TYPE OF SURVEY:	BOUNDARY	
DATE OF SURVEY:	06/2024	
SURVEY FOR:	TNC	
FIELD BOOK:	#	DATE DRAWN: 08/26/2024
SHEET 1 OF 1		DRAWN BY: B.H.
PROJECT PATH:	SEAS-MEMPHIS	
SEAS PROJECT No.:	24-518	

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Symbol Legend

- ○ New Set iron Pin
- ● Old iron pin
- ■ Old concrete Monument

Parcel Line Table

Line #	Length	Direction
L1	608.34	S74°09'48"E
L2	10.30	S89°35'58"W
L3	97.16	S7°59'49"E
L4	548.52	S1°27'55"W
L5	569.09	S2°36'43"E
L6	115.82	N74°33'17"W
L7	101.29	S83°06'25"W
L8	103.78	S58°47'04"W
L9	56.62	S30°36'29"W
L10	63.95	S2°29'58"W
L11	57.41	S10°59'18"E
L12	101.62	S46°31'54"E
L13	121.32	S56°50'00"E
L14	37.82	S22°43'56"E
L15	40.01	S13°06'31"W
L16	28.39	S53°07'23"W
L17	32.69	S87°07'40"W
L18	141.00	N75°40'03"W
L19	100.19	S83°23'58"W
L20	102.77	S49°02'02"W

Parcel Line Table

Line #	Length	Direction
L21	140.57	S41°05'40"W
L22	121.86	S55°42'07"W
L23	71.94	S86°56'08"W
L24	79.56	N61°49'13"W
L25	233.42	N42°57'47"W
L26	145.73	N56°24'50"W
L27	185.48	N69°01'56"W
L28	127.58	N67°14'13"W
L29	65.14	N16°16'02"W
L30	53.65	N16°07'19"E
L31	127.81	N33°16'59"E
L32	163.19	N24°25'17"E
L33	105.57	N1°06'40"E
L34	78.89	N33°59'12"W
L35	120.27	N81°54'49"W
L36	90.40	S60°54'31"W
L37	103.80	S38°04'35"W
L38	100.64	S11°31'11"W
L39	53.03	S19°55'58"W
L40	24.82	S56°39'05"W

Parcel Line Table

Line #	Length	Direction
L41	27.08	N76°24'17"W
L42	16.59	N46°34'40"W
L43	22.97	N22°19'55"W
L44	34.63	N0°06'43"E
L45	58.39	N19°16'59"E
L46	101.70	N21°19'36"E
L47	104.05	N6°31'11"W
L48	54.76	N31°57'35"W
L49	107.54	N72°44'18"W
L50	126.70	S87°51'30"W
L51	100.69	S81°25'14"W
L52	125.34	N82°29'15"W
L53	119.00	N68°12'20"W
L54	53.76	N45°17'23"W
L55	40.82	N3°43'21"W
L56	55.10	N41°43'13"E
L57	131.82	N63°32'06"E
L58	69.72	N43°27'10"E
L59	130.80	N4°44'29"W
L60	100.56	N32°10'52"W

Parcel Line Table

Line #	Length	Direction
L61	163.79	N67°49'21"W
L62	105.24	N40°14'20"W
L63	93.58	N49°37'35"W
L64	200.14	N87°07'17"W
L65	94.36	N44°58'16"W
L66	68.47	N16°21'11"W
L67	27.18	N8°41'50"E
L68	26.47	N43°12'44"E
L70	29.16	S79°17'17"E
L71	119.48	S60°39'20"E
L72	98.83	S63°13'43"E
L73	62.40	S88°19'08"E
L74	49.10	N69°13'21"E
L76	67.97	N27°29'36"E
L77	99.50	N6°37'26"E
L78	190.07	N3°57'52"W
L79	107.74	N15°12'09"W
L80	116.62	N28°49'28"W
L81	91.85	N42°07'53"W
L82	65.84	N59°24'36"W

