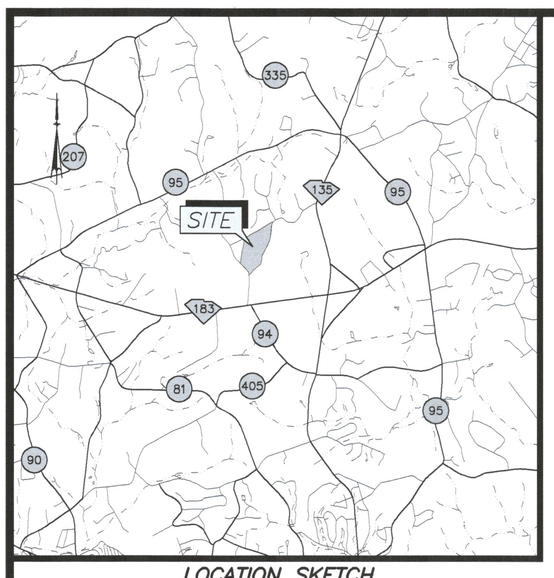


LOCATION SKETCH
SCALE: 1 INCH = 1 MILE

TRACT "1"
8.60 ACRES

PT–PT	BEARING	DISTANCE
1045–1447	S 34°12'48" W	28.61'
1447–1448	S 27°58'00" W	33.40'
1448–1449	S 22°47'40" W	39.74'
1449–1450	S 17°53'09" W	26.90'
1450–1451	S 14°42'25" W	26.58'
1451–1452	S 11°43'55" W	39.22'
1452–1453	S 09°47'15" W	35.46'
1453–1454	S 07°38'34" W	35.72'
1454–1455	S 06°33'57" W	42.39'
1455–1456	S 05°30'23" W	38.18'
1456–1457	S 04°49'10" W	39.86'
1457–1458	S 04°26'04" W	52.36'
1458–1459	S 04°43'00" W	59.57'
1459–265	S 05°53'43" W	18.37'
265–1460	S 05°13'00" W	40.49'

PT–PT	BEARING	DISTANCE
1460–266	S 05°32'36" W	21.82'
266–1461	S 05°37'48" W	16.76'
1461–1462	S 06°02'13" W	38.13'
1462–1463	S 06°38'33" W	53.17'
1463–1464	S 07°21'17" W	47.65'
1464–1559	S 07°46'09" W	21.59'
1559–1560	N 83°27'16" W	20.01'
1560–1568	N 83°27'16" W	980.50'
1568–1129	N 59°49'31" E	309.41'
1129–1128	N 59°54'03" E	347.82'
1128–1127	N 59°47'52" E	290.02'
1127–1126	N 59°48'55" E	66.88'
1126–1125	N 59°50'56" E	285.04'
1125–1045	S 01°40'54" E	29.10'

TRACT "2"
10.43 ACRES

PT–PT	BEARING	DISTANCE
1559–1465	S 07°46'10" W	30.90'
1465–1466	S 08°35'33" W	38.27'
1466–1467	S 09°46'07" W	36.67'
1467–1468	S 12°38'39" W	29.19'
1468–1469	S 15°38'06" W	30.14'
1469–1470	S 18°13'04" W	25.86'
1470–1471	S 19°38'39" W	25.74'
1471–1472	S 21°42'07" W	30.91'
1472–1473	S 23°23'22" W	61.22'

PT–PT	BEARING	DISTANCE
1473–1474	S 24°09'00" W	57.45'
1474–1557	S 24°33'16" W	40.38'
1557–1558	N 82°11'11" W	20.89'
1558–1569	N 82°11'11" W	1,200.05'
1569–1130	N 09°51'29" E	153.47'
1130–1568	N 59°49'31" E	361.74'
1568–1560	S 83°27'16" E	980.50'
1560–1559	S 83°27'16" E	20.01'

STATE GRID NORTH BY GNSS FROM SCVRS NAD83 (2011)

CURVE TABLE

PT–PT	CHORD	DELTA	RADIUS	L–ARC	RADIUS PT.
63–61	N 08°29'16" W 146.45'	017°40'44"	476.52'	147.03'	64
61–60	N 33°19'31" W 130.81'	022°51'14"	330.13'	131.68'	62

