LEGEND:

	BOLLARD
	TEMPORARY BENCHMARK
	COMMUNICATION PEDISTAL
	HANDICAP PARKING
	POWER POLE
	LIGHT POLE
	WATER METER
	GAS VALVE
	SIGN
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM SEWER CATCH BASIN
	GUY ANCHOR
— SD —	STORM SEWER
— UE —	UNDERGROUND ELECTRIC LINE
— U —	UNKNOWN UNDERGROUND LINE
— OE —	OVERHEAD ELECTRIC LINE
— UC —	UNDERGROUND COMMUNICATION
— G —	UNDERGROUND GAS
-X—X—X-	CHAIN LINK FENCE
(S)	SOUTH CAROLINA STATE PLANE
DB	DEED BOOK
PB	PLAT BOOK
MV	WATER MAIN VALVE CONC. MON.
PC	PLAT CABINET
FOC	FIBER OPTIC CABLE
FFE	FINISHED FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
(XXX.X)	NAVD 1988 ELEVATION

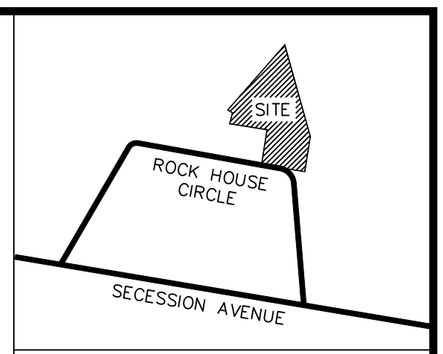
SC GRID

6" x 6" CONCRETE MONUMENT FOUND

HOWARD W. TILLER
DB 256 @ 555
PB 62 @ 8
PARCEL ID
#122-00-00-054

HOWARD W. TILLER
DB 256 @ 555
PB 62 @ 8
PARCEL ID
#122-00-00-054

JOHN CARDONA
URSULA CARDONA
DB 411 @ 827
PLAT: SEE NOTE 5
PARCEL ID
#122-02-07-010
(REMAINDER)



LOCATION MAP NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.65	N 14°44'30" E
L2	23.47	N 59°00'02" W

N 41°10'44" E
366.98'

S 15°36'38" E
403.98'

IPF 3/4" OPEN TOP

IPF 3/4" OPEN TOP

IPF 1/4" OPEN TOP

IPF 5/8" REBAR

N 81°00'07" W
75.81'

N 80°48'23" W
85.05'

IPF 1" OPEN TOP (BENT)

N 9°09'42" E
150.09'

S 9°06'23" W
150.42'

IPF 1" OPEN TOP (BENT)

N 80°50'25" W
185.97'

IPF 3/4" OPEN TOP

S 80°54'26" E
99.75'

IPF 1" OPEN TOP

ARTAVIUS M. ROLLINSON
DB 379 @ 331
PARCEL ID
#122-02-07-006

MARCUS LEE
DB 246 @ 82
PB 43 @ 21
PARCEL ID
#122-02-07-008

RALPH JACKSON
DB 145 @ 385
PARCEL ID
#122-02-07-009

CLARENCE MORTON, JR.
DB 239 @ 103
PB 57 @ 25
PARCEL ID
#122-02-07-011
#122-02-07-033

BUILDING

STONE PAD

ROCK HOUSE CIRCLE
40' RIGHT OF WAY PER NOTE 5

TEMPORARY BENCH MARK

DESCRIPTION: IPS 5/8" REBAR WITH CAP

SOUTH CAROLINA STATE PLANE COORDINATES

HORIZONTAL: [NAD 83 (2011) (iFEET)]

NORTHING = 853,620.77
EASTING = 1,587,772.35

VERTICAL: = 558.26' (NAVD 88)

TEMPORARY BENCH MARK

DESCRIPTION: IPS 5/8" REBAR WITH CAP

SOUTH CAROLINA STATE PLANE COORDINATES

HORIZONTAL: [NAD 83 (2011) (iFEET)]

NORTHING = 853,544.17
EASTING = 1,587,597.96

VERTICAL: = 560.92' (NAVD 88)

NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL ROAD RIGHTS OF WAY AND UTILITY EASEMENTS.
2. IPS 5/8" REBAR WITH CAP INSCRIBED "CANNON-DAVENPORT"
3. SOUTH CAROLINA STATE PLANE COORDINATES DETERMINED UTILIZING SOUTH CAROLINA GEODETIC SURVEY REAL TIME NETWORK.
4. HORIZONTAL DATUM: NORTH AMERICAN DATUM 1983 WITH 2011 ADJUSTMENT.
5. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN 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 B SURVEY AS SPECIFIED THEREIN

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
NO. 16116
WILLIAM C. CANNON

