



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT
1949 INDUSTRIAL PARK ROAD, ROOM 140
CONWAY, SOUTH CAROLINA 29526

SAC
CESAC-RDE

07 May 2024

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime
Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322
(2023),¹ **SAC-2023-00713 (CDP Mullins), MFR 1 of 1.**

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.² AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.³ For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),⁴ the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of "waters of the United States" found in the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. This AJD did not rely on the 2023 "Revised Definition of 'Waters of the United States,'" as amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable in this state due to litigation.

1. SUMMARY OF CONCLUSIONS.

¹ While the Supreme Court's decision in *Sackett* had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

² 33 CFR 331.2.

³ Regulatory Guidance Letter 05-02.

⁴ USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

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- a. The review area is comprised entirely of dry land (i.e., there are no waters such as streams, rivers, wetlands, lakes, ponds, tidal waters, ditches, and the like in the entire review area and there are no areas that have previously been determined to be jurisdictional under the Rivers and Harbors Act of 1899 in the review area). The review area is a 2.2+/- acre parcel. The majority of the site has been cleared and paved. According to aerial photography, the site is used for semi truck storage. A small portion along the western property boundary is forested.

2. REFERENCES.

- a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).
- b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).
- c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States* (December 2, 2008)
- d. *Sackett v. EPA*, 598 U.S. ___, 143 S. Ct. 1322 (2023)

3. REVIEW AREA.

- A. Review Area Size: 2.2 acre
- B. Center Coordinates of the Project Site (in decimal degrees)
Latitude: 34.2022°N, Longitude: -79.2436°W
- C. City: Mullins
- D. County: Marion
- E. State: South Carolina

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED. N/A. There are no aquatic resources within the review area.

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS: N/A

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6. SECTION 10 JURISDICTIONAL WATERS⁵: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.⁶ N/A
7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.
 - a. TNWs (a)(1): N/A
 - b. Interstate Waters (a)(2): N/A
 - c. Other Waters (a)(3): N/A
 - d. Impoundments (a)(4): N/A
 - e. Tributaries (a)(5): N/A
 - f. The territorial seas (a)(6): N/A
 - g. Adjacent wetlands (a)(7): N/A

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

⁵ 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

⁶ This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

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- a. Describe aquatic resources and other features within the review area identified as “generally non-jurisdictional” in the preamble to the 1986 regulations (referred to as “preamble waters”).⁷ Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water. N/A
- b. Describe aquatic resources and features within the review area identified as “generally not jurisdictional” in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance. N/A
- c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system. N/A
- d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland. N/A
- e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in “*SWANCC*,” would have been jurisdictional based solely on the “Migratory Bird Rule.” Include the size of the aquatic resource or feature, and how it was determined to be an “isolated water” in accordance with *SWANCC*. N/A
- f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime consistent with the Supreme Court’s decision in *Sackett* (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water). N/A

⁷ 51 FR 41217, November 13, 1986.

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9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

- a. Date of office (desktop) review: 07 May 2024
- b. Data sources used to support this determination (included in the administrative record).

☒ Maps: Map prepared by: Summit Design and Engineering Services titled "ALTA/NSPS BOUNDARY SURVEY FOR: / CDP Mullins, LLC / Mullins, South Carolina" dated June 2023.

☐ Aquatic Resources delineation prepared by the USACE: N/A

☐ Wetland field data sheets prepared by the Corps: N/A

☐ OHWM data sheets prepared by the USACE: N/A

☐ Previous JDs (AJD or PJD) addressing the same (or portions of the same) review area: N/A

☒ Photographs: Photos provided by Palmetto Environmental Consulting, Inc. dated May 18, 2023.

☒ Aerial Imagery: National Regulatory Viewer – South Atlantic Division, SCDNR (SC-2020_NIR).

☐ LIDAR: N/A

☒ USDA NRCS Soil Survey. Citation: / Soil Survey Geographic Database (SSURGO), Map service dated April 4, 2019, updated March 4, 2020. The entire site is mapped as Lynchburg (non-hydric).

