



qPublic.net™ Union County, SC

Tract
1**Summary**

Parcel Number 156-00-00-028 000
 Tax District County (District 24)
 Location Address
 Tax Bill <https://uniontreasurer.qpaybill.com>
 Class Code (NOTE: Not Zoning Info) GX
 Acres 0.00
 Description DELTA ROAD
 Legal Information
 Record Type Agricultural
 Town Code / Neighborhood
 Owner Occupied

[View Map](#)**Owners**

[UNITED STATES OF AMERICA](#)
 C/O FOREST SUPERVISOR
 4931 BROAD RIVER ROAD
 COLUMBIA SC 29212

Sales Information

Sale Date	Price	Deed Book	Plat Book	Grantor
5/8/2014	\$3,560,000	0253 0508	B091 0009	BRASHIER T WALTER (TRUSTEE)
8/18/2004	Not Available	0228 0932	Not Available	Not Available
6/2/2003	Not Available	0226 0681	Not Available	Not Available

[Search Sale Deeds Here](#)

No data available for the following modules: 2019 Value Information, Building Information, Mobile Home Information, Lot Size Information (Dimensions in Feet).

The Union County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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EXHIBIT C

OUTSTANDING RIGHTS

As to portions of E-50a and E-50d as depicted on the minerals plats attached as EXHIBIT B:

SUBJECT TO outstanding interests to BRP, LLC as follows: an undivided 1/8th royalty interest in oil, gas and related hydrocarbons, and an undivided 25% net profits interest in and to all proceeds received from production and sale of minerals other than oil and gas, payable only if and when realized, formerly owned by International Paper Company and conveyed by it to BRP LLC. See deeds recorded in the office of Clerk of Court for Union County in Book 201 page 756 and Book 224 page 485.

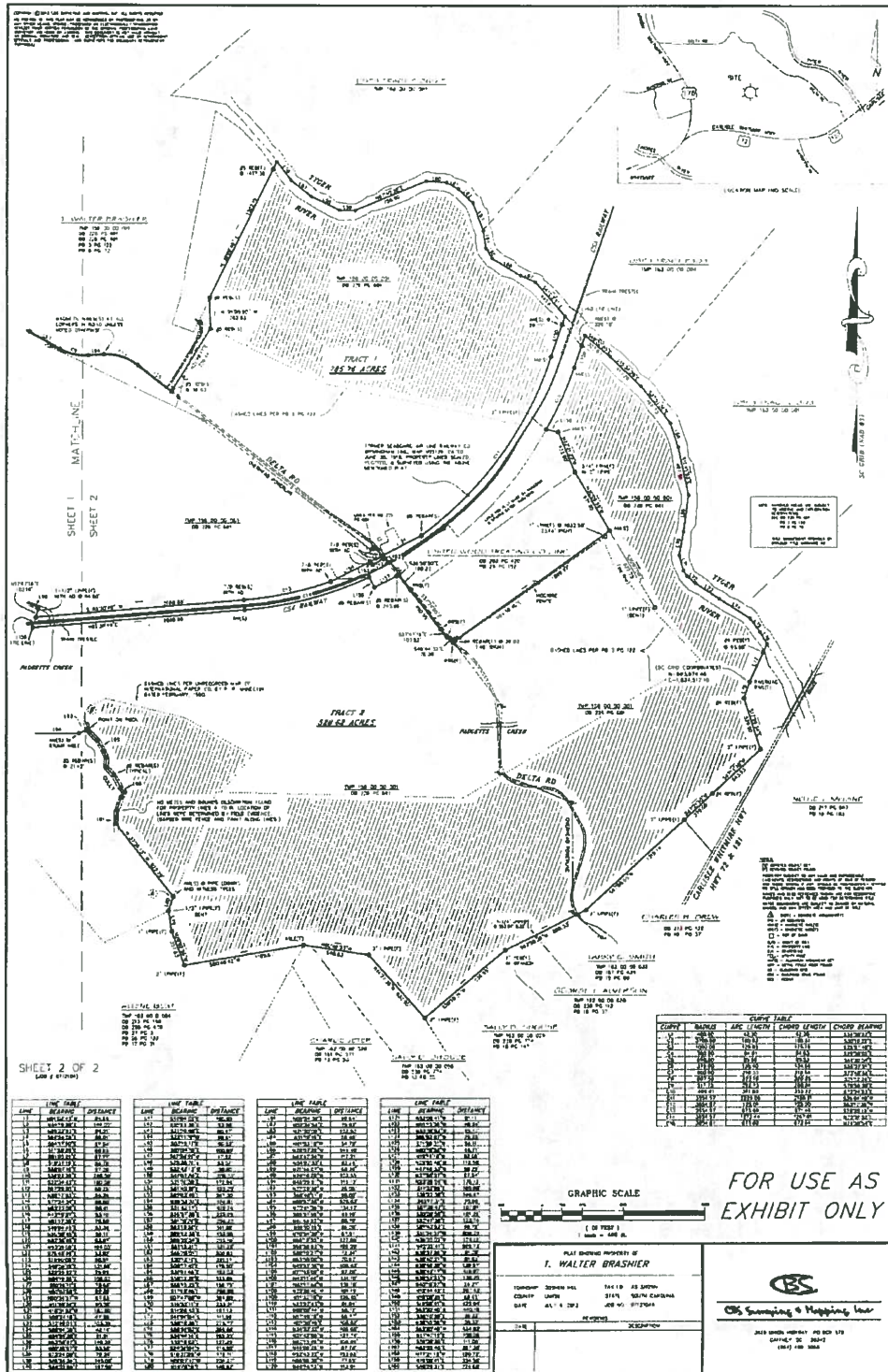
As to a portion of Tract E-50c as depicted on the minerals plats attached as EXHIBIT B:

SUBJECT TO outstanding interests to BRP, LLC as follows: an undivided 1/8th royalty interest in oil, gas and related hydrocarbons, an undivided 7% royalty interest in all other minerals, and an undivided 7% royalty interest in any proceeds from development and production of minerals formerly owned by International Paper Company and conveyed by it to BRP LLC. See deeds recorded in the office of Clerk of Court for Union County in Book 201 page 756 and Book 224 page 485.

As to E-50b and E-50d:

SUBJECT TO outstanding rights of Broad River Electric for an overhead retail electric service line as depicted on the plats prepared by CBS Surveying and Mapping dated August 28, 2012, and recorded March 7, 2014 in Plat Book B91, Pages 9 and 12 in the Office of Clerk of Court for Union County and incorporated herein by reference.

EXHIBIT B



18. S68°49'11"W, 99.00' to Corner 30, a standard Forest Service monument set in a stump hole;
19. N89°57'56"W, 528.02' to Corner 31, a standard Forest Service monument set;
20. N70°41'39"W, 134.12' to Corner 32, an 18" oak;
21. S85°51'55"W, 44.10' to Corner 33, a found #5 rebar;
22. N41°44'52"W, 88.78' to Corner 34, a found #5 rebar; thence,

Two lines USA Tract E-363b,

1. N18°10'19"E, 96.00' to Corner 35, a found concrete monument with brass disk stamped "551 1936";
2. N17°47'15"E, 900.46' to Corner 1, and Point of Beginning, containing 528.62 acres, more or less.

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Eight lines with United Wood Treating CO., Inc.,

1. S36°58'50"E, 188.22' to a found rail road spike in the centerline of Delta Road;
2. S37°24'05"E, 490.55' to a found rail road spike in the centerline of Delta Road;
3. S37°47'16"E, 103.52' to a found rail road spike in the centerline of Delta Road;
4. S46°44'32"E, 76.38' to Corner 6, a found rail road spike in the centerline of Delta Road;
5. N54°38'40"E, 1899.87' to Corner 7, a standard Forest Service monument set;
6. N30°06'59"W, 671.35' to Corner 8, a found $\frac{3}{4}$ " iron pin in a 2" iron pipe;
7. N22°21'20"W, 433.00' to Corner 9, a standard Forest Service monument set;
8. N77°21'18"W, 120.72' to Corner 10, a found 2" iron pipe; thence

