



Summary

Parcel ID 139-00-00-017-000

Property Address

Brief Tax Description

(Note: Not to be used on legal documents)

Acres 21.05
Class LA; MV
District 01
Town Code N/A

TRACT 1

Owner

POPLIN DONALD G

2523 ROSS RD
BLACKSTOCK SC 29014

Sales History

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name
10/09/2014	\$54,000	1110 / 16	CAB DS / 132P10	AUTRY JAMES D	POPLIN DONALD G
10/20/2010	\$58,000	1022 / 68	CAB DS / 132P10	CAPE RANDAL N-SURVIVORSHIP	AUTRY JAMES D
04/02/2010	\$54,000	1010 / 214	CAB DS / 132P10	EISERMAN GARY M-TRUSTEE-GARY M	CAPE RANDAL N-SURVIVORSHIP
07/28/2008	\$365,000	972 / 137	/	CAROLINA PINES INC	EISERMAN GARY M-TRUSTEE-GARY M

Sales

Sale Date	Price	Deed Book	Plat Book	Grantor
10/9/2014	\$54,000	1110 16	CAB DS 132P10	AUTRY JAMES D
10/20/2010	Not Available	1022 68	Not Available	Not Available
4/2/2010	Not Available	1010 214	Not Available	Not Available

Valuation

	Class Code	Total Lots	Total Acres	Total Improv	Land Appraisal	Land Assessment	Building Appraisal	Building Assessment	Total Assessment
Class 1	LA	0	22.00	0	\$1,800.00	70	\$0.00	0	70
Class 2	MV	0	0.00	0	\$55,000.00	0	\$0.00	0	0
Class 3		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 4		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 5		0	0.00	0	\$0.00	0	\$0.00	0	0
Tax Value		0	21.05	0	\$0.00	0	\$0.00	0	70
Market Value		0	21.05	0	\$55,000.00		\$0.00		

Residential Buildings

Class LA
Bldg Grade
Stories
Ext Wall
Acres 22

Online Taxes

[Click here to view the Treasurer's website](#)

TRACT 1
STEVENSON, J.W.
PLAT IN BOOK 440 PG 230

3/4" OLD REBAR AT BASE OF TALL IRON PIPE & METAL FENCE POST
OLD WIT. MARKS

844.81' S 66°10'59"E

139-00-00-017-000

TRACT 2
M & M FAMILY PROPERTIES LLC
PLAT IN BOOK 440 PG 230

OLD WIT. MARKS
M.F.P.
1" O.I.P.

393.08' S 66°16'15"E

OLD WIT. MARKS
M.F.P.
1" O.I.P.

22.04 Ac.

REF. PLAT CAB. B SLIDE 119 PG. 3

APPROX. LOCATION

N 12°29'52"W 812.15'

CENTERLINE OF S-12-53 ROSS DYE ROAD
66' R/W
ASPHALT SURFACE

APPROX. 0.3 MILE TO S.C. HWY. 97

MAGNETIC NORTH

OF WOOD POLE POWER LINE

N 14°17'55"W 99.98'

N 21°26'57"W 100.03'

N 28°46'08"W 100.00'

N 00°01'36"W 100.01'

ENTERLINE OF THE ROCKY CREEK PROPERTY LINE

N 48°35'41"W 68.09'

N 89°12'05"W 125.00'

0 + 42 60

OLD WIT MARKS
METAL FENCE POST
OLD CEDAR STAKE

97

I-77

OLD WIT. MARKS
M.F.P.
1" O.I.P.

PART OF A
DERRICK SCOTT
SMITH JR.
DEED BK. 678 PG 155

PART OF A
TAYLOR, L.
DEED BK. 678 PG 157

METAL FENCE POST
3/4" O.I.P.

OLD WIT. MARKS

S 9°33'36"W 258.04'

S 9°17'01"E 640.20'

TAYLOR, L. & C.M.
PLAT BK. 411 PG. 92
PLAT BK. 1 PG. 414

PLAT BK. 411 PG. 92
PLAT BK. 1 PG. 414

200800056813
Filed for Record in
CHESTER COUNTY SC
SUE K. CARPENTER
09-30-2008 at 04:50:57 PM.
PLAT
10.00

Volume ----- Page-----

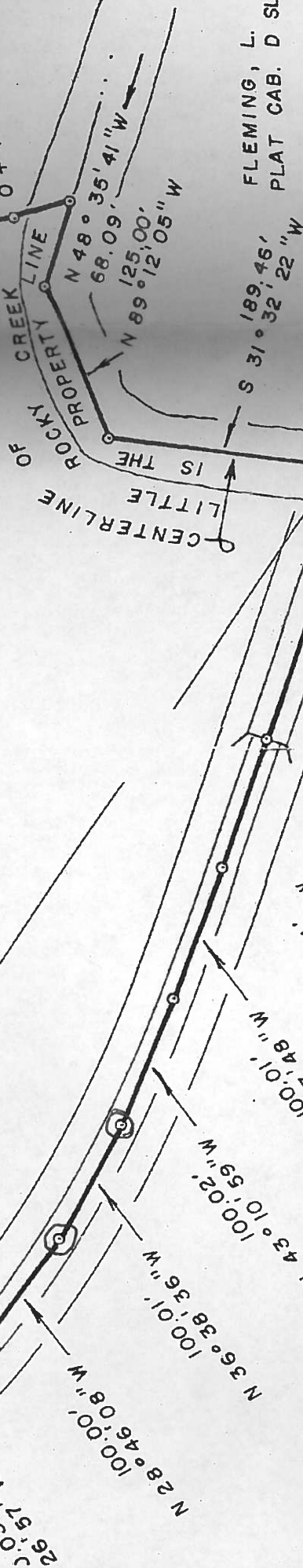
CAB D
Slide 132
p.10

139-00-00-017

TRACT 1

OF WOOD POLE POWER LINE

OLD WIT MARKS
METAL FENCE POST
OLD CEDAR STAKE
0 + 42.60



NOTE : OLD MARKS & BLUE PAINT (OLD)
ALONG PROPERTY LINES.
OLD METAL FENCE POST (MFP)
GUARD POST BY CORNERS

FLEMING, L.
PLAT CAB. D SLIDE 107 PG. 9

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE
FIELD SURVEY IS 1/9000 AS SHOWN HEREON AND THE
AREA WAS DETERMINED BY OMD METHOD.