☒ U.S. Geological Survey map(s). Cite scale & quad name: 7.5-minute index / 1:24000. Quad map does not depict any aquatic resources within the review area.

☒ National Wetland Inventory (NWI): NWI depicts the entire site as uplands.

10. OTHER SUPPORTING INFORMATION. N/A.

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11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

EXCEPTIONS FROM SCHEDULE B - SECTION II OF INVESTORS TITLE INSURANCE
COMPANY COMMITMENT NUMBER: 2023-210, HAVING A COMMITMENT DATE OF MAY 05, 2023 AT 08:00 AM:

1. Taxes for the year 2023, and subsequent years, not yet due and payable.

[NOT A MATTER OF SURVEY.]

2. Taxes, special assessments and other governmental charges that are not shown as existing liens by the public records (government charges may be shown for acreage fees, top-on fees, cost of weed cutting, user fees, roll-back taxes, demolition of condemned buildings, and other matters that are not shown as existing liens on the property on public record); or Unlisted personal property taxes (if discovered, such taxes and any penalties may be assessed as lien on the subject property).

[This Item is not a matter of surveying.]

3. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.

[No plat matters, none noted.]

4. Unrecorded Mechanics or Materials' Liens (Liens may be filed by persons or entities furnishing labor or materials to any improvements to real property within 90 days in SC from the last day of performance and will upon perfection relate in priority to the first day of performance as a valid lien or real property. If a Mechanic's Liens not foreclosed within 180 days in SC, the lien is unenforceable).

[No plat matters, none noted.]

5. Security Interests that may have attached to fixtures on the subject property as provided in Article 9 of the Uniform Commercial Code of South Carolina.

[No plat matters, none noted.]

6. Compliance with local, county, state or federal government law or regulation relating to environment, zoning, subdivision, occupancy, use, construction or development of the subject property.

[No plat matters, none noted.]

7. Easements, liens or encumbrances, or claims thereof, which are not shown in Public Records.

[No plat matters, none noted.]

8. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

[No plat matters, none noted.]

9. Notwithstanding reference to acreage in Schedule A, the Company does not insure amount of Land or acreage.

[This Item is not a matter of surveying.]

PROPERTY INFORMATION:

Parcel:
PIN: 4120314000000
Marion County

Address:
435 East McIntyre Street
Mullins, SC 29574

Legal Descriptions:
DB 647 pgs. 198-200
PB 3 pg. 58

Lot Area:
2.291 Acres
99,791.05 sq.ft

N/F
Victoria H. Glasscho
DB 379 pg. 11
PB 399 pg. 10

Pin: 4120203000000

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 40 ft.



South Carolina 811 Dig Information
Ticket Numbers: 2305101129, 2305101083, 2305101053, 2305101032 & 2305101022
Utility Contacted: BSE729 - AT&T - (Telecommunications) Marking Status:
CSC02 - CHARTER - (Cable) Utilities marked as shown.
CPL205 - DUKE ENERGY PROGRESS - (CHP) No conflict, no utilities in the area.
SCG86 - DOMINION ENERGY - (Gas) Utilities marked as shown.
GWS93 - GRAND STRAND AUTHORITY - (Water/Sewer) Utilities marked as shown.

| SYMBOL LEGEND | |
|---------------------------|-----------------------|
| ● Iron Found (as noted) | ○ Iron Set (#4 Rebar) |
| ■ CONCRETE MONUMENT FOUND | |
| □ CALCULATED POINT | |
| ⊕ SIGN | ⊕ SANITARY MH |
| ⊕ BENCHMARK | ⊕ TELEPHONE PED |
| ⊕ TRANSFORMER | ⊕ FIRE HYDRANT |
| ⊕ LIGHT POLE | ⊕ POWER POLE |
| ⊕ WATER METER | ⊕ DECIDUOUS TREE |
| ⊕ WATER VALVE | ⊕ CONIFEROUS TREE |

