

LOCATION MAP (NTS.)	
LOCATION:	CITY OF DUNCAN
DATE:	MAY 5, 05
TMS#	5-20-02-063.04
FIELD BY:	MATT LEWIS
DRAWN BY:	N.W.P.

BE: THIS BEING THE SAME AS THAT WHICH IS SHOWN ON A PLAT FOR DAN FREEMAN, BY SINCLAIR AND ASSOCIATES, LLC DATED MARCH 24 2004, AND RECORDED IN PLAT BOOK 156 AT PAGE 70 IN THE SPARTANBURG COUNTY R.L.M.C. OFFICE.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

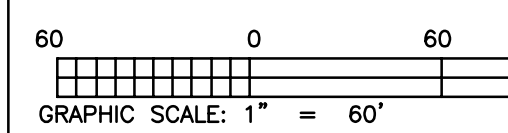
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

- KEY:**
- — DENOTES IPF 1/2" REBAR
 - — DENOTES IPS 1/2" REBAR
 - △ — DENOTES POINT OF BEGINNING

SETBACK REQUIREMENTS
 10' ROAD FRONTAGE SETBACK
 10' REAR SETBACK
 7.5' SIDE SETBACK (10' CORNER LOTS)

- NOTES:**
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ZONING ORDINANCES, AND RIGHT-OF-WAYS OF RECORD OR NOT OF RECORD.
 - IRON PINS SET (1/2" REBAR) AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 - PERIMETER BOUNDARY PERFORMED BY SINCLAIR SURVEYING.



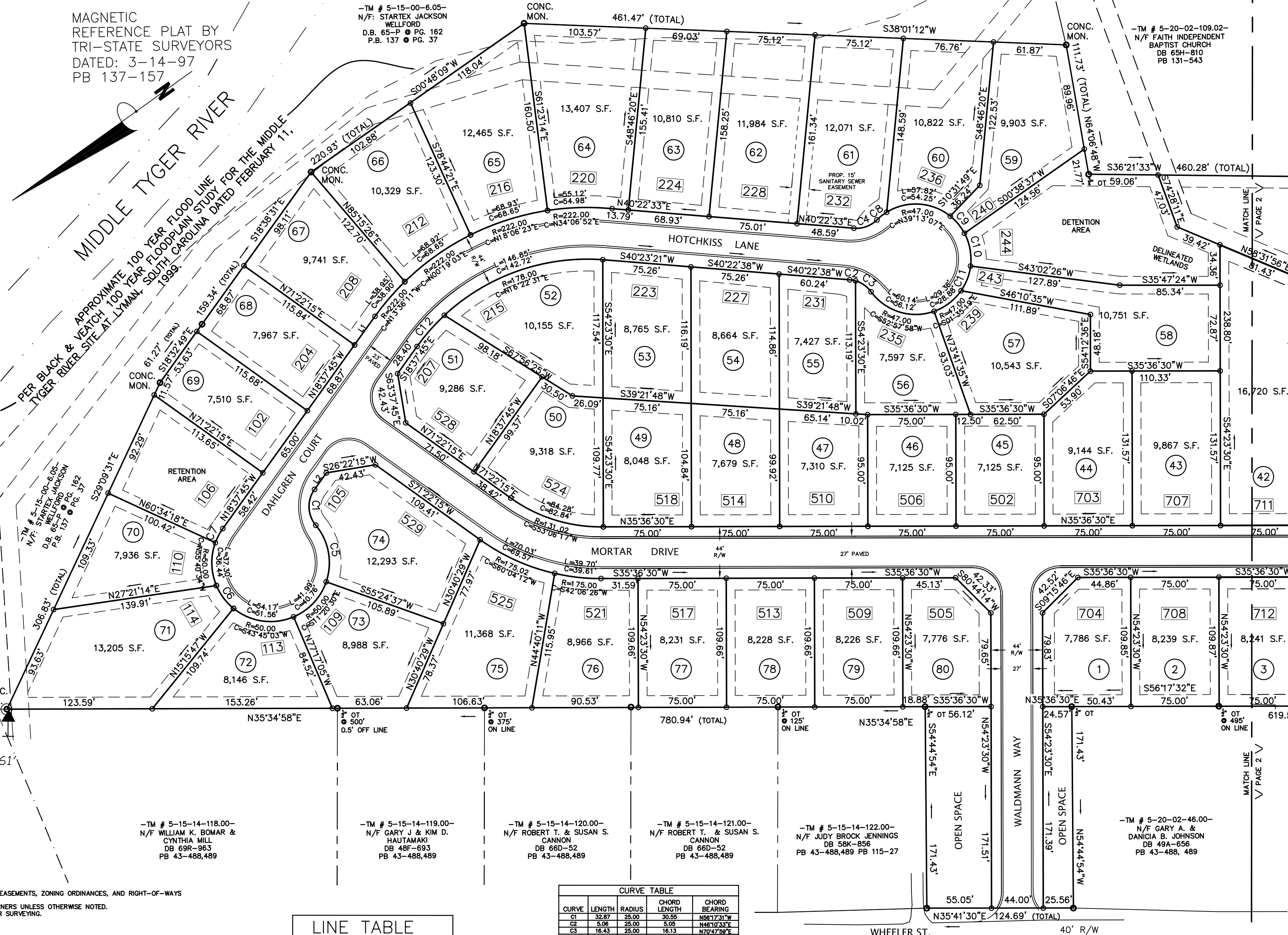
FINAL PLAT FOR:
CANNON FARMS
SUBDIVISION
 (PAGE 1 OF 2)
 SPARTANBURG COUNTY SOUTH CAROLINA

