

GENERAL NOTES:

1. This property is subject to all easements and restrictions of record.
2. This document represents a Subdivision Survey of an existing parcel of record.
3. This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45087C0150D dated 08/02/2011.
4. Existing Parcel Numbers & Deed & Plat references for the adjoining properties are as shown (if applicable) on the face of this plat.
5. Title search has not been provided to this office.
6. Parcel Map Number: 050-00-00-167.000
7. This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
8. No subsurface or environmental conditions have been considered as part of this survey and no statement has been made concerning the locations of underground utilities or facilities that may affect the use or development of this property.
9. Bearings based on South Carolina NAD83 State Plane Coordinate System. All distances are horizontal ground distance, not grid distances.

LEGEND

- IRON PIN FOUND (IPF)
- IRON PIN SET (IPS)
- ⊙ SPIKE / NAIL
- ⊛ UTILITY POLE
- ☆ LIGHT POLE
- KV — HIGH TENSION POWER TOWER LINE
- OHE — EXISTING OVERHEAD POWER
- R\W** — RIGHT OF WAY
- () RECORD BEARING AND DISTANCE

CURRENT OWNER
 TED CLYBURN (DECD)
 TMS: 050-00-00-167.000
 DB: 229 Pg. 872
 PB: B 5 Pg. 36

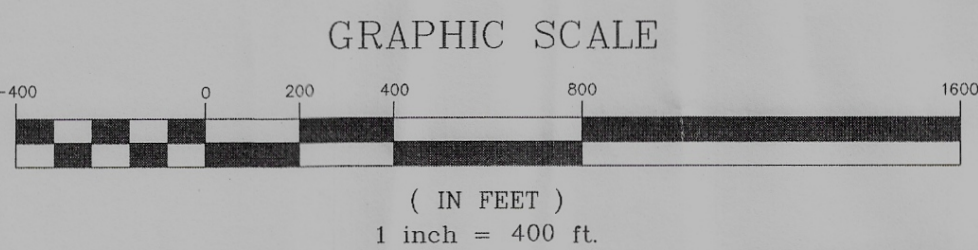
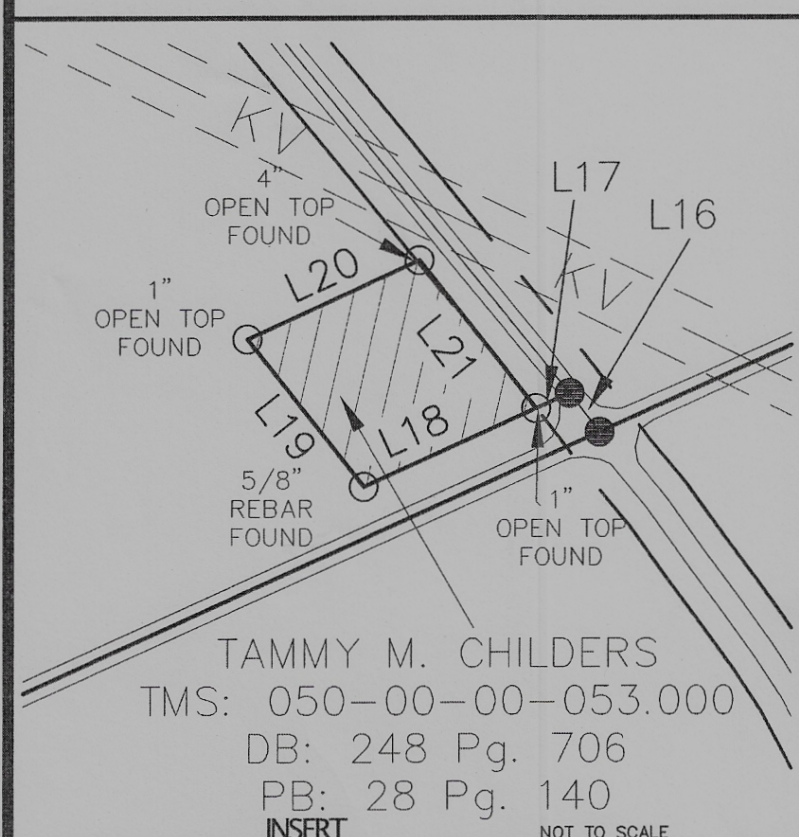
DOLLY C. GAULT
 TMS: 050-00-00-049.000
 DB: 232 Pg. 995
 PB: B 5 Pg. 36

DOLLY C. GAULT
 TMS: 050-00-00-049.000
 DB: 232 Pg. 995
 PB: B 5 Pg. 36

TAMMY M. CHILDERS
 TMS: 050-00-00-053.000
 DB: 248 Pg. 706
 PB: 28 Pg. 140

THIS SURVEY DOES NOT CHANGE AN EXISTING ROAD OR ADD A NEW ROAD.