| PARCEL LINE | |
|-------------------------------|-----|
| RIGHT OF WAY LINE | --- |
| CURB & GUTTER | --- |
| SEWER LINE (UG) | --- |
| GAS LINE (UG) | --- |
| OVERHEAD ELECTRIC LINE (OH) | --- |
| WATER LINE (UG) | --- |
| TELEPHONE/COMMUNICATIONS (UG) | --- |

| HATCH LEGEND | |
|--------------|----------|
| Gravel | Rip-Rap |
| Concrete | Building |

| ABBREVIATIONS | |
|--------------------------------|---------------------------------|
| AP Antenna Pole | IRF Iron Rebar Found (as noted) |
| B-G Business-General | IRS Iron Rebar Set (#4 rebar) |
| CB Catch Basin | LP Light Pole |
| CO Sewer Cleanout | MH Manhole (S-Sewer, D-Storm) |
| DB Deed Book | OH Overhead |
| DI Drop Inlet | OTP Open-Top Pipe |
| FH Fire Hydrant | TBM Temporary Benchmark Set |
| FO Fiber Optic | TP Telecommunications Pedestal |
| GI Grate Inlet | UG Underground |
| GV Gas Valve | UP Utility Pole |
| GW Guy Wire | WM Water Meter |
| IPF Iron Pipe Found (as noted) | WV Water Valve |

N/F
Mary E. Wallace
Pin: 4120118000000
DB 471 pg. 100
PB 433 pg. 9

N/F
Mary E. Wallace
Pin: 4120304000000
DB 93 pg. 275
PB 349 pg. 6

N/F
Dorothy O. Wade
Pin: 4120309000000
DB 388 pg. 244

N/F
Dorothy O. Wade
Pin: 4120309000000
DB 388 pg. 244

N/F
Gloria J. Johnson
Pin: 4120312000000
DB 143 pg. 271

N/F
Luther Roper Estate
Pin: 4120313000000
DB 63 pg. 390

N/F
Gloria J. Johnson
Pin: 4120311000000
DB 447 pg. 1

N/F
Alicia Davis
Pin: 4120306000000
DB 425 pg. 116

N/F
Flora C. Mullins
Pin: 4120334000000
DB 72 pg. 115
PB 3 pg. 58

N/F
Lucille & Archie Davis
Pin: 4120318000000
DB 157 pg. 391
PB 3 pg. 58

N/F
County of Marion
Pin: 4120401000000
DB 339 pg. 330
PB 3 pg. 58

EAST MCINTYRE STREET
(US Highway 76)
(Variable-width Public R/W Per PB 27 pg. 3)

N/F
Page's Tire & Equipment
Services, LLC
Pin: 4120805000000
DB 539 pg. 268
PB 27 pg. 3

N/F
Page's Tire & Equipment
Services, LLC
Pin: 4120809000000
DB 539 pg. 268
PB 27 pg. 242

CERTIFICATE OF POSITIONAL ACCURACY

I, NEAL H. O'CONNOR, JR., SC-PLS# 15190, CERTIFY THAT THE SC GRID DATA SHOWN ON THIS PLAT WAS OBTAINED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: 'A'
- (2) POSITIONAL ACCURACY: 0.07"
- (3) GPS PROCEDURE: SCOS NETWORK RTK USING A TRIMBLE SP5985 ROVER W/ TSC3 CONTROLLER
- (4) DATES OF SURVEY: May 24th, 26th, June 6th, 12th & 14th, 2023
- (5) DATUM/EPOCH: NAD83 (NSRS2011)
- (6) PUBLISHED/FIXED CONTROL USED: SC VRS NETWORK
- (7) GEOD MODEL: GEOD18 (CONUS)
- (8) COMBINED GRID FACTOR: 0.99983239
- (9) UNITS: INTERNATIONAL SURVEY FEET

| CURVE TABLE | | | | | |
|-------------|----------|---------|-----------|---------|---------------------|
| CURVE # | RADIUS | LENGTH | DELTA | TANGENT | CHORD BEARING |
| C1 | 1585.70' | 149.92' | 5°25'02" | 75.02' | N81°10'05"W 149.87' |
| C2 | 255.09' | 57.77' | 12°58'33" | 29.01' | S85°09'13"E 57.65' |