Parcel Line Table

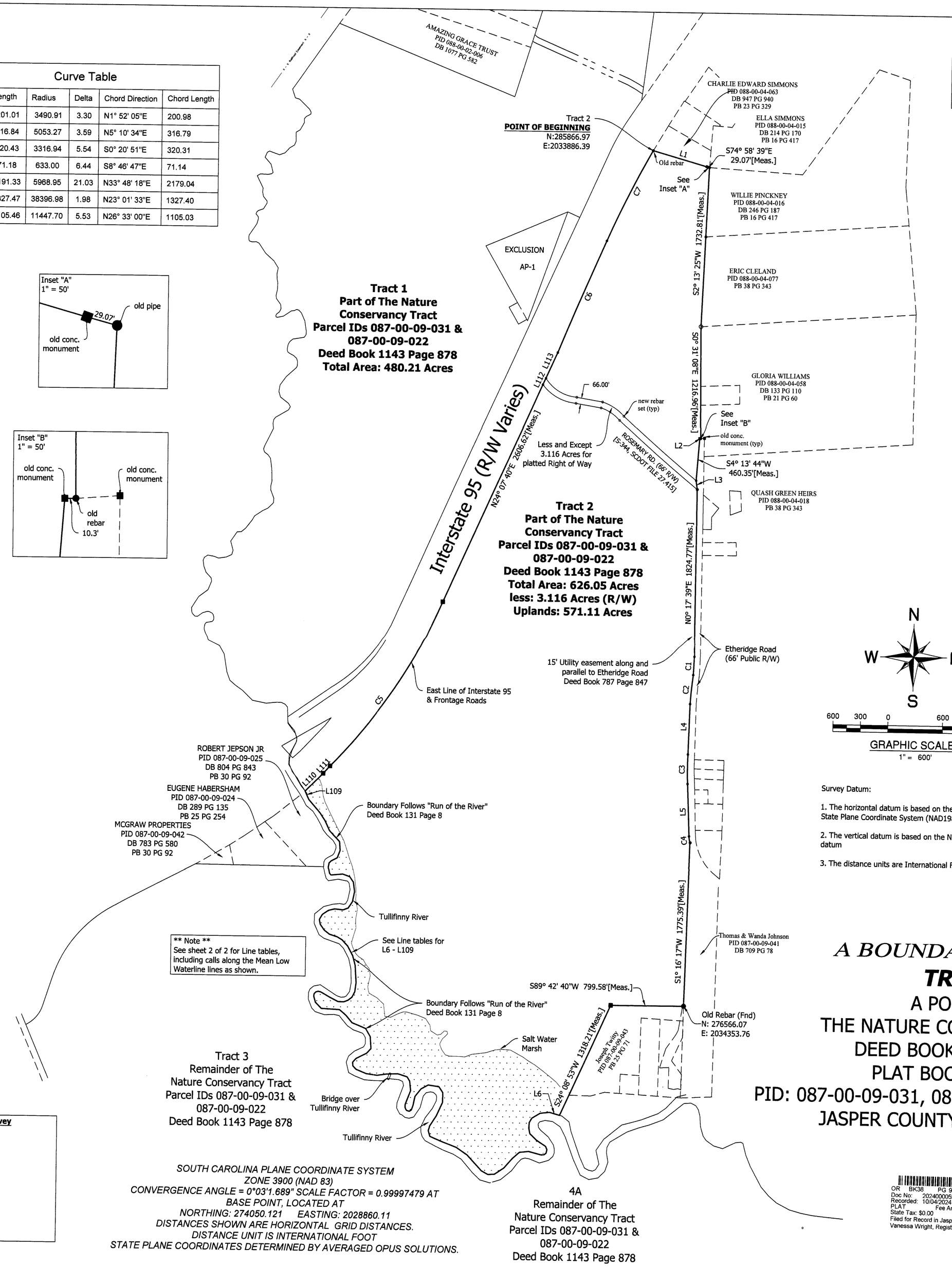
Line #	Length	Direction
L83	87.94	N72°43'08"W
L84	71.03	N52°43'36"W
L85	78.55	N36°27'52"W
L86	53.01	N10°09'56"W
L87	63.69	N30°36'19"E
L88	78.87	N55°51'57"E
L89	67.98	N75°10'41"E
L90	96.64	S84°34'28"E
L91	57.85	N68°47'05"E
L92	82.76	N33°29'01"E
L93	112.71	N10°45'16"E
L94	103.55	N8°12'46"W
L95	71.04	N34°38'25"W
L96	82.21	N70°47'08"W
L97	126.56	S84°54'33"W
L98	23.31	N44°12'29"W
L99	67.20	N12°46'35"W
L100	47.93	N11°22'10"E
L101	31.26	N43°53'43"E
L102	75.38	N62°14'28"E

