

**PARCEL DESCRIPTION:**

Commencing at a point on the southeastern right of way of Stuard Rd. and the southwestern right of way of SC Route 11 (Floyd Baker Blvd.) and being the northernmost property corner of Russ & Bill Bradley (DB 141-270), thence along the southwestern right of way of SC Route 11 (Floyd Baker Blvd.), S 37-26-12 E for 199.89 feet to a point; thence along said right-of-way and the common line of Sonic Service Corp., (DB 141-36), along a curve to the right having a radius of 2251.83 feet, an arc length of 111.20 feet and a chord bearing and distance of S 36-01-16 E for 111.19 feet to a point; thence along said right-of-way, along a curve to the right having a radius of 2251.83 feet, an arc length of 59.03 feet and a chord bearing and distance of S 33-51-20 E for 59.03 feet to a point; thence along said right-of-way, along a curve to the right having a radius of 2251.83 feet, an arc length of 252.28 feet and a chord bearing and distance of S 29-51-36 E for 252.15 feet to a PK nail, said PK nail being the TRUE POINT OF BEGINNING. Thence along said right-of-way, along a curve to the right having a radius of 2251.83 feet, an arc length of 63.14 feet and a chord bearing and distance of S 26-51-36 E for 63.14 feet to an iron pin; thence along the common line of Outparcel 1, S 86-35-16 W for 61.93 feet to an iron pin; thence S 76-17-07 W for 126.77 feet to an iron pin; thence S 19-09-20 W for 73.07 feet to an iron pin; thence S 37-58-27 E for 257.37 feet to an iron pin; thence S 13-09-56 E for 93.32 feet to an iron pin; thence along the common line of Hamrick (DB 3U-527), S 76-50-04 W for 71.03 feet to a T post; thence S 48-43-27 W for 354.42 feet to an iron pin; thence along the common line of the Wal-Mart Tract, N 37-58-28 W for 413.20 feet to a PK nail; thence N 52-01-32 E for 492.67 feet to a PK nail; thence N 76-17-07 E for 140.23 feet to a PK nail; thence N 64-00-14 E for 96.74 feet to the TRUE POINT OF BEGINNING. Said tract contains 4.464 acres, more or less.

\*The property described and shown on the survey is the same as the property shown on First American Title Insurance Company's commitment no. NCS-5732363C5NY.

STUARD ROAD  
(50' R/W)

P.O.C.

**PARKING INFORMATION**

SHOPS TRACT PARKING SPACES  
166 REGULAR SPACES  
6 HANDICAP SPACES  
172 TOTAL SPACES  
33,174 Gross Sq.Ft. of Shops Space  
33,173/200=166 Required Parking Spaces

**ZONING INFORMATION:**

ZONED: GC (GENERAL COMMERCIAL)  
SETBACK REQUIREMENTS:  
FRONT: 25'  
SIDE: 15'  
REAR: 30'  
MAXIMUM BUILDING HEIGHT: 35'  
ZONING REPORT: PZR REPORT DATED 11/20/2012; PZR SITE #63988-1

**FLOOD INFORMATION:**

THE SHOPS TRACT IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.  
FLOOD ZONE "C" SCALED FROM FEMA MAP NO. 450460001 C  
EFFECTIVE DATE: AUGUST 3, 1981

**LEGEND:**

- ☆ LIGHT POLE
- PP POWER POLE
- WM WATER VALVE
- SDMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- SSMH SANITARY SEWER MANHOLE
- GV GAS VALVE
- TELEPHONE PEDESTAL
- TP-1 BORING
- IE INVERT
- IPF FIRE HYDRANT
- IPF IRON PIN SET ( 1/2" REBAR )
- OE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- G GAS LINE
- OT OVERHEAD TELEPHONE LINE
- UT UNDERGROUND TELEPHONE LINE
- GP GUARD POST
- UGMKG UNDERGROUND GAS MARKER
- C.O. CLEANOUT
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE

**SURVEYOR'S NOTES:**

- 1) 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 SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
- 2) 5/8" REBARS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- 3) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:10000 AS SHOWN HEREON AND THAT THE AREAS WAS DETERMINED BY DMD METHOD.

