

LEGEND:

C&G - CURB & GUTTER
CB - CATCH BASIN
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
D.B. - DEED BOOK
DI - DROP INLET
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EU - END UNKNOWN
FW - FIRE HYDRANT
GDP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUT WIRE
HVC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBV - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
N.R. - NEW IRON ROD
NN - NEW NAIL
OHANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCT - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TERR - TERRACOTTA PIPE
WB - WATER BOX
WM - WATER METER
WT - WATER VALVE

LINE LEGEND:

EASEMENT
FENCE
GUARD RAIL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETRACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
STORM DRAIN PIPE >12"
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

MAP REFERENCES:

PLAT DOCUMENT 2648 - (R1)
D.B. 19, PG. 131
D.B. X9, PG. 133 - (R2)
D.B. 1346, PG. 183 - (R3)
M.B. 2011, PG. 575 - (R4)
M.B. 19, PG. 97

POSSIBLE ENCROACHMENTS:

WIRE FENCE ENCROACHES ON ADJOINING PROPERTIES.

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898
TELEPHONE INTERNET
COMPTORIUM
1-888-403-2667
WATER & SEWER
LANCASTER COUNTY WATER & SEWER DISTRICT
1-800-832-2126
GAS
LANCASTER COUNTY NATURAL GAS AUTHORITY
803-285-2045



Know what's below.
Call before you dig.

NGS MONT. "SCOTT'S"
SC GRID NAD83(2011)
N=1153184.41
E=2043142.85
ELEV=667.17

SRAM 1 LLC
D.B. 1346, PG. 183
PIN: 0008-00-061.00

Easement for Detention Pond
M.B. 2011, PG. 575

MSC Highway 521 Storage LLC
D.B. 871, PG. 303
M.B. 2011, PG. 575
PIN: 0008-00-061.01

Patricia R. Murphy
D.B. X9, PG. 131
D.B. X9, PG. 133
PIN: 0008-00-060.00
NET AREA
157,765 SQ. FT. 3.6218 ACRES

Carol S. Bailey
D.B. 216, PG. 42
PIN: 0008-00-076.00
Tract 1

Map of Property of Mrs. M. Lavina Davidson
M.B. 19, PG. 97

GPS CERTIFICATION:

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: AU 10.000
(2) POSITIONAL ACCURACY: NORTH=0.02795, EAST=0.0025, ELEV.=0.0018
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: 10/27/2020
(5) DATUM/EPOCH: NAD83(2011), NAVD 88
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "SCOTT'S"
(7) GEOID MODEL: GEOID16CONUS
(8) COMBINED GRID FACTORS: 1.00003742
(9) UNITS: INTERNATIONAL FEET

ALTA/NSPS CERTIFICATION:

TO: CAR FIENDS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 10, 2020.

ANDREW B. BAKER, PLS (No. 25440)
email: abaker@rbypharr.com

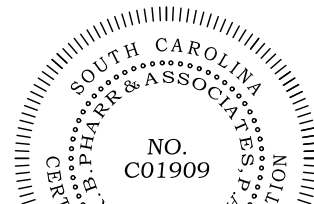
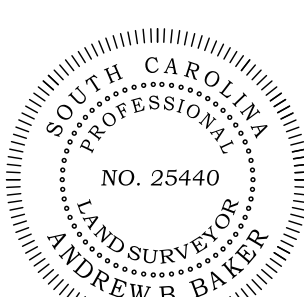
DATE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MAY 16, 2017.
MAP NUMBER: 45057C0076E, ZONE "X"

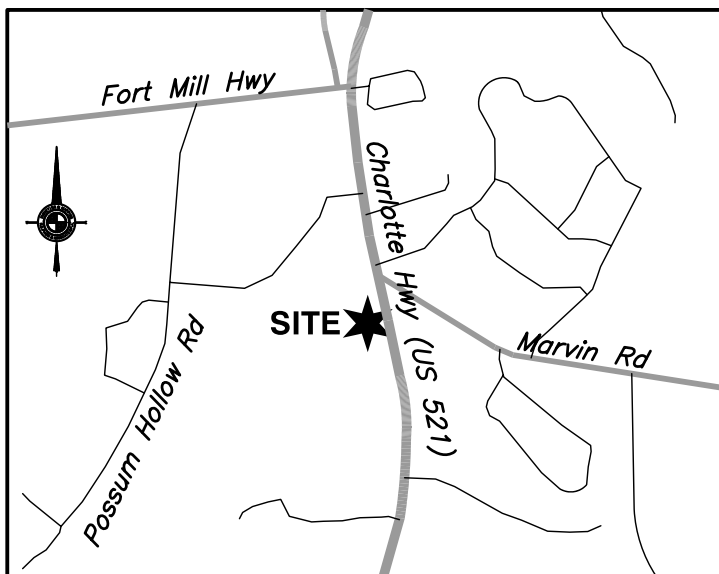
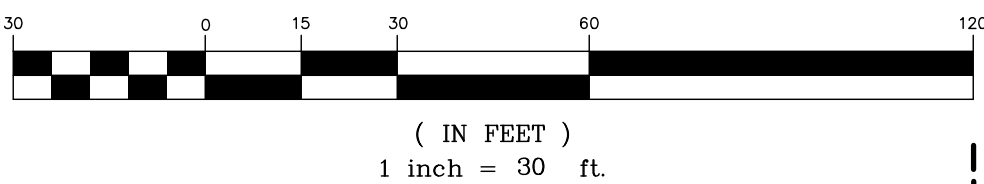
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SIGNED