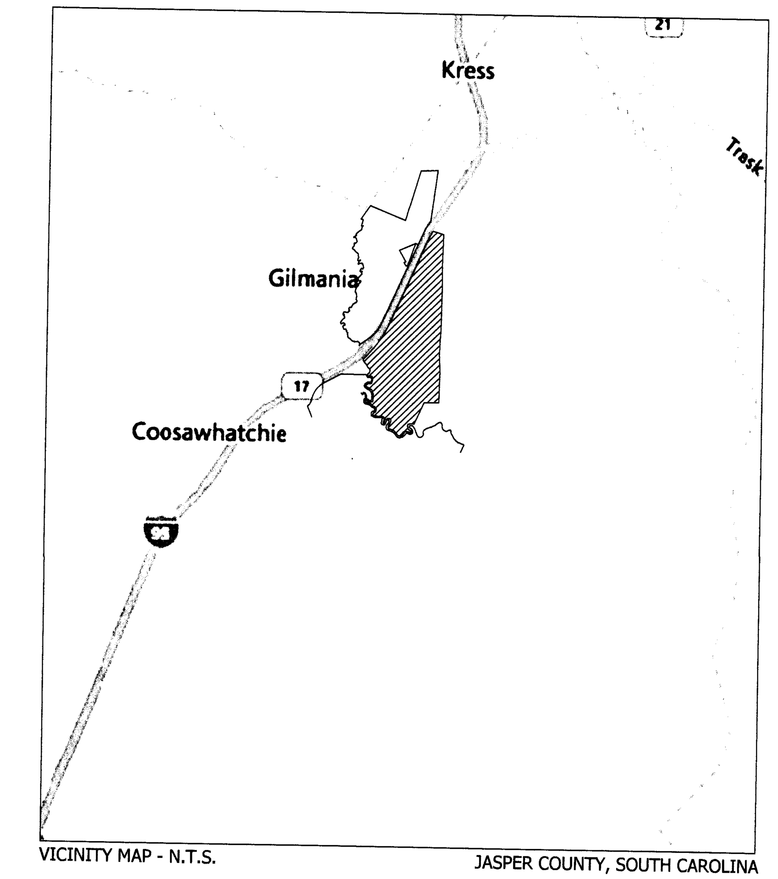
Parcel Line Table

Line #	Length	Direction
L103	85.05	N20°05'27"E
L104	95.83	N3°56'55"W
L105	164.37	N43°26'34"W
L106	117.09	N25°21'35"W
L107	101.41	N34°21'19"W
L108	190.72	N41°21'31"W
L109	101.66	N24°20'29"W
L110	275.89	N45°25'20"E
L111	110.72	N41°58'14"E
L112	76.92	N24°33'48"E
L113	307.93	N24°05'29"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	201.01	3490.91	3.30	N1° 52' 05"E	200.98
C2	316.84	5053.27	3.59	N5° 10' 34"E	316.79
C3	320.43	3316.94	5.54	S0° 20' 51"E	320.31
C4	71.18	633.00	6.44	S8° 46' 47"E	71.14
C5	2191.33	5968.95	21.03	N33° 48' 18"E	2179.04
C6	1327.47	38396.98	1.98	N23° 01' 33"E	1327.40
C7	1105.46	11447.70	5.53	N26° 33' 00"E	1105.03





VICINITY MAP - N.T.S.

