



THIS SURVEY WAS PREPARED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT. THE GRID-TO-GROUND SCALE FACTOR FOR THIS SITE IS 1.0001771346818, APPLIED TO THE SCALE POINT (N:1127191.553 E:1395844.198)

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.

CALLS & CURVES ALONG BOUNDARY

Course	Bearing	Distance
L1	N 16°59'05" W	156.69'
L2	N 17°03'15" W	99.91'
L3	N 16°54'30" W	100.07'
L4	N 16°50'25" W	47.52'
L5	Rad: 971.54' Tan: 233.11' Chd: S 44°14'55" E	A: 457.57' CA: 26°59'05" 453.35'
L6	S 59°13'20" E	170.17'
L7	S 60°10'10" E	183.81'
L8	S 61°20'55" E	82.96'
L9	S 58°29'55" E	95.91'
L10	S 59°52'45" E	108.73'
L11	S 60°34'00" E	175.29'



TRACT #1
33.84 ACRES

SURVEY FOR:
RAMBOR INVESTMENT CORPORATION

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)
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TOWNSHIP:	WHITEWATER
COUNTY:	OCONEE
SCHOOL DIST.:	SALEM
STATE:	SOUTH CAROLINA
PLAT DATE:	06/17/2025
FIELD DATE:	10/25/2024
SCALE:	1" = 200'
CRD FILE:	24344-G2G
DWG FILE:	24344
PARTY CHIEF:	WCB/LRC/WSB
DRAWN BY:	WCB/TDD
PLAT BK/PG:	P39/600
DEED BK/PG:	1331/196
TAX P.I.D.:	053-00-01-005

ADJOINER REFERENCES

	OWNER	LOT NO.	PLAT BK/PG.	DEED	TMP#
1	JONATHAN B. DAVIS	B & C (TRACTS)	P-46/503	1972/84	053-00-01-006
2	MICHAEL RAY WILSON	1, 1(A), 2, & 2(A)	P-40/65	2939/66	053-04-02-024 & 053-04-02-023
3	PATRICIA A. STRICKLAND	3 & 3(A)	B-108/2	1535/109	053-04-02-022
4	RODNEY L. & MICHELLE O. HENKEL	4, 4(A), 5, & 5(A)	B-171/10	2324/290	053-04-02-020 & 053-04-02-031
5	DONNIE E. & JERRY K. WHITE	6 & 6(A)	A-452/3	887/174	053-04-02-019
6	DONNIE & PAULA WHITE	7 & 7(A)	P-40/65	1991/192	053-04-02-030
7	TIMOTHY R. THOMPSON	9, 9(A), & 10	B-220/8	1604/265	053-04-02-027
8	ROBERT F. HORGAN	11, 11(A), 12, 12(A), 13, & 13(A)	P-40/65 & N/100	2138/71	053-04-02-012
9	KENNETH W. & MAUREEN S. LAIRD	14 & 14(A)	P-40/65 & N/100	2143/52	053-04-02-011
10	HAROLD W. DODSON JR. & GINGER A. DODSON	15(A)	P-40/65	1718/294	053-04-02-026
11	JENNIFER R. & TONY RUSH	16(A)	P-40/65	2660/99	053-04-02-028
12	MONTY D. MARCENGILL	17(A)	P-40/65	1502/56	053-04-02-026
13	JEANNE G. RANNOU	18 & 18(A)	P-40/65 & N/100	1649/30	053-04-02-007
14	SITLER IRREV. TRUST	19, 19(A), 20, 20(A), & 20(B)	A-525/1	1879/105	053-04-02-005

- LEGEND:**
 ⊙ = POINT ONLY
 ○ = IRON PIN SET
 ● = IRON PIN FOUND
 ○ = 1/2" REBAR SET
 ○ = 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
 PKN = PK NAIL SET
 O/S = OFFSET
 P.L. = PROPERTY LINE
 C.L. = CENTERLINE
 --- = OVERHEAD POWERLINE
 ---S--- = SANITARY SEWER
 ---X--- = FENCE
 P.O.B. = POINT OF BEGINNING
 B.S. = BUILDING SETBACK

SEAL