Two lines with the south edge of the CSX Railway corridor,

1. A curve with chord bearing of N24°30'54"E,
Chord=672.64'
Arc=673.62'
Radius=3604.57'
Tangent=337.79' to Corner 11, a standard Forest Service monument set;
2. N19°09'41"E, 334.50' to Corner 12, a point in the centerline of Tyger River and witnessed by a Forest Service standard monument set S19°09'41"W, 104.72'; thence,

Fourteen lines with USA Tracts E-385 and E-303, respectively, along the centerline of Tyger River,

1. S49°32'20"E, 322.67' to a point;
2. S45°34'28"E, 417.29' to a point;
3. S37°51'36"E, 466.70' to a point;
4. S17°18'46"E, 250.88' to a point;
5. S11°45'53"E, 487.86' to a point;
6. S07°47'08"W, 364.80' to a point;
7. S10°53'11"W, 233.31' to a point;
8. S14°29'43"E, 157.13' to a point;
9. S31°40'12"E, 63.38' to a point;
10. S49°54'54"E, 111.66' to a point;
11. S56°18'36"E, 275.77' to a point;
12. S56°50'53"E, 366.66' to a point;
13. S34°44'54"E, 165.35' to a point;
14. S30°18'02"E, 137.29' to Corner 13, a point in the centerline of Tyger River and witnessed by a found #4 rebar S24°36'04"W, 93.98'; thence

28. N00°34'57"W, 67.63' to a point;
 29. N11°49'24"E, 90.58' to a point;
 30. N18°31'02"W, 193.00' to a point;
 31. N09°24'18"E, 47.55' to a point;
 32. S72°49'03"E, 103.39' to a point;
 33. S88°04'35"E, 42.14' to a point;
 34. N54°09'38"E, 91.61' to a point;
 35. N63°50'47"E, 145.39' to a point;
 36. N80°36'07"E, 53.58' to a point;
 37. S73°24'09"E, 75.34' to a point;
 38. S46°24'34"E, 145.08' to a point;
 39. S44°52'09"E, 197.00' to a point;
 40. S44°04'03"E, 195.85' to a point;
 41. S30°23'38"E, 93.58' to a point;
 42. S21°55'49"E, 80.47' to a point;
 43. S22°11'18"W, 98.61' to a point;
 44. S03°15'18"E, 80.52' to a point;
 45. S00°04'15"E, 100.69' to a point;
 46. S42°34'05"W, 47.52' to a point;
 47. S75°36'31"W, 53.07' to a point;
 48. S32°42'13"W, 38.80' to Corner 18, a point in the centerline Padgetts Creek;
 thence,

Six lines with T. Walter Brashier, and along the centerline Padgetts Creek,

1. S15°30'22"E, 82.41' to a point;
2. S04°51'57"W, 85.21' to a point;
3. S17°49'02"E, 67.55' to a point;
4. S05°54'53"E, 100.17' to a point;
5. S08°32'12"E, 41.72' to a point;
6. S59°55'06"E, 78.38' to Corner 19, a point in the centerline of Padgetts Creek and witnessed by a standard Forest Service monument set, S31°45'25"E, 42.75', which is also Corner 5 of Tract E-363b; thence,

Two lines USA Tract E-363b,

1. S31°45'25"E, 1384.65' to Corner 20, a found standard Forest Service monument, which is also Corner 4 of Tract E-363b;
2. S67°14'41"W, 1873.83' to Corner 1, and Point of Beginning, containing 337.61 acres, more or less.

TMS #: 155-00-00-002

_____ { 4 } _____

One line with Tyrhonda Route, N39°48'09"W, 1151.94' to Corner 5, a standard Forest Service set in an oak stump; thence,

One line with Donald Angel, N38°44'39"W, 548.53' to Corner 6, a found #4 rebar; thence,

One line with Donald Angel and Lillie B. Rice, S51°24'57"W, 609.24' to Corner 7, a 1" rebar with cap set; thence,

One line with the east edge of the right of way the of Highway 176, N36°35'03"W, 174.12' to Corner 8, a found #4 bent rebar; thence,

Two lines with Patricia Hunter,

1. N42°32'41"E, 609.73' to Corner 8a, a found #4 rebar;
2. N38°37'56"W, 81.28' to Corner 8b, a found metal fence post; thence,

