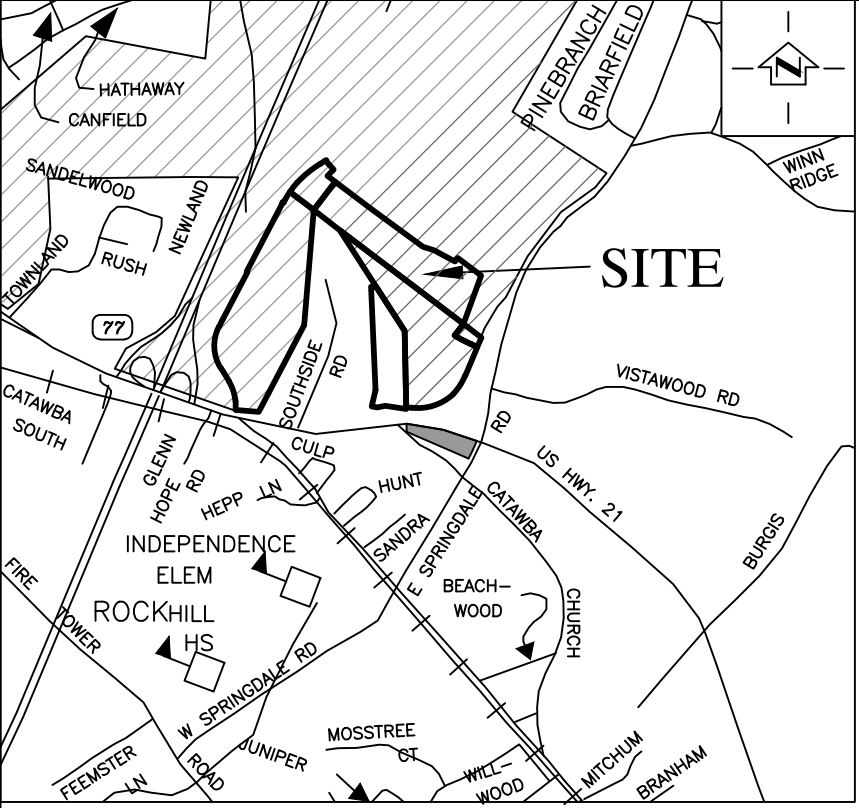




VICINITY MAP

N.T.S

(MINIMUM) YARD AND BUILDING SETBACK REQUIREMENTS:	
ZONING:IG	USE: INDUSTRY GENERAL
FRONT YARD SETBACK	25' (FROM PUBLIC ROAD RIGHT-OF-WAY)
SIDE YARD SETBACK	10' 75' WHEN ABUTTING A RESIDENTIAL ZONE DISTRICT
REAR YARD SETBACK	10' 75' WHEN ABUTTING A RESIDENTIAL ZONE DISTRICT
SIDE/REAR YARD SETBACK (ACCESSORY STRUCTURES)	10' 75' WHEN ABUTTING A RESIDENTIAL ZONE DISTRICT

LEGEND

- = EXISTING IRON PIN (5/8" REBAR UNLESS OTHERWISE NOTED)
- = NEW IRON PIN (5/8" REBAR)
- = CONCRETE R/W MARKER
- ▲ = COMPUTED POINT
- = DROP INLET
- ▢ = CATCH BASIN
- = STORM DRAINAGE MANHOLE
- ⊕ = WATER VALVE
- ⊙ = FIRE HYDRANT
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER CLEANOUT
- Ⓢ = TITLE EXCEPTION TO COMMITMENT #14-07-090
- Ⓢ = TITLE EXCEPTION TO COMMITMENT #14-07-091
- = BOUNDARY LINE (AS SURVEYED)
- = ADJOINING PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = SETBACK LINE
- = TIE LINE
- = EASEMENT LINE
- OE = OVERHEAD ELECTRIC LINE
- OT = OVERHEAD TELEPHONE LINE
- xxx = FENCE LINE

NOTES

- NORTH ORIENTATION IS BASED ON S.C. GRID.
- DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL AREAS CALCULATED BY COORDINATE METHOD.
- IRONS FOUND AT ALL CORNERS AS SHOWN.
- TOTAL AREA OF SUBJECT TRACT IS 7.44 ACRES.
- THE SUBJECT PARCELS IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREA PER FEMA F.I.R.M. MAP 45091C0336E & 45091C0337E, DATED SEPTEMBER 26, 2008, HOWEVER, THE FLOOD AREA SHOWN WAS DERIVED BY A FLOOD STUDY PERFORMED AND PREPARED BY KECK & WOOD IN 2010.
- SUBJECT TRACT ZONED IG.
- IG ZONING SETBACKS: FRONT-25'; SIDE & REAR-10' OR 75' WHEN ABUTTING RESIDENTIAL.
- ALL DEEDS AND MAPS REFER TO THE YORK COUNTY REGISTER OF DEEDS.
- THIS SURVEY CREATES NO NEW LOT OR PROPERTY LINES.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT REPORTS PREPARED BY CHICAGO TITLE INSURANCE CO., COMMITMENT NOS. 14-07-090 & 14-07-091, DATED 3/12/15.
- THE PROPERTY SHOWN AND DESCRIBED ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENTS ISSUED BY CHICAGO TITLE INSURANCE COMPANY AS COMMITMENT NOS. 14-07-090 & 14-07-091.
- AS OF THE DATE OF THIS SURVEY SIGHT CONSTRUCTION OF PADDOCK PARKWAY RE-ALIGNMENT WAS STILL UNDERWAY.