RLS: WILLIAM C. CANNON
NO.: 16116

STATE OF SOUTH CAROLINA
ABBEVILLE COUNTY
CITY OF ABBEVILLE

SURVEY FOR

JOHN CARDONA
URSULA CARDONA

CANNON-DAVENPORT SURVEYING, INC.
Professional Land Surveyors
207 MIXON DRIVE
CLINTON, SC 29325
(864) 303-3034 (Cellular)
E-MAIL: cannonsurvey@aol.com

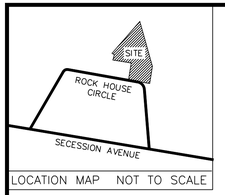
DEED BOOK	411 @ 827
PLAT:	SEE NOTE 5
PARCEL ID	122-02-07-010
PARTY CHIEF	JHD
DRAWN	WCC
DATE	1 APRIL 2026
DWG. NO.	280058BOUNDARY

SOUTH CAROLINA
CANNON-DAVENPORT SURVEYING, INC.
No C02529
CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



LOCATION MAP NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.65	N 14°44'30" E
L2	23.47	N 59°00'02" W

CONTROL CORNER

DESCRIPTION: 6" X 6" CONCRETE MONUMENT FOUND

SOUTH CAROLINA STATE PLANE COORDINATES

HORIZONTAL: [NAD 83 (2011) (FEET)]

NORTHING = 854,009.94
EASTING = 1,587,663.68

JOHN CARDONA
URSULA CARDONA
DB 411 @ 827
PLAT: SEE NOTE 5
PARCEL ID
#122-02-07-010
(REMAINDER)

HOWARD W. TILLER
DB 256 @ 555
PB 62 @ 8
PARCEL ID
#122-00-00-054

99,152 Sq Ft
2.28 Ac.

2.28 AC
A PORTION OF
PARCEL ID
#122-02-07-010

HOWARD W. TILLER
DB 256 @ 555
PB 62 @ 8
PARCEL ID
#122-00-00-054

N 41°07'47" E
365.98'

10,203 Sq Ft
0.23 Ac.

10,029 Sq Ft
0.23 Ac.

12,777 Sq Ft
0.29 Ac.

17,062 Sq Ft
0.39 Ac.

11,494 Sq Ft
0.26 Ac.

10,221 Sq Ft
0.23 Ac.

10,221 Sq Ft
0.23 Ac.

10,221 Sq Ft
0.23 Ac.

10,221 Sq Ft
0.23 Ac.

10,221 Sq Ft
0.23 Ac.

10,222 Sq Ft
0.23 Ac.

14,449 Sq Ft
0.33 Ac.

13,820 Sq Ft
0.32 Ac.

9,316 Sq Ft
0.21 Ac.

9,316 Sq Ft
0.21 Ac.

9,316 Sq Ft
0.21 Ac.

9,317 Sq Ft
0.21 Ac.

11,323 Sq Ft
0.26 Ac.

11,513 Sq Ft
0.26 Ac.

9,701 Sq Ft
0.22 Ac.

11,097 Sq Ft
0.25 Ac.

10,658 Sq Ft
0.24 Ac.

14,076 Sq Ft
0.32 Ac.

14,191 Sq Ft
0.33 Ac.

14,039 Sq Ft
0.32 Ac.

9,735 Sq Ft
0.22 Ac.

10,250 Sq Ft
0.24 Ac.

7,500 Sq Ft
0.17 Ac.

7,690 Sq Ft
0.18 Ac.

8,238 Sq Ft
0.19 Ac.

13,814 Sq Ft
0.32 Ac.

12,106 Sq Ft
0.28 Ac.

12,441 Sq Ft
0.29 Ac.

11,341 Sq Ft
0.26 Ac.

12,652 Sq Ft
0.29 Ac.

11,108 Sq Ft
0.26 Ac.

11,722 Sq Ft
0.27 Ac.

11,579 Sq Ft
0.27 Ac.

15,454 Sq Ft
0.35 Ac.

10,840 Sq Ft
0.25 Ac.

8,211 Sq Ft
0.19 Ac.

8,211 Sq Ft
0.19 Ac.

8,210 Sq Ft
0.19 Ac.

IPF 3/4"
OPEN TOP

L2

IPF 3/4"
OPEN TOP

L1

N 81°00'07" W
75.81'

N 80°48'23" W
85.05'

IPF 1 1/4"
OPEN TOP

ARTAVIUS M. ROLLINSON
DB 379 @ 331
PARCEL ID
#122-02-07-006

IPF 5/8"
REBAR

RALPH JACKSON
DB 145 @ 385
PARCEL ID
#122-02-07-009

IPF 1"
OPEN TOP
(BENT)

MARCUS LEE
DB 246 @ 82
PB 43 @ 21
PARCEL ID
#122-02-07-008

N 9°09'42" E
150.09'

9,764 Sq Ft
0.22 Ac.

