

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.93'	S 35°32'54\"

TITLE EXCEPTIONS:

Exceptions to Schedule B, Section 2
Commonwealth Land Title Insurance Company
File No. 50983.1GREENVILLE, TE
Effective Date: April 30, 2012

Item 3. Reservation of Easement to SC Department of Transportation to CC3, LLC, as recorded in Deed Book 2267, page 1430. Reservation rights for drainage affect subject property, unable to plot or locate per document of record.

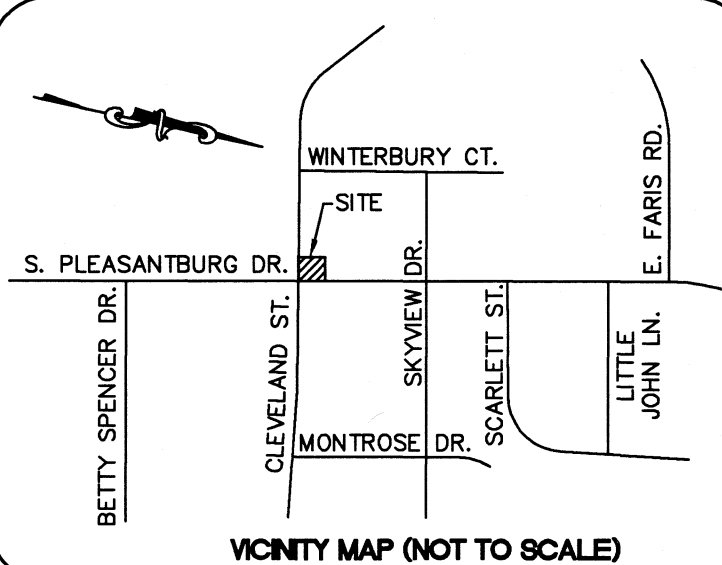
Item 4. Storm water easement granted to City of Greenville as recorded in Deed Book 2023, page 1346. Storm water easement shown hereon.

Item 5. Easement and Agreement by and between Star Enterprises, Inc. and Shell Oil Company as recorded in Deed Book 756, page 156. Affects subject property, unable to plot or locate per document of record.

Item 6. Easement granted to Duke Power Company as recorded in Deed Book 514, page 229. Blanket easement, unable to plot or locate per document of record.

Item 7. Easement granted to Duke Power Company as recorded in Deed Book 214, page 237. Blanket easement, unable to plot or locate per document of record.

Item 8. Easement granted to Duke Power Company as recorded in Deed Book 165, page 187. Blanket easement, unable to plot or locate per document of record.



SURVEYOR'S NOTES:

- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

METES AND BOUNDS DESCRIPTION:

Beginning at an iron pin located on the western right-of-way of SC Hwy 291 (S. Pleasantburg Drive -100'right-of-way) and the mitered northern right-of-way of Cleveland Street (variable width right-of-way); thence along said mitered right-of-way, S 35°32'54\"/>

CERTIFICATE:

TO GTF PLEASANTBURG, LLC. AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6b, 8, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4-12-2012.

JAMES R. FREELAND, PLS NO: 4781

DATE 4-25-12

POSSIBLE PROJECTIONS:

CONCRETE WALL ALONG THE WESTERN PROPERTY LINE

LAND AREA:

29,267 SQ.FT.
0.671 ACRES

EXEMPTION: NOW REVIEW PROCESS:

This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.

James R. Freeland
PLS# 4781

LEGEND

- IPS IRON PIN SET
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- B/L BUILDING SETBACK LINE
- FENCE
- PP POWER POLE
- OE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- UT UNDERGROUND TELEPHONE LINE
- SDMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- RCP REINFORCED CONCRETE PIPE

ZONING INFORMATION:

ZONED: C-3

SETBACK LINE:
FRONT: 10'
SIDE: 10'
BACK: 10'
MAXIMUM BUILDING HEIGHT: 40'

FLOOD INFORMATION:

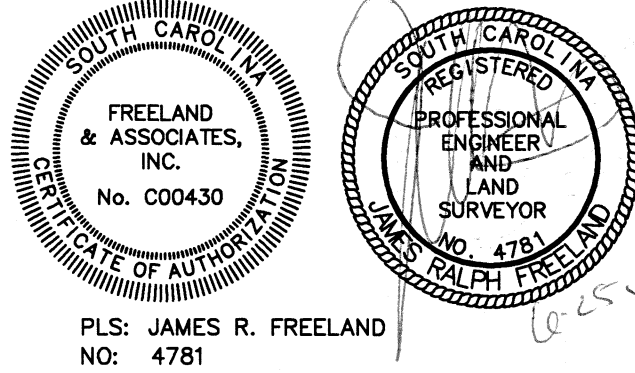
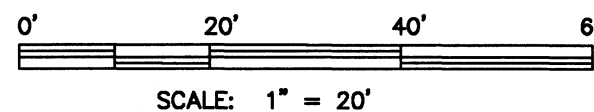
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREAS OF MINIMAL FLOODING)
THE LOCATION OF THE 100 YEAR FLOOD PER NRIP FIRM COMMUNITY PANEL NO. 45045C0403D
EFFECTIVE DATE: DECEMBER 2, 2004

NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE
GREENVILLE, S.C. 29609
TEL: (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: BMM	PARTY CHIEF: KR	CHECKED: MVA
REF. PLAT BOOK: 1001-84/1039-57/460-84		
REF. DEED BOOK: 2363-4500		
TAX MAP: 269-1-11.11		
DATE OF SURVEY: 4-12-12		
DATE DRAWN: 4-13-12		
DRAWING NO: 63799		
DATE OF LAST REVISION: 6-22-12		



STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREENVILLE

ALTA/ACSM LAND TITLE
SURVEY FOR
GTF PLEASANTBURG, LLC

SITE ADDRESS:
746 S. PLEASANTBURG DRIVE
GREENVILLE, SC 29607