Two line with Broadus Williams,

1. N38°40'37"W, 81.93' to Corner 8c, a found #4 rebar;
2. N38°40'30"W, 139.97' to Corner 8d, a found #4 rebar; thence,

One line, along the subdivision property line, with the properties of Broadus Williams, John B. Bayter, and Earlene Sullivan, N38°42'17"W, 419.87' to Corner 8e, a found ¾" iron pipe; thence,

Three lines with Eugene Smith,

1. N38°52'23"W, 139.20' to Corner 8f, a found ¾" iron pipe;
2. N40°10'57"W, 24.27' to Corner 9, a found 20" oak;
3. N18°44'42"W, 297.42' to Corner 9a, a found 5/8" iron pipe, which is also corner 19a of USA Tract E-5; thence,

Six lines with USA Tract E-5,

1. N18°08'26"E, 69.46' to Corner 10, a standard Forest Service monument set in stump hole, which is also corner 19 of Tract E-5;
2. N73°32'34"E, 664.83' to Corner 11, a standard Forest Service monument set in stump hole, which is also corner 18 of Tract E-5;
3. N02°56'11"E, 1035.42' to Corner 12, a standard Forest Service monument set in pine stump hole, which is also corner 17 of Tract E-5;
4. N73°23'14"E, 1717.50' to Corner 13, a standard class A Forest Service monument found stamped with 541 and dated 1936, which is also corner 16 of Tract E-5;

{ 2 }

24. S41°05'46"E, 55.34' to a magnetic nail;
25. S38°01'29"E, 45.09' to Corner 7, a magnetic nail at the intersection of the centerline of Delta Road and the west edge of the CSX Railway corridor, which is also Corner 8 of USA Tract E-50a; thence,

Seven lines the north edge of the CSX Railway corridor,

1. S63°20'40"W, 20.24' Corner 8, to a standard Forest Service monument set;
2. S36°10'59"E, 35.22' to Corner 9, to a standard Forest Service monument set;
3. a curve with chord bearing of S63°17'36"W,
Chord=125.00'
Arc=125.01'
Radius=3554.57'
Tangent=62.51' to Corner 10, to a standard Forest Service monument set;
4. N36°10'59"W, 35.33' to Corner 11, to a standard Forest Service monument set;
5. S63°20'40"W, 434.82' to Corner 12, to a standard Forest Service monument set;
6. a curve with chord bearing of S78°28'19"W,
Chord=871.48'
Arc=873.68'
Radius=3554.57'
Tangent=439.05', to Corner 13, to a standard Forest Service monument set;
7. S85°30'49"W, 2058.89' to Corner 1, and the Point of Beginning, containing 238.14 acres, more or less.

TMS #: 156-00-00-001

{ 5 }

2. N08°32'12"W, 41.72' to a point;
3. N05°54'53"W, 100.17' to a point;
4. N17°49'02"W, 67.55' to a point;
5. N04°51'57"E, 85.21' to a point;
6. N15°30'22"W, 82.41' to Corner 3, a point in the centerline of Padgetts creek and witness by a standard Forest Service monument set next to a found #3 rebar, S44°41'24"E, 88.54'; thence,

Two lines with Allen M. Gray,

1. S44°41'24"E, 378.73' to Corner 4, a standard Forest Service monument set;
2. N50°10'54"E, 1564.39' to Corner 5, a magnetic nail set in the centerline of Delta Road and witness by a standard Forest Service monument set, S50°10'54"W, 30.58'; thence,

Twenty five lines with T. Walter Brashier, along the centerline of Delta Road,

1. a curve with chord bearing of S34°38'22"E,
Chord=42.28'
Arc=42.30'
Radius=400.00'
Tangent=21.17', to a magnetic nail;
2. a curve with chord bearing of S30°10'22"E,
Chord=185.61'
Arc=185.63'
Radius=3700.00'
Tangent=92.83', to a magnetic nail;
3. a curve with chord bearing of S25°07'49"E,
Chord=125.76'
Arc=125.85'
Radius=1000.00'
Tangent=63.01', to a magnetic nail;
4. S21°31'30"E, 172.94' to a magnetic nail;
5. a curve with chord bearing of S29°38'02"E,
Chord=84.63'
Arc=84.91'
Radius=300.00'
Tangent=42.74', to a magnetic nail;
6. a curve with chord bearing of S41°30'54"E,
Chord=85.53'
Arc=85.59'
Radius=650.00'