IPF 1"
OPEN TOP
(BENT)

9,766 Sq Ft
0.22 Ac.

S 9°09'42" W
150.42'

IPS 5/8"
REBAR WITH
CAP

CLARENCE MORTON, JR.
DB 239 @ 103
PB 57 @ 25
PARCEL ID
#122-02-07-011
#122-02-07-033

IPF 3/4"
OPEN TOP

S 80°54'26" E
99.75'

IPF 1"
OPEN TOP

N 80°50'25" W 185.97'

ROCK HOUSE CIRCLE
40' RIGHT OF WAY PER NOTE 5

LEGEND:

o	IPS	IRON PIN SET (5/8" REBAR W/ CAP)
o	IPF	IRON PIN FOUND
◇		CONCRETE MONUMENT
♿		HANDICAPPED PARKING SIGN
⌐		POWER POLE
☼		LIGHT POLE
WM		WATER METER
GV		GAS VALVE
+		SPOT ELEVATION
FH		FIRE HYDRANT
Ⓢ		SANITARY SEWER MANHOLE
Ⓓ		STORM DRAIN MANHOLE
▲		POINT
❀		CLEANOUT
□		STORM DRAIN
⊠		TRANSFORMER
OE		OVERHEAD ELECTRIC LINE
-x-x-x-		CHAIN LINK FENCE
	(M)	MEASURED
	(R)	RECORD
	(S)	SOUTH CAROLINA STATE PLANE
	DB	DEED BOOK
	PS	PLAT SLIDE
	SF	SQUARE FOOTAGE
	PC	PLAT CABINET
	LN	LANE
	FFE	FINISHED FLOOR ELEVATION
	POC	POINT OF COMMENCEMENT
	R/W	RIGHT-OF-WAY
	(XXX.X)	NAVD 1988 ELEVATION

SC GRID

NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL ROAD RIGHTS OF WAY AND UTILITY EASEMENTS.
2. SOUTH CAROLINA STATE PLANE COORDINATES DETERMINED UTILIZING SOUTH CAROLINA GEODETIC SURVEY REAL TIME NETWORK.
3. THIS PLAT REPRESENTS A SURVEY OF A NEWLY CREATED PARCEL.
4. IPS 5/8" REBAR WITH CAP INSCRIBED "CANNON-DAVENPORT".
5. REFERENCE PLAT OF SURVEY ENTITLED "SURVEY FOR JOHN CARDONA & URSULA CARDONA" BY RYKARD PROFESSIONAL LAND SURVEYING, LLC DATED 27 MARCH 2023.
6. ZONING INFORMATION:
   A. ZONING CATAGORY: GENERAL RESIDENTIAL (GC)
   B. MINIMUM SQUARE FOOTAGE: 6000 SQUARE FEET
   C. MINIMUM LOT WIDTH AT BUILDING LINE: 50 FEET
   D. REQUIRED BUILDING SETBACKS
      1) FRONT: 25 FEET FROM STREET RIGHT OF WAY
      2) SIDE: 10 FEET INTERIOR SIDE LOT LINE; TOATAL OF SIDE LOTS MUST BE 30% LOT WIDTH
      3) 15 FEET INTERIOR REAR LOT LINE
7. 10 FEET UTILITY AND DRAINAGE EASEMENT ON SIDE LOT LINES; 5 FEET EITHER SIDE OF LOT LINE. 10 FEET UTILITY AND DRAINAGE EASEMENT ON SUBDIVISION EXTERIOR LOT LINES.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN 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 B SURVEY AS SPECIFIED THEREIN.

SOUTH CAROLINA — CANNON-DAVENPORT SURVEYING, INC. — No C02529 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL — LAND SURVEYOR — NO 16116 — WILLIAM C. CANNON

RLS: WILLIAM C. CANNON
NO.: 16116

STATE OF SOUTH CAROLINA
ABBEVILLE COUNTY
CITY OF ABBEVILLE

SURVEY FOR

JOHN CARDONA
URSULA CARDONA

CANNON-DAVENPORT SURVEYING, INC.
Professional Land Surveyors
207 MIXON DRIVE
CLINTON, SC 29325
(864) 303-3034 (Cellular)
E-MAIL: cannonsurvey@aol.com

DEED BOOK	411 @ 827
PLAT	SEE NOTE 5
PARCEL ID	122-02-07-010
PARTY CHIEF	JHD
DRAWN	WCC
DATE	1 APRIL 2026
DWG. NO.	260058BOUNDARY