MAGNETIC REFERENCE PLAT BY TRI-STATE SURVEYORS DATED: 3-14-97 PB 137-157

MIDDLE TYGER RIVER
 PER BLACK & VEATCH APPROXIMATE 100 YEAR FLOOD LINE FOR THE MIDDLE TYGER RIVER SITE AT LYMAAL SOUTH CAROLINA DATED FEBRUARY 11, 1998

-TM # 5-15-00-6.05-
 N/F: STARTEK JACKSON WELLFORD
 D.B. 65-P ● PG. 162
 P.B. 137 ● PG. 37

-TM # 5-20-02-109.02-
 N/F FAITH INDEPENDENT BAPTIST CHURCH
 DB 65H-810
 PB 131-543



-TM # 5-15-14-118.00-
 N/F WILLIAM K. BOMAR & CYNTHIA MILL
 DB 69R-963
 PB 43-488,489

-TM # 5-15-14-119.00-
 N/F GARY J. & KIM D. HAUTAMAKI
 DB 48F-693
 PB 43-488,489

-TM # 5-15-14-120.00-
 N/F ROBERT T. & SUSAN S. CANNON
 DB 66D-52
 PB 43-488,489

-TM # 5-15-14-121.00-
 N/F ROBERT T. & SUSAN S. CANNON
 DB 66D-52
 PB 43-488,489

-TM # 5-15-14-122.00-
 N/F JUDY BROCK JENNINGS
 DB 58K-856
 PB 43-488,489 PB 115-27

-TM # 5-20-02-46.00-
 N/F GARY A. & DANICIA B. JOHNSON
 DB 49A-656
 PB 43-488, 489

LINE TABLE

LINE	LENGTH	BEARING
L1	29.91	N18°37'45"W
L2	17.25	S18°37'45"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	32.87	25.00	30.55	N56°17'31"W
C2	5.06	25.00	5.05	N46°10'33"E
C3	16.43	25.00	16.13	N70°47'59"E
C4	21.49	25.00	20.83	S19°48'07"W
C5	31.10	50.00	48.80	S84°40'39"E
C6	24.58	50.00	24.33	S88°32'07"W
C7	13.68	50.00	13.64	N28°27'58"W
C8	10.54	47.00	10.51	N02°28'59"W
C9	19.04	47.00	18.91	N86°14'19"E
C10	28.83	47.00	28.38	S84°44'44"E
C11	22.71	47.00	22.49	S33°19'39"E
C12	35.32	178.00	35.28	N12°36'40"W

I (WE), THE UNDERSIGNED, AS OWNER(S) OF THIS PROPERTY DO HEREBY ADOPT THIS PLAT OF MY (OUR) FREE CONSENT. I (WE) HERBY OFFER FOR DEDICATION THE EASEMENTS AND STREET RIGHTS-OF-WAY OF THE ROADS SHOWN HEREON AND ESTABLISH MINIMUM SETBACK RESTRICTIONS AS INDICATED ON THIS PLAT, PROVIDED THIS PLAT IS RECORDED AS REQUIRED BY SECTION 1.7.

DATE: _____ SIGNED: _____
 DATE: _____ SIGNED: _____
 DATE: _____ SIGNED: _____
 DATE: _____ SIGNED: _____
 DATE: _____ SIGNED: _____

CERTIFICATE OF SUBDIVISION/LAND DEVELOPMENT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS FOR THE TOWN OF DUNCAN, WITH THE EXCEPTION OF SUCH VARIANCES, AND IS NOT TO BE FURTHER SUBDIVIDED WITHOUT THE APPROVAL OF THE TOWN OF DUNCAN, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS, SPARTANBURG COUNTY.

DATE: _____

CHAIRMAN, SECRETARY OR, PLANNING DIRECTOR
 TOWN OF DUNCAN

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, PROJECTIONS, OR SETBACKS OTHER THAN SHOWN."

WES E. SMITH
 Date: July 14, 2005
 S.C. RLS# 19897