GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

DATA

ZONED: I-1 INDUSTRIAL DISTRICT

SETBACK REQUIREMENTS:
FRONT: 50' FROM ALL STREET RIGHT OF WAY
SIDE : 25'
REAR : 25'
MAX. BUILDING HEIGHT: 90'

AREA

360,074 SQ.FT.
8.266 ACRES

PARKING TABLE

TYPE OF SPACES	NO. OF SPACES
REGULAR	34
HANDICAP	0
COMPACT	—
TOTAL	34

SOURCE OF DATA

GREENVILLE COUNTY
PLANNING COMMISSION
301 UNIVERSITY RIDGE, SUITE 400
(864) 799-7270

PARKING REQUIREMENTS

MINIMUM OF 1 SPACE PER 500 SQ.FT. OF LEASABLE FLOOR AREA FOR THE FIRST 5,000 SQ.FT. AND THEN 1 SPACE PER 1,000 SQ.FT. OF LEASABLE AREA THEREAFTER.

ACCESS NOTE

ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT-OF-WAY OF MILLEGE ROAD.

EASEMENTS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 110-3099
DATED: AUGUST 30, 2010

BUILDING RESTRICTION LINES AS SHOWN ON INDIVIDUAL PLAT OF SURVEY PREPARED BY A L MONTGOMERY, III, SOUTH CAROLINA REGISTERED LAND SURVEYOR, DATED MARCH, 1988. AFFECTS AS PLOTTED HEREON

PLAT OF SURVEY PREPARED FOR L A SQUARE BY J L MONTGOMERY, III, SURVEYOR, DATED MARCH, 1988, DISCLOSES THE FOLLOWING:

(a) 35' MINIMUM BUILDING SETBACK LINE MILLEGE ROAD, (b) 50' MINIMUM BUILDING SETBACK LINE ON PERIMETER ROAD, (c) RIGHT OF WAY FOR MILLEGE ROAD, (d) RIGHT OF WAY FOR PERIMETER ROAD, (e) OVERHEAD POWER AND UTILITY LINES AND POLES, (f) 12' REAR MINIMUM BUILDING SETBACK LINE. EFFECTS SUBJECT PROPERTY PLOTTED AND SHOWN HEREON.

SURVEYORS WRITTEN DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN GREENVILLE, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, AND CONTAINING 8.266 ACRES ACCORDING TO AN "AS-BUILT SURVEY FOR ALEMI PROPERTIES, LLC, 1698 PERIMETER ROAD, GREENVILLE, GREENVILLE COUNTY, SOUTH CAROLINA" DATED 9/29/2010 BY SITE DESIGN, INC. WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN OLD 1/2" OPEN TOP IRON PIN LOCATED ON THE NORTHERN RIGHT OF WAY OF PERIMETER ROAD AND THE EASTERN END OF A SIGHT FLARE FOR MILLEDGE ROAD, THENCE RUNNING ALONG SAID SIGHT FLARE N 08-00-34 W 27.24 FEET TO AN OLD 1/2" OPEN TOP IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY OF MILLEDGE ROAD, THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES N 31-38-52 E 266.13 FEET TO AN OLD 1/2" OPEN TOP IRON PIN, THENCE N 08-34-26 E 90.00 FEET TO AN OLD 1/2" OPEN TOP IRON PIN, THENCE N 08-34-26 E 90.00 FEET TO A 1/2" REBAR IRON PIN SET, THENCE N 25-19-31 W 100.00 FEET TO A 1/2" REBAR IRON PIN SET, THENCE N 41-32-17 W 100.00 FEET TO A MAG NAIL SET, THENCE N 56-39-52 W 89.64 FEET TO A MAG NAIL SET, THENCE N 64-39-52 W 100.00 FEET TO AN OLD 1/2" OPEN TOP IRON PIN AT THE INTERSECTION OF CITY & COUNTY OF GREENVILLE SC PROPERTY, NOW OR FORMERLY, THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE LINE OF CITY & COUNTY OF GREENVILLE SC PROPERTY N 44-39-54 E 346.53 FEET TO A POINT LOCATED IN THE CENTER OF HUFF CREEK, CROSSING OVER AN OLD 1/2" OPEN TOP IRON PIN AT 326.77 FEET, THENCE TURNING AND RUNNING ALONG THE CENTER LINE OF HUFF CREEK AS THE LINE THE FOLLOWING COURSES AND DISTANCES: S 82-29-00 E 150.00 FEET, S 69-29-00 E 100.00 FEET, S 61-43-58 E 104.87 FEET TO A POINT AT THE JOINT CORNER OF CITY & COUNTY OF GREENVILLE SC PROPERTY AND ALEMI PROPERTIES, LLC, THENCE TURNING AND LEAVING SAID CENTER LINE OF CREEK AS THE LINE AND RUNNING ALONG THE LINE OF CITY & COUNTY OF GREENVILLE SC PROPERTY THE FOLLOWING COURSES AND DISTANCES: S 25-09-00 W 290.88 FEET TO A 1/2" REBAR IRON PIN SET, CROSSING OVER A 1/2" REBAR IRON PIN SET AT 16.86 FEET, THENCE S 30-19-00 E 214.96 FEET TO A 1/2" REBAR IRON PIN SET, THENCE S 59-16-00 E 408.34 FEET TO AN OLD 1/2" OPEN TOP IRON PIN LOCATED ON THE NORTHERN RIGHT OF WAY OF PERIMETER ROAD, THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY S 58-58-00 W 927.54 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY REFERRED TO IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 110-3099 BEARING AN EFFECTIVE DATE OF 8/30/10.

