STANDARD LEGEND

PROPERTY LINE	WIRE FENCE	GRAVEL SURFACE
ADJOINER LINE	OVERHEAD ELECTRIC LINE	CONCRETE SURFACE
RIGHT-OF-WAY	OVERHEAD UTILITY LINE	
SETBACK LINE	STORM DRAIN LINE	
CHAIN LINK FENCE	SANITARY SEWER LINE	
WOOD FENCE	TRAFFIC SIGNAL LINE	
BOLLARD	GREASE TRAP MANHOLE	TEST PIT
CABLE TV PEDESTAL	GUY ANCHOR	TRAFFIC SIGNAL POLE
CATCH BASIN	HANDICAP PARKING	UTILITY POLE
CATCH BASIN MANHOLE	HEADWALL	WATER METER
CENTERLINE	LIGHT POLE	WATER VALVE
CLEANOUT	MONUMENT AS NOTED	CRIMP TOP PIPE
DROP INLET	NO MONUMENT FOUND/SET	CURB & GUTTER
ELECTRIC MANHOLE	SANITARY SEWER MANHOLE	EDGE OF ASPHALT
ELECTRIC METER	SIGN AS NOTED	FOUND
ELECTRIC TRANSFORMER	STORM DRAINAGE MANHOLE	MEASURED
FIBER OPTIC CABLE MARKER	TELEPHONE MANHOLE	OPEN TOP PIPE
FIRE DEP. CONNECTION	TELEPHONE PEDESTAL	REBAR
FIRE HYDRANT		RECORD
GAS METER	P.O.C. POINT OF COMMENCEMENT	RIGHT OF WAY
GAS VALVE	P.O.B. POINT OF BEGINNING	SET
	T.B.M. TEMP. BENCHMARK	SOLID ROD
		SQ.FT. SQUARE FEET

GENERAL NOTES

1. FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, SANITARY SEWER, TELEPHONE, AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY, AND APPEAR TO ENTER THE SUBJECT PROPERTY THROUGH THE PUBLIC STREET RIGHT-OF-WAY AND/OR PRIVATE EASEMENTS NOTED HEREON.

2. BUILDING AREA REPRESENTS GROSS AREA DERIVED FROM MEASUREMENTS ALONG EXTERIOR PERIMETER OF BUILDING AT GROUND LEVEL.

3. ON THE DATE OF FIELD SURVEY THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.

4. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

5. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.

6. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT

7. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS. PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

8. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

9. EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.

10. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.

NOTES PERTAINING TO TABLE "A" ITEMS

ITEM 2: ADDRESS # 406 AND 408 WAS OBSERVED AT TIME OF FIELD SURVEY.

ITEM 11: UNDERGROUND UTILITIES ARE SHOWN HEREON BASED ON OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.iv.: PAINT MARKING PROVIDED BY BLOODHOUND, LLC; PLANS WERE NOT PROVIDED TO SURVEYOR BY UTILITY COMPANIES OR CLIENT. MARKINGS WERE NOT PROVIDED BY 811 UTILITY LOCATE SERVICE.

ITEM 16: ON THE DATE OF FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

ITEM 17: SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AVAILABLE FROM THE CONTROLLING JURISDICTION. ON THE DATE OF FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ITEM 18: NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE X STATE PLANE COORDINATE SYSTEM NAD83(2011) DERIVED FROM RTK-GPS OBSERVATION UTILIZING THE SOUTH CAROLINA REAL TIME NETWORK.

PROPERTY ACCESS

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE PUBLIC RIGHT OF WAY OF CLIFFORD STREET AND BROOKS ROAD.

POTENTIAL ENCROACHMENTS

THERE WERE NO ABOVE-GROUND ENCROACHMENTS OR PROJECTIONS OBSERVED AT TIME OF FIELD SURVEY.

ZONING INFORMATION

ZONING INFORMATION WAS NOT PROVIDED TO THE SURVEYOR BY THE INSURER PURSUANT TO TABLE A ITEM 6(B).