TRACT "3"
10.07 ACRES

PT–PT	BEARING	DISTANCE
1557–1228	S 24°33'16" W	75.47'
1228–1226	S 25°52'42" W	77.68'
1226–1225	S 27°28'25" W	73.64'
1225–1224	S 28°38'40" W	135.37'
1224–1555	S 27°30'32" W	27.36'
1555–1556	N 83°06'38" W	21.37'
1556–1580	N 83°06'38" W	1,085.42'
1580–74	N 09°51'56" E	18.22'
74–56	N 09°48'08" E	98.68'
56–1569	N 09°51'29" E	268.93'
1569–1558	S 82°11'11" E	1,200.05'
1558–1557	S 82°11'11" E	20.89'

LEGEND

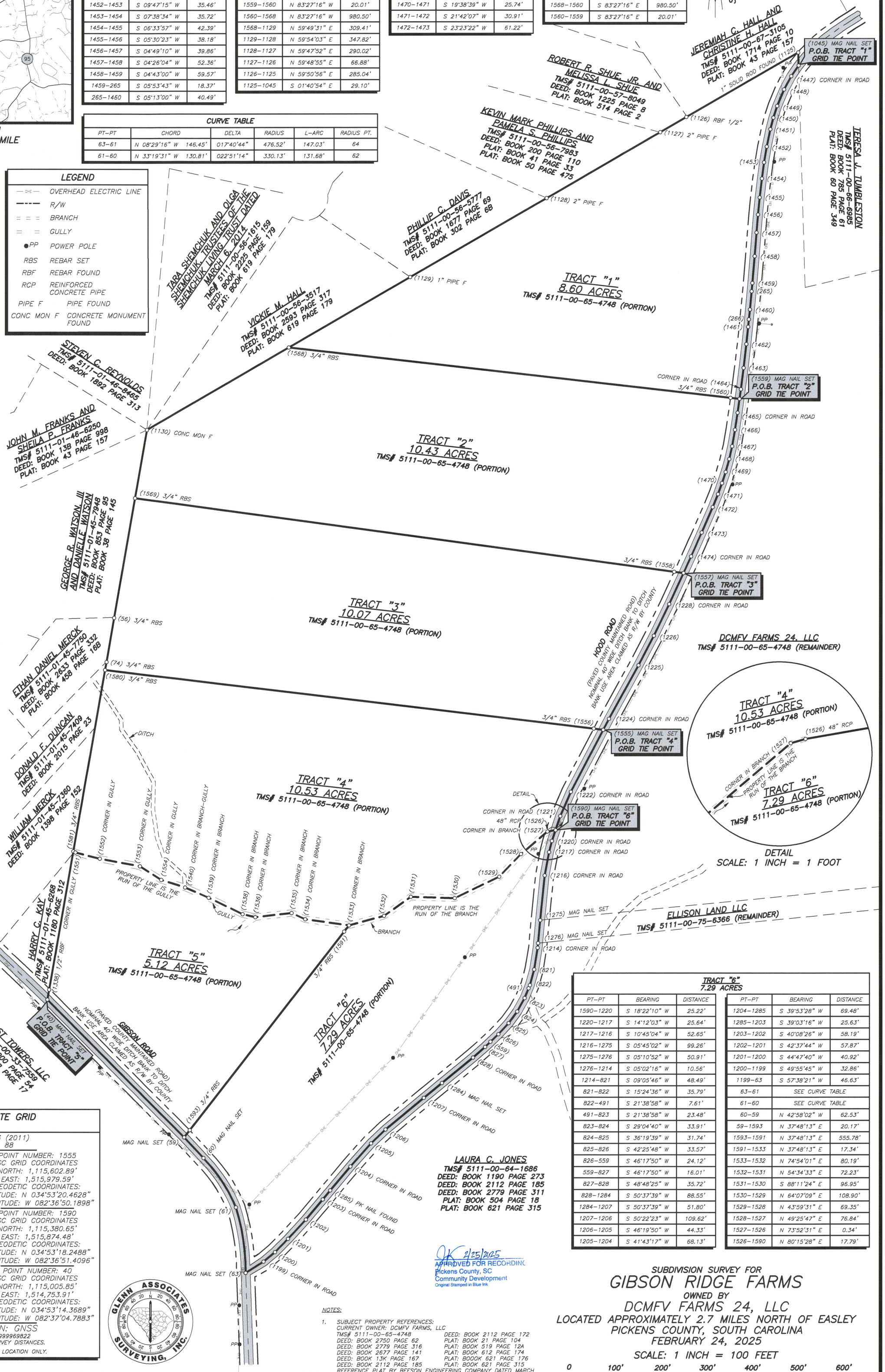
— OHE —	OVERHEAD ELECTRIC LINE
———	R/W
= = =	BRANCH
= = =	GULLY
●PP	POWER POLE
RBS	REBAR SET
RBF	REBAR FOUND
RCP	REINFORCED CONCRETE PIPE
PIPE F	PIPE FOUND
CONC MON F	CONCRETE MONUMENT FOUND

