

LEGEND	
<b>STANDARD ABBREVIATIONS</b>	<b>STANDARD SYMBOLS</b>
AC AIR CONDITIONER	⊕ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BURE HOLE	— POWER POLE
BSL BUILDING SETBACK LINE	— GUY WIRE
CI CURB INLET	— POWER LINE
CMF CORRUGATED METAL PIPE	— LIGHT POLE
CMF CONCRETE MONUMENT FND	⊗ ELECTRIC TRANSFORMER
CD SANITARY CLEANOUT	⊗ WATER VAULT
CFED COMMUNICATION PEDESTAL	⊗ FIRE HYDRANT
CTP CRIMPED TOP PIPE	⊗ GAS VALVE
DI DROP INLET	⊗ GAS METER
DIP DUCTILE IRON PIPE	⊗ WATER VALVE
DWCB DOUBLE WING CATCH BASIN	⊗ WATER METER
FNC FENCE	⊗ FIRE HYDRANT
FND FOUND	⊗ GAS VALVE
GM GAS METER	⊗ GAS METER
INV INVERT	⊗ WATER VALVE
JBX JUNCTION BOX	⊗ WATER METER
MH MANHOLE	⊗ UNDERGROUND ELECTRIC LINE
OCS OUTLET CONTROL STRUCTURE	⊗ UNDERGROUND GAS LINE
OTF OPEN TOP PIPE	⊗ UNDERGROUND COMMUNICATION LINE
PM POWER METER	⊗ UNDERGROUND WATER LINE
PK PK MAIL SET	⊗ PHOTO POSITION INDICATOR
POB POINT OF BEGINNING	⊗ REGULAR PARKING SPACE COUNT
POC POINT OF COMMENCEMENT	⊗ HANDICAP PARKING SPACE
RCP REINFORCED CONCRETE PIPE	⊗ TREE POSITION INDICATOR
RFB IRON REINFORCING BAR	⊗ SIGN
RFS 5/8" RFB SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

**PROPERTY DESCRIPTION**

All that tract or parcel of land lying and being in Beech Island community, an unincorporated area of Aiken County, South Carolina, being known as Tax Parcel Number 026-20-03-003, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set at the intersection of the Northernly right-of-way line of Beech Island Avenue (66-foot right-of-way) with the Eastern right-of-way line of Atomic Road (right-of-way varies, being 123.00 feet from centerline road at this point), said point being the TRUE POINT OF BEGINNING. Thence along said variable right-of-way line of Atomic Road North 23 degrees 01 minutes 54 seconds West, a distance of 191.00 feet to a 5/8-inch rebar set located 100.00 feet off centerline road at this point; Thence continue along said right-of-way line North 16 degrees 47 minutes 27 seconds West, a distance of 103.00 feet to a 1-inch open top pipe found; Thence departing said right-of-way line North 70 degrees 37 minutes 54 seconds East, a distance of 150.00 feet to a 1-inch open top pipe found; Thence South 16 degrees 10 minutes 57 seconds East, a distance of 14.99 feet to a 1/4-inch rebar found; Thence South 15 degrees 59 minutes 58 seconds East, a distance of 281.60 feet to a 5/8-inch rebar set located on the Northernly right-of-way line of Beech Island Avenue (66-foot right-of-way); Thence along said right-of-way line South 71 degrees 48 minutes 43 seconds West, a distance of 125.07 feet to a 5/8-inch rebar set, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.956 Acres.

**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC  
898 SWEET BRIAR TRAIL  
CONYERS, GEORGIA 30094  
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

