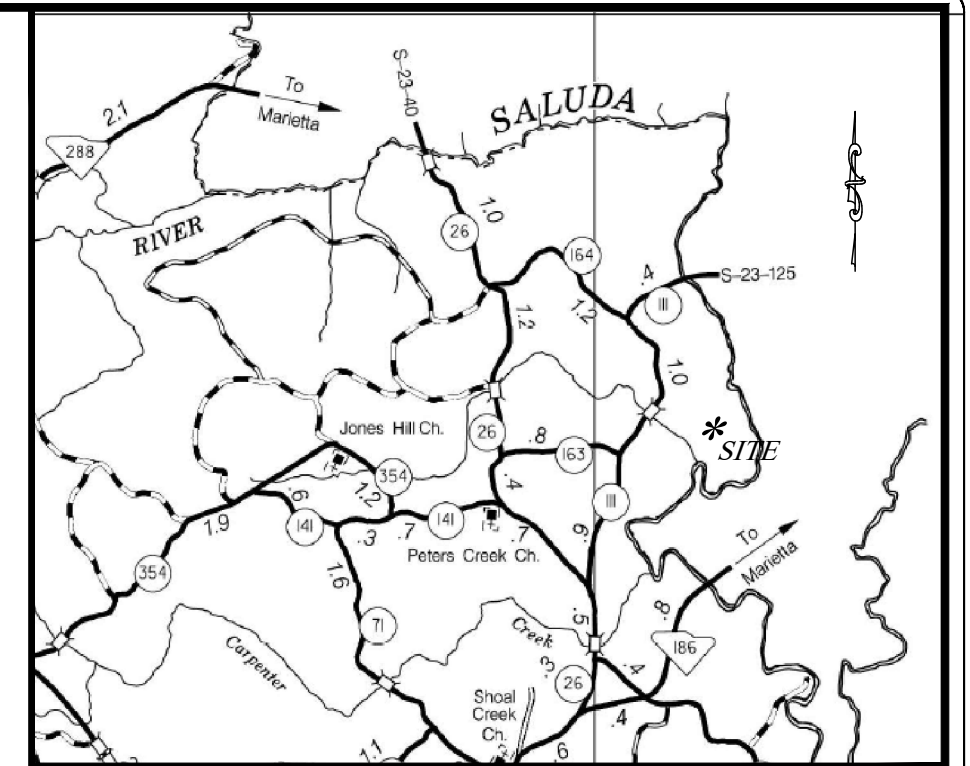
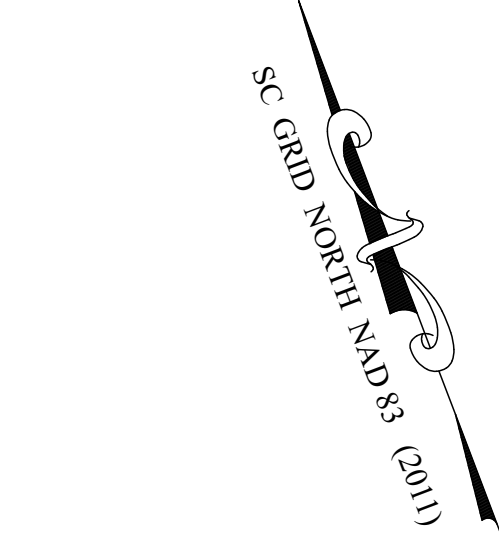


"The shared driveway and associated easement shown on this plat shall be a private access not owned, maintained, or supervised by Pickens County and not constructed pursuant to any plan for future acceptance by Pickens County. All easements shown upon the plat shall not be accepted for maintenance by Pickens County at any time in the future unless constructed as a public road in accordance with The Pickens County Unified Development Ordinance, as amended."



LOCATION MAP - N.T.S.

NOTES:
1) STATE PLANE COORDINATES AS SHOWN WERE ESTABLISHED BY RTK GPS METHOD WITH THE S.C. VIRTUAL NETWORK.
2) ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES.



Tract A

Tract B

Tract C

Forest Dale Road
S-39-164 Subject to Maintenance R/W per SCDOT

Cool Valley Road (Private)

Freeman Bridge Road
S-39-111 Subject To R/W

Freeman Bridge Road
S-39-111 Subject To 33' R/W per Docket 39,298 Sheet 5

Corman Circle
PB 255 PG 4

Center of Creek the Line

Center of Road the Line
Subject to Easement

Property Line is Center South Saluda River
See FEMA Panel Map 45077C0145-D Flood Zone AE Effective Date 16 April 2008

Greenville County
TMS # 0520010103201
N/F JAMES A. PIERCE
DB 1784 PG 70
PB ZZ PG 155

