF

5005-813-0770



NUMBER	DIRECTION	DISTANCE
L1	N 00°38'51" E	3.02'
L2	N 71°04'56" E	30.74'
L3	N 53°12'39" E	14.15'
L4	N 32°05'05" E	61.09'
L5	N 43°14'04" E	57.12'
L6	N 44°22'32" E	43.78'
L7	N 49°27'06" E	67.51'
L8	N 21°53'22" E	59.95'
L9	N 11°36'22" E	76.05'
L10	N 16°55'49" E	46.71'
L11	S 66°27'44" E	23.87'
L12	S 48°21'39" E	56.90'
L13	N 25°29'05" E	28.88'
L14	N 38°42'45" W	48.99'
L15	N 30°30'32" E	29.51'
L16	S 44°43'26" E	71.81'
L17	S 21°18'36" W	98.19'
L18	N 46°38'00" W	79.42'
L19	S 11°57'23" W	78.82'
L20	S 21°53'22" W	59.95'
L21	S 49°27'06" W	74.88'
L22	S 44°22'32" W	43.78'
L23	S 43°14'04" W	57.12'
L24	S 32°05'05" W	67.52'
L25	S 44°44'20" E	95.29'
L26	S 89°55'48" W	62.45'