FINAL DRAWING
FOR REVIEW PURPOSES ONLY

GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

SURVEYOR'S DESCRIPTION:

That certain tract or parcel of land situated, lying and being in Indian Land, Lancaster County, State of South Carolina and being more particularly described as follows:

BEGINNING at a point in U.S. Highway 521 (174-foot public R/W), said point being the old centerline of Highway No. 26, also being the northeast corner of Tract 1, plat entitled "Map of property of Mrs M. Lavina Davidson" as recorded in Plat Book 19, Page 97 of the Lancaster County Public Registry (the "Registry"); Thence with and along the northerly boundary of aforesaid Tract 1 S 69°30'15" W (passing a new 1/2 inch iron rod at 51.74 feet, and an existing 5/8 inch iron rod at 345.50 feet) a total distance of 483.73 feet to an existing 5/8 inch iron rod, said iron being the southeast corner of the property of SRAM 1, LLC (now or formerly) as described in Deed Book 1346, Page 183 in said Registry; Thence with and along the easterly boundary of aforesaid property of SRAM 1, LLC N 11°28'52" W a distance of 453.64 feet to an existing 1/2 inch iron rod; Thence continuing with and along the boundary of aforesaid property of SRAM 1, LLC and with and along the southerly boundary of the property of MSC Highway 521 Storage LLC (now or formerly) as described in Deed Book 871, Page 303 in said Registry S 88°22'10" E (passing an existing 5/8 inch iron rod at 184.77 feet and at 436.35 feet) a total distance of 489.04 feet to a point in U.S. Highway 521 (174-foot public R/W), said point being the old centerline of Highway No. 26; Thence with and along aforesaid old centerline of Highway No. 26 S 11°47'40" E a distance of 266.91 feet to the POINT OF BEGINNING;

Having an area of 171,843 square feet or 3.9450 acres, more or less, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated November 10, 2020 (job no. 92153).

NOTES:

- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- ELEVATIONS BASED ON N.G.S. MONUMENT "SCOTT'S", ELEVATION = 667.17 FEET, NAVD 88.
- BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- IN THE ABSENCE OF ANY KNOWN OFFICIAL DOCUMENTATION (E.G. NCDOT RIGHT-OF-WAY [R/W] TAKING DEED, HIGHWAY MAP, ETC.), THE NCDOT R/W WIDTH IS PRESUMED TO BE THE NOMINAL WIDTH OF THE ROAD, BYWAY OR HIGHWAY INCLUSIVE OF THE SHOULDERS CURRENTLY MAINTAINED BY NCDOT. MOREOVER, SAID WIDTH HAS FURTHER BEEN DEFINED BY THE NCDOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE OF A GIVEN ROAD TO THE BACK-OF-DITCH ON THE OPPOSITE SIDE OF SAID ROAD. FURTHERMORE, THE PHYSICAL PRESENCE OF PUBLIC UTILITIES OCCUPYING SUCH CLAIMED MAINTENANCE WIDTH PROVIDES FURTHER EVIDENCE SUPPORTING THE EXISTENCE OF SAID PRESCRIPTIVE R/W WIDTH.

ZONING:

SUBJECT PROPERTY ZONED: GENERAL BUSINESS DISTRICT (GB)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:

PRINCIPAL BUILDING
MINIMUM FRONT SETBACK: 50'
STREET SIDE/SECONDARY FRONT: 15'
MINIMUM SIDE YARD: 15'
MINIMUM REAR YARD: 15'
MAXIMUM BUILDING HEIGHT: 35' OR 3 STORIES

ACCESSORY BUILDING
MINIMUM SIDE YARD: 50'
MINIMUM REAR YARD: 30'
MAXIMUM BUILDING HEIGHT: 35'

FOR FURTHER INFORMATION CONTACT THE LANCASTER COUNTY ZONING DEPARTMENT AT 803-416-9777.

NOTE: SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE CLIENT PURSUANT TO ALTA/NSPS TABLE A ITEM 6. PURCHASER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO DEVELOPMENT OF THIS SITE.

PARKING:

NO MARKED PARKING SPACES
ESTABLISHED ON SUBJECT PROPERTY.

NET PARCEL AREA
157,765 SQ. FT. OR 3.6218 ACRES
AREA WITHIN R/W
14,078 SQ. FT. OR 0.3232 ACRE
TOTAL PARCEL AREA
171,843 SQ. FT. OR 3.9450 ACRES

REVISIONS			ALTA/NSPS LAND TITLE SURVEY		
			CAR FIENDS, LLC		
			9495 CHARLOTTE HIGHWAY (US HIGHWAY 521) INDIAN LAND, LANCASTER COUNTY, S.C. DEED REFERENCE: D.B. X9, PG. 131, D.B. X9, PG. 133 TAX PARCEL NO: 0008-00-060.00		
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO.: C01909 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
GH	NM		1" = 30'	NOV 10, 2020	92153

PLOTTED: 11/20/2020
G:\921\92153\DWG\92153.DWG