FILED FOR RECORD IN GREENVILLE COUNTY SC ROD
2010070425 Book:RL: 1110 Page:51-61
October 14, 2010 02:15:14 PM

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF DEC. 3, 2004, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" & "A" PER COMMUNITY MAP NO. 450456C PANEL NO. 0478D.

ZONE "A" AREAS OF 100 YEAR FLOOD PLAIN WITH NO BASE FLOOD ELEVATION DETERMINED.
ZONE "X" AREAS OUTSIDE OF OF 500 YEAR FLOOD

REFERENCE PLAT

1. PLAT ENTITLED "L. A. SQUARE" DATED MARCH 1988 PREPARED BY J. L. MONTGOMERY, MONTGOMERY ASSOCIATES. SAID PLAT PROVIDED BY CLIENT.

TAX ASSESSOR PARCEL NO.

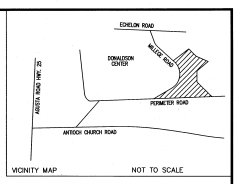
0400010105500 (pt.)

ENCROACHMENTS/PROJECTIONS

(A) SUBJECT PROPERTY'S BUILDING PROJECTS INTO THE 25' SETBACK LINE PER REF. PLAT NO. 1 0.5'
(B) SUBJECT PROPERTY'S BUILDING PROJECTS INTO THE CURRENT ZONING SETBACK 25.0' AT IT'S GREATEST POINT.
(C) SUBJECT PROPERTY'S BUILDING PROJECTS INTO THE CURRENT ZONING SETBACK 9.6' AT IT'S GREATEST POINT.

BASIS OF BEARINGS

THE BEARING SOUTH 58°58'00" WEST ON THE NORTHERN RIGHT-OF-WAY OF PERIMETER ROAD OF THE SUBJECT PROPERTY PER REF. PLAT NO. 1 NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY



MONITY MAP NOT TO SCALE

SURVEYORS CERTIFICATE

THE UNDERSIGNED (THE SURVEYOR) HEREBY CERTIFIES TO ALEMI PROPERTIES, LLC., SUNTRUST BANKS, INC., AND UNTO CHICAGO TITLE INSURANCE COMPANY THAT (a) THIS PLAT OF SURVEY ("SURVEY") IS TRUE AND CORRECT AND PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE REAL PROPERTY ("THE PROPERTY") SHOWN HEREON; (b) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS SUPERVISION, IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN THE ALTA/ACSM LAND TITLE SURVEYS SHOWN HEREON; (c) ALL IMPROVEMENTS, STRUCTURES AND ENCROACHMENTS ARE SHOWN HEREON, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (d) EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS ONTO THE PROPERTY OR ANY PROTRUSIONS THEREFROM, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, AND THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS; (e) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON; (f) ALL RECORDED EASEMENTS WHICH EITHER ENCUMBER OR BENEFIT THE PROPERTY HAVE BEEN CORRECTLY PLOTTED HEREON; (g) THE LINES OF ALL ABUTTING DEDICATED PUBLIC STREETS AND HIGHWAYS, INCLUDING THE RIGHT OF WAY WIDTH THEREOF, THE PAVEMENT WIDTH AND MAKE THEREOF, AND THE LOCATION OF ALL DRIVEWAYS AND CURB CUTS ALONG SUCH ABUTTING STREETS AND EASEMENT AREAS, ARE SHOWN HEREON; (h) THE LOCATION OF ALL APPLICABLE SET BACK AND BUILDING LINES ARE SHOWN; (i) THE PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN, AND (j) THE BOUNDARIES, DIMENSION AND OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT.

