

THIS PLAT OR SURVEY IS INTENDED FOR THE SOLE USE OF THE NAMES LISTED HEREON, ANY OTHER USE IS STRICTLY PROHIBITED.

**LOT 33  
ACREAGE BREAKDOWN**  
WEST OF CREEK (HOME SITE) = 0.53 ACRES  
+ OTHER SIDE OF CREEK = 0.33 ACRES  
**TOTAL ACRES = 0.86**

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	36.00'	187.50'	N45°32'40"E	35.94'	11°00'02"
C2	102.06'	300.00'	N36°54'15"E	101.57'	19°29'30"

**BENCHMARK**  
BM-1  
TOP OF SANITARY M.H.  
ELEVATION = 187.62  
N 615754.95  
E 1695413.27

**BENCHMARK**  
BM-2  
TOP OF # 4 REBAR FOUND  
ELEVATION = 198.72  
N 615954.59  
E 1695579.96

**BENCHMARK REFERENCE**  
SOUTH CAROLINA S.P.C.  
-S.C.G.S. V.R.S. RTK-  
NAD83 (2011)  
NAVD88

**FLOOD DISCLOSURE STATEMENT:**  
> THE AREAS INDICATED ON THIS PLAT AS SPECIAL-FLOOD-HAZARD AREAS HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE (1) PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING WATERS. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE COVENANTS AND DEED RESTRICTIONS OF THIS DEVELOPMENT AND THE REQUIREMENTS OF THE AIKEN COUNTY BUILDING CODES.  
> IN ADDITION, FEDERAL OR STATE LAW MAY REQUIRE MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO MORTGAGE FINANCING IN THESE DESIGNATED SPECIAL-FLOOD-HAZARD AREAS.  
> AIKEN COUNTY ORIGINALLY ADOPTED THE FLOOD INSURANCE PROGRAM BY ORDINANCE NO. 86-6-47.

**UTILITY WARNING:**  
The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND		(All Prop. Corners Measured Inside Dia.)
CONC. CONCRETE	D.I.P. DUCTILE IRON PIPE	—FO— FIBER OPTIC LINE
ASPH. ASPHALT	PLA/NDPE HIGH-DENSITY POLYETHYLENE	—OHP— OVER-HEAD POWER LINE
CO DO CLEAN OUT	R.C.P. REINFORCED CONC. PIPE	—IE— 1/0 ELECTRIC LINE
○ SAN. M.H. SANITARY SEWER MANHOLE	C.M.P. CORRUGATED METAL PIPE	—FO— 1/0 FIBER OPTIC LINE
○ SP SPRINKLER HEAD	T.C. TERRA COTTA PIPE (CLAY)	—T— 1/0 TELEPHONE LINE
ELEV. ELEVATION	D.W.T. DOUBLE WING TRAP	—G— 1/0 GAS LINE
6" P 6" PINE TREE	S.W.T. SINGLE WING TRAP	—SS— SAN. SEWER LINE
4" DDG 4" DOGWOOD TREE	J.B. JUNCTION BOX	—W— 1/0 WATER LINE
6" C.M. 6" CREPE MYRTLE TREE	G.I. GRATE INLET	Δ F.H. FIRE HYDRANT/VALVE
8" HW 8" HARDWOOD TREE	C.I. CURB INLET	W/ or W WATER / GAS VALVE
10" MAG 10" MADONIA TREE	W.I. WEIR INLET	○ WM WATER METER
HW * MULTIPLE TRUNK TREE	H.B.T. HOOD BACK TRAP	○ PROPERTY CORNER FOUND
		P/L DEED BOOK / PLAT BOOK
		M.B. MISCELLANEOUS BOOK
		LP/O/S/P.P. LIGHT POLE / POWER POLE
		SW / DW SIDEWALK / DRIVEWAY
		○ SIGN
		○ MB MAILBOX
		R/W RIGHT-OF-WAY
		x 200.0 SPOT ELEVATION
		— I.E. INVERT ELEVATION (PIPE)
		○ BM BENCH MARK



