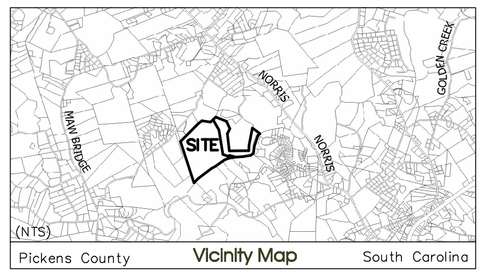
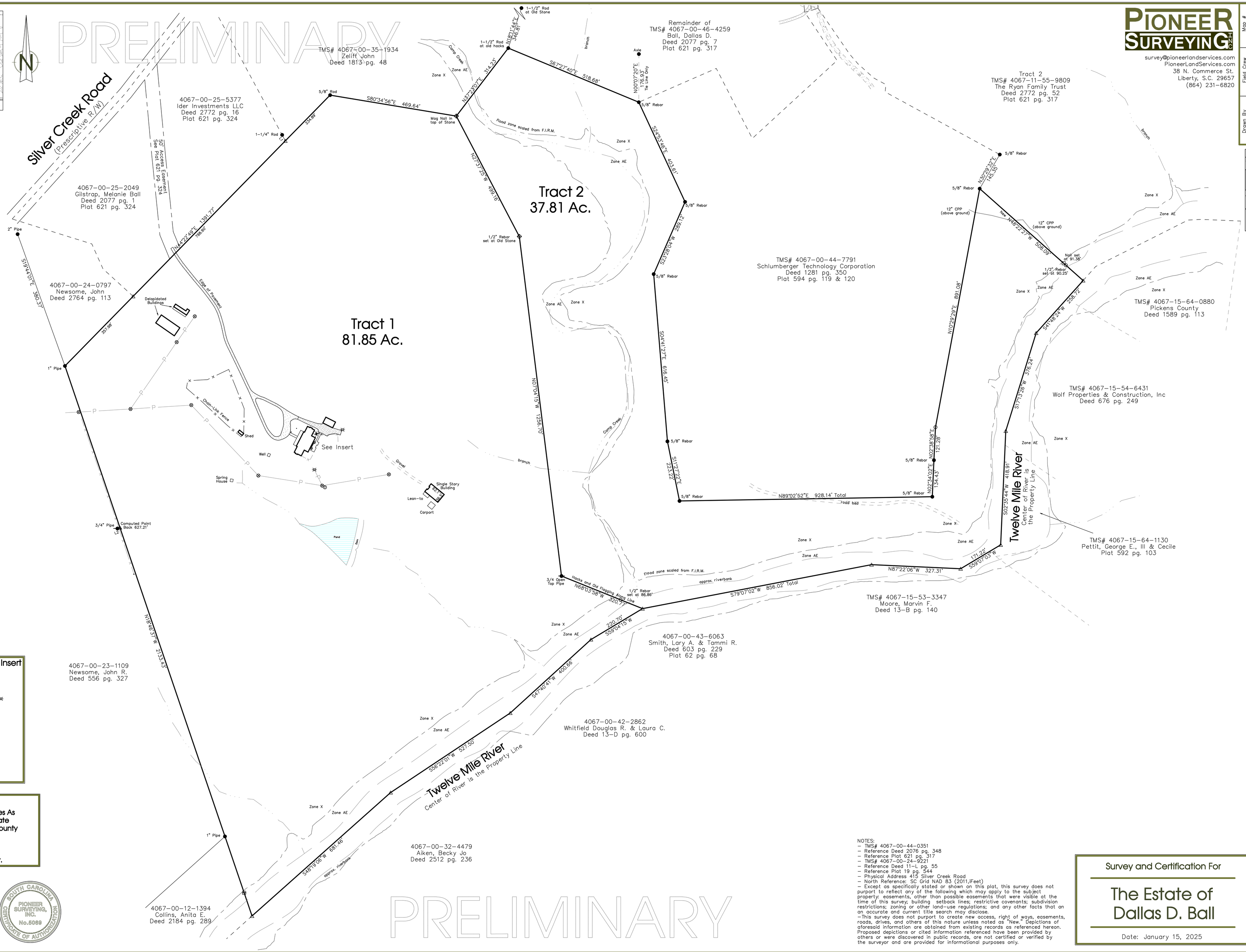


PRELIMINARY

Legend

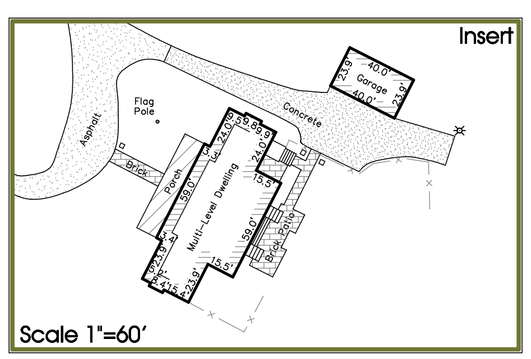
(New) (Found)

- 1/2" Rebar
- Mag Nail
- Computed Point
- Concrete Monument
- Mag Nail Set Over Reading
- Telephone Pedestal
- Utility Pole
- Light Pole
- Fire Hydrant
- Sewer Manhole
- Power transformer
- Gas Valve
- Water Valve
- Gas Meter
- Water Meter
- Power Meter



LINE	BEARING	DISTANCE
L1	N28°20'04"W	24.80'
L2	S71°13'23"W	9.65'

Insert



Flood Note

This Property is Located in two (2) Flood Zones As Shown On the National Flood Insurance Rate Map: 45077C0270D, Community - Pickens County Panel Number 450199-0270-D Effective Date: April 16, 2008 Zone "AE" is a Flood Hazard Boundary. Zone "X" is not a Flood Hazard Boundary.

"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."

SOUTH CAROLINA PIONEER SURVEYING, INC. No.5069 CERTIFICATE OF AUTHORIZATION

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

PRELIMINARY

NOTES:
- TMS# 4067-00-44-0351
- Reference Deed 2076 pg. 348
- Reference Plat 621 pg. 317
- TMS# 4067-00-24-9221
- Reference Deed 11-L pg. 55
- Reference Plat 19 pg. 544
- Physical Address 415 Silver Creek Road
- North Reference: SC Grid NAD 83 (2011,iFeet)
- 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 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. Proposed depictions or cited information referenced have been provided by others or were discovered in public records, are not certified or verified by the surveyor and are provided for informational purposes only.

Survey and Certification For

The Estate of Dallas D. Ball

Date: January 15, 2025

PIONEER SURVEYING INC
survey@pioneerlandservices.com
PioneerLandServices.com
38 N. Commerce St.
Liberty, S.C. 29657
(864) 231-6820

Map #	25112
Field Crew	GB, WG
Drawn By	WH, WG