RLS S.C. 7878 Charles Hendley

For Record in Chester County, South Carolina
Filed for Record in Chester County, South Carolina
09-30-2008 at 04:50:57 PM.
PLAT
10.00

100' 50' 0' GRAPHIC SCALE 200' 300'

BOUNDARY SURVEY
FOR

GARY M. EISERMAN

CHESTER COUNTY	TELEPHONE (803) 285-8250	SOUTH CAROLINA
WM. CHARLES HENDLEY JR. LAND SURVEYING	1684 CHARLOTTE HWY. LANCASTER	SOUTH CAROLINA
DRAWN BY WCH	COMPUTED BY	REVISED
FIELD BOOK	TAX MAP 139-17	APPROVED BY
		DATE 9/15/08
		MAP NUMBER 08-180

RLS S.C. 7878

WILLIAM CHARLES HENDLEY JR.

W. Charles Hendley Jr.
9/15/08



PART OF

Public.net™ Chester County, SC

Summary

Parcel ID 139-00-00-083-000
Property Address 2523 ROSS DYE ROAD
Brief Tax Description 6% PER TREASURER 6-1-06
 (Note: Not to be used on legal documents)
Acres 68.53
Class R; LA; MV
District 01
Town Code N/A

TRACT 2

Owner

FLEMING LYNDA &
 POPLIN DONALD G
 2523 ROSS DYE ROAD
 BLACKSTOCK SC 29014

Sales History

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name
05/15/2007	\$1	943 / 199	CABD S / 107P9	CARTER JOHN RAY JR-ETAL	FLEMING LYNDA &
06/15/2006	\$180,000	918 / 211	CABD / S88P4	CARTER JOHN RAY JR &	FLEMING LYNDA &

Sales

Sale Date	Price	Deed Book	Plat Book	Grantor
5/15/2007	\$1	943 199	CABD S 107P9	CARTER JOHN RAY JR-ETAL
6/15/2006	Not Available	918 211	Not Available	Not Available
12/7/1994	Not Available	669 267	Not Available	Not Available

Valuation

	Class Code	Total Lots	Total Acres	Total Improv	Land Appraisal	Land Assessment	Building Appraisal	Building Assessment	Total Assessment
Class 1	R	0	1.00	2	\$10,800.00	430	\$70,300.00	2810	3240
Class 2	LA	0	68.00	0	\$8,750.00	350	\$0.00	0	350
Class 3	MV	0	0.00	0	\$84,300.00	0	\$0.00	0	0
Class 4		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 5		0	0.00	0	\$0.00	0	\$0.00	0	0
Tax Value		0	68.53	2	\$0.00	0	\$70,300.00	2810	3590
Market Value		0	68.53	2	\$84,300.00		\$70,300.00		

Residential Buildings

Class R
Bldg Grade 2-F
Stories 1 Sty
Ext Wall Sid/Shing
Living Area 1016
Air Conditioning 1016
Porch (Finished) 104
SHED & LEAN-TO 1296
Lots 0
Acres 1

Online Taxes

[Click here to view the Treasurer's website](#)



Summary

Parcel ID 139-00-00-088-000
 Property Address 2495 ROSS DYE ROAD
 Brief Tax Description 2495 ROSS DYE ROAD
 (Note: Not to be used on legal documents)
 Acres 1.75
 Class RN
 District 01
 Town Code N/A

TRACT 3

Owner

LOVE PHILL JEFFERY
 LOVE LOIS Y
 1296 CONARD SOWERS RD
 LEXINGTON NC 27295

Sales History

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name
06/15/2006	\$1	918 / 214	CABD / S88P4	CARTER JOHN RAY JR-ETAL	LOVE PHILL JEFFERY
02/12/1999	\$1,000	752 / 058	/	CARTER JOHN RAY JR-ETAL	LOVE PHILL JEFFERY

Sales

Sale Date	Price	Deed Book	Plat Book	Grantor
6/15/2006	\$1	918 214	CABD S88P4	CARTER JOHN RAY JR-ETAL
2/12/1999	Not Available	752 058	Not Available	Not Available

Valuation

	Class Code	Total Lots	Total Acres	Total Improv	Land Appraisal	Land Assessment	Building Appraisal	Building Assessment	Total Assessment
Class 1	RN	1	0.00	1	\$14,800.00	880	\$63,100.00	3790	4670
Class 2		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 3		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 4		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 5		0	0.00	0	\$0.00	0	\$0.00	0	0
Tax Value		1	1.75	1	\$14,800.00	880	\$63,100.00	3700	4580
Market Value		1	1.75	1	\$14,800.00		\$63,100.00		

Residential Buildings

Class RN
 Bldg Grade 2-F
 # Stories 1 Sty
 Ext Wall Sid/Shing
 Living Area 768
 Basement 768
 Basement 768
 Air Conditioning 768
 Porch (Finished) 192
 # Lots 1

Online Taxes

[Click here to view the Treasurer's website](#)