Exhibit A

5430 EXCHANGE

Sumter National Forest
Union County, South Carolina
238.14 Acres
Tract E-50b

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the Goshen Hill Township of Union County, State of South Carolina; and being a portion of property conveyed to T. Walter Brashier, Trustee of the T. Walter Brashier Revocable Trust Agreement, dated February 19, 2004 by deed dated August 19, 2004 recorded August 26, 2004 in deed book (D.B.) 228, page (Pg.) 932 of the Office of Clerk of Court for Union County, South Carolina; and being bounded on the north and east by T. Walter Brashier (D.B. 226, Pg. 681) and the proposed United States of America (USA) Tract E-50a, along the centerline of Delta Road; on the south by the north edge of the CSX Railway corridor; on the west by USA Tract E-363b, along the centerline of Padgetts Creek; and on the northwest by T. Walter Brashier (D.B. 228, Pg. 934), proposed USA Tract E-50c and Allen M. Gray (D.B. 227, Pg. 224); and being depicted on a plat by CBS Surveying and Mapping, entitled "T. Walter Brashier to be conveyed to United States of America as Tract E-50b", recorded in Plat book B91, page 12 at the Union County Clerk of Court Office; and being more particularly described as follows:

Commencing at a set aluminum monument, at the intersection of the north edge of the CSX Railway corridor and the east boundary of USA Tract E-363b, designated Corner 1 and the Point of Beginning; thence,

Forty lines with USA Tract E-363b, the last thirty eight calls with the centerline of Padgetts Creek

1. N17°47'15"E, 102.16' to Corner 2, which is also Corner 1 of USA Tract E-363b, a point in the centerline of Padgetts creek and witness by a found standard Forest Service monument, S17°47'15"W, 17.36';
2. N70°54'39"W, 67.61' to a point;
3. N66°18'55"W, 127.89' to a point;
4. S66°38'53"W, 125.29' to a point;
5. S82°10'27"W, 72.34' to a point;

_____ { 1 } _____

Exhibit A**5430 EXCHANGE**

**Sumter National Forest
Union County, South Carolina
210.01 Acres
Tract E-50a**

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the Goshen Hill Township of Union County, State of South Carolina; and being a portion of property conveyed to T. Walter Brashier, Trustee of the T. Walter Brashier Revocable Trust Agreement, dated February 19, 2004 by deed dated August 19, 2004 recorded August 26, 2004 in deed book (D.B.) 228, page (Pg.) 932 of the Office of Clerk of Court for Union County, South Carolina; and being bounded on the north by United States of America (USA) Tracts E-260f and E-385, along the centerline of Tyger River; on the east by the west edge of the CSX Railway corridor; on the south by T. Walter Brashier (D.B. 226, Pg. 681) (proposed as Tract E-50b); and on the west by T. Walter Brashier (D.B. 228, Pg. 932; D.B. 226, Pg. 681); and being depicted on a plat by CBS Surveying and Mapping, entitled "T. Walter Brashier to be conveyed to United States of America as Tract E-50a", recorded in Plat book B91, page 11 at the Union County Clerk of Court Office; and being more particularly described as follows:

Commencing at the intersection of Delta Road and CSX Railway, thence northwest 2,732' with centerline of Delta Road to Corner 1 and the Point of Beginning, a magnetic nail in the centerline of Delta Road and witness by a #5 Rebar set N31°49'17"E, 36.63'; thence,

Three lines with T. Walter Brashier,

1. N31°49'17"E, 726.44' to Corner 2, a #5 rebar set;
2. N01°05'50"W, 302.93' to Corner 3, a #5 rebar set;
3. N26°09'49"E, 1502.19' to Corner 4, a point in the centerline of Tyger River, common with USA Tract E-260f, and witness by a #5 rebar found S26°09'49"W, 84.81'; thence,

Nine lines with USA Tract E-260f and the centerline of Tyger River,

1. S36°57'28"E, 233.05' to a point;
2. S51°15'24"E, 254.23' to a point;
3. S63°18'56"E, 311.88' to a point;

_____ { 1 } _____

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. "Family" means the grantor, the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of them, and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. A "family partnership" or "family trust" also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all the beneficiaries are charitable entities or members of the grantor's family. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim used to confirm title vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.

