LEGEND

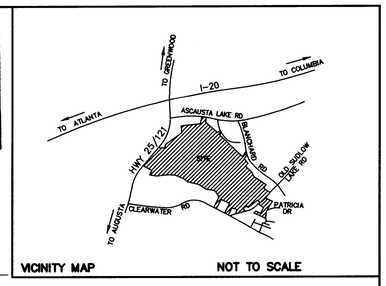
BL	BUILDING LINE	SSE	SS EASEMENT	TEL	TELEPHONE
CL	CENTERLINE	VCP	VITRIFIED CLAY PIPE	WM	WATER METER
CLF	CHAIN LINK FENCE	CB	CATCH BASIN	WV	WATER VALVE
CMP	CORRUGATED METAL PIPE	DI	DROP INLET	CTV	CABLE TV
CT	CRIMP TOP		ELEC TRANS	X	CHAIN LINK FENCE
DE	DRAINAGE EASEMENT	80.0	ELEVATION	FOC	FIBER OPTIC CABLE
EP	EDGE OF PAVEMENT		FIRE HYDRANT	GAS	GAS LINE
IPO	IRON PIN OLD	GM	GAS METER	OHP	OVERHEAD POWER
IPS	IRON PIN SET	GV	GAS VALVE	OHT	OVERHEAD TELEPHONE
N&C	NAIL & CAP	HC	HANDICAP	SD	STORM DRAIN
OT	OPEN TOP	IP	IRON PIN	SS	SANITARY SEWER
RB	REBAR	LP	LIGHT POLE	UGP	UNDERGROUND POWER
RCP	REINFORCED CONC PIPE	MHBS	MANHOLE (BELLSOUTH)	UGT	UNDERGROUND TEL
R/W	RIGHT OF WAY	MHSD	MANHOLE (SD)	W	WATER LINE
SD	STORM DRAIN	MHSS	MANHOLE (SS)		
SS	SANITARY SEWER	PP	POWER POLE		

AIKEN COUNTY GIS
Tax Map:
022-17-01-001
011-11-02-001
011-10-07-006

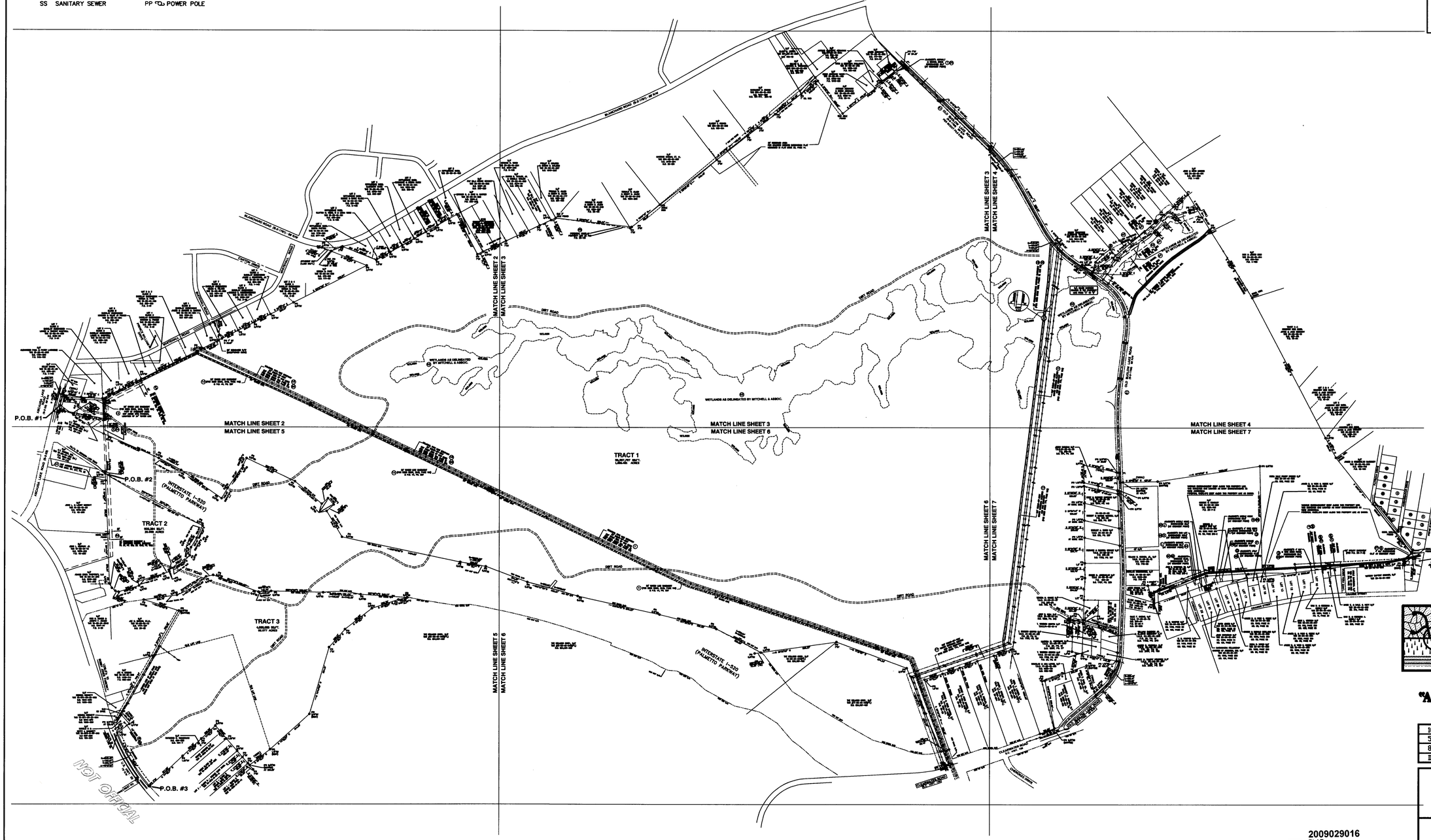
APPROVED
MINOR SUBDIVISION PLAT
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

Pursuant to § 8.8.2 of the North Augusta Development Code, this Minor Subdivision Plat was approved by the North Augusta Department of Economic and Community Development.

