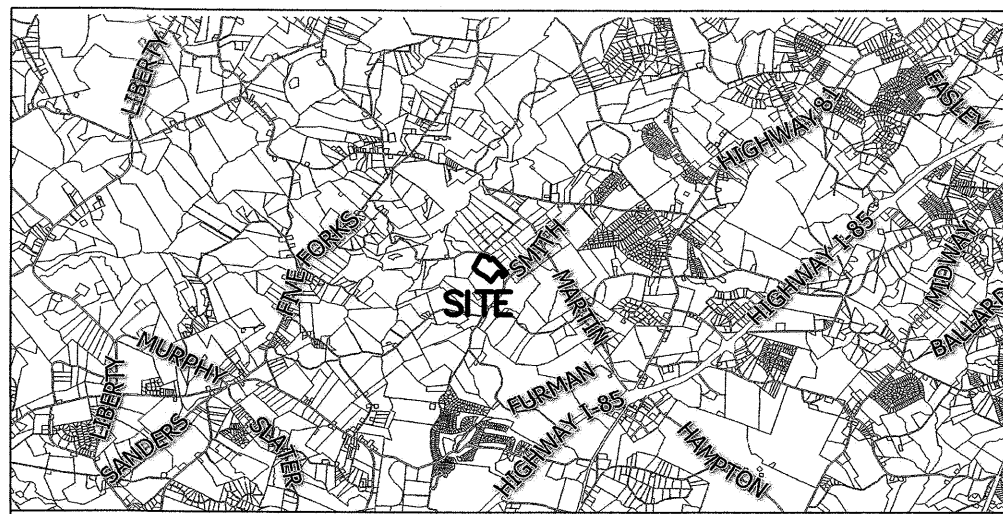




Anderson County Vicinity Map South Carolina

LINE	BEARING	DISTANCE
L1	N00°59'58"E	27.17'
L2	N53°48'09"W	14.14'
L3	N65°38'15"W	18.42'
L4	N88°01'07"W	18.34'
L5	N21°08'49"W	26.79'
L6	N63°04'23"W	73.28'
L7	N28°40'51"W	12.15'
L8	S76°18'35"W	13.06'
L9	N60°41'18"W	17.83'
L10	N21°32'53"W	12.56'
L11	N67°49'41"W	21.62'
L12	N31°45'28"W	17.76'
L13	N60°12'38"W	26.17'
L14	N83°42'15"W	22.10'
L15	N02°51'51"E	40.25'
L16	N35°10'26"W	9.85'
L17	N48°01'59"W	4.85'
L18	S47°34'51"W	20.31'
L19	N56°35'52"W	31.75'
L20	S63°27'36"W	22.72'
L21	N35°16'33"W	33.20'
L22	S83°27'44"W	20.72'
L23	N39°08'05"W	26.87'
L24	N31°28'31"E	21.93'
L25	N79°01'51"W	28.88'
L26	N57°53'07"W	25.14'
L27	N02°20'39"E	35.72'
L28	N44°27'58"W	27.54'
L29	N75°58'30"W	64.05'
L30	N00°36'53"E	22.56'

0010488 5/02/2024 Bk: S3147 Pg: 00007

TMS# 142-00-07-006
Gundry, Alex
No Deed or Plat
Reference Found

240010488 5/02/2024 11:02:54 AM
FILED, RECORDED, INDEXED
Bk: S3147 Pg: 00007 Pages: 001
Rec Fee: 25.00 St Fee:
Co Fee:
REGISTER OF DEEDS, ANDERSON CO, SC
Cynthia D. Radford

TMS# 142-00-04-005
Owen, Ralph Martin, Jr.
Deed 7032 pg. 134
Plat 51 pg. 286

Tract E
8.74 Ac.

Tract D
7.11 Ac.

Tract C
5.89 Ac.

Tract B
6.11 Ac.

Tract A
1.78 Ac.

- Legend
- (New) (Found)
- 5/8" Rebar
 - Mag Nail
 - △ Computed Point
 - ⊠ Concrete Monument
 - ⊞ Mag Nail Set
 - ⊟ Over Reading
 - ⊕ Telephone Pedestal
 - ⊙ Utility Pole
 - ⊗ Water Meter

**PIONEER
SURVEYING**

PioneerLandSurvey@gmail.com
PioneerLandServices.com
38 N. Commerce St.
Liberty S.C. 29657
(864) 231-6820

Map # 24004
Field Crew CB, WG
Drawn By WH, WG

LINE	BEARING	DISTANCE
L31	N85°08'51"W	86.66'
L32	N32°53'20"W	72.53'
L33	S88°18'38"W	67.94'
L34	N58°40'38"W	20.00'
L35	N30°06'13"E	29.45'
L36	N48°05'31"W	27.83'
L37	N67°36'05"W	36.69'
L38	N02°51'32"W	26.75'
L39	N44°45'12"W	24.06'
L40	N74°05'05"W	59.92'
L41	N43°49'31"E	20.35'
L42	N01°23'27"W	14.17'
L43	N89°00'43"W	39.20'
L44	N21°29'27"E	24.56'
L45	N13°56'21"W	19.20'
L46	N75°07'52"W	18.50'
L47	N10°20'32"W	22.15'
L48	N54°33'38"W	54.98'
L49	N40°37'12"W	28.29'
L50	N81°35'47"W	14.99'
L51	S34°30'37"W	23.02'
L52	N61°31'31"W	10.57'
L53	N50°24'54"E	40.87'
L54	S45°08'47"E	39.32'
L55	S37°41'49"E	489.48'
L56	N18°19'43"E	55.68'
L57	N59°56'39"E	43.03'
L58	S63°27'36"W	4.92'
L59	N44°45'12"W	9.29'
L60	N49°34'36"W	25.78'

NOTES:
- Parent TMS# 142-00-07-007
- Reference Deed 11458 pg. 31
- Reference Plat 7 pg. 33
- Physical Address: 306 Timms Mill Road
- North Reference: SC Grid NAD 83 (2011, iFeet, Zone 3900)
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may apply to the subject property: easements, other than possible easements that were visible at the time of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
- This survey does not purport to create new access, right of ways, easements, roads, drives, and others of this nature unless noted as "New." Depictions of aforesaid information are obtained from existing records as referenced hereon.

THIS IS NOT A SUBDIVISION AS DEFINED BY
ANDERSON COUNTY SUBDIVISION REGULATIONS
5/2/24
DATE

Survey and Certification For
**Cauldrick Land
and Timber, LLC**
Date: January 16, 2024
Revised April 26, 2424 to show Tracts A-E

"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 A survey as specified therein; also there are no visible encroachments or projections other than shown."

William C. Hutchins P.L.S. No.29117