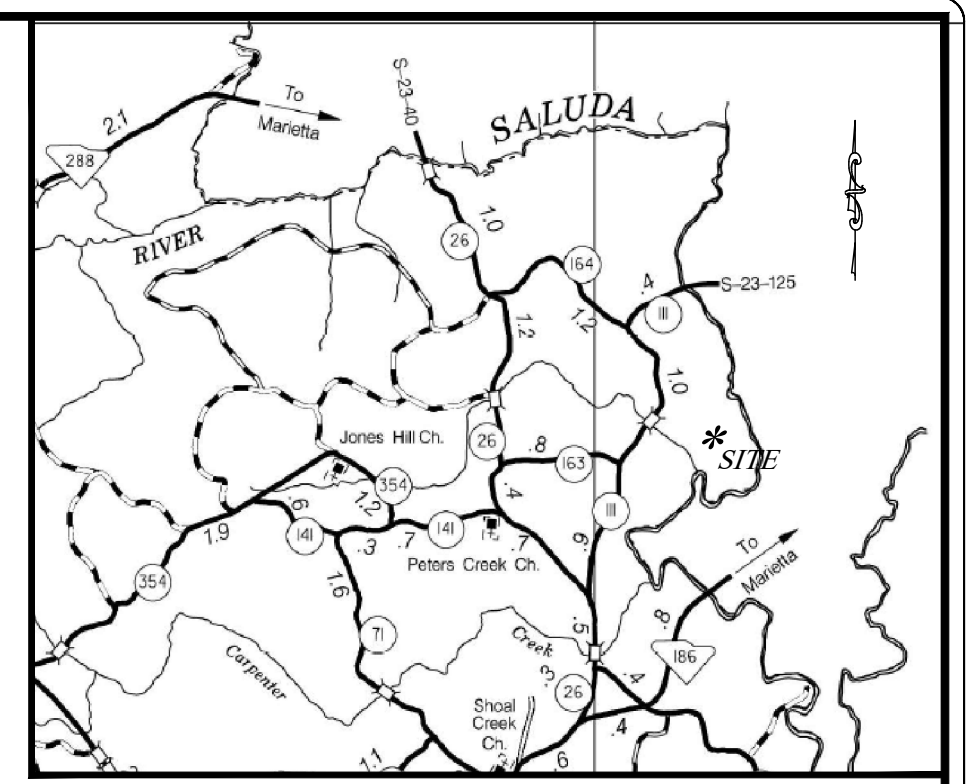
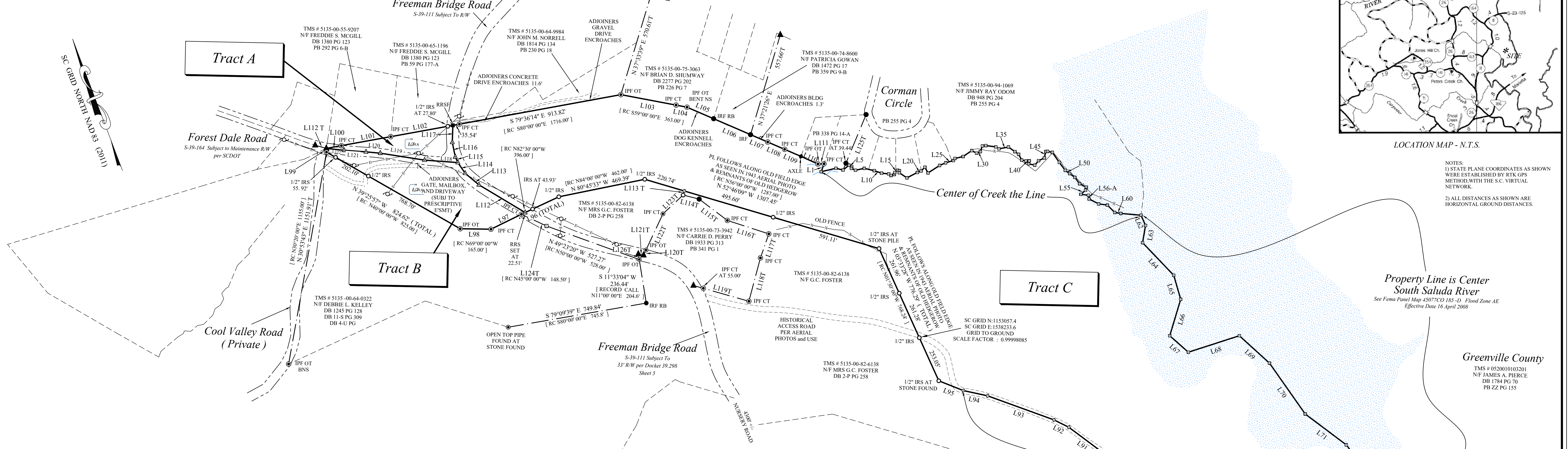


"The shared driveway and associated easement shown on this plat shall be a private access not owned, maintained, or supervised by Pickens County and not constructed pursuant to any plan for future acceptance by Pickens County. All easements shown upon the plat shall not be accepted for maintenance by 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.



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
NF - NOW OR FORMERLY
T - THE LINE ONLY
RC - RECORD CALL
BNS - BENT WITH A NAIL SET
P - POWER POLE
(NTS) - 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'	L131	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'	L141	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'	L151	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'	L161	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'	L171	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'	L181	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'	L191	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'	L201	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'	L211	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'	L221	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'	L231	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'	L241	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'	L251	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'	L261	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'						

It is the intent of this Surveyor to have performed a Retracement Survey of the common boundary between landowners by following in the Footsteps of the Original Surveyor per appropriate boundary law principles governed by the set of facts and evidence found in the course of performing the research and fieldwork as required by the SC Standards of Practice Manual, Sect 49-460 (P). Monuments found were honored per Senior Rights and Priority of Calls. Monuments set by me, if any, are intended to be placed on the common boundary as retraced without creating gaps or overlaps.

Map No 22084-DIVISION
- Portion of Tax Map # 5135-00-83-9200
- Deed Book Reference: DB 11-N PG 279
- Deed Book Reference: DB 2-P PG 259
- This Plat Map is the property of John F Tinsley, PLS
- This Plat Map shows a Boundary Survey ONLY showing as-built conditions and boundaries as they have been surveyed and marked as of this date and is ONLY authorized for use by those certified to hereon for this purpose. Any REPRODUCTION or USE by a third party is strictly forbidden and is non-transferable without my written permission.
- USER BEWARE. This Plat Map does not purport to reflect a survey of easements, rights-of-way, county or city planning ordinances or codes, nor does it reflect an opinion about flooding. This property IS NOT WARRANTED BY ME against any of the above but IS subject to all of the above.

This Plat protected by Copyright Law

Pickens County, South Carolina
September 09, 2022
GRAPHIC SCALE
1 inch = 250 ft.
John F. Tinsley, P.L.S. No. 16824

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

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.