BY _____ DATE 11-16-09



VICINITY MAP NOT TO SCALE



MAGNETIC

SURVEY PREPARED BY:

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

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:

DATE	REVISION	BY
10/22/09	FIELD UPDATE	DRA
5/4/07	UPDATED NEW TITLE	TEL
8/17/05	ADD ENTITY TO CERTIFICATION	DRA

SPRINGS NORTH AUGUSTA, LLC

NORTH AUGUSTA, AIKEN COUNTY
STATE OF SOUTH CAROLINA

SCALE	NOT TO SCALE	CHKD./AP'V'D	TAS
DATE	6/06/05	APPROVED	TAS
DWN. BY	RSB/TAS/DRA	**SHEET 1 OF 9**	
	TAS		

2009029016
PLAT
RECORDING FEES $10.00
PRESENTED & RECORDED
11-18-2009 12:15 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: LYNN STEMBRIDGE DEPUTY
BK: PL 54
PG: 975 - 975

S050323-02.DWG

Ret to: Callison Tighe Robinson

LEGEND

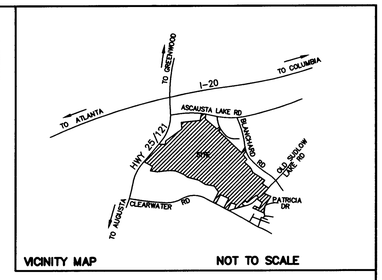
BL	BUILDING LINE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CT	CRIMP TOP
DE	DRAINAGE EASEMENT
EP	EDGE OF PAVEMENT
IPO	IRON PIN OLD
IPS	IRON PIN SET
N&C	NAIL & CAP
OT	OPEN TOP
RB	REBAR
RCP	REINFORCED CONC PIPE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SSE	SS EASEMENT
VCP	VITRIFIED CLAY PIPE
CB	CATCH BASIN
DI	DROP INLET
	ELEC TRANS
90.0	ELEVATION
	FIRE HYDRANT
	GAS METER
GV	GAS VALVE
HC	HANDICAP
IP	IRON PIN
LP	LIGHT POLE
MHBS	MANHOLE (BELLSOUTH)
MHSD	MANHOLE (SD)
MHSS	MANHOLE (SS)
PP	POWER POLE
TEL	TELEPHONE
WM	WATER METER
WV	WATER VALVE
CTV	CABLE TV
X	CHAIN LINK FENCE
FOC	FIBER OPTIC CABLE
GAS	GAS LINE
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
SD	STORM DRAIN
SS	SANITARY SEWER
UGP	UNDERGROUND POWER
UGT	UNDERGROUND TEL
W	WATER LINE

AIKEN COUNTY GIS
Tax Map:
022-17-01-001
011-11-02-001
011-10-07-006

APPROVED
MINOR SUBDIVISION PLAT
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

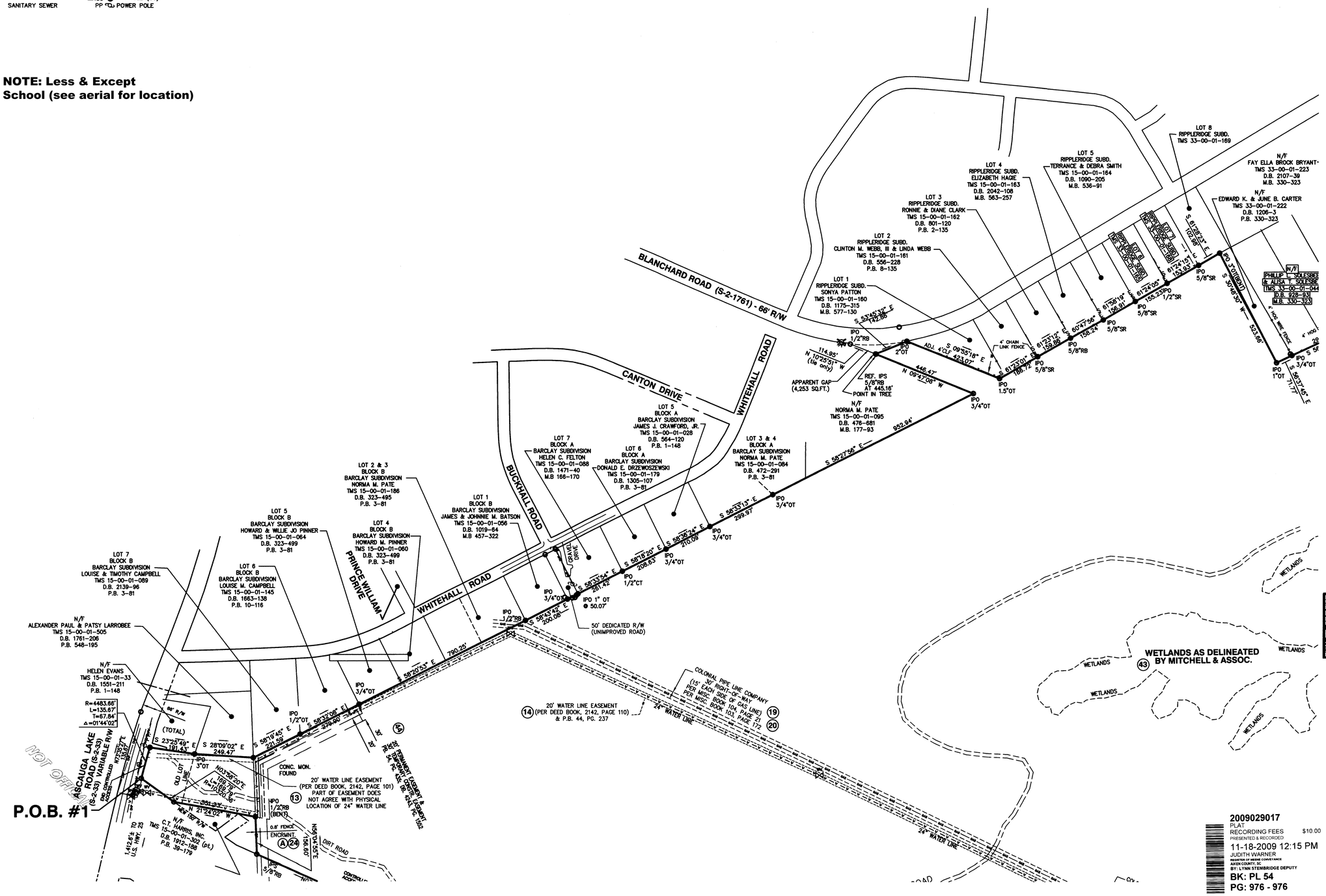
Pursuant to § 6.8.2 of the North Augusta Development Code, this Minor Subdivision Plat was approved by the North Augusta Department of Economic and Community Development.