139-00-00-083-000

TAX MAP 149-41
ALBERTUS BAKER
SHIRLEY G. BAKER
D.B. 337 PG. 98 P.B. 411 PG. 92

TAX MAP 149-26
ARCHE RONALD SMITH
D.B. 510 PG. 52 P.B. 621 PG. 112
P.B. 1 PG. 414

TAX MAP 149-17
CAROLINA PINES, INC.
D.B. 571 PG. 342

TAX MAP 149-40
THOMAS E. HENSON
ANN L. HENSON
D.B. 642 PG. 234 P.B. 411 PG. 92

TAX MAP 149-39
BANKS E. HINSON
D.B. 353 PG. 139 P.B. 71A

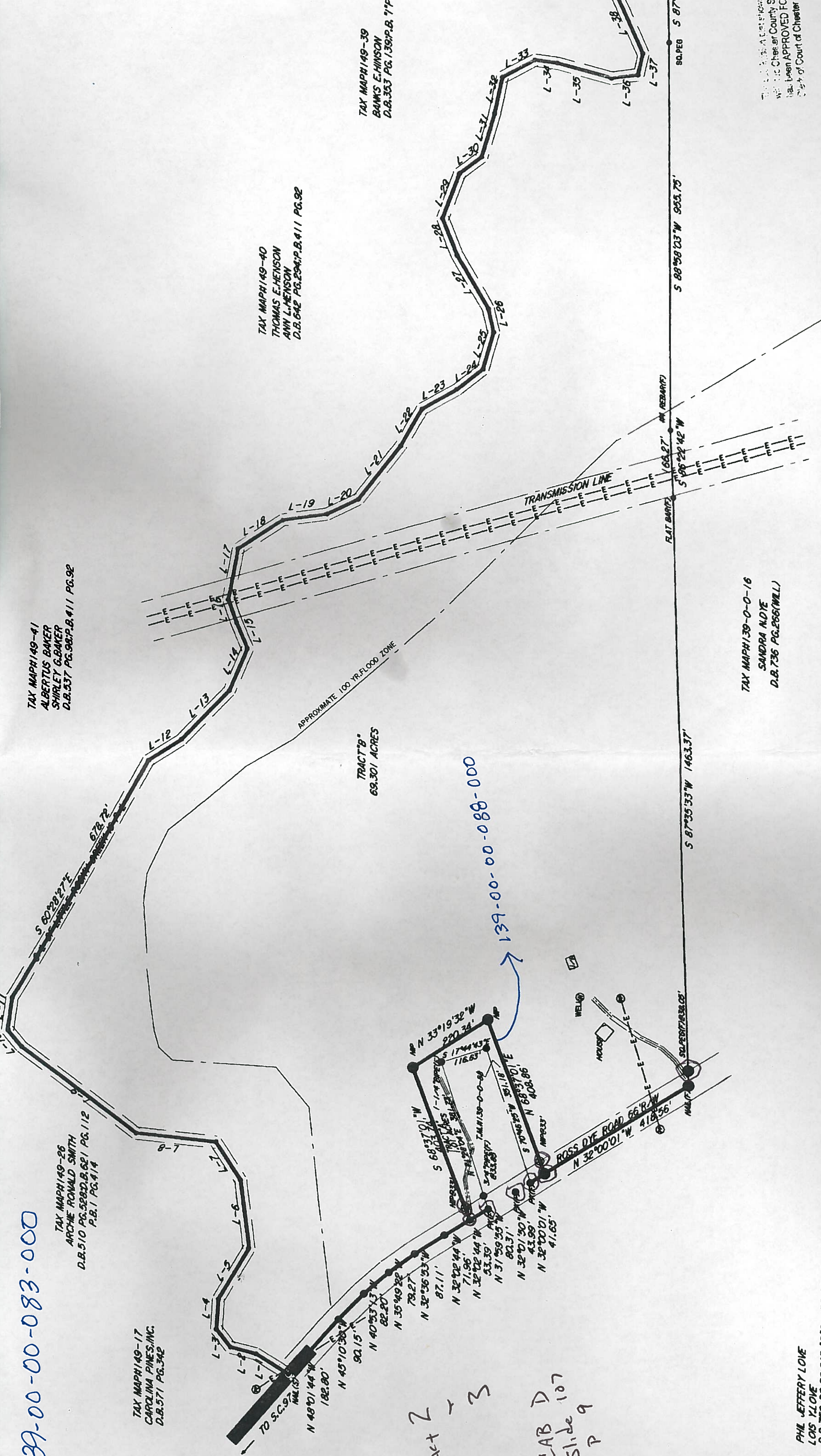
TAX MAP 139-0-0-16
SANDRA NOYE
D.B. 736 PG. 266 (WLL)

PH 139-0-0-88 PHIL JEFFERY LOVE
LOIS YLOVE
D.B. 732 PG. 58 CAB. 7C'S-133 PG. 88
ACT 4 TO BE COMBINED WITH TAX MAP 139-0-0-88

H5 REBARW/CAP

LAND SURVEYING, INC.
24 VICTORIAN HILLS DRIVE
WICHBURG, S.C. 29729

THE INFORMATION SHOWN
HEREON WAS OBTAINED FROM
RECORDS OF THE
SOUTH CAROLINA
DEPARTMENT OF
NATURAL RESOURCES
AND IS NOT A
GUARANTEE OF
ACCURACY.



... THE PORTION OF TAX MAP 139-0-0-83
D.B. 669 PG. 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

TAX MAP 149-42
TRUSTEES FOR TABERNACLE MINISTRIES
D.B. 635 PG. 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000

... 1" CALL TABLE
WITH C/L OF LITTLE ROCKY CREEK

L-1 N 30-42-43 E 97.32'
L-2 N 13-50-53 E 66.98'
L-3 N 50-29-36 E 56.31'
L-4 S 86-51-20 E 73.37'
L-5 S 58-42-14 E 146.17'
L-6 N 82-35-51 E 170.82'
L-7 N 59-29-16 E 112.34'
L-8 N 00-40-00 E 204.97'
L-9 N 36-28-23 E 354.68'
L-10 N 50-12-07 E 53.81'
L-11 S 83-00-53 E 81.46'
L-12 S 33-14-51 E 97.13'
L-13 S 47-35-45 E 168.25'
L-14 S 68-28-36 E 112.85'
L-15 N 65-36-29 E 70.43'
L-16 N 69-22-00 E 61.20'
L-17 S 79-15-41 E 126.70'
L-18 S 33-10-52 E 132.24'
L-19 S 07-58-26 E 112.90'
L-20 S 25-29-04 E 88.10'
L-21 S 52-08-48 E 163.23'