JASPER COUNTY, SOUTH CAROLINA

Survey Notes:

1. Survey based upon the record deeds of the subject tract as well as the record deeds of the adjacent tracts.

2. The bearings of the survey shown hereon are based on the South Carolina State Plane Coordinate System (GPS) and NAD 83 datum.

3. The survey shown hereon is certified to the assignees shown hereon for the use of the property conveyance between parties and no other use is certified or authorized.

4. This firm makes no guarantee as to the title of the property shown hereon.

5. The survey shown hereon is boundary retracement survey and the property shown hereon reflects the title documents recorded, including sell-offs, and road widenings.

6. The property shown hereon does not graphically fall within a special floodzone areas per FEMA FIRM MAP Panel.

7. All water boundaries run along the Low Mean Water Line, in this case calculated from an on-site Tide study, and extracted from aerial LIDAR flown on 06/04/2024.

8. All upland boundary(s) were surveyed using conventional and GPS survey methods.

9. The property shown hereon, is known as part of the Gregorie Neck Plantation.

10. The property hereon has a 15 foot easement along Etheridge Road found in Book 787 Page 847.

Documents used in Preparation of this survey

Deeds

- Deed Book 1143 Page 878
- Deed Book 1142 Page 1463
- Deed Book 1142 Page 1468
- Deed Book 1142 Page 1475
- Deed Book 205 Page 152

Plats

- Plat Book 21 Page 282
- Plat Book 21 Page 50
- Plat Book 30 Page 92

SOUTH CAROLINA PLANE COORDINATE SYSTEM
ZONE 3900 (NAD 83)
CONVERGENCE ANGLE = 0°03'1.689" SCALE FACTOR = 0.99997479 AT
BASE POINT, LOCATED AT
NORTHING: 274050.121 EASTING: 2028860.11
DISTANCES SHOWN ARE HORIZONTAL GRID DISTANCES.
DISTANCE UNIT IS INTERNATIONAL FOOT
STATE PLANE COORDINATES DETERMINED BY AVERAGED OPUS SOLUTIONS.

4A
Remainder of The
Nature Conservancy Tract
Parcel IDs 087-00-09-031 &
087-00-09-022
Deed Book 1143 Page 878

Survey Datum:

1. The horizontal datum is based on the South Carolina State Plane Coordinate System (NAD1983)

2. The vertical datum is based on the NAVD88 vertical datum

3. The distance units are International Feet.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOE THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "D" SURVEY.

ROBERT H. TUCK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 24484

SOUTH CAROLINA TUCK MAPPING SOLUTIONS INC No. 3225 CERTIFICATE OF AUTHORIZATION

This plat is exempt from the requirements of the Jasper County Land Development Regulations, pursuant to Section:
Article 21.1 Exempt Subdiv.
Date 9/25/2024
Signed

A BOUNDARY SURVEY

TRACT 2

A PORTION OF
THE NATURE CONSERVANCY TRACT
DEED BOOK 1143 PAGE 878
PLAT BOOK 21 PAGE 50
PID: 087-00-09-031, 087-00-09-022, 087-00-09-023
JASPER COUNTY, SOUTH CAROLINA

OR BK38 PG 970 - 970 (1)
Doc No: 202400005998
Recorded: 10/04/2024 09:37:43 AM
PLAT Fee Amt: $25.00
State Tax: $0.00 Local Tax: $0.00
Filed for Record in Jasper County, SC ROD
Vanessa Wright, Registrar

SEAS
Seaside Engineering And Surveying, LLC
5567 Commander Dr. Suite 101 *Ph: (901) 881-9757*
Arlington, Tennessee 38002 *Fax: (850) 398-6812*

tuck MAPPING SOLUTIONS, INC.
4632 AERIAL WAY
BIG STONE GAP, VA 24219
(276)-523-4669