

NOTES:
 (S) DENOTES OBJECT SET
 (F) DENOTES OBJECT FOUND
 PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS, AND THOSE SHOWN, IF ANY, SHOULD BE INDEPENDENTLY VERIFIED. NO TITLE OPINION HAS BEEN PROVIDED TO THE SURVEYOR.
 NAMES AND DEED REFERENCES SHOWN ARE FOR DESCRIPTIVE PURPOSES ONLY, NOT TO BE USED FOR DETERMINING TITLE.
 WATER BOUNDARIES ARE SUBJECT TO CHANGE BY NATURAL CAUSES AND MAY AFFECT AREA AND LIMIT OF TITLE.
 ALL RIGHT OF WAYS OR EASEMENT WIDTHS SHOULD BE VERIFIED FOR ACCURACY BY THE COMPANY, AGENCY, OR PUBLIC DEPARTMENT RESPONSIBLE FOR ACQUIRING, MAINTAINING, AND EXISTENCE OF THE EASEMENTS SHOWN. THE WIDTHS AS SHOWN, WERE ACQUIRED BY VARIOUS SOURCES AND ARE SUBJECT TO ERROR.

LINE	BEARING	LENGTH
L1	S70°56'05"E	34.12'
L2	S39°32'38"E	10.15'
L3	S47°18'11"E	25.84'
L4	S63°02'18"E	27.82'
L5	N87°40'24"E	8.58'
L6	S32°16'20"E	15.46'
L7	S05°47'43"E	19.46'
L8	S03°54'26"W	31.94'
L9	S00°58'52"W	22.28'
L10	S19°00'03"W	40.44'
L11	S14°31'19"W	43.47'
L12	S38°53'34"W	63.37'
L13	S00°27'04"E	48.77'
L14	S10°47'52"W	54.08'
L15	S23°11'13"E	50.16'
L16	S20°42'29"E	42.37'
L17	S02°47'43"E	50.52'
L18	S18°28'13"E	38.74'
L19	S62°10'07"E	48.54'
L20	S58°32'27"E	46.89'
L21	S59°32'09"E	35.65'
L22	N78°08'30"E	80.91'
L23	S87°11'49"E	45.36'
L24	S59°17'32"E	52.37'
L25	S50°25'57"E	54.99'
L26	S58°44'12"E	58.36'
L27	S83°29'24"E	45.71'
L28	S64°59'35"E	60.03'
L29	S70°49'12"E	61.65'
L30	S71°14'43"E	50.79'
L31	S67°55'58"E	55.24'
L32	S58°09'48"E	47.13'
L33	S48°41'46"E	43.58'
L34	S30°50'29"E	37.16'
L35	S03°46'55"W	43.20'
L36	N85°36'19"E	30.30'
L37	S80°16'14"E	38.21'
L38	S65°34'49"E	34.70'
L39	S61°47'57"E	37.43'
L40	S78°05'41"E	45.47'
L41	S78°47'35"E	39.45'
L42	S76°35'42"E	34.74'
L43	S86°26'45"E	59.27'
L44	S70°04'49"E	35.69'
L45	S62°58'32"E	29.81'
L46	S53°23'48"E	45.76'
L47	N73°49'29"E	29.14'
L48	S84°16'31"E	45.29'
L49	N73°51'24"E	59.63'
L50	N53°22'39"E	31.61'