L-22 S 60-18-37 E 105.67'
L-23 S 29-39-17 E 97.54'
L-24 S 38-44-38 E 82.01'
L-25 S 73-58-19 E 94.45'
L-26 N 78-03-01 E 58.45'
L-27 N 59-03-33 E 153.09'
L-28 N 68-01-59 E 97.85'
L-29 S 70-04-24 E 117.79'
L-30 S 37-45-28 E 67.76'
L-31 S 73-56-22 E 111.52'
L-32 S 78-42-49 E 92.50'
L-33 S 28-16-00 E 90.99'
L-34 S 07-10-54 W 56.73'
L-35 S 14-20-19 W 138.85'
L-36 S 07-17-18 E 63.00'
L-37 S 77-51-41 E 54.69'
L-38 N 64-51-39 E 167.34'
L-39 N 70-00-39 E 63.72'
L-40 S 76-16-43 E 72.72'
L-41 S 31-24-45 E 190.80'
L-42 S 12-10-28 E 5.46'

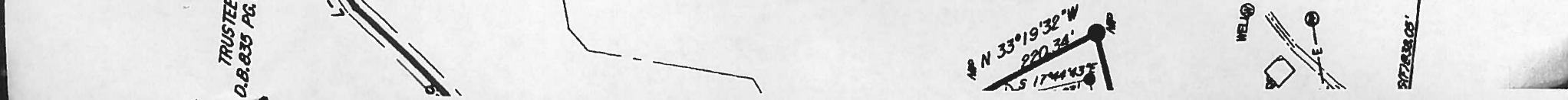
Doc # 000049423
PLAT BOOK:
Filed and Recorded
05/22/2007 09:43A
Sue K. Carpenter
Clerk of Court, Chester County, SC

TAX MAP 149-40
THOMAS E. HENSON
AMY L. HENSON
D.B. 642 PG. 294, P.B. 411 PG. 92

TAX MAP 149-39
BANKS E. HINSON
D.B. 353 PG. 139, P.B. 71 PG. 76

TAX MAP 149-38
LORI J. LESTER
D.B. 773 PG. 106

TAX MAP 139-0-0-83





Summary

Parcel ID 139-00-00-016-000
 Property Address 2563 ROSS DYE ROAD
 Brief Tax Description SC HWY 12-53
 (Note: Not to be used on legal documents)
 Acres 43.88
 Class R; LA; MV
 District 01
 Town Code N/A

TRACT 4

Owner

DYE ROSS J III
 2563 ROSS DYE ROAD
 BLACKSTOCK SC 29014

Sales History

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name
05/20/2009	\$1	991 / 58	B / 2-A	DYE SANDRA N	DYE SANDRA N-LIFE ESTATE

Sales

Sale Date	Price	Deed Book	Plat Book	Grantor
5/20/2009	\$1	991 58		DYE SANDRA N
4/30/1998	Not Available	736 266	Not Available	Not Available

Valuation

	Class Code	Total Lots	Total Acres	Total Improv	Land Appraisal	Land Assessment	Building Appraisal	Building Assessment	Total Assessment
Class 1	R	0	1.00	1	\$8,500.00	340	\$21,200.00	850	1190
Class 2	LA	0	40.00	2	\$5,600.00	230	\$1,800.00	70	300
Class 3	MV	0	0.00	0	\$40,000.00	0	\$0.00	0	0
Class 4		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 5		0	0.00	0	\$0.00	0	\$0.00	0	0
Tax Value		0	43.88	3	\$0.00	0	\$23,000.00	920	1490
Market Value		0	43.88	3	\$40,000.00		\$23,000.00		

Residential Buildings

Class R
 Bldg Grade 2-F
 # Stories 1 Sty
 Ext Wall Sid/Shing
 Living Area 1788
 Fireplaces: Single 1 Story 1
 Porch (Finished) 262
 FENCE 0
 # Lots 0
 # Acres 1

Ag Buildings

Description	Sq Ft
POLE SHED	0
BARN SHED	0

Online Taxes

[Click here to view the Treasurer's website](#)

EXHIBIT "A"

All that certain piece, parcel or tract of land, with any and all improvements thereon, if any, lying and being situate in the County of Chester, State of South Carolina, in Rossville Township, fronting on Secondary Road S-12-53, and being 70 acres, more or less, of that 111 acre tract shown on plat prepared by Dock H. Price, dated April, 1981 and recorded in Plat Cabinet B, Slide 2-A, Office of the Clerk of Court for Chester County; said 70 acre tract having the following boundaries and measurements: Beginning at a point approximately 0.5 miles South of S.C. Highway 97 where Little Rocky Creek intersects Secondary Road S-12-53 and running South along Secondary Road S-12-53 to a nail for a distance of 18.75 chains; thence running East to an iron on the bank of Little Rocky Creek for a distance of 44.569 chains; thence running Northwest along Little Rocky Creek to the point of beginning for a distance of 68.5 chains, more or less. It is the intention of the Grantor to convey all of that portion of the 111 acre tract North of the Southern boundary of the tract hereinabove described.

Derivation: This being a portion of the premises devised to Grantor by The Estate of Ross J. Dye, Jr. as recorded in Box 436, Package 18, Chester County Probate Court.