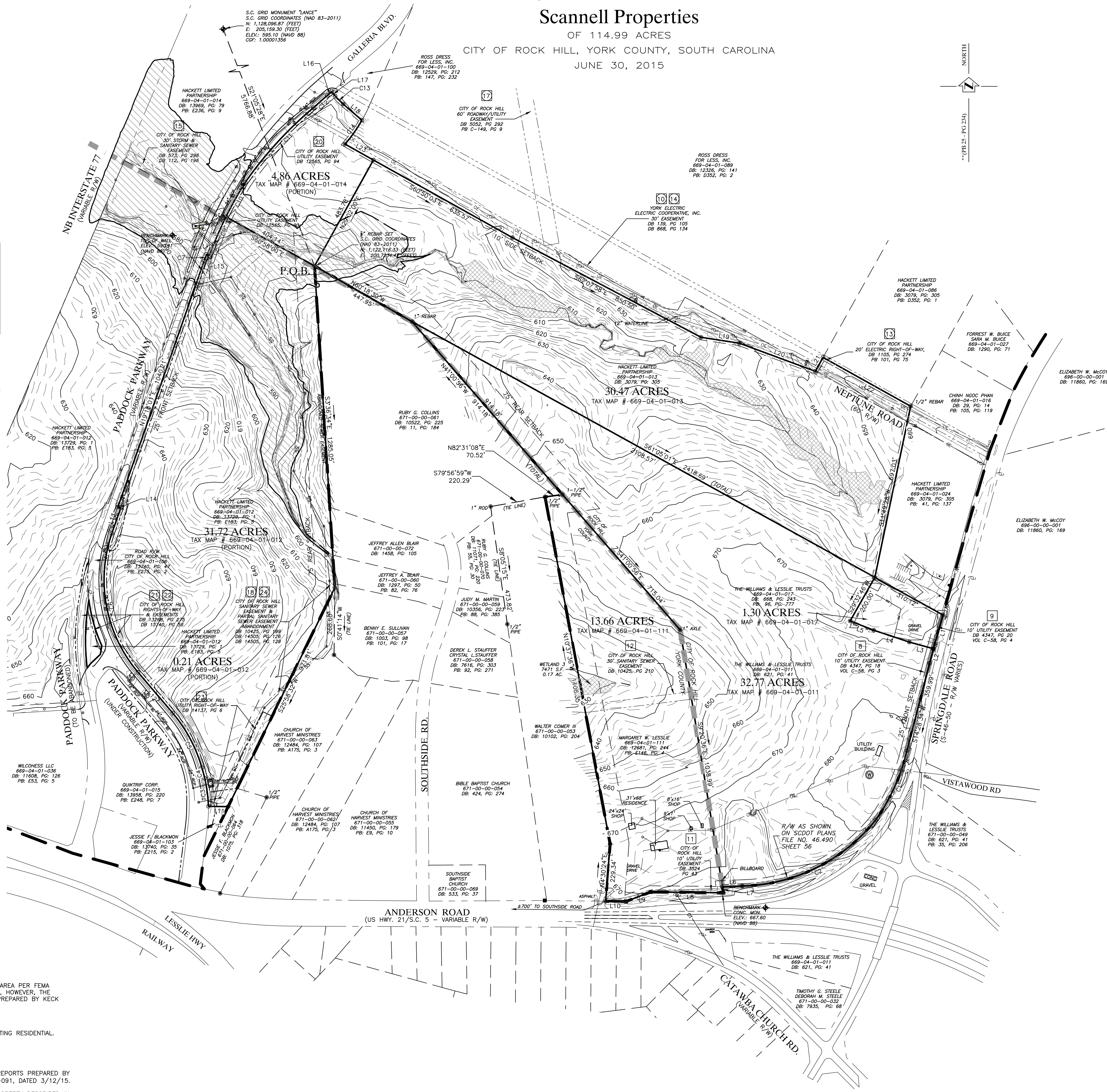
ALTA/ACSM LAND TITLE SURVEY FOR

Scannell Properties

OF 114.99 ACRES

CITY OF ROCK HILL, YORK COUNTY, SOUTH CAROLINA

JUNE 30, 2015



—200 0 200 400

SCALE: 1" = 200'

ALTA CERTIFICATE

TO SCANNELL PROPERTIES, _____ BANK AND CHICAGO 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, ONLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 8, 11b, 13, 14, 16, 17, 18, 19 & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 23, 2015.

CARY H. WATTS S.C.P.L.S. #23842



Keck & Wood, Inc.
215 HAMPTON STREET, SUITE 100
ROCK HILL, SC 29729
Phone: (803) 526-1300
Fax: (803) 526-7328
www.keckwood.com

SCALE: 1" = 200'
DATE: 06-30-15
JOB NO: 156020
COMP. FILE: H:\156032\Survey\Drawings\156020-RHCP_ALTA.dwg
1 OF 1