

LEGEND:
IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" ROD)
CP = CALCULATED POINT
N/F = NOW OR FORMERLY
PB = PLAT BOOK
PC = PLAT CABINET
DB = DEED BOOK
OTP = OPEN TOP PIPE
CTP = CLOSE TOP PIPE
C/L = CENTERLINE
R/W = RIGHT OF WAY
-E- = OVERHEAD UTILITIES
● = UTILITY POLE

— = RIGHT OF WAY

TM# 196-00-01-003-000
N/F
NEWBERRY TIMBER LLC & C/O FOREST INVESTMENT ASSOCIATES LP
DB 1625 PG 96
PLAT: DB ET-248

TRACT A
TM# 196-00-01-012-000
N/F
ANTHONY VELEZ
DB 1585 PG 16
PB 9 PG 66

TRACT B
TM# 196-00-01-013-000
N/F
HERBERT G & GLORIA B HOBGOOD
DB 1311 PG 305
SLIDE 605 PG 3862

TRACT C
TM# 196-00-01-014-000
N/F
JOYE MCKOWN MANN AS TRUSTEE, ETAL.
DB 1549 PG 86
PB 9 PG 66
61.40 ACRES GROSS
0.38 ACRES IN R/W
61.02 ACRES NET

TRACT D
TM# 196-00-01-015-000
N/F
JANICE M. RUSSELL AS TRUSTEE
DB 1413 PG 201
PB 9 PG 66
SLIDE 605 PG 2703

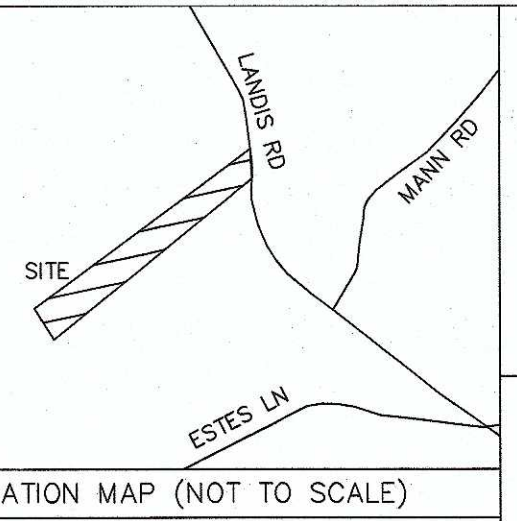
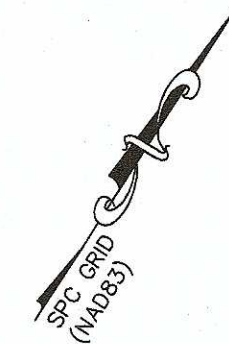
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 55°11'19" E	37.66'
L2	S 06°00'23" E	122.85'
L3	S 02°41'34" E	102.20'
L4	S 00°00'05" E	108.47'
L5	S 00°52'57" W	175.92'
L6	S 52°02'42" W	42.36'
L7	S 01°41'00" E	508.86'
L8	N 56°47'08" E	32.59'
L9	S 08°36'01" E	510.18'
L10	S 06°32'05" E	509.52'
L11	S 03°34'05" E	501.32'
L12	S 61°16'08" W	34.54'
L13	S 61°16'08" W	57.31'

SURVEY DATA

HORIZONTAL DATUM—BASED UPON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83 2011. BEARINGS AND DISTANCES SHOWN ARE GRID.

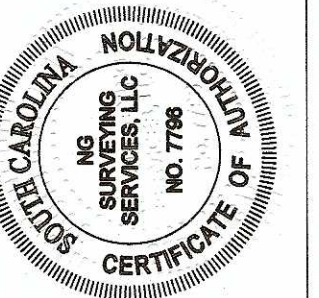
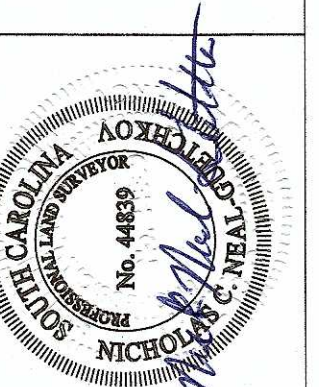
Slide 605 Page 3868