TMS No: Portion of 139-00-00-016

H/D



Summary

Parcel ID 139-00-00-103-000
 Property Address
 Brief Tax Description
 (Note: Not to be used on legal documents)
 Acres 2.23
 Class RN
 District 01
 Town Code N/A

TRACT 5

Owner

NOLAND JAN BRUCE
 PO BOX 32
 GREAT FALLS SC 29055

Sales History

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name
03/04/2015	\$1	1121 / 277	CAB E / S14P1A ✓	NOLAND JAMES WADE	NOLAND JAN BRUCE

Sales

Sale Date	Price	Deed Book	Plat Book	Grantor
3/4/2015	\$1	1121 277	CAB E S14P1A	NOLAND JAMES WADE

Valuation

	Class Code	Total Lots	Total Acres	Total Improv	Land Appraisal	Land Assessment	Building Appraisal	Building Assessment	Total Assessment
Class 1	RN	1	0.00	1	\$12,050.00	730	\$19,200.00	1150	1880
Class 2		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 3		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 4		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 5		0	0.00	0	\$0.00	0	\$0.00	0	0
Tax Value		1	2.23	1	\$12,050.00	730	\$19,200.00	1150	1880
Market Value		1	2.23	1	\$12,050.00		\$19,200.00		

Residential Buildings

Class RN
 Bldg Grade
 # Stories
 Ext Wall
 SHOP 1600
 # Lots 1

Online Taxes

[Click here to view the Treasurer's website](#)

Map



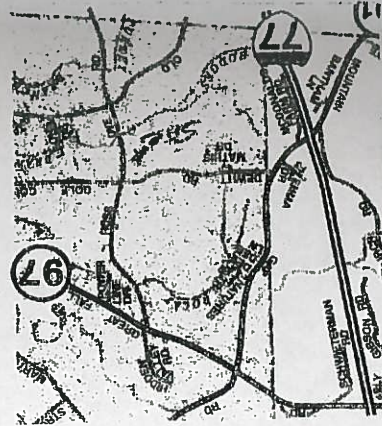
PLAT OF SURVEY FOR
JAN NOLAND
ROSS DYE ROAD
ROSSVILLE TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA
JANUARY 23, 2014

REFERENCES: A PORTION OF TAX MAP #139-00-00-014
D.B. 949 PG. 25, P.B. 453 PG. 247
HAMILTON, DELLENY, GRIER & COTTEN, LLC
ATTORNEYS AT LAW
P.O. BOX 808
CHESTER, SC 29708-0808

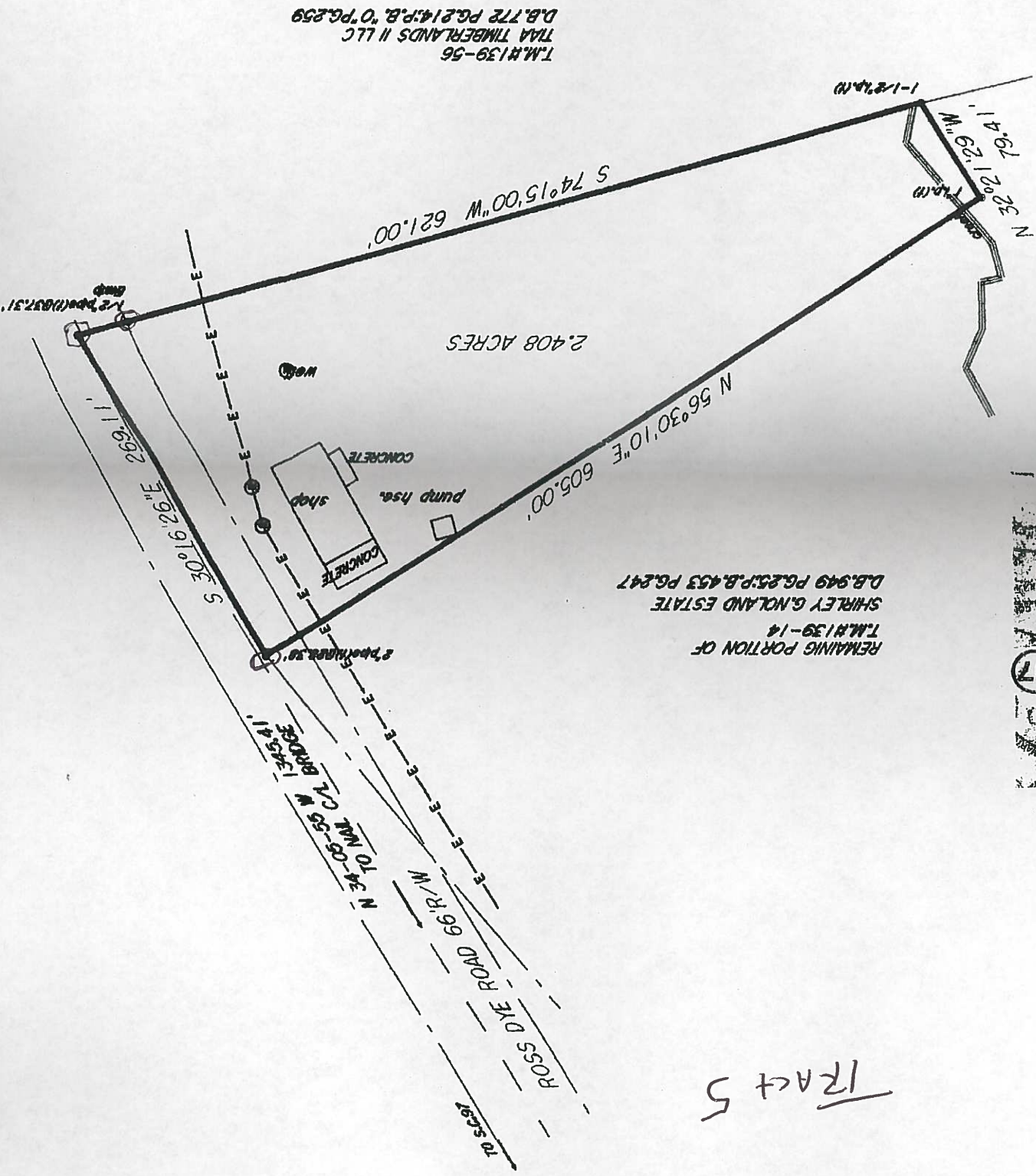
201500085362
Filed for Record in
CHESTER COUNTY SC
SUE K. CARPENTER, CLERK
04-27-2015 AT 11:25:31
PLAT
10.00
Page