LINE	BEARING	LENGTH
L51	N51°23'18"E	20.26'
L52	N11°50'49"E	23.13'
L53	N06°11'29"E	13.95'
L54	N53°29'37"E	32.42'
L55	N79°38'28"E	32.50'
L56	S87°42'26"E	40.15'
L57	S69°34'14"E	30.08'
L58	S65°37'02"E	31.16'
L59	S56°17'54"E	33.17'
L60	S77°14'26"E	51.31'
L61	S83°05'07"E	41.96'
L62	N85°35'47"E	45.14'
L63	S73°48'29"E	41.97'
L64	N88°34'12"E	50.32'
L65	N55°36'00"E	55.21'
L66	N60°34'13"E	45.11'
L67	N86°27'44"E	44.17'
L68	N51°10'36"E	54.76'
L69	N47°13'10"E	45.31'
L70	N26°15'08"E	63.48'
L71	N01°48'36"E	20.59'
L72	N00°37'27"E	18.00'
L73	N00°37'27"E	36.01'
L74	N03°52'17"E	31.63'
L75	N25°40'58"E	20.77'
L76	N46°24'50"E	21.77'
L77	N53°43'30"E	35.68'
L78	N82°05'13"E	20.87'
L79	N78°01'30"E	21.06'
L80	N86°35'55"E	34.32'
L81	S80°55'04"E	30.35'
L82	S87°09'02"E	57.00'
L83	S63°20'32"E	31.72'
L84	S74°23'49"E	52.87'
L85	S59°03'28"E	44.19'
L86	S43°27'39"E	59.35'
L87	S42°12'31"E	41.89'
L88	S72°07'19"E	57.43'
L89	S56°22'57"E	53.02'
L90	S55°05'56"E	37.41'
L91	N36°25'23"W	42.77'
L92	N29°05'05"W	45.10'
L93	N63°53'22"E	54.27'
L94	N37°47'48"E	40.39'
L95	N12°42'02"E	59.80'
L96	N46°44'41"E	32.99'
L97	S87°07'35"E	43.11'
L98	S70°42'00"E	20.52'
L99	S06°12'28"E	21.39'
L100	S02°02'29"E	31.63'
L101	S36°06'31"E	73.19'
L102	S32°59'52"E	74.00'
L103	S09°27'05"E	52.01'
L104	S45°08'28"W	55.22'
L105	S01°20'14"E	77.77'
L106	S11°31'07"E	54.79'
L107	S58°27'35"E	62.69'
L108	S82°51'44"W	48.31'
L109	S64°12'06"E	88.68'
L110	S46°25'29"E	86.18'
L111	S44°54'22"E	69.71'
L112	S05°40'13"E	49.99'
L113	S00°52'07"E	14.62'
L114	S30°59'12"E	74.04'
L115	S72°07'02"E	40.02'
L116	S41°26'15"E	78.85'
L117	S51°23'33"E	38.89'
L118	S43°50'46"E	48.49'
L119	S26°36'42"E	29.48'
L120	S77°30'49"E	32.92'
L121	S09°48'57"W	38.26'
L122	S15°09'25"E	52.51'
L123	S13°55'48"W	49.35'
L124	S06°36'24"E	47.93'
L125	S34°46'00"E	45.33'
L126	S08°15'24"E	58.54'
L127	S64°20'31"E	26.30'
L128	S44°59'19"E	76.85'
L129	S33°46'19"E	42.67'
L130	S04°28'54"E	42.80'
L131	S23°53'26"E	45.74'
L132	S33°11'08"E	49.79'
L133	S14°19'11"E	138.38'
L134	S06°42'21"W	107.83'
L135	S09°29'26"E	23.56'
L136	S76°40'24"E	26.06'
L137	S12°40'06"E	49.23'
L138	S27°32'03"W	26.70'
L139	S13°24'26"E	23.28'
L140	S59°57'14"E	55.34'
L141	S33°37'14"E	81.62'
L142	S46°32'34"E	44.46'
L143	S06°39'02"E	37.67'
L144	S11°47'34"W	45.95'
L145	S31°10'35"E	74.83'
L146	S39°27'55"E	35.02'
L147	S21°55'38"E	38.81'
L148	S52°18'45"E	16.18'
L149	S08°20'22"E	29.02'
L150	S22°16'02"E	23.03'
L151	S15°22'52"W	41.46'
L152	S54°12'07"E	100.38'
L153	S35°09'24"E	44.35'
L154	S20°58'36"W	29.28'
L155	S08°53'44"W	45.14'
L156	S06°22'56"E	18.02'
L157	S41°34'37"E	92.02'
L158	S37°07'40"W	60.81'
L159	S08°24'24"E	55.00'
L160	S27°31'38"E	66.69'
L161	S54°06'05"E	40.54'
L162	S06°54'46"E	44.92'
L163	S39°41'09"E	32.19'

WILLIAM L. MORRISON
 TMP# 0770000021.000
 DB 1260 PG 122
 PG 605 PG 2392

JACK SHEPPARD
 TMP# 0940000051.000
 DB 1212 PG 108
 PB 2 PG 192

BARBARA B. KEITH
 TMP# 0940000001.000
 DB 1212 PG 108
 PB 2 PG 192

BILLY BLACK
 TAX ID# 0940000002.000
 DB 1410 PG 85
 PB 605 PG 526

EAGLE HOUSE FARMS, LLC
 TAX ID# 0940000004.000
 DB 1470 PG 110
 PB 605 PG 1076

ARABA P. OGLESBY
 TAX ID# 0930000043.000
 DB 1047 PG 122

GENERAL NOTES
 THIS SURVEY & PLAT IS SUBJECT TO ALL RESTRICTIONS, SETBACK LINES, ZONING ORDINANCES, EASEMENTS, AND RIGHT OF WAYS, IF ANY, AS MAY APPEAR OF RECORD OR ON THE SUBJECT PROPERTY.
 THIS IS AN EXISTING PARCEL OF LAND. NO NEW PROPERTY LINES OR ROADS WERE CREATED BY THIS SURVEY.
 DUKE ENERGY CORPORATION HAS A FLOOD EASEMENT TO THE 236.5' CONTOUR LINE. (SEE DB ET PG 277)