BY [signature] DATE 11-16-09



VICINITY MAP NOT TO SCALE

NOTE: Less & Except
School (see aerial for location)



GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

SURVEY PREPARED BY:

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

"ALTA / ACSM LAND TITLE SURVEY"
PREPARED FOR:

DATE	REVISION	BY
10/22/09	FIELD UPDATE	DRA
5/4/07	UPDATED NEW TITLE	TEL
8/17/05	ADD ENTITY TO CERTIFICATION	DRA

SPRINGS NORTH AUGUSTA, LLC

NORTH AUGUSTA, AIKEN COUNTY
STATE OF SOUTH CAROLINA

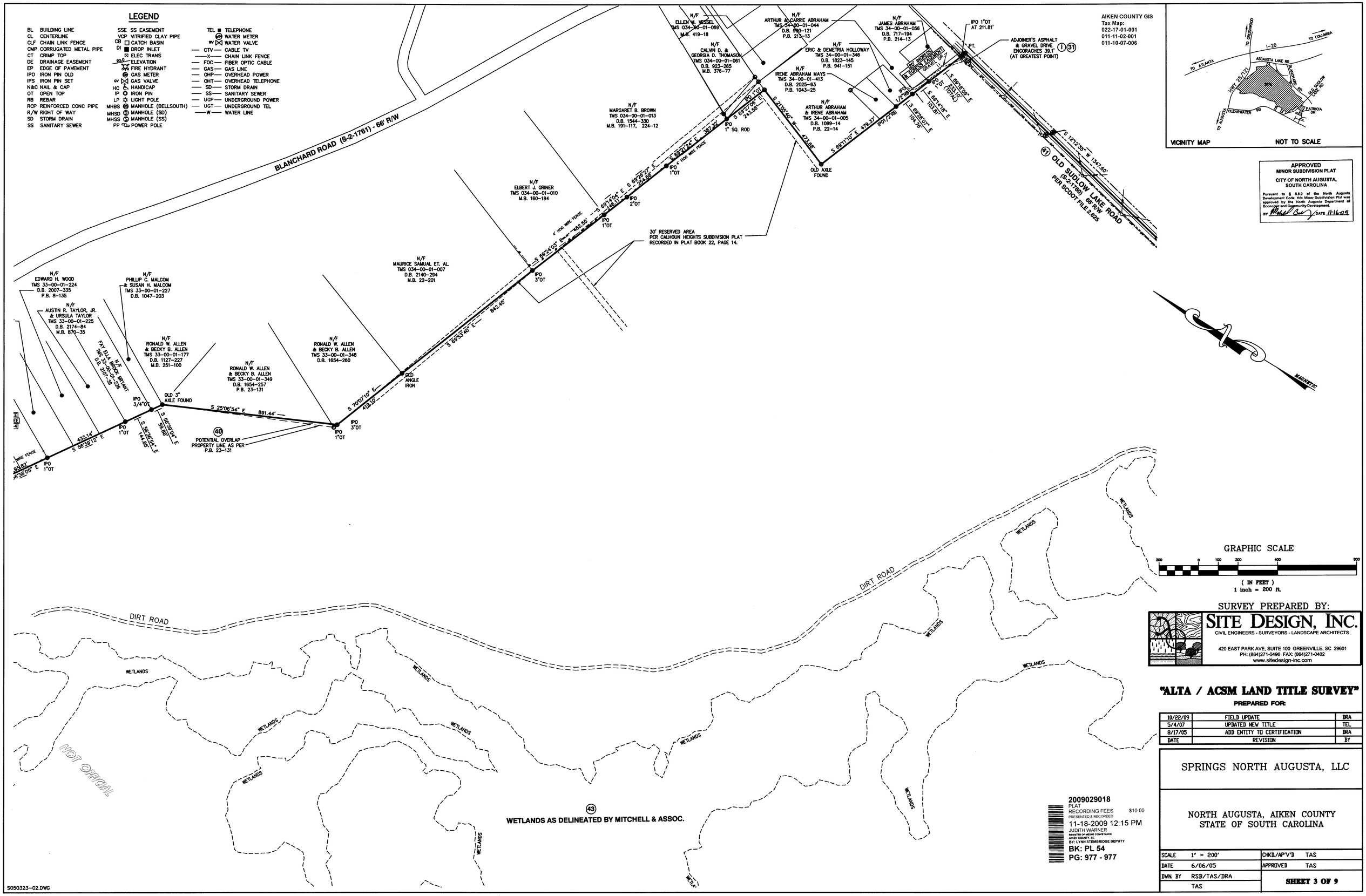
SCALE	1" = 200'	CHKD./AP'V'D	TAS
DATE	6/06/05	APPROVED	TAS
DWN. BY	RSB/TAS/DRA	**SHEET 2 OF 9**	
	TAS		

S050323-02.DWG

LEGEND

BL	BUILDING LINE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CT	CRIMP TOP
DE	DRAINAGE EASEMENT
EP	EDGE OF PAVEMENT
IPO	IRON PIN OLD
IPS	IRON PIN SET
N&C	NAIL & CAP
OT	OPEN TOP
RB	REBAR
RCP	REINFORCED CONC PIPE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SSE	SS EASEMENT
VCP	VITRIFIED CLAY PIPE
CB	CATCH BASIN
DI	DROP INLET
	ELEC TRANS
95.0	ELEVATION
	FIRE HYDRANT
	GAS METER
GV	GAS VALVE
HC	HANDICAP
IP	IRON PIN
LP	LIGHT POLE
MHBS	MANHOLE (BELLSOUTH)
MHSD	MANHOLE (SD)
MHSS	MANHOLE (SS)
PP	POWER POLE
TEL	TELEPHONE
	WATER METER
WV	WATER VALVE
CTV	CABLE TV
X	CHAIN LINK FENCE
FOC	FIBER OPTIC CABLE
GAS	GAS LINE
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
SD	STORM DRAIN
SS	SANITARY SEWER
UGP	UNDERGROUND POWER
UGT	UNDERGROUND TEL
W	WATER LINE

AIKEN COUNTY GIS
Tax Map:
022-17-01-001
011-11-02-001
011-10-07-006



VICINITY MAP — NOT TO SCALE

APPROVED
MINOR SUBDIVISION PLAT
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

Pursuant to § 5.8.2 of the North Augusta Development Code, this Minor Subdivision Plat was approved by the North Augusta Department of Economic and Community Development.

