

2.04 +/- Acre Commercial Site on St. Matthews Rd



2.04 +/- Acre Commercial Site on St. Matthews Rd near Hwy 601 with 170' Frontage. Zoned CG. Excellent site for office or retail. Plat available.

Call Cal Re: Sewer Availability/Costs and for more details.

Available for \$459,000

For Additional Information, please contact:

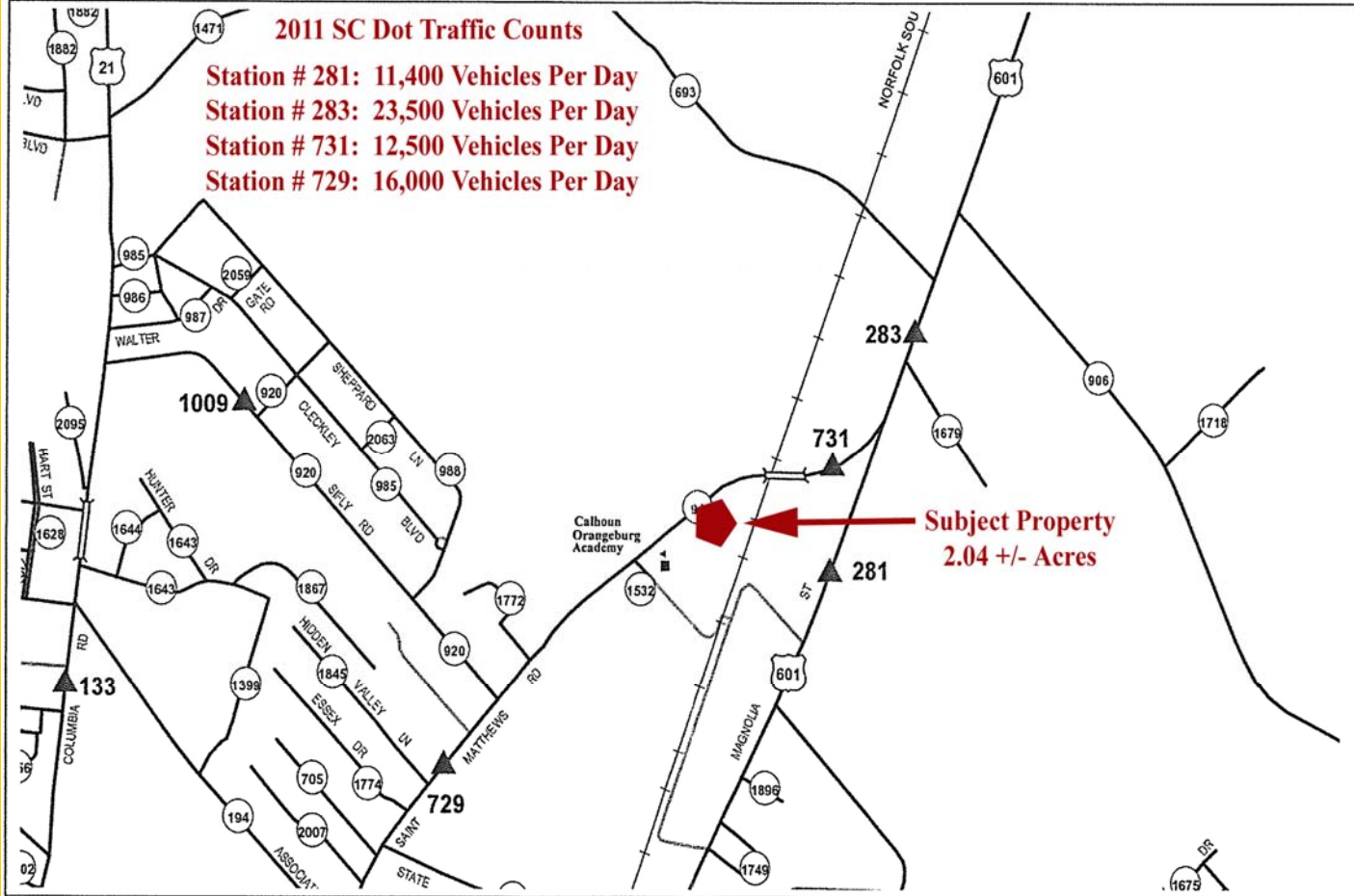


**R. Cal Bruner, Jr.
CENTURY 21 The Moore Group
803-535-6208
www.CalBruner.com**

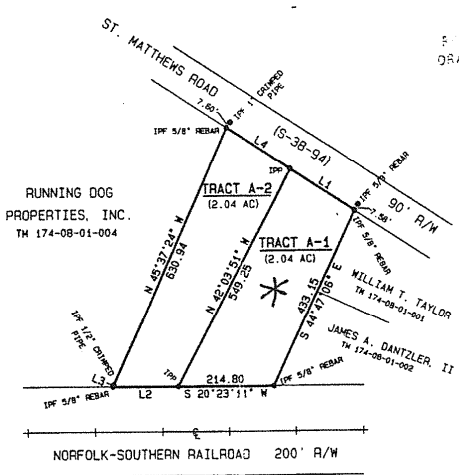


2011 SC Dot Traffic Counts

Station # 281: 11,400 Vehicles Per Day
Station # 283: 23,500 Vehicles Per Day
Station # 731: 12,500 Vehicles Per Day
Station # 729: 16,000 Vehicles Per Day



LINE	BEARING	DISTANCE
L1	N 53°43'42" E	170.76
L2	S 20°23'11" W	146.34
L3	N 45°26'59" W	4.37
L4	N 53°43'42" E	170.04



03-223
C297-6

HORGER, BARNWELL & REID, LLP.
P.O. DRAWER 329
ORANGEBURG, SC 29118-0329

03 MAY 23 PM 3 50
GAIL LANIER
REGISTERED DEEDS
ORANGEBURG CO., S.C.



Tract A-1

A PORTION OF
TM 174-08-01-003 (2000)
TM 194-00-00-042 (01.0)

A PLAT
OF
4.08 ACRES
STATE OF SOUTH CAROLINA