CERTIFIED THIS 4TH DAY OF OCTOBER, 2010.

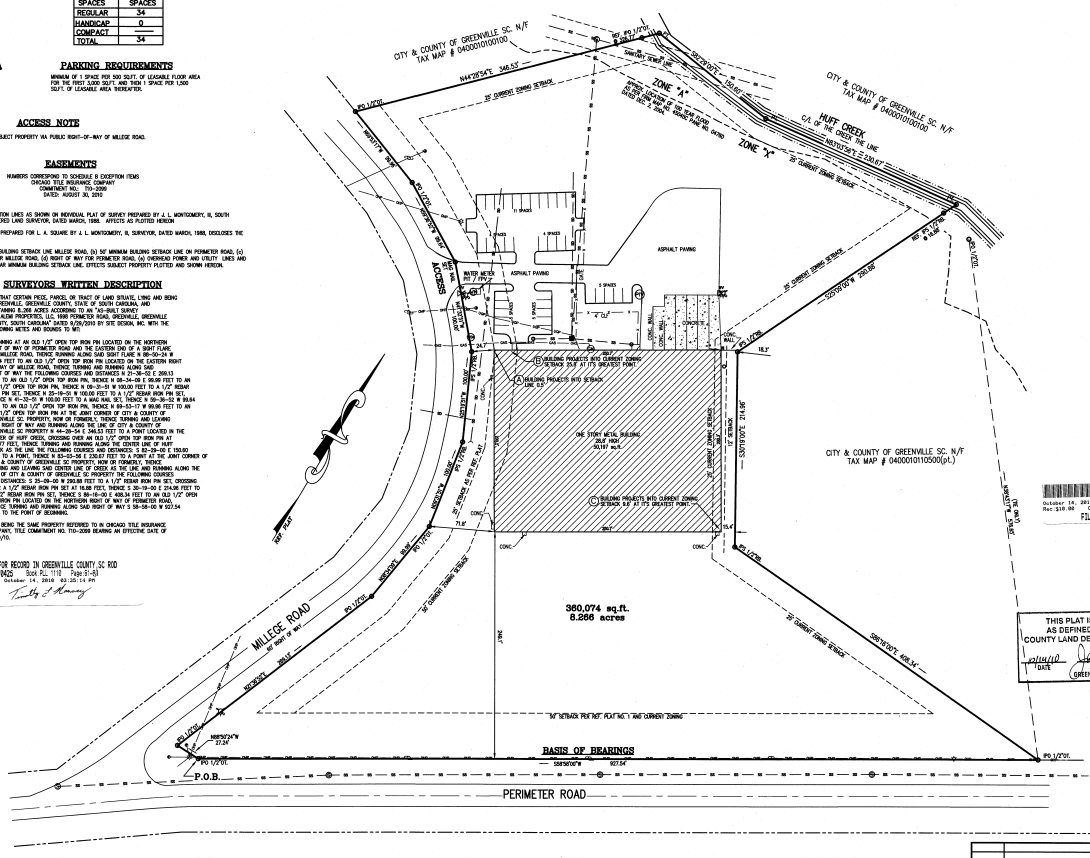
T.A. SHEHEE, P.E., R.L.S.
SC REG. NO. 12154