MAGNETIC NORTH

TRACT 5



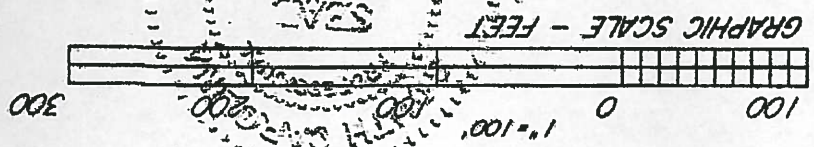
REMAINING PORTION OF
T.M. #139-14
SHIRLEY G. NOLAND ESTATE
D.B. 949 PG. 25, P.B. 453 PG. 247



T.M. #139-56
TIAA TIMBERLANDS II LLC
D.B. 772 PG. 214, P.B. 0 PG. 259

NOTE:
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN
PK = PK NAIL
RR = RAILROAD SPIKE
P.P. = PINCHED PIPE

HIPP LAND SURVEYING, INC.
3574 VICTORIAN HILLS DRIVE
RICHBURG, S.C. 29729
PHONE (803) 789 3716



THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY
PERFORMED UNDER THE SUPERVISION OF WILLIAM V. HIPP AND WAS
ACCOMPLISHED WITH THE DATE SHOWN ABOVE. THE SURVEY WAS PERFORMED
IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE
OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH
CAROLINA, TITLE 40, CHAPTER 21, AND IS OF CLASS - A STANDARD. THE
AREA (IF SHOWN) WAS DETERMINED USING THE D.M.D. METHOD, BEAR
INGS, RECKONED AS SHOWN, ENCROACHMENTS ARE AS SHOWN, UNLESS
NOTED STRUCTURES ARE NOT WITHIN A SPECIAL ZONE
ACCORDING TO FEMA MAPS.

The subdivision plat shown herein has been found to comply
with the Chester County Subdivision Regulations and has been
APPROVED FOR RECORDING in the office of the Clerk of Court
of Chester County, South Carolina.
4-15-14


Chester County, SC
Summary

Parcel ID 139-00-00-104-000
 Property Address 2522 ROSS DYE RD
 Brief Tax Description (Note: Not to be used on legal documents)
 Acres 2.24
 Class R
 District 01
 Town Code N/A

Owner

NOLAND JAMES THORNE

2522 ROSS DYE RD
 BLACKSTOCK SC 29014

TRACT 6

Sales History

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name
04/28/2021	\$90,000	1340 / 312	CAB E / S14P1B	CASE DONNA N	NOLAND JAMES THORNE

Sales

Sale Date	Price	Deed Book	Plat Book	Grantor
4/28/2021	\$90,000	1340 312	CAB E S14P1B	CASE DONNA N
4/27/2015	Not Available	1121 283	Not Available	Not Available

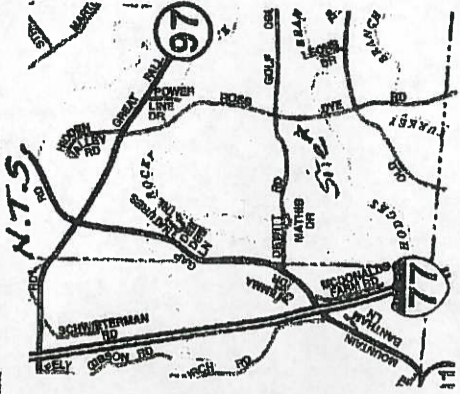
Valuation

	Class Code	Total Lots	Total Acres	Total Improv	Land Appraisal	Land Assessment	Building Appraisal	Building Assessment	Total Assessment
Class 1	R	1	0.00	1	\$16,300.00	660	\$91,100.00	3640	4300
Class 2		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 3		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 4		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 5		0	0.00	0	\$0.00	0	\$0.00	0	0
Tax Value		1	2.24	1	\$16,300.00	660	\$91,100.00	3640	4300
Market Value		1	2.24	1	\$16,300.00		\$91,100.00		

Residential Buildings

Class R
 Bldg Grade 3-Av
 # Stories 1 Sty
 Ext Wall Mason Veneer
 Living Area 1680
 Air Conditioning 1680
 Fireplaces: Single 1 Story 1
 Porch (Finished) 238
 FENCE 1
 # Lots 1

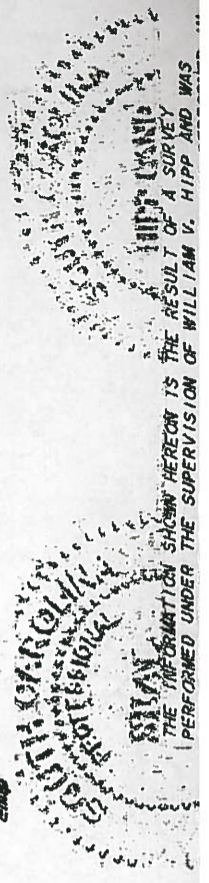
Online Taxes
[Click here to view the Treasurer's website](#)



139-00-00-104-000
139-00-00-103-000

The subdivision plat shown herein has been found to comply with the Chester County Subdivision Regulations and has been APPROVED FOR RECORDING in the office of the Clerk of Court of Chester County, South Carolina.

