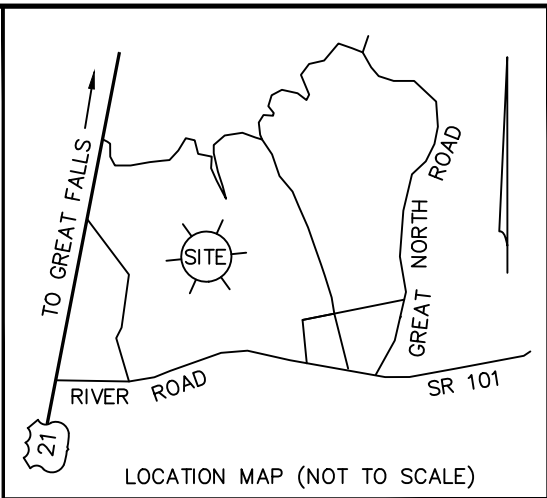


**LEGEND:**  
 △ CM(F) - CONCRETE MONUMENT(F)  
 IPS - #4 REBAR(S)  
 MN(S) - MAGNETIC NAIL(S)  
 MN(F) - MAGNETIC NAIL(F)  
 □ - TOP OF BANK  
 R/W - RIGHT OF WAY  
 P/L - PROPERTY LINE  
 C/L - CENTERLINE  
 ○ - UTILITY POLE  
 ○ - POINT NO MONUMENT  
 IFF - #4 REBAR(F)  
 P/O - PART OF  
 MFP - METAL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



**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	42.91'
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°27'42"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	N05°40'13"W	49.99'
L113	N00°52'07"W	14.62'
L114	N30°59'12"W	74.04'
L115	N72°07'02"W	40.02'
L116	N41°26'15"W	78.85'
L117	N51°23'33"W	38.89'
L118	N43°50'46"W	48.49'
L119	N26°36'42"W	29.48'
L120	N77°30'49"W	32.92'
L121	N09°48'57"E	38.26'
L122	N15°09'25"W	52.51'
L123	N13°55'48"E	49.35'
L124	N06°36'24"W	47.93'
L125	N34°46'00"W	45.33'
L126	N08°15'24"W	58.54'
L127	N64°20'31"W	26.30'
L128	N44°59'19"W	76.85'
L129	N33°46'19"W	42.67'
L130	N04°28'54"W	42.80'
L131	N23°53'26"W	45.74'
L132	N33°11'08"W	49.79'
L133	N14°19'11"W	138.38'
L134	N06°42'21"E	107.83'
L135	N09°29'26"W	23.56'
L136	N76°40'24"W	26.06'
L137	N12°40'06"W	49.23'
L138	N27°32'03"E	26.70'
L139	N13°24'26"W	23.28'
L140	N59°57'14"W	55.34'
L141	N33°37'14"W	81.62'
L142	N46°32'37"W	44.46'
L143	N06°39'02"W	37.67'
L144	N11°47'34"E	45.95'
L145	N31°10'35"W	74.83'
L146	N39°27'55"W	35.02'
L147	N21°55'38"W	38.81'
L148	N52°18'45"W	16.18'
L149	N08°20'22"W	29.02'
L150	N22°16'02"W	23.03'
L151	N15°22'52"E	41.46'
L152	N54°12'07"W	100.38'
L153	N35°09'24"W	44.35'
L154	N20°58'36"E	29.28'
L155	N08°53'44"E	45.14'
L156	N06°22'56"W	18.02'
L157	N41°34'37"W	92.02'
L158	N37°07'40"E	60.81'
L159	N08°24'24"W	55.00'
L160	N27°31'38"W	66.69'
L161	N54°06'05"W	40.54'
L162	N06°54'46"W	44.92'
L163	N39°41'09"W	32.19'

**AREA = 386.51 ACRES**  
 INCLUDES ALL RIGHT OF WAYS

**McMASTER GROUP LLC ETAL**  
 TAX ID# 0760000003.000  
 DB 1476 PG 290  
 PB 5 PG 198

**ERIC L. BOYKIN**  
 TAX ID# 0930000050.000  
 DB RD PG 59  
 PB 5 PG 45

**ERIC L. BOYKIN**  
 TAX ID# 0930000050.000  
 DB RD PG 59  
 PB 5 PG 45

**EAGLE HOUSE FARMS, LLC**  
 TAX ID# 0940000048.000  
 DB 1470 PG 110  
 PB 605 PG 1076

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

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

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

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

**EAGLE HOUSE FARMS, LLC**  
 TMP# 0940000003.000  
 DB 1108 PG 37

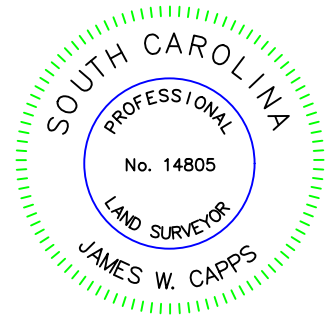
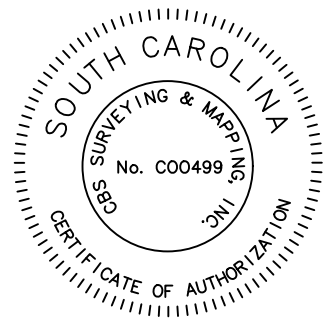
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1909.86	1499.88	1461.63	S70°33'04"W
C2	1145.92	655.78	646.87	S64°26'49"W

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

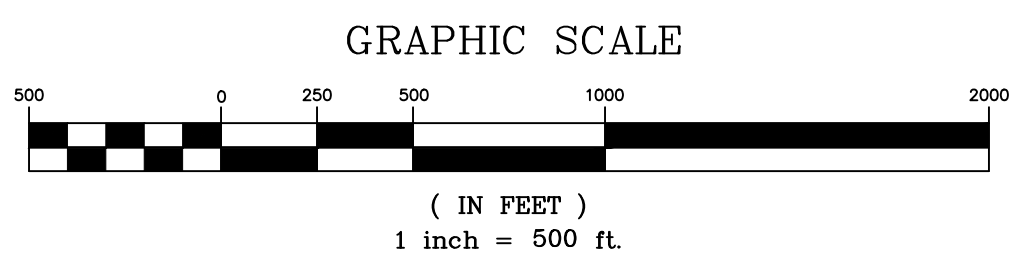
LINE	BEARING	LENGTH
L164	N06°12'39"E	61.53'
L165	N46°36'51"W	60.25'
L166	N32°09'50"W	26.57'
L167	N00°28'53"E	25.33'
L168	N28°56'49"W	80.48'
L169	N07°32'06"W	40.76'
L170	N36°57'35"W	61.98'
L171	N16°47'05"W	76.58'
L172	N35°21'33"W	26.38'
L173	N86°59'34"W	421.65'
L174	S86°24'05"W	264.91'
L175	N29°42'00"W	550.55'
L176	N08°51'30"E	567.49'
L177	S55°30'01"W	13.95'

**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.



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



**PRELIMINARY PLAT FOR REVIEW ONLY, NOT FOR RECORDING, CONVEYANCE OR SALES.**

BOUNDARY SURVEY FOR:	
<b>3D CONSERVATION GROUP, LLC</b>	
TOWNSHIP: MITFORD	TAX I.D.: 0770000001.000
COUNTY: FAIRFIELD	STATE: SOUTH CAROLINA
DATE: 03/26/2024	JOB NO.: 0324105
DATE	DESCRIPTION



**CBS Surveying & Mapping, Inc.**

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