LEGEND

- IRON ROD SET (IRS) 1/2"
- IRON ROD FOUND (IRF)
- IRON PIPE FOUND (IPF)
- MONUMENT FOUND (AS NOTED)
- ▲ NAIL FOUND (NF)
- △ NAIL SET
- COMPUTED POINT (UNLESS OTHERWISE NOTED)
- OT- OPEN TOP PIPE
- CT- CRIMPED TOP PIPE
- N/F- NOW OR FORMERLY
- T- THE LINE ONLY
- RC- RECORD CALL
- BNS- BENT WITH A NAIL SET
- ⊕- POWER POLE
- (N/T/S) - NOT TO SCALE
- E— OVERHEAD POWER (SUBJECT TO R/W)
- X— FENCE
- BOUNDARY LINE (AS SURVEYED)
- THE LINE ONLY (AS SURVEYED)
- ADJOINER (NOT SURVEYED)
- ROAD R/W (NOT SURVEYED)

Tract A
1.54 Ac ± Gross
less 0.7 ± Ac Rd R/W
(Calculated at 33' from CL)
0.84 ± Acres Net

Tract B
4.44 Ac ± Gross
less 0.9 ± Ac Rd R/W
(Calculated at 33' from CL)
3.54 ± Acres Net

Tract C
103.63 Ac ± Gross
less 0.5 ± Ac Rd R/W
(Calculated at 33' from CL)
103.13 ± Acres Net

Net Acreages are inclusive of Utility R/W's, Easements and Access Easements

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 39°59'22" W	44.86'	L31	N 40°53'50" E	32.53'	L71	S 32°18'43" E	274.61'	L112	N 38°18'39" W	288.70'
L2	S 82°22'10" E	80.53'	L32	S 74°13'19" E	18.23'	L72	S 16°43'24" E	263.25'	L113	N 29°15'23" W	96.08'
L3	S 55°36'18" E	39.52'	L33	S 62°02'19" E	54.20'	L73	S 00°14'21" E	173.24'	L114	N 13°28'29" W	69.11'
L4	N 71°21'44" E	40.64'	L34	S 36°49'13" E	19.61'	L74	S 24°10'45" E	127.63'	L115	N 03°46'23" W	33.46'
L5	S 40°13'28" E	17.41'	L35	S 80°07'09" E	51.66'	L75	N 54°13'48" W	263.98'	L116	N 09°05'34" E	79.49'
L6	S 33°56'30" W	8.59'	L36	S 33°44'11" E	42.76'	L76	N 44°43'01" W	284.05'	L117	N 22°46'15" E	90.85'
L7	S 44°08'59" E	23.84'	L37	S 33°25'56" E	24.26'	L77	S 36°37'23" W	20.60'	L118	N 65°01'53" W	178.79'
L8	S 81°27'28" E	48.03'	L38	S 07°18'16" E	34.89'	L78	N 37°21'57" W	137.21'	L119	N 60°20'43" W	240.00'
L9	S 56°10'54" E	55.11'	L39	S 58°12'54" E	23.41'	L79	N 41°33'04" W	166.99'	L120	N 64°02'13" W	76.73'
L10	S 50°13'41" E	41.27'	L40	S 69°59'31" E	17.61'	L80	N 18°21'38" W	96.65'	L121	N 65°04'42" W	117.96'
L11	S 63°33'21" E	38.62'	L41	S 35°13'11" E	15.87'	L81	N 05°32'51" W	135.58'	L122	N 63°13'38" W	95.10'
L12	S 34°32'20" E	15.03'	L42	S 55°47'12" E	34.19'	L82	N 05°01'41" E	141.24'	L123	N 53°08'18" W	61.93'
L13	S 86°43'58" E	18.25'	L43	N 60°58'34" E	31.60'	L83	N 02°23'30" W	99.30'	L124	S 37°13'51" W	22.67'
L14	N 35°11'24" E	10.41'	L44	N 85°45'49" E	34.29'	L84	N 10°20'37" W	196.53'	L125	S 55°04'47" E	88.43'
L15	N 71°25'55" E	19.98'	L45	N 32°43'33" E	35.36'	L85	N 05°01'33" W	194.30'	L126	S 32°10'26" E	189.36'
L16	S 52°47'23" E	9.87'	L46	S 73°40'36" E	10.20'	L86	N 13°57'00" W	132.15'	L127	S 51°15'44" E	233.07'
L17	S 25°14'35" W	10.67'	L47	S 57°34'01" E	25.66'	L87	N 30°56'53" W	157.99'	L128	S 39°57'47" W	136.02'
L18	S 35°27'05" E	49.21'	L48	S 14°01'44" E	65.46'	L88	N 32°40'11" W	193.15'	L129	S 35°41'10" W	240.11'
L19	N 83°17'26" E	62.61'	L49	S 15°38'06" E	53.17'	L89	N 36°08'42" W	88.20'	L130	N 53°22'46" W	308.13'
L20	N 89°19'04" E	21.30'	L50	S 33°28'49" E	29.13'	L90	N 46°22'47" W	169.07'	L131	N 45°42'27" E	30.60'
L21	N 66°59'15" E	29.05'	L51	S 33°17'33" E	34.42'	L91	N 32°30'07" W	230.04'	L132	S 56°20'46" E	28.83'
L22	S 07°33'23" E	34.74'	L52	S 15°54'42" E	42.72'	L92	N 42°55'21" W	88.47'	L133	N 45°52'16" E	213.59'
L23	N 77°53'53" E	73.81'	L53	S 42°06'07" E	39.89'	L93	N 49°18'57" W	377.48'	L134	N 67°47'30" E	147.59'
L24	N 86°55'48" E	35.58'	L54	S 33°29'18" W	16.69'	L94	N 56°59'50" W	133.09'	L135	S 44°23'20" E	148.50'
L25	S 85°44'54" E	42.44'	L55	S 69°33'35" W	33.30'	L95	N 47°37'02" W	141.34'	L136	N 43°18'34" E	321.23'
L26	N 59°03'54" E	14.02'	L56	S 62°13'24" E	41.14'	L96	S 85°41'45" W	221.23'	L137	N 11°33'04" E	29.66'
L27	S 82°39'32" E	44.85'	L56-A	S 10°49'42" W	20.35'	L97	S 84°37'59" W	181.02'			
L28	N 76°19'46" E	56.20'	L57	S 42°06'02" E	57.42'	L98	N 68°24'05" W	164.62'			
L29	S 41°30'09" E	29.31'	L58	S 61°28'26" E	47.00'	L99	N 17°24'54" E	19.93'			
L30	N 88°23'53" E	21.70'	L59	S 24°06'51" E	55.72'	L100	S 79°41'12" E	82.17'			
L60	S 60°10'48" E	32.78'	L101	S 79°33'00" E	268.16'						
L61	S 64°11'39" E	108.58'	L102	S 79°32'47" E	338.09'						
L62	S 03°03'40" E	59.94'	L103	S 58°31'49" E	300.74'						
L63	S 30°26'02" E	93.40'	L104	S 58°21'01" E	59.79'						
L64	S 22°54'08" E	241.36'	L105	S 45°53'54" E	155.02'						
L65	S 04°32'36" W	133.60'	L106	S 45°54'04" E	214.97'						
L66	S 37°28'48" W	203.64'	L107	S 45°54'37" E	100.00'						
L67	S 27°42'39" E	132.95'	L108	S 45°53'31" E	98.77'						
L68	S 87°08'58" E	286.89'	L109	S 45°52'24" E	95.02'						
L69	S 26°58'10" E	217.89'	L110	S 45°06'51" E	99.51'						
L70	S 14°19'57" E	332.54'	L111	S 71°09'57" E	32.62'						