NPCOL1:439439.1-AF-(JBG) 700000-00476

IN WITNESS WHEREOF, Grantor has hereunto set his hand and affixed his seal the day and year first above written.

By: T. Walter Brashier, Trustee (SEAL)
T. WALTER BRASHIER as Trustee of the T. Walter
Brashier Revocable Trust, dated February 19, 2004

Margaret P. Nadler
Witness

Elizabeth J. L. Martin
Witness

STATE OF South Carolina
COUNTY OF Greenville

I, Cheryl P. Hall, a Notary Public of the County and State
aforesaid, certify that **T. Walter Brashier** personally came before me this day and
acknowledged that he is **Trustee of the T. Walter Brashier Revocable Trust Agreement,**
dated February 19, 2004, and that the foregoing instrument was duly executed and delivered.

Witness my hand and official seal, this the 8th day of May, 2014.

Cheryl P. Hall
Notary Public

My Commission Expires: my Commission Expires March 24, 2017

WHEREAS, the consideration for the conveyance of these tracts of land is the conveyance, by the United States of America, of timber sale receipts in an amount not to exceed \$3,560,000.00 from the following Timber Sale Contracts:

- Charles K. Doolittle, Inc. # 190163, 190122, 190080, 190056, 110047, 100154
- Pollard Lumber Company Inc. # 190022, 100048, 100162, 120319, 120012
- Heritage Land & Timber, Inc. # 190031, 110120, 110229, 110138, 120194
- Olin Lominick Timber, Inc. # 190114, 100063, 100179
- Log Creek Lumber Co. # 170058, 110054, 110104
- J & J Farm & Construction # 180313
- Pee Dee Timber, Inc. # 180016
- Tidewater Land & Timber Co., Inc. # 180198
- Canal Wood, LLC # 190106
- White Wood, Inc. # 180297
- Smith Backhoe & Construction, LLC # 100212
- Georgia Pacific # 110070
- Foothills Forest Products # 110088

The receipt and sufficiency of said consideration is hereby acknowledged;

WHEREAS, said consideration is made under the provisions of the Weeks Law Act of March 1, 1911, as amended (36 Stat. 961); Federal Land Policy and Management Act of October 21, 1976 (43 USC. 1716); and the Federal Land Exchange Facilitation Act of August 20, 1988 (102 Stat. 1086);

WHEREAS, the above described land is being acquired by the United States of America as part of, and on behalf of, the Sumter National Forest.

NOW, THEREFORE, T. WALTER BRASHIER, as TRUSTEE FOR T. WALTER BRASHIER REVOCABLE TRUST AGREEMENT, DATED FEBRUARY 19, 2004, GRANTOR, with general warranty of title, does hereby grant, bargain, sell, release, and convey unto the UNITED STATES OF AMERICA, GRANTEE, and the GRANTEE's successors and assigns forever, all his and the aforementioned trust's right, title, and interest in the following described lands, to-wit:

SEE EXHIBIT A - LEGAL DESCRIPTION
INCORPORATED HEREIN BY REFERENCE

which upon conveyance to Grantee, United States of America, will be referred to as

TRACT NOS. E-50a, E-50b, E-50c, and E-50d - Union County, South Carolina



qPublic.net™ Union County, SC

Summary

Parcel Number	156-00-00-031 000
Tax District	County (District 16)
Location Address	1097 DELTA ROAD
Tax Bill	https://uniontreasurer.qpaybill.com
Class Code (NOTE: Not Zoning Info)	GX
Acres	0.00
Description	1097 DELTA ROAD
Legal Information	
Record Type	
Town Code / Neighborhood	
Owner Occupied	

[View Map](#)**Owners**

[UNITED STATES OF AMERICA](#)
C/O FOREST SUPERVISOR
4931 BROAD RIVER ROAD
COLUMBIA SC 29212

Sales Information

Sale Date	Price	Deed Book	Plat Book	Grantor
5/8/2013	\$3,560,000	0253 0508	B091 9-12	BRASHIER T WALTER (TRUSTEE)

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