BY: _____ DATE: 11-16-09

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

SURVEY PREPARED BY:

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

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:

DATE	REVISION	BY
10/22/09	FIELD UPDATE	DRA
5/4/07	UPDATED NEW TITLE	TEL
8/17/05	ADD ENTITY TO CERTIFICATION	DRA

SPRINGS NORTH AUGUSTA, LLC

NORTH AUGUSTA, AIKEN COUNTY
STATE OF SOUTH CAROLINA

SCALE	1" = 200'	CHKD./AP'V'D	TAS
DATE	6/06/05	APPROVED	TAS
DWN. BY	RSB/TAS/DRA	SHEET 3 OF 9	
	TAS		

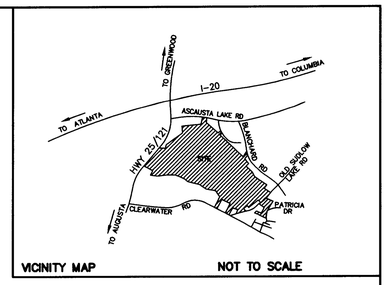
2009029018
PLAT
RECORDING FEES $10.00
PRESENTED & RECORDED
11-18-2009 12:15 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: LYNN STEMBRIDGE DEPUTY
BK: PL 54
PG: 977 - 977

S050323-02.DWG

LEGEND

BL	BUILDING LINE	SSE	SS EASEMENT	TEL	TELEPHONE
CL	CENTERLINE	VCP	VITRIFIED CLAY PIPE	WM	WATER METER
CLF	CHAIN LINK FENCE	CB	CATCH BASIN	WV	WATER VALVE
CMP	CORRUGATED METAL PIPE	DI	DROP INLET	CTV	CABLE TV
CT	CRIMP TOP		ELEC TRANS	X	CHAIN LINK FENCE
DE	DRAINAGE EASEMENT	80.0	ELEVATION	FOC	FIBER OPTIC CABLE
EP	EDGE OF PAVEMENT		FIRE HYDRANT	GAS	GAS LINE
IPO	IRON PIN OLD		GAS METER	OHP	OVERHEAD POWER
IPS	IRON PIN SET	GV	GAS VALVE	OHT	OVERHEAD TELEPHONE
N&C	NAIL & CAP	HC	HANDICAP	SD	STORM DRAIN
OT	OPEN TOP	IP	IRON PIN	SS	SANITARY SEWER
RB	REBAR	LP	LIGHT POLE	UGP	UNDERGROUND POWER
RCP	REINFORCED CONC PIPE	MHBS	MANHOLE (BELLSOUTH)	UGT	UNDERGROUND TEL
R/W	RIGHT OF WAY	MHSD	MANHOLE (SD)	W	WATER LINE
SD	STORM DRAIN	MHSS	MANHOLE (SS)		
SS	SANITARY SEWER	PP	POWER POLE		

