



THIS SURVEY WAS PREPARED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE COMBINED SCALE FACTOR FOR THIS SITE IS 1.00001771346818, APPLIED TO THE SCALE POINT (N:1127191.553 E:1395844.198)



TIE LINES

Course	Bearing	Distance
T1	S 70°22'25" E	146.76'
T2	S 38°27'50" E	27.20'

CALLS ALONG BOUNDARY

Course	Bearing	Distance
L1	S 58°03'20" W	94.91'
L2	S 47°51'10" W	132.40'
L3	S 48°56'35" W	156.47'
L4	S 39°15'00" W	45.58'
L5	S 52°59'45" W	50.72'
L6	S 89°33'55" W	36.75'
L7	S 49°06'20" W	52.12'
L8	S 19°05'20" W	47.40'
L9	S 17°17'35" E	18.65'
L10	S 45°21'25" E	27.41'
L11	S 06°38'55" W	30.75'
L12	S 38°53'05" W	38.95'
L13	S 04°58'10" W	35.81'
L14	S 07°16'50" W	25.58'
L15	S 51°49'35" E	25.53'
L16	S 10°46'20" E	2.91'
L17	S 36°44'25" W	24.36'
L18	S 07°02'15" E	19.05'
L19	S 86°07'40" E	13.53'
L20	S 19°21'10" W	29.09'
L21	S 57°56'15" E	22.84'
L22	S 17°35'30" W	27.17'
L23	S 17°43'05" W	21.32'
L24	S 19°38'45" E	21.80'
L25	S 11°23'50" W	34.97'
L26	S 18°46'45" W	32.56'
L27	S 63°02'50" E	23.48'
L28	S 16°07'35" W	29.32'
L29	S 32°54'10" W	21.59'
L30	S 00°11'00" W	32.85'
L31	S 39°47'10" W	19.30'
L32	S 02°00'05" E	50.87'
L33	S 80°53'20" W	86.91'
L34	N 60°45'20" W	118.88'
L35	S 88°49'45" W	51.15'
L36	S 87°05'50" W	67.42'
L37	N 26°43'40" W	116.56'
L38	N 76°43'15" W	7.59'
L39	N 79°14'40" W	15.26'
L40	N 79°42'50" W	62.37'
L41	N 83°18'35" W	43.36'
L42	N 88°42'35" W	63.25'
L43	S 87°18'00" W	143.88'
L44	S 86°06'45" W	24.69'
L45	S 80°07'10" W	53.45'
L46	S 71°21'15" W	42.12'
L47	S 61°35'30" W	33.22'
L48	N 81°38'25" E	92.79'
L49	S 86°21'30" E	285.95'
L50	N 64°47'45" E	32.96'
L51	S 76°02'40" E	148.00'
L52	N 62°49'55" E	113.83'
L53	N 31°58'05" E	258.11'
L54	N 62°51'50" E	79.98'
L55	S 70°14'25" E	184.07'
L56	S 28°49'45" W	198.33'
L57	S 56°35'00" E	309.00'
L58	N 54°37'45" E	301.32'
L59	N 00°08'00" E	32.48'
L60	N 82°35'45" E	70.55'
L61	N 62°11'55" E	123.46'

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.

- LEGEND:**
- = POINT ONLY
 - = IRON PIN SET
 - = IRON PIN FOUND
 - IPF = 1/2" REBAR SET
 - IPF = IRON PIN FOUND
 - RBF = REBAR FOUND
 - OTF = 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
 - R = PROPERTY LINE
 - C = CENTERLINE
 - P- = OVERHEAD POWERLINE
 - S- = SANITARY SEWER
 - Y- = FENCE
 - P.O.B. = POINT OF BEGINNING
 - B.S. = BUILDING SETBACK

RAMBOR INVESTMENTS CORP.
TAX P.I.D. #053-00-01-068
REF. OUR PLAT DATED 11/27/2024

MARTIN D. WHITE
TAX P.I.D. #053-00-01-135
P.B. B1000, PG. 4

ADJOINER REFERENCES

REF. #	OWNER	LOT NO.	PLAT BOOK/PAGE	DEED BOOK/PAGE
16	WILLIAM MCCOY & CARROLL SCOTT	34 & 35	N/100	918/2
17	SCOTT CARROLL	33	N/100	-
24	MERCALDO FAMILY LIVING TRUST	5 & 6	P-61/865	3212/28
25	MERCALDO FAMILY LIVING TRUST	TRACT 3	B-693/4	3212/24
26	FIVE COUSINS LLC	TRACT 1	B-693/4	2452/338
35	CARSON DAVID ALEXANDER	TRACT 3	P-43/103	3170/50
36	NICHOLAS A. VATIS	---	A-647/6	---
37	MARTHA ANN WHITE	---	P-43/244	1060/106

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.

TWP: WHITWATER	SURVEY FOR: RAMBOR INVESTMENTS CORP.	STATE: SOUTH CAROLINA
COUNTY: OCOONEE		PLAT DATE: 02/02/2026
SCHOOL DIST.: SALEM		FIELD DATE: 01/19/2026
	<p>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</p>	SCALE: 1" = 200'
		CRD FILE: 24344-G2G
		DWG FILE: 24344-A
		PARTY CHIEF: WCB
		DRAWN BY: TDD
		PLAT BK/PG: SEE REF.
		DEED BK/PG: 1331/196
		TAX P.I.D.: 053-00-01-009