TRACT "4"
10.53 ACRES

PT–PT	BEARING	DISTANCE
1555–1222	S 27°30'32" W	154.84'
1222–1221	S 23°21'33" W	58.88'
1221–1590	S 18°22'11" W	32.52'
1590–1526	S 80°15'28" W	17.79'
1526–1527	S 73°52'31" W	0.34'
1527–1528	S 49°25'47" W	76.84'
1528–1529	S 43°59'31" W	69.35'
1529–1530	S 64°07'09" W	108.90'
1530–1531	N 88°11'24" W	96.95'
1531–1532	S 54°34'33" W	72.23'
1532–1533	S 74°54'01" W	80.19'
1533–1534	N 82°05'20" W	97.64'
1534–1535	N 65°17'20" W	32.91'
1535–1536	S 83°41'29" W	80.62'
1536–1538	N 76°44'05" W	28.59'
1538–1539	N 64°04'43" W	83.33'
1539–1540	N 66°29'56" W	56.87'
1540–1554	N 72°07'39" W	55.10'
1554–1553	N 57°41'43" W	55.44'
1553–1552	N 79°25'41" W	89.99'
1552–1551	N 75°46'07" W	55.43'
1551–1581	N 58°50'31" W	5.61'
1581–1580	N 09°51'56" E	407.65'
1580–1556	S 83°06'38" E	1,085.42'
1556–1555	S 83°06'38" E	21.37'

TRACT "5"
5.12 ACRES

PT–PT	BEARING	DISTANCE
40–1338	N 09°51'09" E	22.62'
1338–1581	N 09°51'57" E	310.51'
1581–1551	S 58°50'31" E	5.61'
1551–1552	S 75°46'07" E	55.43'
1552–1553	S 79°25'41" E	89.99'
1553–1554	S 57°41'43" E	55.44'
1554–1540	S 72°07'39" E	55.10'
1540–1539	S 66°29'56" E	56.87'
1539–1538	S 64°04'43" E	83.33'
1538–1536	S 76°44'05" E	28.59'
1536–1535	N 83°41'29" E	80.62'
1535–1534	S 65°17'20" E	32.91'
1534–1533	S 82°05'20" E	97.64'
1533–1591	S 37°48'13" W	17.34'
1591–1593	S 37°48'13" W	555.78'
1593–59	S 37°48'13" W	20.17'
59–40	N 44°44'18" W	428.19'



TRACT "6"
7.29 ACRES

PT–PT	BEARING	DISTANCE
1590–1220	S 18°22'10" W	25.22'
1220–1217	S 14°12'03" W	25.64'
1217–1216	S 10°45'04" W	52.65'
1216–1275	S 05°45'02" W	99.26'
1275–1276	S 05°10'52" W	50.91'
1276–1214	S 05°02'16" W	10.56'
1214–821	S 09°05'46" W	48.49'
821–822	S 15°24'36" W	35.79'
822–491	S 21°38'58" W	7.61'
491–823	S 21°38'58" W	23.48'
823–824	S 29°04'40" W	33.91'
824–825	S 36°19'39" W	31.74'
825–826	S 42°25'48" W	33.57'
826–559	S 46°17'50" W	24.12'
559–827	S 46°17'50" W	16.01'
827–828	S 48°48'25" W	35.72'
828–1284	S 50°37'39" W	88.55'
1284–1207	S 50°37'39" W	51.80'
1207–1206	S 50°22'23" W	109.62'
1206–1205	S 46°19'50" W	44.33'
1205–1204	S 41°43'17" W	68.13'

PT–PT	BEARING	DISTANCE
1204–1285	S 39°53'28" W	69.48'
1285–1203	S 39°03'16" W	25.63'
1203–1202	S 40°08'26" W	58.19'
1202–1201	S 42°37'44" W	57.87'
1201–1200	S 44°47'40" W	40.92'
1200–1199	S 49°55'45" W	32.86'
1199–63	S 57°38'21" W	46.63'
63–61	SEE CURVE TABLE	
61–60	SEE CURVE TABLE	
60–59	N 42°58'02" W	62.53'
59–1593	N 37°48'13" E	20.17'
1593–1591	N 37°48'13" E	555.78'
1591–1533	N 37°48'13" E	17.34'
1533–1532	N 74°54'01" E	80.19'
1532–1531	N 54°34'33" E	72.23'
1531–1530	S 88°11'24" E	96.95'
1530–1529	N 64°07'09" E	108.90'
1529–1528	N 43°59'31" E	69.35'
1528–1527	N 49°25'47" E	76.84'
1527–1526	N 73°52'31" E	0.34'
1526–1590	N 80°15'28" E	17.79'