ALTA/NSPS LAND TITLE SURVEY

THIS SURVEY IS MADE FOR THE BENEFIT OF CDP MULLINS, LLC, AND INVESTORS' TITLE INSURANCE COMPANY (COMMITMENT NUMBER: 2023-210).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 5, 8, 11b, 13, 14, & 16 OF TABLE 'A' THEREOF.
THE FIELDWORK WAS COMPLETED ON MAY 24th, 26th, JUNE 6th 12th, & 14th, 2023.

SCHEDULE "B", SECTION 2 EXCEPTIONS, AS NOTED HEREON.

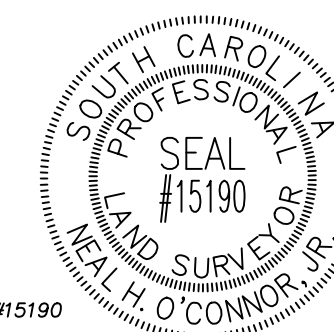
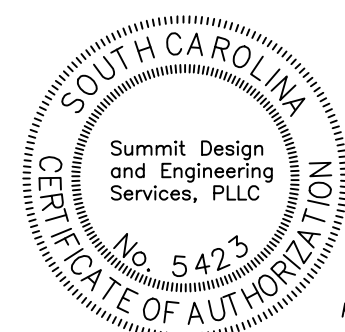
DATE OF PLAT OR MAP JUNE XXTH, 2023.

NEAL H. O'CONNOR, JR., PLS REGISTRATION #15190

CERTIFICATE OF ACCURACY

I, NEAL H. O'CONNOR, JR., S.C.P.L.S. #15190, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY CONDUCTED UNDER MY DIRECTION.

I FURTHER HEREBY STATE AND AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 USABLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN; ALSO THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, ZONING ORDINANCES, AND RIGHTS OF WAY, OF RECORD OR NOT OF RECORD, IF ANY.



NEAL H. O'CONNOR, JR., PLS
PROFESSIONAL LAND SURVEYOR, SC #15190
SIGNED JUNE XXTH, 2023.

SURVEYORS LEGAL DESCRIPTION:

All that tract or parcel of land lying and being approximately one-half mile East of the Town of Mullins in the County of Marion, State of South Carolina, and being the land conveyed to CDP Mullins, LLC by Deed Book XXXX pages XXX-XXX, dated XX-XX-2023 and recorded in the Marion County Register of Deeds and being more particularly described as follows:

Commencing at an existing 3/4" open-top pipe found at the eastern corner of Lowman Street Extension & Jack Meares Road Right of Ways (Both having a 30' Public Right of Way) at the northeastern corner of said CDP Mullins, LLC property and labeled Point of Beginning; thence with said Jack Meares Road Right of Way S 19° 38' 38" E 386.99 feet to a Old Nail found on the Right of Way of East McIntyre Street (Having a Variable-width Public Right of Way); thence with said Right of Way in a curve to the left having a radius of 1585.70 feet, length of 149.92 feet, Chord Bearing of N 81° 10' 05" W and Chord Distance of 149.87 feet to a #4 rebar set at the intersection with the White Oak Road Right of Way (Having a Variable-width Public Right of Way); thence with said Right of Way N 70° 25' 56" W 89.96 feet to a #4 rebar set at the southeast corner of the Lucille & Archie Davis property as described in Deed Book 157 page 391; thence leaving said Right of Way N 19° 38' 38" E 148.58 feet to a #4 rebar found; thence N 74° 58' 11" W 17.28 feet to a 3/4" open-top pipe found at the southeastern corner of the Flora C. Mullins property as described in Deed Book 72 page 115; thence N 19° 47' 17" E 180.02 feet to a 3/4" open-top pipe found on the northern Right of Way of an on 30' un-opened Road at the southeastern corner of the Alicia Davis property as described in Deed Book 425 page 116; thence with said Right of Way N 70° 22' 12" W 45.94 feet to an Old Nail found; thence leaving said Right of Way N 19° 08' 28" E 21.95 feet to a 1/2" pipe found at the southern Right of Way of Lowman Street Extension (Having a 30' Public Right of Way); thence with said Right of Way for the next 5 calls N 86° 27' 17" E 50.31 feet to a #4 rebar set; thence N 85° 45' 20" E 78.59 feet to a #4 rebar set; thence with a curve to the right having a radius of 255.09 feet, length of 57.77 feet, Chord Bearing of S 85° 09' 13" E and Chord Distance of 57.65 feet to a #4 rebar set; thence S 71° 33' 28" E 63.94 feet to a #4 rebar set; thence S 68° 52' 09" E 62.34 feet to the Point of Beginning, containing 2.291 Acres (99,791.05 square feet), more or less.