AIKEN COUNTY GIS
Tax Map:
022-17-01-001
011-11-02-001
011-10-07-006

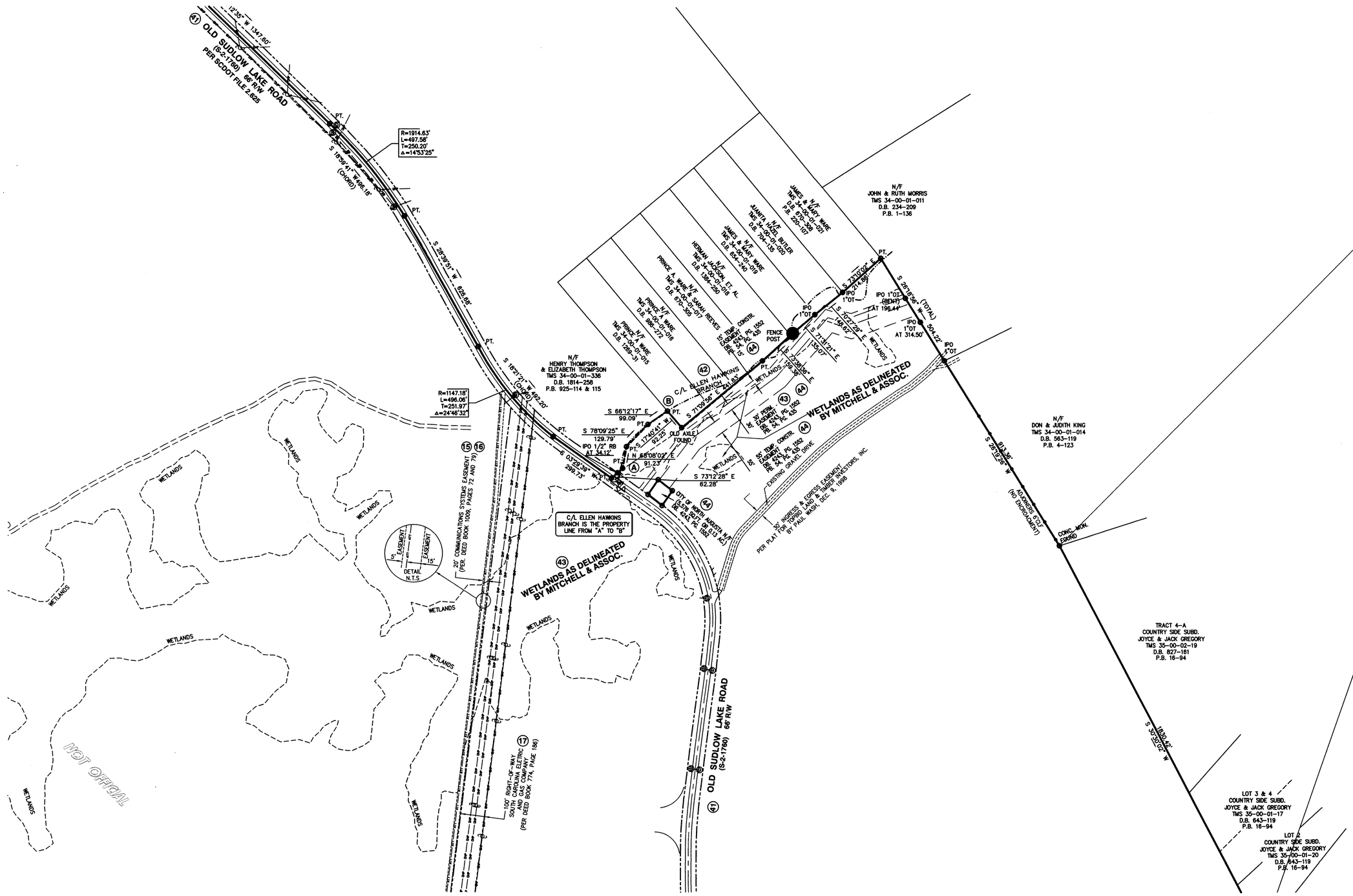


VICINITY MAP NOT TO SCALE

APPROVED
MINOR SUBDIVISION PLAT
CITY OF NORTH AUGUSTA,
SOUTH CAROLINA

Pursuant to § 5.8.2 of the North Augusta Development Code, this Minor Subdivision Plat was approved by the North Augusta Department of Economic and Community Development.

BY [signature] DATE 11-16-09



2009029019
PLAT
RECORDING FEES $10.00
PRESENTED & RECORDED
11-18-2009 12:15 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: LYNN STEMBRIDGE DEPUTY
BK: PL 54
PG: 978 - 978

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

SURVEY PREPARED BY:

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

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:

DATE	REVISION	BY
10/22/09	FIELD UPDATE	DRA
5/4/07	UPDATED NEW TITLE	TEL
8/17/05	ADD ENTITY TO CERTIFICATION	DRA

SPRINGS NORTH AUGUSTA, LLC

NORTH AUGUSTA, AIKEN COUNTY
STATE OF SOUTH CAROLINA

SCALE	1" = 200'	CHKD./AP'V'D	TAS
DATE	6/06/05	APPROVED	TAS
DWN. BY	RSB/TAS/DRA	SHEET 4 OF 9	
	TAS		

S050323-02.DWG

AIKEN COUNTY GIS
Tax Map:
022-17-01-001
011-11-02-001
011-10-07-006

P.O.B. #1

P.O.B. #2

P.O.B. #3

ASCAUGA LAKE ROAD (S-2-33)

INTERSTATE I-520 (PALMETTO PARKWAY)

TRACT 2
900,284 SQ.FT.
20.668 ACRES

TRACT 3
4,050,086 SQ.FT.
92.977 ACRES

DIRT ROAD

24' WATER LINE

COLONIAL PIPE LINE COMPANY
30' RIGHT-OF-WAY
(15' EACH SIDE OF GAS LINE)
PER MISC. BOOK 104, PAGE 171
PER MISC. BOOK 103, PAGE 172

20' WATER LINE EASEMENT
(PER DEED BOOK, 2142, PAGE 110)
& P.B. 44, PG. 237

PART OF EASEMENT DOES NOT AGREE WITH PHYSICAL LOCATION OF 24" WATER LINE

100' ACCESS EASEMENT PER MISC. BK. 217, PG. 32

711.1'± TO ASCAUGA LAKE ROAD

20' PERMANENT EASEMENT & 30' TEMPORARY CONSTR. EASEMENT PB. 54, PG. 435; DB. 4243, PG. 1552

N/F JOHN L. & LARRY MURRAY TMS 15-00-01-23 D.B. 1978-216 P.B. 42-263

N/F JOHN L. MURRAY, JR. TMS 15-00-01-12 D.B. 1978-212 P.B. 42-263

N/F ADAMS BROS. PROPERTY, LLC TMS 15-00-01-372 D.B. 2139-102 M.B. 514-335

N/F DON G. ADAMS & JOSEPH F. ADAMS TMS 15-00-01-0249 D.B. 1047-70 P.B. 3-26

N/F JOE O. EDWINS, ET.AL. TMS 15-00-01-13 D.B. 1717-137 M.B. 30-33

N/F JOE O. EDWINS TMS 15-00-01-553 D.B. 1445-114 P.B. 636-213

N/F REBECA BENNETT TMS 10-071-00-01-005 D.B. 1944-278 M.B. 1009-208

N/F REBECA BENNETT TMS 10-071-00-01-004 D.B 1944-276 M.B. 1009-209

N/F HAROLD R & BETTY J. HAMMETT TMS 10-072-0-07-015 D.B 967-288 M.B. 156-234

N/F RAYMOND D. TIMMERMAN D.B. 484-255 M.B. 184-7

BRUCE GARDNER N/F TMS 10-072-0-07-013

LEWIS BLACK N/F TMS 10-072-0-07-003

LOT 3 - BLOCK D - BONNIE GLEN SUBD. TMS 10-072-0-07-9

LOT 2 - BLOCK D BONNIE GLEN SUBD. TMS 10-072-0-07-10

LOT 1 - BLOCK D BONNIE GLEN SUBD. TMS 10-072-0-07-11

THE KELLOGG CORP., N/F TMS #16-00-01-040(PT.) D.B. 524,167-169

BOBBY JONES PARKWAY

1338.0'± TO ASMUR LAKE RD.

OLD LOT LINE

CENTER LINE OF DIRT ROAD THE ORIGINAL PROPERTY LINE (ROAD NOT OPEN AT THIS DATE)

U.S. HWY. 25 R/W

PINECREST RD.