Handwritten signature and date: 4/15/14



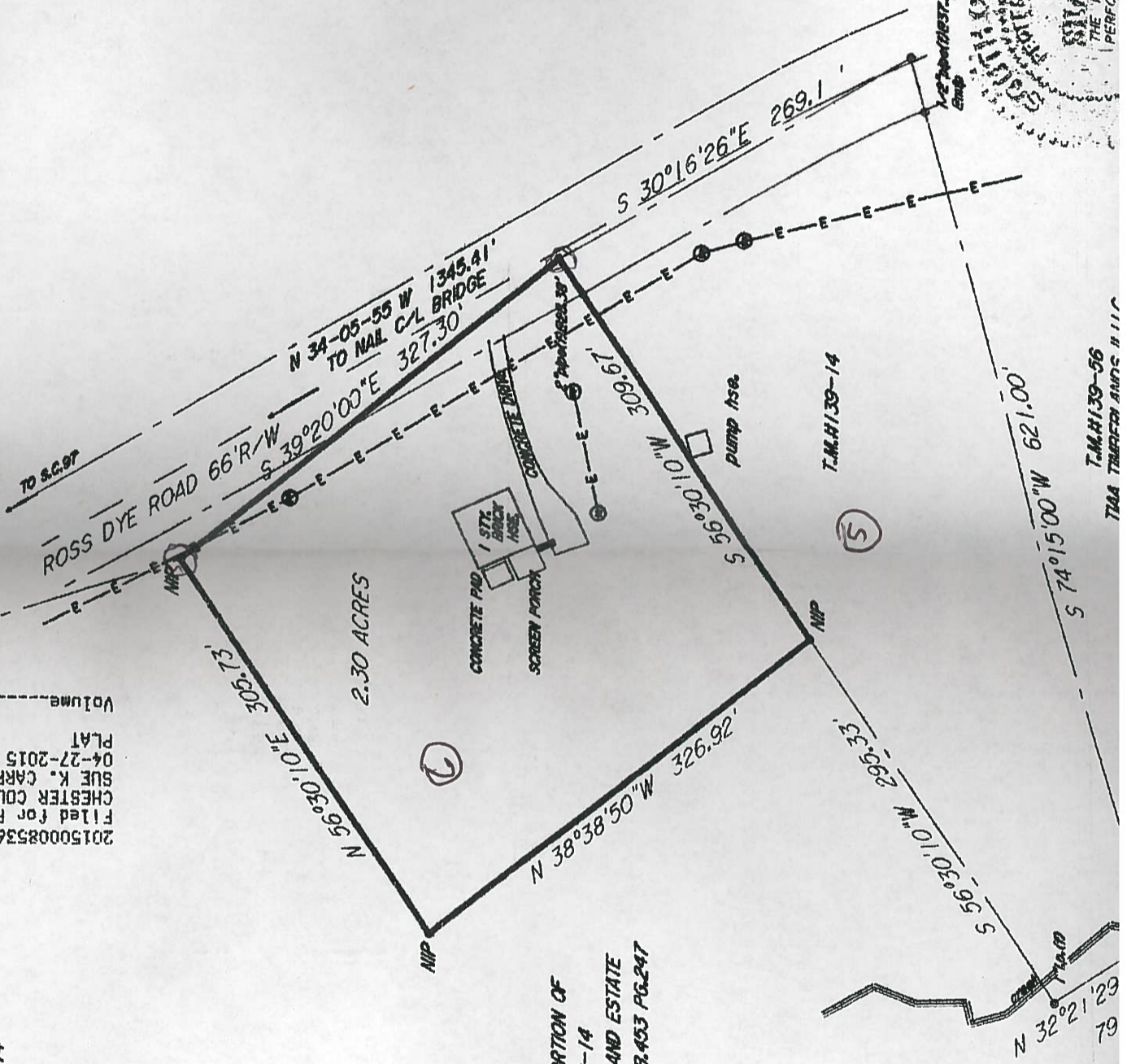
201500085366
Filed for Record in
CHESTER COUNTY SC
SUE K. CARPENTER, CLERK OF COURT
04-27-2015 At 11:28:15 AM.
PLAT
10.00
Volume Page

PLAT OF SURVEY FOR
DONNA LYNN CASE
2522 ROSS DYE ROAD
ROSSVILLE TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA
JANUARY 24, 2014
REFERENCE: A PORTION OF TAX MAP H139-00-00-014
D.B. 949 PG. 25; P.B. 453 PG. 247

HAMILTON, DELANEY, GRIER & COTTEN, LLC
ATTORNEYS AT LAW
P.O. BOX 808
CHESTER, SC 29706-0808

TRACT 6
TRACT 5

REMAINING PORTION OF
T.M. H139-14
SHIRLEY G. NOLAN ESTATE
D.B. 949 PG. 25; P.B. 453 PG. 247



MAGNETIC NORTH

NOTE:
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN
PK = PK NAIL
RR = RAILROAD SPIKE
P.P. = PINCHED PIPE

(CAR E Slide 14 of 18)



Summary

Parcel ID 139-00-00-014-000
 Property Address 2522 ROSS DYE ROAD
 Brief Tax Description S C HWY 12-53
 (Note: Not to be used on legal documents)
 Acres 41.87
 Class LA; MV
 District 01
 Town Code N/A

TRACT 7

Owner

[NOLAND JAMES WADE](#)
 NOLAND JAN BRUCE
 PO BOX 24
 GREAT FALLS SC 29055

Sales

Sale Date	Price	Deed Book	Plat Book	Grantor
4/27/2015	\$1	1121 275	453 0247	NOLAND SHIRLEY G
8/17/2007	Not Available	949 25	Not Available	Not Available
8/10/1971	Not Available	453 2480	Not Available	Not Available