2026-2142
Filed for Record in
FAIRFIELD COUNTY, SC
DOROTHY BOYO BELTON, REGISTER OF DEED
09/03/2026 01:16:44 PM
PLAT LG #25.00
Total Pages: 1



STATE OF SOUTH CAROLINA
COUNTY OF FAIRFIELD
TM# 196-00-01-014-000

GENERAL PROPERTY SURVEY
PREPARED FOR
JOYE MCKOWN MANN, TRUSTEE (MANN TRUST),
JUDY MANN COOK, &
TERRI LYNN ADAMS, TRUSTEE (JIMMIE MANN
RICHARDSON TRUST)



DRAWN BY: N.C.N.
SURVEYOR: N.C.N.
DATE: 08-29-2026
SCALE: 1"=200'
PROJECT NUMBER: 26-095

NG SURVEYING SERVICES, LLC
1983 BLUE RIDGE TERRACE
WEST COLUMBIA, SC 29380
PHONE: 803-799-0850
EMAIL: NICK@NGSURVEYING.COM
NICK C. NEAL
NICHOLAS C. NEAL—REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4489 — STATE OF SOUTH CAROLINA



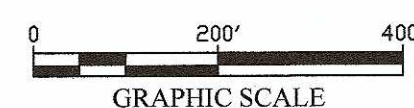
SURVEY NOTES:

- 1.) UNDERGROUND UTILITIES SHOWN WERE PAINTED AND FLAGGED BY OTHERS. THE LOCATION OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES UNKNOWN. PALMETTO UTILITIES PROTECTION SERVICE CALL BEFORE YOU DIG 1-888-721-7877.
- 2.) THIS SURVEY AND PLAT IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH, WHICH MAY INCLUDE EASEMENTS OR ENCUMBRANCES RECORDED OR OTHERWISE.
- 3.) CERTIFICATION IS MADE ONLY TO THOSE PERSONS OR IDENTITIES FOR WHICH THE PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
- 4.) SURVEY IS VALID ONLY IF THE COPY HAS AN ORIGINAL SIGNATURE WITH A RAISED EMBOSSED SEAL OVER THE SIGNATURE. A COPY USED OTHERWISE MAY BE IN VIOLATION OF THE FEDERAL COPYRIGHT LAW.
- 5.) ADJOINER'S INFORMATION OBTAINED FROM FAIRFIELD COUNTY, SOUTH CAROLINA QPUBLIC.NET WEBSITE. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY, AND NO CERTIFICATION OR REPRESENTATION IS MADE AS TO ITS ACCURACY OR COMPLETENESS.
- 6.) FIELD SURVEY COMPLETED ON 08-29-2026.
- 7.) THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO FEMA FIRM MAP 45039C0350C DATED 05-03-2011.

REFERENCES:

- 1.) PLAT PREPARED FOR DARRYL W. TRUESDALE & MELINDA M. TRUESDALE BY NG SURVEYING SERVICES, LLC. DATED AUGUST 14, 2026. RECORDED IN SLIDE 605 PG 3862.
- 2.) PLAT OF THE DIVISION OF THE ESTATE LANDS OF HERBERT P. MANN BY OLIVER JOHNSON, DATED NOVEMBER 26, 1974. RECORDED IN PB 9 PG 66.
- 3.) PLAT PREPARED FOR JANETTE W. MANN BY GLENN ASSOCIATES SURVEYING, INC. DATED FEBRUARY 22, 2017. RECORDED IN SLIDE 605 PG 2703.
- 4.) PLAT PREPARED FOR HARRY B. GREGORY BY K.A. MAHONEY DATED MARCH 4, 1977. RECORDED IN DB ET PG 248.
- 5.) SCDOT PLAN AND PROFILE DOCKET NO. 20.242, SHEETS 13 & 14.

Fairfield County, SC
Planning, Building, and Zoning
Plat Approved
Zoning Administrator or Designee
Date: 9-1-26



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 "B" SURVEY AS SPECIFIED THEREIN.