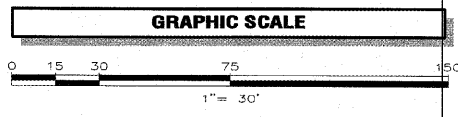
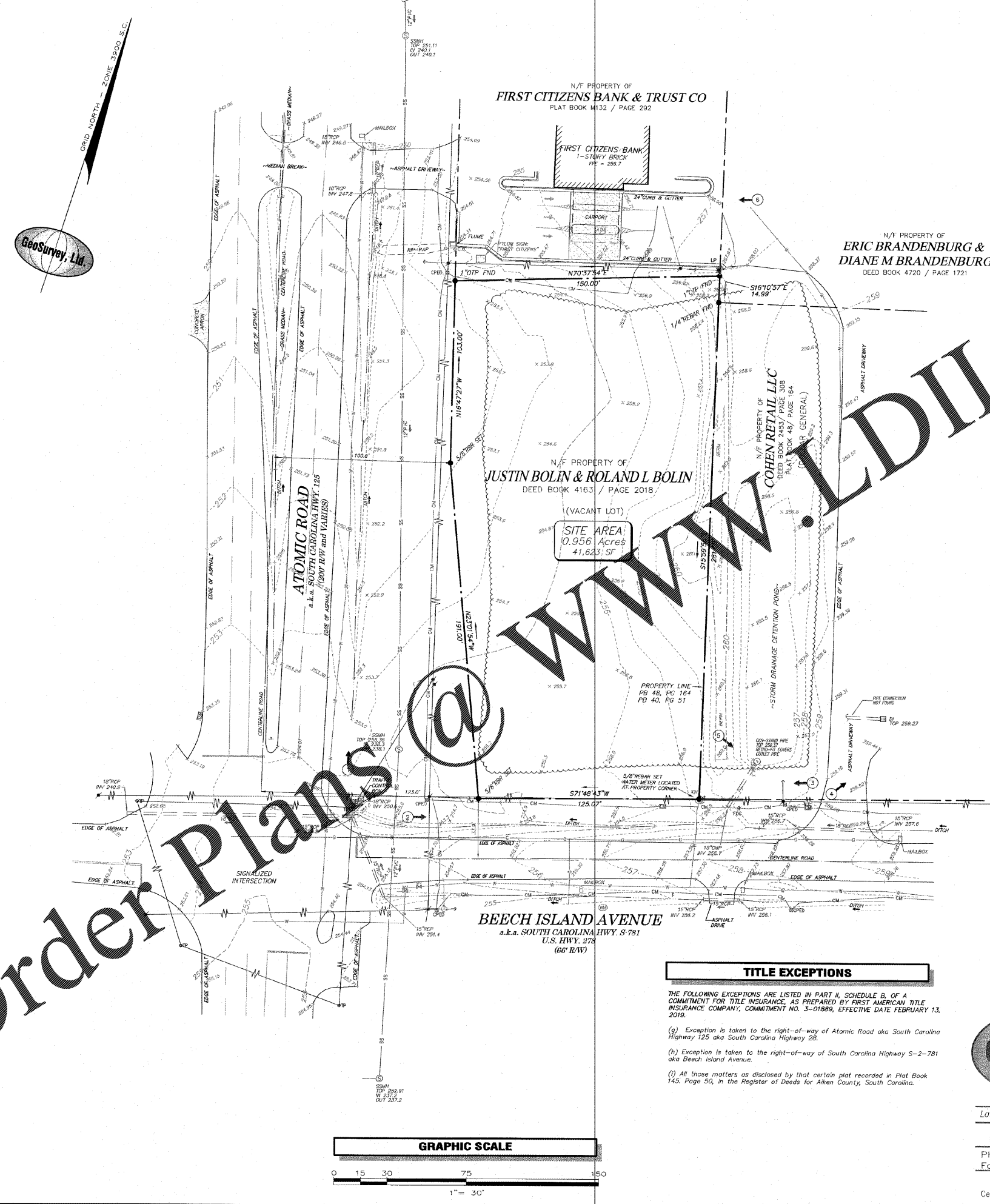
**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF FOOT IN 137,882 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

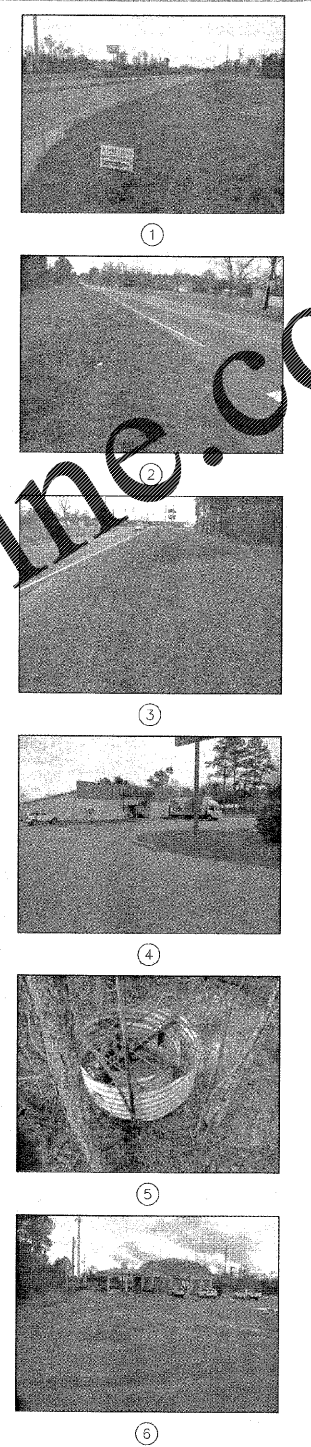
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 712,573 FEET. *ldc-int*