**Tripp Land Surveying, Inc.**  
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**REGISTERED LAND SURVEYOR**  
SOUTH CAROLINA #5120 "Surveying since 1964" GEORGIA #1860  
916 DOUGHERTY ROAD  
AIKEN, SOUTH CAROLINA 29803-6515  
VST OUR WEBSITE AT: www.TrippLandSurveying.com  
BUS: (803) 642-5776 EMAIL: btripp@tripp.com FAX: (803) 646-5381 Industrial Subdivisions

EQUIPMENT USED: GEOMAX ZOOM90; CARLSON SURVEYOR2/SURVCE GIS # 002-11-02-020	
SCALE: 1" = 20'	FIELD BK: 477/38, 39, 50 479/50 & 490/62
JOB NO: 20164A-090	JOB PROJ. # 20164
DRAFTSMAN: J. WSZ	DATE: 12/22/2020

**72 SHOALS WAY COURT**  
PROPERTY BEING LOT 33, IN SECTION 1, OF SAVANNAH BARONY S/D  
GIS # 002-11-02-020, LOCATED IN THE CITY OF NORTH AUGUSTA  
AIKEN COUNTY SOUTH CAROLINA

**PLAT OF BOUNDARY & TOPOGRAPHY SURVEY FOR:**  
**MATTHEW H. KALITA, Sr. & SHERRI ANN KALITA**

REVISIONS

SHEET NO. 1 OF 1

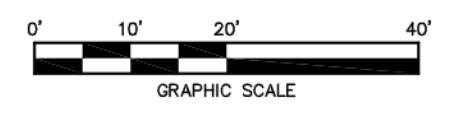
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN, ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL MAP 45000C 0313 F, EFFECTIVE DATE 8/16/2018 AND FOUND THE SUBJECT PROPERTY TO BE IN FLOOD ZONE AE-X. THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS OR REGULATIONS, NOT SHOWN ON THIS PLAT, BUT WHICH MAY BE ON RECORD IN THE CLERK OF SUPERIOR COURT'S OFFICE, OR R.M.C. OFFICE.

WILLIAM R. TRIPP, Registered Land Surveyor  
SOUTH CAROLINA #5120 - GEORGIA #1860



The tree identification data gathered by Tripp Land Surveying, Inc. for this survey is true & accurate to the best of our ability, however we are not liable for any misidentification that may occur.

**TOPOGRAPHY DISCLAIMER:**  
THE CONTOURS SHOWN ARE IN 1 FOOT INCREMENTS FOR VISUAL CLARITY. THE FIELD SURVEY WAS DONE IN A 50 FOOT GRID, FIELD SURVEY HAS A 1 FOOT CONTOUR ACCURACY.



- REFERENCES:**  
DB 4060/1412  
PB 30/175-177
- NOTES:**  
1) THE FIELD SURVEY WAS COMPLETED: 12/21/2020  
2) THIS PROPERTY IS CURRENTLY ZONED: City of North Augusta  
3) THIS SURVEY WAS REQUESTED BY: Matt Kalita  
4) THERE IS A 25' MINIMUM BUILDING LINE ON ALL LOTS.  
5) THE DRAINAGE & UTILITY EASEMENTS FOR THIS PROPERTY ARE:  
- SIDE 5' & REAR 10'  
6) WATER BY THE CITY OF NORTH AUGUSTA  
7) SANITARY SEWER BY CITY OF NORTH AUGUSTA

SHOALS WAY COURT 50' R/W  
30.5' PAVED ROAD

SANITARY M.H.  
TOP=187.62  
E=184.52 (8" P.V.C.)

COMMON AREA ~  
GIS 002-11-02-060  
% N/F SAVANNAH BARONY  
PROPERTY OWNERS ASSO INC %  
PB 30/177

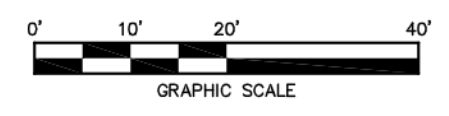
LOT 33  
GIS 002-11-02-021  
% N/F MARK TAYLOR %  
DB 4833/2212  
PB 30/177

LOT 33  
GIS 002-11-02-020  
**0.86 ACRES**

COMMON AREA ~  
GIS 002-11-02-060  
% N/F SAVANNAH BARONY  
PROPERTY OWNERS ASSO INC %  
PB 30/177

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REVISIONS

SHEET NO. 1 OF 1

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