Valuation

	Class Code	Total Lots	Total Acres	Total Improv	Land Appraisal	Land Assessment	Building Appraisal	Building Assessment	Total Assessment
Class 1	LA	0	42.00	0	\$5,550.00	220	\$0.00	0	220
Class 2	MV	0	0.00	0	\$126,000.00	0	\$0.00	0	0
Class 3		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 4		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 5		0	0.00	0	\$0.00	0	\$0.00	0	0
Tax Value		0	41.87	0	\$0.00	0	\$0.00	0	220
Market Value		0	41.87	0	\$126,000.00		\$0.00		

Residential Buildings

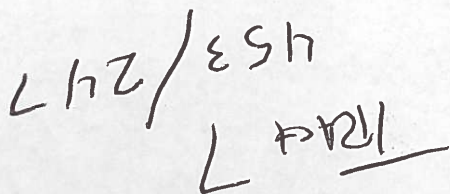
Class LA
 Bldg Grade 3-Av
 # Stories 1 Sty
 Ext Wall Mason Veneer
 Living Area 1680
 Air Conditioning 1680
 Fireplaces: Single 1 Story 1
 Porch (Finished) 238
 FENCE 0
 SHOP 1600
 # Lots 0
 # Acres 1

Online Taxes

[Click here to view the Treasurer's website](#)

Feb 27 1857

Received Aug. 10, 1971
 Read 1500h 453 page 244
 of 433 combined
 (2900 - 2900) 6.8.10.



139-00-00-014-000



Summary

Parcel ID **139-00-00-095-000**
 Property Address 2424 ROSS DYE ROAD
 Brief Tax Description (Note: Not to be used on legal documents)
 Acres 127.59
 Class R; LA; MV
 District 01
 Town Code N/A

TRACT 8

Owner

ROBERTSON JAMES T
 COLE HELEN C
 2424 ROSS DYE ROAD
 BLACKSTOCK SC 29014

Sales History

Sale Date	Consideration	Deed Book/Page	Plat Book/Page	Seller Name	Buyer Name
09/30/2008	\$419,200	976 / 45	CAB DS / 132P9	EISERMAN GARY M-ETAL	ROBERTSON JAMES T

Sales

Sale Date	Price	Deed Book	Plat Book	Grantor
9/30/2008	\$419,200	976 45	CAB DS 132P9	EISERMAN GARY M-ETAL

Valuation

	Class Code	Total Lots	Total Acres	Total Improv	Land Appraisal	Land Assessment	Building Appraisal	Building Assessment	Total Assessment
Class 1	R	0	1.00	1	\$25,000.00	1000	\$286,000.00	11440	12440
Class 2	LA	0	129.00	3	\$11,650.00	460	\$33,200.00	1330	1790
Class 3	MV	0	0.00	0	\$451,500.00	0	\$0.00	0	0
Class 4		0	0.00	0	\$0.00	0	\$0.00	0	0
Class 5		0	0.00	0	\$0.00	0	\$0.00	0	0
Tax Value		0	127.59	4	\$0.00	0	\$319,200.00	11300	12440
Market Value		0	127.59	4	\$451,500.00		\$319,200.00		

Residential Buildings

Class R
 Bldg Grade 4-Gd
 # Stories 1 Sty
 Ext Wall Sid/Shing
 Living Area 2230
 Basement 984
 Basement 984
 Air Conditioning 3522
 Fireplaces: Single 1 Story 1
 Full Baths 2
 Half Baths 1
 Porch (Open Slab) 393
 Porch (Wood Deck) 220
 Porch (Finished) 215
 PORCH 160
 PORCH 40
 # Acres 1
 Well 1
 Septic 1

Ag Buildings

Description	Sq Ft
CABIN	0
HORSE BARN	0
FARM SHED	0

Online Taxes

[Click here to view the Treasurer's website](#)

STEVENSON, J.W.
PLAT BK. 440 PG. 230

EISERMAN, G.M.
PLAT CAB. B SLIDE 119-3

NOLAND, S. G.
PLAT BK. 453 PG. 247

TIAA TIMBERLAND II. LLC
PLAT BK. 0 PG. 259

TIAA TIMBERLAND II. LLC
DEED BK. 772 PG 314

WILLIAM CHARLES HENDLEY JR.
S.C. 7878

SEPT 26, 2008

139-00-00-095-000

TRACT 8

CAB D
Slide 132
P 9

130.22 Ac.
REF: PLAT BY J.M. BOULWARE DATED 3/09/05
PLAT CAB B SLIDE 119 PG 3
PLAT CAB C SLIDE 160 PG 9A
DEED BK. 972 PG. 137
" " " 756 " 296
" " " 384 " 204
" " " 378 " 240

APPROVED FOR RECORDING BY
SUE K. CARPENTER
COUNTY CLERK
CHESTER COUNTY, SOUTH CAROLINA
09-30-2008



ROLINA	
G	
ROLINA	
NUMBER	181

CAB D 132
Slide 9

1247 88

TYSON, J.R.
PLAT BK.D PG. 191

NOTE: OLD AND NEW MARKS AND
OLD BLUE PAINT ALONG ALL
PROPERTY LINES. OLD
METAL FENCE POST
GUARD POST BY ALL
PROPERTY CORNERS.

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/9000 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY DMD METHOD.

RLJ B.C. 7070 Charles Hendley

TIAA TIMBERLAND II. LLC
DEED BK. 772 PG 314

GRAPHIC SCALE 200' 400' 600'

130.22 Ac.

REF :	PLAT BY J.M. BOULWARE	DATED 3/09/05
	PLAT CAB B SLIDE 119 PG 3	
	PLAT CAB C SLIDE 160 PG 9A	
	DEED BK. 972 PG. 137	
	" " 756 "	296
	" " 384 "	204
	" " 378 "	240

[Handwritten signature]

~~SECRET~~

APPROVED FOR RELEASE BY THE
JOINT CHIEFS OF STAFF
ON 08-27-2013

ENL

NOTE: OLD AND NEW MARKS AND
OLD BLUE PAINT ALONG ALL
PROPERTY LINES. OLD
METAL FENCE POST