CL-CL INTERSECTION

NOT OFFICIAL

S050323-02.DWG

VICINITY MAP — NOT TO SCALE

APPROVED
MINOR SUBDIVISION PLAT
CITY OF NORTH AUGUSTA, SOUTH CAROLINA
Pursuant to § 5.5.2 of the North Augusta Development Code, this Minor Subdivision Plat was approved by the North Augusta Department of Economic and Community Development.
BY _____ DATE 11-16-09

2009029020
PLAT
RECORDING FEES $10.00
PRESENTED & RECORDED
11-18-2009 12:15 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: LYNN STEMBRIDGE DEPUTY
BK: PL 54
PG: 979 - 979

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

SURVEY PREPARED BY:

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

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:

DATE	REVISION	BY
10/22/09	FIELD UPDATE	DRA
5/4/07	UPDATED NEW TITLE	TEL
8/17/05	ADD ENTITY TO CERTIFICATION	DRA

SPRINGS NORTH AUGUSTA, LLC

NORTH AUGUSTA, AIKEN COUNTY
STATE OF SOUTH CAROLINA

SCALE	1" = 200'	CHKD./AP'V'D	TAS
DATE	6/06/05	APPROVED	TAS
DWN. BY	RSB/TAS/DRA	SHEET 5 OF 9	
	TAS		

LEGEND

BL BUILDING LINE
CL CENTERLINE
CLF CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
CT CRIMP TOP
DE DRAINAGE EASEMENT
EP EDGE OF PAVEMENT
IPO IRON PIN OLD
IPS IRON PIN SET
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
RCP REINFORCED CONC PIPE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER

SSE SS EASEMENT
VCP VITRIFIED CLAY PIPE
CB CATCH BASIN
DI DROP INLET
ELEC TRANS
90.0 ELEVATION
FIRE HYDRANT
GM GAS METER
GV GAS VALVE
HC HANDICAP
IP IRON PIN
LP LIGHT POLE
MHBS MANHOLE (BELLSOUTH)
MHSD MANHOLE (SD)
MHSS MANHOLE (SS)
PP POWER POLE

TEL TELEPHONE
WM WATER METER
WV WATER VALVE
CTV CABLE TV
X CHAIN LINK FENCE
FOC FIBER OPTIC CABLE
GAS GAS LINE
OHP OVERHEAD POWER
OHT OVERHEAD TELEPHONE
SD STORM DRAIN
SS SANITARY SEWER
UGP UNDERGROUND POWER
UGT UNDERGROUND TEL
W WATER LINE

LEGEND

BL	BUILDING LINE	SSE	SS EASEMENT	TEL	TELEPHONE
CL	CENTERLINE	VCP	VITRIFIED CLAY PIPE	WM	WATER METER
CLF	CHAIN LINK FENCE	CB	CATCH BASIN	WV	WATER VALVE
CMP	CORRUGATED METAL PIPE	DI	DROP INLET	CTV	CABLE TV
CT	CRIMP TOP		ELEC TRANS	X	CHAIN LINK FENCE
DE	DRAINAGE EASEMENT	99.0	ELEVATION	FOC	FIBER OPTIC CABLE
EP	EDGE OF PAVEMENT		FIRE HYDRANT	GAS	GAS LINE
IPO	IRON PIN OLD		GAS METER	OHP	OVERHEAD POWER
IPS	IRON PIN SET	GV	GAS VALVE	OHT	OVERHEAD TELEPHONE
N&C	NAIL & CAP	HC	HANDICAP	SD	STORM DRAIN
OT	OPEN TOP	IP	IRON PIN	SS	SANITARY SEWER
RB	REBAR	LP	LIGHT POLE	UGP	UNDERGROUND POWER
RCP	REINFORCED CONC PIPE	MHBS	MANHOLE (BELLSOUTH)	UGT	UNDERGROUND TEL
R/W	RIGHT OF WAY	MHSD	MANHOLE (SD)	W	WATER LINE
SD	STORM DRAIN	MHSS	MANHOLE (SS)		
SS	SANITARY SEWER	PP	POWER POLE		

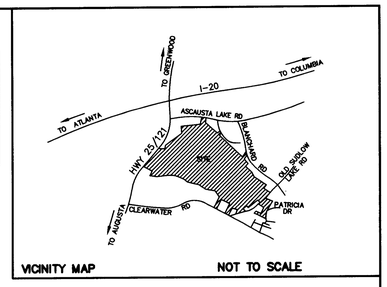
TRACT 1
56,905,510 SQ.FT.
1,306.369 ACRES