COUNTY OF ORANGEBURG
ORANGE TOWNSHIP

SURVEYED FOR:
STUART H. MARCUS

NOTES:
THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH. THIS PROPERTY MAY BE AFFECTED BY EASEMENTS, ENCROACHMENTS AND/OR ENCUMBRANCES, RECORDED OR OTHERWISE, THAT A COMPLETE TITLE SEARCH MAY REVEAL.

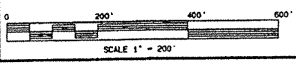
CERTIFICATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED AND IS NOT TRANSFERABLE.

SURVEY IS VALID ONLY IF PRINT HAS AN ORIGINAL SIGNATURE AND A RAISED EMBOSSED SEAL OF THE SURVEYOR.

ADJACENT OWNERS SHOWN AS LISTED PER TAX RECORDS CURRENT AS OF NOVEMBER 14, 2002.

REFERENCE:
A PLAT FOR GRESSETTE INVESTMENTS, ET AL BY EDISTO SURVEYORS, INC. DATED FEBRUARY 12, 1998 LAST REVISED MARCH 30, 2000.

- CC COMPUTED CORNER
- IPP IRON PIN FOUND
- IPP IRON PIN PLACED 1/8" REBAR



"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 'M' SURVEY AS SPECIFIED THEREIN."

RICHARD L. STONHAM (0031 526-1104) R. PARLER, JR.
S.C. REG. L.S. NO. 5495 S.C. REG. L.S. NO. 5301
EDISTO SURVEYORS, INC.
PO BOX 1725 ORANGEBURG, SOUTH CAROLINA 29116

DATE: APRIL 9, 2003