LINE	BEARING	LENGTH
L164	S06°12'39"W	61.53'
L165	S46°36'51"E	60.25'
L166	S32°09'50"E	26.57'
L167	S00°28'53"W	25.33'
L168	S28°56'49"E	80.48'
L169	S07°32'06"E	40.76'
L170	S36°57'35"E	61.98'
L171	S16°47'05"E	76.58'
L172	S35°21'33"E	26.38'
L173	N86°59'34"W	421.65'
L174	S86°24'05"W	264.91'
L175	N29°42'00"W	550.55'
L176	N08°51'30"E	567.49'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1909.86	1499.88	1461.63	S70°33'04"W
C2	1145.92	655.78	646.87	S64°26'49"W

REF: PLAT BY THIS OFFICE, SLIDE 605 PG 1784
 FAIRFIELD CO. DATED JANUARY 8, 2003.
 REF: PLAT BY THIS OFFICE, SLIDE 605 PG 2392

PRELIMINARY PLAT FOR REVIEW ONLY, NOT FOR RECORDATION, CONVEYANCE OR SALES.

BOUNDARY SURVEY FOR:
3-D CONSERVATION GROUP, LLC

TOWNSHIP: MITFORD TAX I.D.: 0770000001.000
 COUNTY: FAIRFIELD STATE: SOUTH CAROLINA
 DATE: 03/26/2024 JOB NO.: 0324105

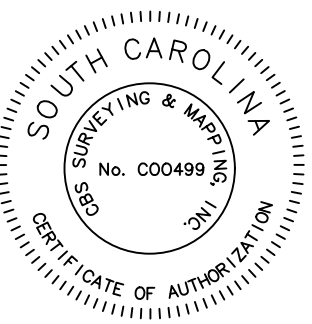
REVISIONS

DATE	DESCRIPTION

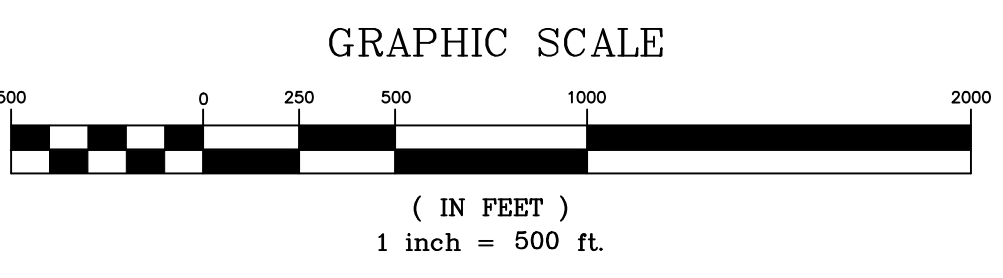
CBS Surveying & Mapping, Inc.

3610 UNION HIGHWAY PO BOX 578
 GAFFNEY, SC 29342
 (864) 489-5068
 EMAIL: CBSURVEYING@AOL.COM

- LEGEND:
- CM(F) - CONCRETE MONUMENT(F)
 - IP(S) - #4 REBAR(S)
 - MN(S) - MAGNETIC NAIL(S)
 - MN(F) - MAGNETIC NAIL(F)
 - - TOP OF BANK
 - R/W - RIGHT OF WAY
 - P/L - PROPERTY LINE
 - C/L - CENTERLINE
 - CO - UTILITY POLE
 - - POINT NO MONUMENT
 - IPF - #4 REBAR(F)
 - P/O - PART OF
 - MFP - METAL FENCE POST
 - PK - SURVEY NAIL



PRELIMINARY PLAT
 JAMES W. CAPPS
 PROFESSIONAL LAND SURVEYOR
 14805
 LICENSE NUMBER



SOUTH CAROLINA
 "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, MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN. DEED DESCRIPTION RECORDED IN BOOK 1377, PAGE 173. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 26TH DAY OF MARCH, 2024."