GROSS LAND AREA

0.925 ACRES
40,283 SQ.FT.
(MEASURED)

PARKING DATA

0 REGULAR SPACES
0 HANDICAP SPACES
0 TOTAL SPACES

REFERENCE PLATS

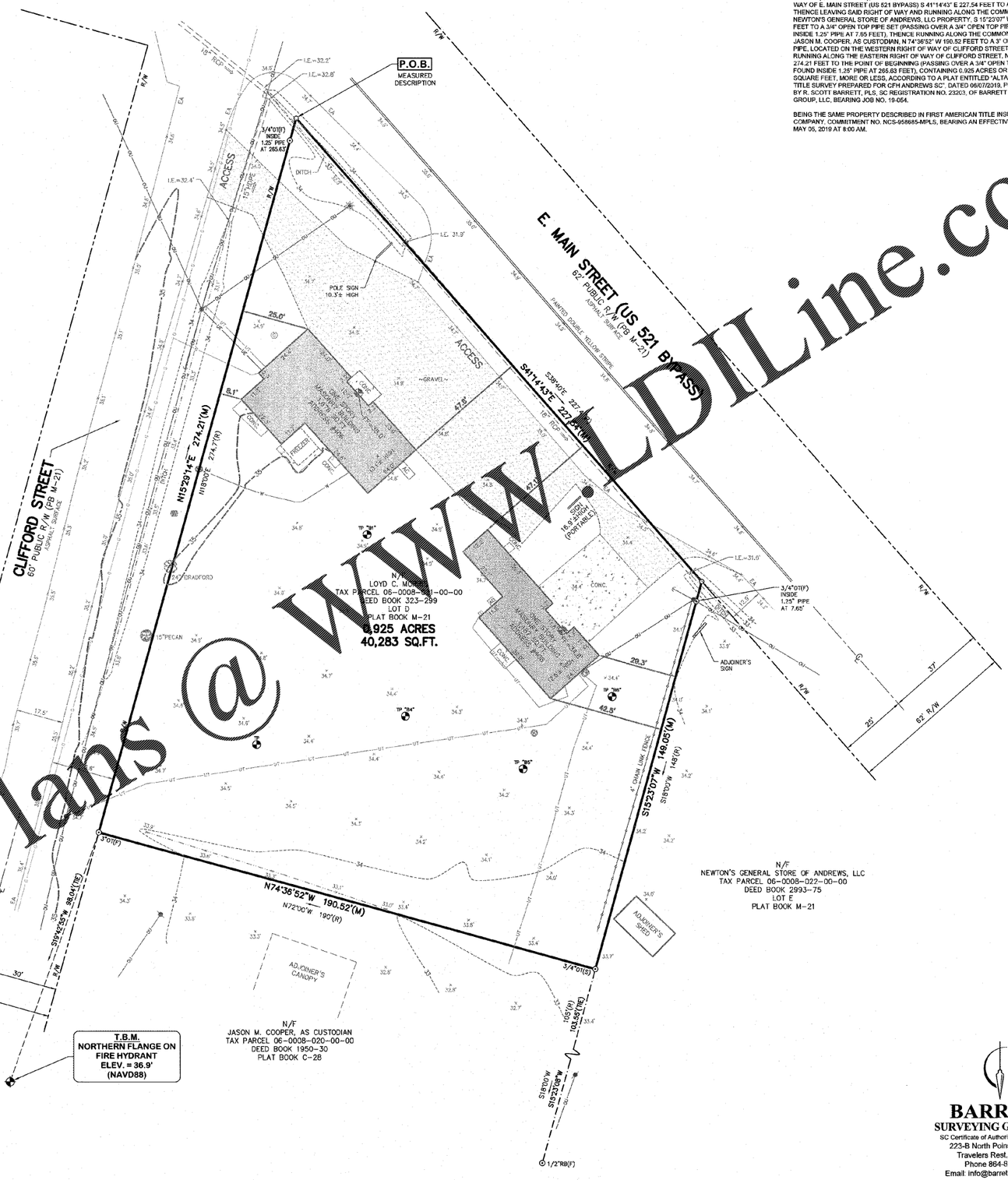
1. PLAT ENTITLED "MAP OF THE LANDS OF JOHN B. GRANT, IN THE TOWN OF ANDREWS", PREPARED BY SAMUEL M. HARPER, SURVEYOR, DATED DECEMBER 12, 1957, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR GEORGETOWN COUNTY IN PLAT BOOK "M", AT PAGE 21

FLOOD MAP INFORMATION

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THIS LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

NORTH ARROW
(SEE BASIS OF BEARING)

20 10 0 20
GRAPHIC SCALE 1" = 20'



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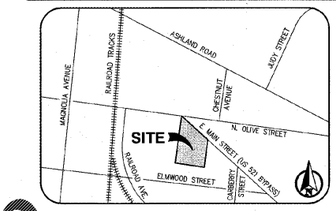
MEASURED DESCRIPTION