SITE DESIGN, INC.
420 PARK AVENUE, SUITE 100
GREENVILLE, S.C. 29601
864-271-0496

TITLE COMMITMENT/WRITTEN DESCRIPTION

ALL THAT CERTAIN PIECE, OF TRACT OF LAND TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, ON THE NORTHERN SIDE OF PERIMETER ROAD, CONTAINING 8.25 ACRES, MORE OR LESS, ACCORDING TO PLAT ENTITLED "L.A. SQUARE," PREPARED BY J.L. MONTGOMERY, III, SURVEYOR, DATED MARCH 1988, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN LOCATED AT THE INTERSECTION OF PERIMETER ROAD AND MILLEDGE ROAD AND RUNNING THENCE WITH THE NORTHERN SIDE OF THE RIGHT OF WAY OF PERIMETER ROAD S 58-48-E 27.3 FEET TO AN IRON PIN; THENCE N 58-58-E 927.6 FEET TO AN IRON PIN; THENCE TURNING AND RUNNING N 06-19 W 408.34 FEET TO AN IRON PIN; THENCE TURNING AND RUNNING N 30-19 W 214.96 FEET TO AN IRON PIN; THENCE N 25-09-E 290.91 FEET TO AN IRON PIN; THENCE TURNING AND FOLLOWING THE CURVATURE OF MILLEDGE ROAD N 08-34-W 224.15 FEET; THENCE N 31-38-W 266.13 FEET; THENCE N 08-34-W 90.00 FEET; THENCE N 08-34-W 90.00 FEET TO AN IRON PIN LOCATED ON THE NORTHERN SIDE OF THE RIGHT OF WAY OF MILLEDGE ROAD; THENCE FOLLOWING THE NORTHERN SIDE OF THE RIGHT OF WAY OF MILLEDGE ROAD S 69-52-E 100 FEET, S 59-39-E 100 FEET, S 41-32-E 100 FEET, S 25-19-E 100 FEET, S 08-31-E 100 FEET, S 08-35-W 100 FEET, S 21-37 W 269.05 FEET TO THE POINT OF BEGINNING.



2010070425 PLAT/LS 1 PG
October 14, 2010 02:15:14 PM
Book:RL: 1110 Page:51-61
Rec: $10.00 Cnty Tax: $0.00 State Tax: $0.00
FILED IN GREENVILLE COUNTY, SC

THIS PLAT IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS

10/14/10
DATE
AUTHORIZED REPRESENTATIVE OF GREENVILLE COUNTY PLANNING COMMISSION

LEGEND

BL BUILDING LINE	TEL TELEPHONE PEDESTAL	TC/BC TOP/BOTTOM CURB	
CL CENTERLINE	EM ELECTRIC METER	TW/BW TOP/BOTTOM WALL	
CMP CORRUGATED METAL PIPE	CB CATCH BASIN	VCP VITRIFIED CLAY PIPE	
CT CRIMP TOP	DI DROP INLET	WM WATER METER	
EP EDGE OF PAVEMENT	WV WATER VALVE	WVC WATER VALVE	
EW EDGE OF PAVEMENT	TELEVISION	—OHT— OVERHEAD TELEPHONE	
IPO IRON PIN OLD	FH FIRE HYDRANT	—F— FENCE LINE	
IPS IRON PIN SET	GAS METER	—FOC— FIBER OPTIC CABLE	
NAC NAIL & CAP	GV GAS VALVE	—GAS— GAS LINE	
OT OPEN TOP	LP LIGHT POLE	—OHP— OVERHEAD POWER	
RB REBAR	PP POWER POLE	—OHT— OVERHEAD TELEPHONE	
RCP REINFORCED CONC PIPE	GP GUY ANCHOR	—SD— STORM DRAIN	
R/W RIGHT OF WAY	SDMH SD MANHOLE	—SS— SANITARY SEWER	
SD STORM DRAIN	SSMH SS MANHOLE	—UGP— UNDERGROUND POWER	
SS SANITARY SEWER	TMH TELEPHONE MANHOLE	—UGT— UNDERGROUND TEL	
SSE SS EASEMENT	CO CLEAN OUT	—W— WATER LINE	

"AS-BUILT SURVEY"
FOR
ALEMI PROPERTIES, LLC

1698 PERIMETER ROAD
GREENVILLE, GREENVILLE COUNTY
SOUTH CAROLINA

DATE	FIELD WORK	DRAWN BY	CHECKED BY
9/29/2010	TBO/RS	TBO	DRA

SCALE: 1" = 50'

50 0 50 100

SITE DESIGN, INC.
CIVIL ENGINEERS – SURVEYORS – LANDSCAPE ARCHITECTS
420 EAST PARK AVE, SUITE 100 GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

DATE	REVISION	BY	APP'D

\$1002097\$1002095.DWG