



LOCATION: CITY OF DUNCAN
 DATE: MAY 5, 05
 TMS#: 5-20-02-063.04
 FIELD BY: MATT LEWIS
 DRAWN BY: Nicholas Plumer

LINE TABLE

LINE	LENGTH	BEARING
L1	21.29	N34°58'26"E
L2	31.28	N35°54'16"E

REF: 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 IFF 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.