**POSSIBLE ENCROACHMENTS:**

NONE OBSERVED

LAND AREA:  
194,430 SQ.FT.  
4.464 ACRES

**BASIS OF BEARINGS AND BENCHMARK:**

BASIS OF BEARINGS  
PLAT BOOK C15 PAGE 3 & 4



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: BEC PARTY CHIEF: GRA CHECKED: JRF, PLS

REF. PLAT BOOK: C15-3,4

REF. DEED BOOK: 160-136

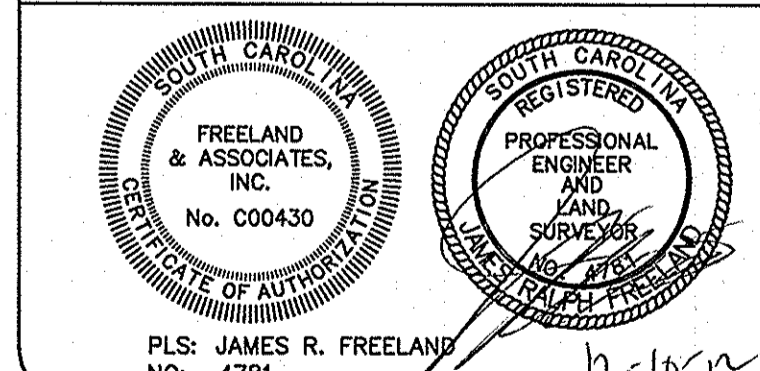
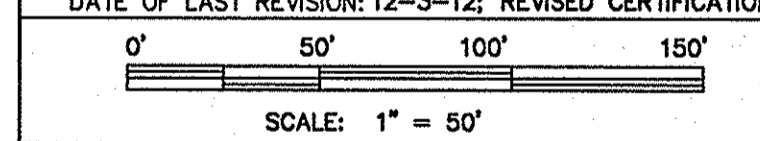
TAX MAP: 80-00-00-133.3

DATE OF SURVEY: 10-23-2012

DATE DRAWN: 10-25-2012

DRAWING NO: 64150

DATE OF LAST REVISION: 12-3-12; REVISED CERTIFICATION



STATE OF SOUTH CAROLINA  
CHEROKEE COUNTY  
CITY OF GAFFNEY

ALTA/ACSM LAND TITLE  
SURVEY FOR  
GAFFNEY (PIEDMONT) WMS, LLC

SITE ADDRESS  
PIEDMONT PLAZA  
165 WALTON DRIVE  
GAFFNEY, S.C. 29341



EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SPRINKLERS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU COULD HARM YOURSELF OR THOSE AROUND YOU. DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.  
SMALL DIGGING NEARS CALLING IN BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL CONTRACTOR, WE CALL TO RI TEST YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

**TITLE EXCEPTIONS:**

Exceptions to Schedule "B"  
First American Title Insurance Company  
File No. NCS-5732363C5NY  
Effective Date: OCTOBER 31, 2012  
Only the referenced items affect the Shops Tract

10. Easements with Covenants and Restrictions Affecting land ("ECR") as recorded in Deed Book 79, page 217, and as amended in Deed Book 79, page 234 and Deed Book 84, page 214. \*No survey matters to address.

12. Easements, Setback Lines and any other facts shown on that Plat in Book C15, Pages 3 and 4. \*Affects subject property. Shown on plat.

13. Utility Dedication Deed as recorded in Deed Book 84, page 234. \*Shown on plat.

14. Gas Line Easement as recorded in Deed Book 84, page 222. \*Shown on plat.

15. Easement to Bellsouth Communications, Inc. as recorded in Deed Book 84, page 228. \*Shown on plat.

**ALTA CERTIFICATE:**

To: Gaffney (Piedmont) WMS, LLC, Wells Fargo Bank, National Association, its successors and/or assigns, First American Title Insurance Company and American Equity Investment Life 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, 6, 6b, 7a, 7b, 7c, 8, 9, 10a, 11a, 13, 14, 16, 18, 20a and 21 of Table A thereof.

The field work was completed on OCTOBER 23, 2012.

Date of Plat or Map: OCTOBER 25, 2012

JAMES R. FREELAND  
No. 4781

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	2251.83'	59.03'	29.52'	59.03'	S 33°51'20" E	01°30'07"
C3	2251.83'	252.28'	126.27'	252.15'	S 29°51'36" E	06°25'09"
C4	2251.83'	63.14'	31.57'	63.14'	S 25°51'36" E	01°36'25"
C5	2251.83'	111.20'	55.61'	111.19'	S 36°01'16" E	02°49'46"

**BUILDING**  
33,173. SQ.FT. (TOTAL)  
HEIGHT: 29.0'

N/F  
WILLIAM VAN  
HAMRICK  
D.B. 28-309  
MS 80-00-00-134  
USE: VACANT