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF CLIFFORD STREET AND THE SOUTHERN RIGHT OF WAY OF E. MAIN STREET (US 521 BYPASS), THENCE RUNNING ALONG THE SOUTHERN RIGHT OF WAY OF E. MAIN STREET (US 521 BYPASS) S 41°14'43" E 227.54 FEET TO A POINT, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE COMMON LINE OF NEWTON'S GENERAL STORE OF ANDREWS, LLC PROPERTY, S 15°23'07" W 146.05 FEET TO A 3/4" OPEN TOP PIPE SET (PASSING OVER A 3/4" OPEN TOP PIPE FOUND INSIDE 1.25" PIPE AT 7.65 FEET), THENCE RUNNING ALONG THE COMMON LINE OF JASON M. COOPER, AS CUSTODIAN, N 74°36'52" W 190.52 FEET TO A 3' OPEN TOP PIPE, LOCATED ON THE WESTERN RIGHT OF WAY OF CLIFFORD STREET, THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF CLIFFORD STREET, N 15°29'14" E 274.21 FEET TO THE POINT OF BEGINNING (PASSING OVER A 3/4" OPEN TOP PIPE FOUND INSIDE 1.25" PIPE AT 265.63 FEET), CONTAINING 0.925 ACRES OR 40,283 SQUARE FEET, MORE OR LESS, ACCORDING TO A PLAT ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR CFH ANDREWS SC", DATED 06/07/2019, PREPARED BY R. SCOTT BARRETT, PLS, SC REGISTRATION NO. 23203, OF BARRETT SURVEYING GROUP, LLC, BEARING JOB NO. 19-054.

BEING THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-958685-MPLS, BEARING AN EFFECTIVE DATE OF MAY 05, 2019 AT 8:00 AM.

LOCATION MAP - NOT TO SCALE



TITLE COMMITMENT INFORMATION

THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-958685-MPLS, BEARING AN EFFECTIVE DATE OF MAY 05, 2019 AT 8:00 AM.

TITLE COMMITMENT DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GEORGETOWN, STATE OF SC, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE TOWN OF ANDREWS, COUNTY OF GEORGETOWN, STATE OF SOUTH CAROLINA, CONTAINING NINETY-TWO HUNDREDTHS (.92) OF AN ACRE, MORE OR LESS, BOUNDED ON THE NORTH BY U. S. HIGHWAY #521; ON THE EAST BY LANDS OF JOHN B. GRANT, JR., ET AL; ON THE SOUTH BY A FIFTEEN (15) FOOT ROAD OR ALLEY AND BY LOT #7 IN BLOCK 4, AS SHOWN ON A MAP OF THE TOWN OF ANDREWS; AND ON THE WEST BY CLIFFORD STREET OF SAID TOWN OF ANDREWS, ALL OF WHICH WILL MORE FULLY APPEAR BY REFERENCE TO A MAP OF THE LANDS OF JOHN B. GRANT, IN THE TOWN OF ANDREWS, MADE BY SAMUEL M. HARPER, SURVEYOR, DATED DECEMBER 12, 1957, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR GEORGETOWN COUNTY IN PLAT BOOK "M", AT PAGE 21, BEING DESIGNATED THEREON AS LOT "D".

THE PROPERTY DESCRIBED AND SHOWN HEREON IN THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-958685-MPLS, BEARING AN EFFECTIVE DATE OF MAY 05, 2019 AT 8:00 AM.

SCHEDULE B-2 ITEMS

(9) MATTERS SHOWN ON THAT CERTAIN PLAT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GEORGETOWN COUNTY, WHERE IT APPEARS IN PLAT BOOK M, AT PAGE 21. **NO EASEMENTS OR SETBACKS SHOWN ON PLAT, NOTHING PLOTTED.**

ALTA/NSPS CERTIFICATION

TO: FIRST AMERICAN 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 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), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/30/2019.

DATE OF PLAT: 06/07/2019

BARRETT SURVEYING GROUP, LLC C02842 — SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION

PRELIMINARY SURVEY
RELEASED FOR CLIENT
REVIEW AND COMMENT

DATE — R. SCOTT BARRETT, PLS, SC REGISTRATION NO. 23203

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT LICENSED SURVEYOR'S SIGNATURE AND SEAL.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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.

BARRETT
SURVEYING GROUP LLC
SC Certificate of Authorization No. C02842
223-B North Poinsett Highway
Travelers Rest, SC 29690
Phone 864-834-3732
Email: info@barrettsurveying.net

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

CFH ANDREWS, LLC

PROPERTY ADDRESS:

406 & 408 E Main St, Andrews, SC 29510

FIELD BY:	RSB/JBS	TAX PARCEL:	06-0008-021-00-00	FIELD DATE:	05/30/2019
DRAWN BY:	RSB	COUNTY:	GEORGETOWN	PLAT DATE:	06/07/2019
JOB. No.	19-054	STATE:	SOUTH CAROLINA	SHEET:	1 OF 1