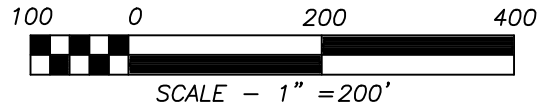
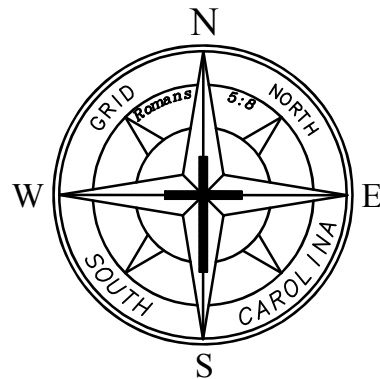


NOTES:
1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



PLAT CLOSURES:
PARCEL A: 1' / 1,002,827'
PARCEL B: 1' / 305,101'



SURVEY FOR:

SURVEY FOR



BAUKNIGHT
& ASSOCIATES, INC. LAND SURVEYING
W. SLATE BAUKNIGHT

GA RLS #2534 SC RLS #20471
C.O.A. #LS000602
109 N. Jackson Street Hartwell, GA 30643
706-376-5946 (office) 888-376-5946 (toll free)
www.lakehartwellsurveyors.com
ROMANS 5:8

TWP:

COUNTY:

ANDERSON

CITY:

N/A

STATE:

SOUTH CAROLINA

PLAT DATE:

06/19/2025

FIELD DATE:

06/04/2025

SCALE:

1" = 200'

CRD FILE:

25261-G2G

DWG FILE:

25261

PARTY CHIEF:

LRC

DRAWN BY:

TDD

PLAT BK/PG:

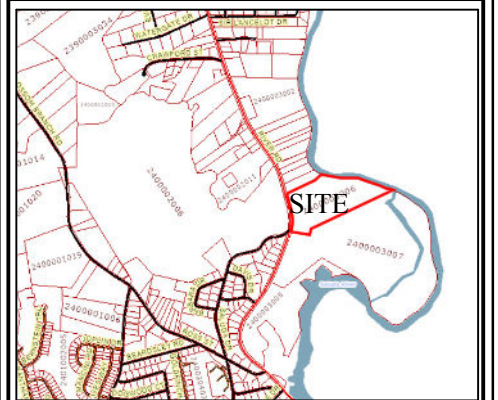
60/259

DEED BK/PG:

6595/188

TAX P.I.D.:

240-00-03-006



LOCATION MAP

LEGEND:
○ = POINT ONLY
○ = IRON PIN SET
● = IRON PIN FOUND
IPS = 1/2" REBAR SET
IPF = IRON PIN FOUND
RBF = REBAR FOUND
CTF = CRIMP TOP PIPE FND.
OTF = OPEN TOP PIPE FND.
CMF = CONCRETE MONUMENT FND.
GMF = GRANITE MONUMENT FND.
AIF = ANGLE IRON FOUND
SPK = RAILROAD SPIKE SET
PKS = PK NAIL SET
O/S = OFFSET
P = PROPERTY LINE
C = CENTERLINE
---P--- = OVERHEAD POWERLINE
---S--- = SANITARY SEWER
---X--- = FENCE
P.O.B. = POINT OF BEGINNING
B.S. = BUILDING SETBACK

SURVEY CLOSURE STATEMENT:

- 1) THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A CARLSON BRX7 MULTI-FREQUENCY BASE AND ROVER.
- 2) THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.10'.
- 3) THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MIN. STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS.

PARCEL A
25.82 AC.

PARCEL B
1.93 AC.

**TOTAL AREA:
27.75 ACRES**

CALLS ALONG C/L OF SALUDA RIVER

Course	Bearing	Distance
L1	S 57°09'45" E	30.84'
L2	S 68°56'20" E	52.06'
L3	S 76°02'15" E	48.29'
L4	S 79°52'00" E	55.05'
L5	S 83°48'00" E	70.17'
L6	N 88°25'00" E	52.19'
L7	S 89°05'00" E	24.37'
L8	S 89°08'35" E	22.26'
L9	S 87°44'20" E	40.96'
L10	S 87°22'25" E	25.75'
L11	S 86°38'00" E	39.56'
L12	S 85°32'25" E	45.79'
L13	S 83°30'20" E	68.41'
L14	S 86°32'45" E	55.51'
L15	S 84°49'35" E	32.35'
L16	S 84°41'15" E	22.22'
L17	S 77°06'30" E	25.90'
L18	S 75°59'00" E	75.76'
L19	S 74°18'40" E	67.39'
L20	S 75°55'40" E	100.87'
L21	S 71°24'05" E	60.03'
L22	S 70°19'55" E	57.01'
L23	S 68°47'10" E	66.23'
L24	S 69°42'50" E	66.73'
L25	S 71°35'40" E	83.71'
L26	S 71°13'15" E	37.95'
L27	S 65°42'00" E	22.78'

FLOOD STATEMENT:

PORTIONS OF THIS PROPERTY ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (F.I.R.M.) 45007C0154E DATED: 09/29/2011
THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. BAUKNIGHT & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.