Inst # 202502512 DocType:PLAT Page 1 of 1
BKP:622 PG:36 02/25/2025 at 11:41:21 AM
Fee:$25.00
PAUL MCGUFFIN REGISTER OF DEEDS PICKENS CO., SC

GEODETIC AND SC STATE GRID POINT DATA

HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD 88

POINT NUMBER: 1045
SC GRID COORDINATES
NORTH: 1,117,072.36'
EAST: 1,516,409.94'
GEODETIC COORDINATES:
LATITUDE: N 034°53'35.0616"
LONGITUDE: W 082°36'45.2999"

POINT NUMBER: 1555
SC GRID COORDINATES
NORTH: 1,115,602.89'
EAST: 1,515,979.59'
GEODETIC COORDINATES:
LATITUDE: N 034°53'20.4628"
LONGITUDE: W 082°36'50.1898"

POINT NUMBER: 1559
SC GRID COORDINATES
NORTH: 1,116,334.76'
EAST: 1,516,279.73'
GEODETIC COORDINATES:
LATITUDE: N 034°53'27.7471"
LONGITUDE: W 082°36'46.7245"

POINT NUMBER: 1590
SC GRID COORDINATES
NORTH: 1,115,380.65'
EAST: 1,515,874.48'
GEODETIC COORDINATES:
LATITUDE: N 034°53'18.2488"
LONGITUDE: W 082°36'51.4096"

POINT NUMBER: 1557
SC GRID COORDINATES
NORTH: 1,115,949.81'
EAST: 1,516,156.35'
GEODETIC COORDINATES:
LATITUDE: N 034°53'23.9210"
LONGITUDE: W 082°36'48.1333"

POINT NUMBER: 40
SC GRID COORDINATES
NORTH: 1,115,005.85'
EAST: 1,514,753.91'
GEODETIC COORDINATES:
LATITUDE: N 034°53'14.3689"
LONGITUDE: W 082°37'04.7883"

COORDINATE DERIVATION: GNSS
COMBINED REDUCTION FACTOR: 0.999969822
MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.
NOTE: THIS TIE DATA TO BE USED FOR LOCATION ONLY.

DRAWING BY BEATRICE VISOCKIS

SURVEYOR'S SEAL — 02-24-2025

SURVEYOR'S SEAL — SOUTH CAROLINA REGISTERED LAND SURVEYOR 11606 MICHAEL R. MILLS

C.O.A. SEAL — SOUTH CAROLINA GLENN ASSOCIATES SURVEYING INC. No.C02238 CERTIFICATE OF AUTHORIZATION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION	CHECKED

NOTES:

1. SUBJECT PROPERTY REFERENCES:
CURRENT OWNER: DCMFV FARMS, LLC
TMS# 5111-00-65-4748
DEED: BOOK 2750 PAGE 62
DEED: BOOK 2779 PAGE 316
DEED: BOOK 2677 PAGE 141
DEED: BOOK 13K PAGE 167
DEED: BOOK 2112 PAGE 185
DEED: BOOK 2112 PAGE 172
PLAT: BOOK 21 PAGE 104
PLAT: BOOK 519 PAGE 12A
PLAT: BOOK 612 PAGE 174
PLAT: BOOOK 621 PAGE 176
PLAT: BOOK 621 PAGE 315
REFERENCE PLAT BY BEESON ENGINEERING COMPANY DATED MARCH 12, 1975
2. ACCORDING TO F.I.R.M. MAP NUMBER #45077C0190D, DATED APRIL 16, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ALL MATTERS OF RECORD, EASEMENTS, OR IMPROVEMENTS MAY NOT BE SHOWN.
4. NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.

2/25/2025
APPROVED FOR RECORDING
Pickens County, SC
Community Development
Original Stamped in Blue Ink

SUBDIVISION SURVEY FOR
GIBSON RIDGE FARMS
OWNED BY
DCMFV FARMS 24, LLC
LOCATED APPROXIMATELY 2.7 MILES NORTH OF EASLEY
PICKENS COUNTY, SOUTH CAROLINA
FEBRUARY 24, 2025
SCALE: 1 INCH = 100 FEET
0 100' 200' 300' 400' 500' 600'

SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
P.O. BOX 12 JENKINSVILLE, S.C. 29065 telephone (803) 345-5297
MICHAEL R. MILLS; S.C.P.L.S. # 11606

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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.