Bearings based on South Carolina Grid North, NAD83

NOTE "A"
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR SUBSURFACE IMPROVEMENTS ON THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "B"
THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE AND UTILITY INFORMATION PROVIDED BY THE SCOTT LOCATE SERVICE (TICKET #s: 230510129, 230510183, 230510183, 230510183 & 230510183) AND ARE APPROXIMATE LOCATIONS BASED ON PAINT MARKS IDENTIFIED DURING THE FIELD SURVEY. OTHER UNDERGROUND UTILITIES AND STRUCTURES NOT COVERED BY THE LOCATE SERVICE MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING ANY ADDITIONAL BURIED UTILITIES.

NOTE "C"
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. AREAS WERE DETERMINED BY COORDINATE COMPUTATION. ALL BOUNDARY CORNERS WERE FOUND/SET AND IDENTIFIED PER LEGEND, UNLESS NOTED OTHERWISE.

NOTE "D"
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

NOTE "E"
PARCEL SHOWN HEREON IS LOCATED IN THE FLOOD ZONE "X" DESIGNATION: FIRM MAP NUMBER: 45067C0178E
COMMUNITY NUMBER: 450143, CITY OF MULLINS.
PANEL NUMBER: 178 AND DATED OCTOBER 18, 2011.

NOTE "F"
THIS PARCEL HAS NO DEFINED PARKING SPACES.

NOTE "G"
NO EVIDENCE OF RECENT EARTHWORK OR BUILDING CONSTRUCTION OBSERVED WHILE CONDUCTING FIELDWORK.

NOTE "H"
SUBJECT PARCEL SHOWN HEREON IS ZONED: INDUSTRIAL, PER COUNTY OF MARION

NOTE "I"
THIS PARCEL MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS.

NOTE "J"
(O) ENCROACHMENTS OBSERVED DURING FIELD SURVEY AND NOT IDENTIFIED IN TITLE SEARCH ARE SHOWN HEREON BY:

NOTE "K"
SUBJECT PARCEL SHOWN ON A PLAT BY J.M. JOHNSON, CE, DATED OCTOBER 1913 AND RECORDED IN PB 3 PAGE 58 FOR "MAP OF EST. W.L. MULLINS".

| REVISIONS | DATE | BY |
|-----------|------|----|
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

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PROJECT MANAGER
NHO
DRAWN BY
NHO
SCALE
1"=50'

CLIENT'S ADDRESS:
K.B. Salton Engineering
1000 Highway 17
Boiling Springs, SC 29314
(864) 699-9512

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ALTA/NSPS BOUNDARY SURVEY FOR:
CDP Mullins, LLC
Mullins, South Carolina
SURVEY PREPARED: JUNE XXTH, 2023
TOWN OF MULLINS MARION COUNTY, SC
FIELD WORK PERFORMED: MAY 24th & 26th, JUNE 6th, 12th & 14th, 2023

PROJECT NO.
23-0155.700
DRAWING NO.
23-0155.700_CDP_MULLINS, LLC, ALTA