CHAIN OF TITLE FROM 1895 FORWARD:
- DB 2-P PG 259, ALGARA FOSTER to BROWN A FOSTER, CONTAINING 135 AC
- DB MMM PG 120, CLERK OF COURT to LAURA FOSTER & FRANK FOSTER, CONTAINING 100 ACRES. ORIGINALLY 135 AC, 35 AC PREVIOUSLY "CUT OFF". * (NO RECORD FOUND BY ME OF A CONVEYANCE FOR 35 AC)
- DB 5-P PG 247, LAURA FOSTER to FRANK FOSTER, CONTAINING 100 AC.
- DB 9-K PG 124, LAWRENCE FOSTER & MINNIE FOSTER (HEIRS OF FRANK FOSTER) to LILLIE F TURNER ETAL, CONTAINING 135 AC "TRACT BEING OWNED BY FRANK FOSTER AT THE TIME OF HIS DEATH"
* (I COULD NOT FIND WHERE THE ADDITIONAL 35 ACRES WAS CONVEYED TO FRANK FOSTER, NOR COULD I FIND WHERE IT WAS EVER CONVEYED OUT OF THE ORIGINAL 135 AC, DB MMM PG 120)
- DB 11-N PG 279, LILLIE F TURNER ETAL to MILDRED LOUISE BROWN, 135 AC.

Pickens County, South Carolina
September 09, 2022
GRAPHIC SCALE 1 inch = 250 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 Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a class B survey as specified therein; also there are no visible encroachments or projections other than shown.

This Plat protected by Copyright Law
Non-Transferable
Survey and Certification For
Saluda River Forestry, LLC
109.61 ACRES TOTAL
(INCLUDES ALL R/W & EASEMENTS)

John F. Tinsley
Professional Land Surveyor
No. 16824
328 Pickens Drive
Pendleton, South Carolina 29670
(864) 224-3442