**IF YOU DIG**

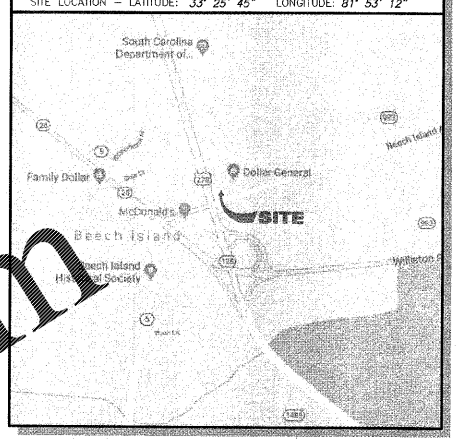
**811** Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411



**SITE PHOTOGRAPHS**



**VICINITY MAP**



**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 45003C0492E, AND THE DATE OF SAID MAP IS 6/19/2012. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

**DATUM**  
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES ESTABLISHED BY NGS QZSRS-RS SOLUTION REPORTS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF SOUTH CAROLINA-ZONE 3500. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID11). ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM. THE COMBINED SCALE FACTOR FOR CONVERTING GPS TO GROUND COORDINATES IS 0.99999474.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "RD" (RURAL DEVELOPMENT DISTRICT) AS SHOWN ON THE ZONING MAP OF AIKEN COUNTY, SOUTH CAROLINA.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

**SURVEYORS NOTE:** A DETERMINATION WAS MADE THAT THE ADJONER'S DEED, RECORDED IN DEED BOOK 2453, PAGE 306, AND PLATTED IN PLAT BOOK 48, PAGE 164, AND PLAT BOOK 40, PAGE 51, HAS RIGHTS TO THE TRIANGULAR PIECE OF PROPERTY THAT IS SHOWN ON THE PLAT OF THE SUBJECT PROPERTY RECORDED IN MISCELLANEOUS BOOK 145, PAGE 50. THE ADJONER'S DEED WAS HELD ALONG THE SUBJECT PROPERTY EAST BOUNDARY LINE.

**SURVEY REFERENCES**

- 1> PLAT FOR DG BEECH ISLAND, LLC, PREPARED BY WILLIAM H. MCKIE, III P.L.S., RECORDED 9/15/2004 IN PLAT BOOK 48, PAGE 164.
- 2> PLAT FOR JOHN S. SMITH TRUST, PREPARED BY WILLIAM H. MCKIE, III P.L.S., RECORDED 11/12/2004 IN PLAT BOOK 48, PAGE 237.
- 3> PLAT FOR THERON THOMPSON, PREPARED BY JONES & MURPHY ENGINEERS, AIKEN, S.C., DATED 11/10/1965, RECORDED IN MISCELLANEOUS BOOK 145, PAGE 50.
- 4> PROPERTY SURVEY FOR LYLES AND LANG CONSTRUCTION COMPANY REFERENCED IN DEED BOOK 139, PAGE 48, RECORDED IN PLAT BOOK 40, PAGE 51.
- 5> DEPARTMENT OF TRANSPORTATION PLAN FOR INTERSECTION OF RT. 781 AND ACCESS ROAD AT BEECH ISLAND (SC 125), SHEET 20A.

**SURVEYOR CERTIFICATION**

To: Southbound Development Group, Inc.  
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 meets or exceeds the minimum requirements for a Class "A" survey as specified here-on; also, there are no visible encroachments or projections other than shown.

Date: March 05, 2019

**PRELIMINARY**

Trenton D. Turk  
South Carolina Registered  
Land Surveyor # 14820

**TITLE EXCEPTIONS**

THE FOLLOWING EXCEPTIONS ARE LISTED IN PART II, SCHEDULE B, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3-01889, EFFECTIVE DATE FEBRUARY 13, 2019.

(g) Exception is taken to the right-of-way of Atomic Road aka South Carolina Highway 125 aka South Carolina Highway 28.

(h) Exception is taken to the right-of-way of South Carolina Highway S-2-781 aka Beech Island Avenue.

(i) All those matters as disclosed by that certain plat recorded in Plat Book 145, Page 50, in the Register of Deeds for Aiken County, South Carolina.



Land Surveying • 3D Laser Scanning  
1660 Barnes Mill Road  
Marietta, Georgia 30062  
Phone: (770) 795-9900  
Fax: (770) 795-8880  
www.geosurvey.com  
EMAIL: info@geosurvey.com  
Certificate of Authorization #LSF-00621

**ALTA/NSPS LAND TITLE SURVEY FOR**

**Southbound Development Group, Inc.**  
**First American Title Insurance Company**

SS JOB NO:	20196048-01	DRAWING SCALE:	1" = 30'	SURVEY DATE:	03/05/2019
FIELD WORK:	CB	CITY:	UNINCORPORATED	STATE:	SC
PROJ MGR:	BDC	COUNTY:	AIKEN	REVISIONS:	
REVIEWED:	JRC	PARCEL:	026-20-03-003	No.   Date   Description	
DWG FILE:	20196048.dwg			1.   05/16/19   Rev. East line per PB 40, Pg 51.	