DAVID R. CAMPBELL
 TMS: 050-00-00-115.000



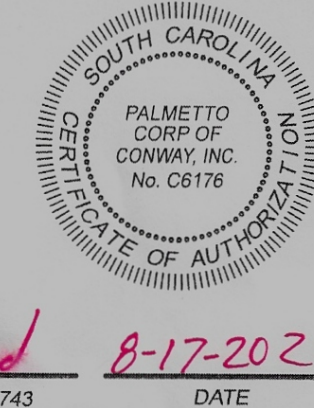
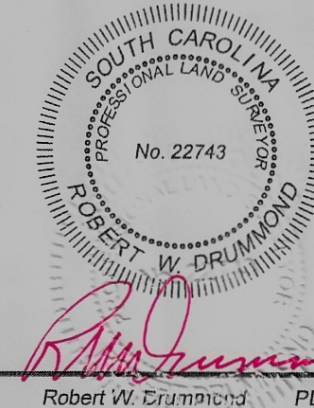
SURVEY@PALMETTOCORP.COM

DRAWN BY: JRS
CLOSURE CHECKED BY: JRS
APPROVED BY: JRS

JOB# G1495
DATE OF SURVEY: 06/30/2021
2001 SOUTH PINE STREET SUITE C SPARTANBURG, SC 29302 Phone: (864) 909-0167

REVISIONS:

SUBDIVISION SURVEY
 of T.D. CLYBURN PROPERTY
 INTO 5 PARCELS (TRACTS)
 TMS: 050-00-00-167.000
 CONTAINING 299.18 ACRES TOTAL
 ALONG S.C. HWY. 49 & S.C. HWY. 9
 OLD PINCKNEY TOWNSHIP, UNION COUNTY,
 LOCKHART, SOUTH CAROLINA
 FOR: SYLVIA CLYBURN & JENNIFER C. McMASTER & MICHAEL D. CLYBURN & ROBERT D. CLYBURN & BRIAN D. CLYBURN



8-17-2021
 DATE

Certificate of Accuracy

I hereby state that to the best of my professional 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 A survey as specified therein; also there are no visible encroachments or projections other than shown.

LINE	BEARING	DISTANCE
L1	S 00°13'26" W	188.43'
L2	S 84°46'14" W	332.01'
L3	S 00°56'39" W	386.89'
L4	TIE S 73°37'03" W	155.73'
L5	TIE S 69°50'42" W	119.88'
L6	TIE S 66°05'30" W	187.28'
L7	S 66°21'34" W	241.86'
L8	N 58°10'03" E	14.68'
L9	N 61°33'05" E	152.41'
L10	S 28°07'47" E	438.62'
L11	S 28°56'01" E	241.83'
L12	S 30°09'41" E	147.05'
L13	S 33°43'31" E	137.17'
L14	S 36°37'52" E	145.60'
L15	TIE S 39°04'18" E	613.96'
L16	TIE S 37°37'43" E	51.65'
L17	TIE S 65°41'24" W	38.77'
L18	S 65°41'24" W	199.61'
L19	N 38°19'36" W	198.26'
L20	N 65°19'55" E	199.71'
L21	S 38°12'54" E	199.45'
L22	S 14°57'08" E	496.51'
L23	S 00°56'39" W	411.06'
L24	S 00°53'22" W	446.16'
L25	S 71°39'52" W	112.65'
L26	S 67°32'31" W	274.93'
L27	S 63°55'56" W	65.30'
L28	S 61°26'19" W	85.06'
L29	S 56°15'37" W	246.95'
L30	S 54°10'16" W	366.32'
L31	TIE S 38°56'43" E	97.92'
L32	TIE S 36°00'26" E	189.53'
L33	TIE S 37°13'07" E	184.41'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	TIE 798.53'	466.22'	459.63'	S 19°16'52" E	33°27'08"
C2	TIE 375.59'	232.08'	228.41'	S 17°07'46" E	35°24'16"

Barcode ID: 370256 Type: PLT
 Recorded: 08/27/2021 at 04:19:14 PM
 Fee Amt: \$25.00
 Union, South Carolina, Clerk of Court's Office
 Melanie Lawson - Clerk of Court, Register of Deeds
 Page 1 of 1
BK C110 PG 487