AIKEN COUNTY GIS
Tax Map:
022-17-01-001
011-11-02-001
011-10-07-006

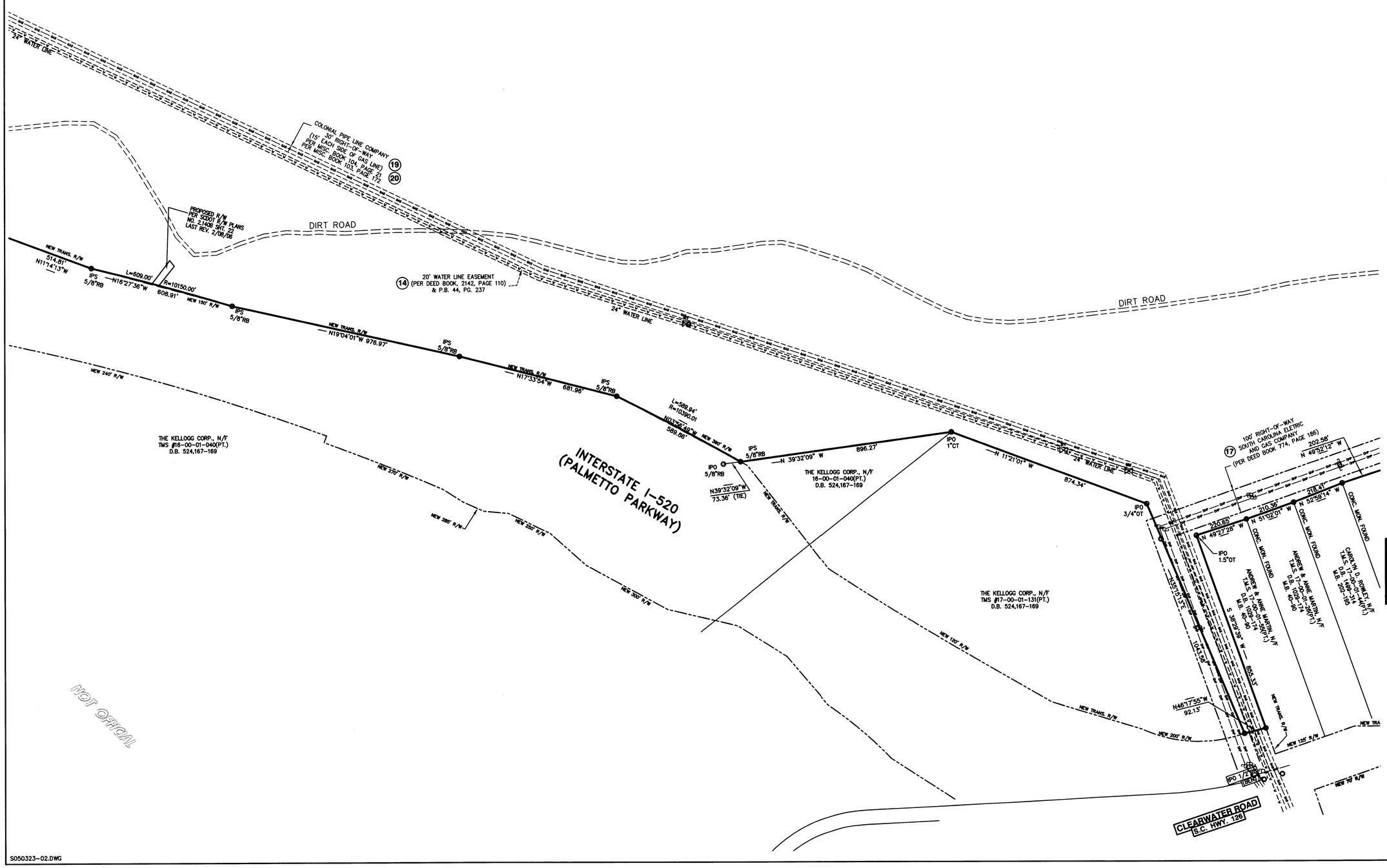
APPROVED
MINOR SUBDIVISION PLAT
CITY OF NORTH AUGUSTA, SOUTH CAROLINA

Pursuant to § 5.8.2 of the North Augusta Development Code, this Minor Subdivision Plat was approved by the North Augusta Department of Economic and Community Development.

BY _____ DATE 11-16-09



VICINITY MAP NOT TO SCALE



2009029021
PLAT
RECORDING FEES $10.00
PRESENTED & RECORDED:
11-18-2009 12:15 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: LYNN STEMBRIDGE DEPUTY
BK: PL 54
PG: 980 - 980

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

SURVEY PREPARED BY:

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

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:

DATE	REVISION	BY
10/22/09	FIELD UPDATE	DRA
5/4/07	UPDATED NEW TITLE	TEL
8/17/05	ADD ENTITY TO CERTIFICATION	DRA

SPRINGS NORTH AUGUSTA, LLC

NORTH AUGUSTA, AIKEN COUNTY
STATE OF SOUTH CAROLINA

SCALE	1" = 200'	CHKD./AP'V'D	TAS
DATE	6/06/05	APPROVED	TAS
DWN. BY	RSB/TAS/DRA	**SHEET 6 OF 9**	
	TAS		

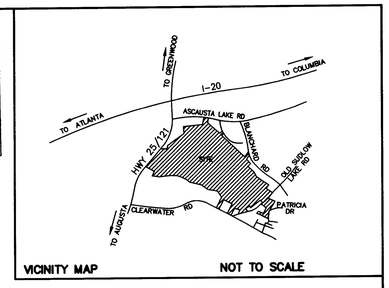
S050323-02.DWG

AIKEN COUNTY GIS
Tax Map:
022-17-01-001
011-11-02-001
011-10-07-006

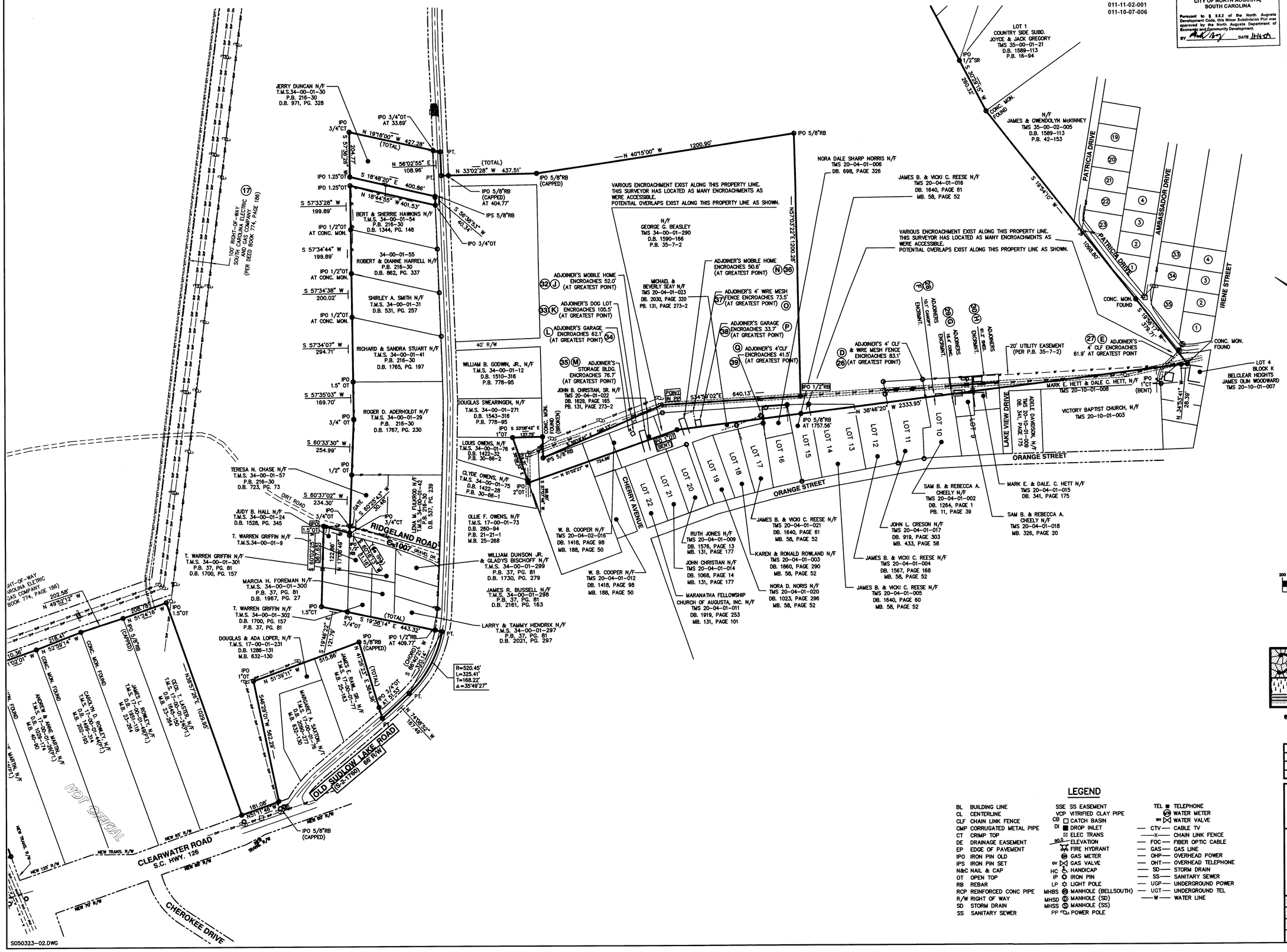
APPROVED
MINOR SUBDIVISION PLAT
CITY OF NORTH AUGUSTA,
SOUTH CAROLINA

Pursuant to § 8.8.2 of the North Augusta Development Code, this Minor Subdivision Plat was approved by the North Augusta Department of Economic and Community Development.

BY _____ DATE 11-16-09



VICINITY MAP NOT TO SCALE



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

LEGEND

BL	BUILDING LINE	SSE	SS EASEMENT	TEL	TELEPHONE
CL	CENTERLINE	VCP	VITRIFIED CLAY PIPE	WM	WATER METER
CLF	CHAIN LINK FENCE	CB	CATCH BASIN	WV	WATER VALVE
CMP	CORRUGATED METAL PIPE	DI	DROP INLET	CTV	CABLE TV
CT	CRIMP TOP		ELEC TRANS	X	CHAIN LINK FENCE
DE	DRAINAGE EASEMENT	90.0	ELEVATION	FOC	FIBER OPTIC CABLE
EP	EDGE OF PAVEMENT		FIRE HYDRANT	GAS	GAS LINE
IPO	IRON PIN OLD	GM	GAS METER	OHP	OVERHEAD POWER
IPS	IRON PIN SET	GV	GAS VALVE	OHT	OVERHEAD TELEPHONE
N&C	NAIL & CAP	HC	HANDICAP	SD	STORM DRAIN
OT	OPEN TOP	IP	IRON PIN	SS	SANITARY SEWER
RB	REBAR	LP	LIGHT POLE	UGP	UNDERGROUND POWER
RCP	REINFORCED CONC PIPE	MHBS	MANHOLE (BELLSOUTH)	UGT	UNDERGROUND TEL
R/W	RIGHT OF WAY	MHSD	MANHOLE (SD)	W	WATER LINE
SD	STORM DRAIN	MHSS	MANHOLE (SS)		
SS	SANITARY SEWER	PP	POWER POLE		

2009029022
PLAT
RECORDING FEES $10.00
PRESENTED & RECORDED
11-18-2009 12:15 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: LYNN STEMBRIDGE DEPUTY
BK: PL 54
PG: 981 - 981

SURVEY PREPARED BY:

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

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:

DATE	REVISION	BY
10/22/09	FIELD UPDATE	DRA
5/4/07	UPDATED NEW TITLE	TEL
8/17/05	ADD ENTITY TO CERTIFICATION	DRA

SPRINGS NORTH AUGUSTA, LLC

NORTH AUGUSTA, AIKEN COUNTY
STATE OF SOUTH CAROLINA

SCALE	1" = 200'	CHKD./AP'V'D	TAS
DATE	6/06/05	APPROVED	TAS
DWN. BY	RSB/TAS/DRA	SHEET 7 OF 9	
	TAS		

SURVEYOR'S WRITTEN LEGAL DESCRIPTION
TRACT 1

TRACT 1:

BEING IN THE COUNTY OF AIKEN, STATE OF SOUTH CAROLINA, CONTAINING 1,306.369 ACRES ACCORDING TO AN "ALTA/ACSM LAND TITLE SURVEY FOR SPRINGS NORTH AUGUSTA, LLC." DATED JUNE 26, 2005, LAST REVISED 10/22/09 BY SITE DESIGN, INC. WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 5/8" REBAR IRON PIN SET LOCATED ON THE SOUTHERN RIGHT OF WAY OF ASCAUGA LAKE ROAD (S-2-33) AND THE EASTERN RIGHT OF WAY OF I-520 (PALMETTO PARKWAY), SAID IRON PIN ALSO BEING LOCATED 1412.6 FEET +/- FROM THE EASTERN RIGHT OF WAY OF U.S. HIGHWAY 25 THENCE RUNNING ALONG SAID RIGHT OF WAY OF ASCAUGA LAKE ROAD (S-2-33) AND RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 4463.66 FEET AND A CHORD BEARING AND DISTANCE OF N 73-35-27 E, 135.67 FEET TO POINT AT THE JOINT CORNER OF HELEN EVANS, NOW OR FORMERLY, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG SAID EVANS PROPERTY, S23-25-49E 191.43 FEET TO AN OLD 3" OPEN TOP IRON PIN AT THE JOINT CORNER OF ALEXANDER AND PATSY LARROBEE, NOW OR FORMERLY, THENCE ALONG SAID LARROBEE PROPERTY S28-09-02E, 249.47 FEET TO AN OLD CONCRETE MONUMENT AT THE JOINT CORNER OF LOT 7, BLOCK B, OF BARCLAY SUBDIVISION, THENCE ALONG SAID BARCLAY SUBDIVISION S58-19-45E 221.59 FEET TO AN OLD 1/2" OPEN TOP IRON PIN AT THE JOINT CORNER OF LOT 6, BLOCK B, BARCLAY SUBDIVISION, THENCE S58-32-08E, 279.90 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF LOT 5, BLOCK B, BARCLAY SUBDIVISION, THENCE S56-20-53E 790.25 FEET TO AN OLD 1/2" REBAR IRON PIN AT THE JOINT CORNER OF LOT 1, BLOCK B, BARCLAY SUBDIVISION, THENCE S58-43-42E 200.08 FEET TO AN OLD 3/4" OPEN TOP IRON PIN ON THE WESTERN RIGHT OF WAY OF BUCKHALL ROAD, THENCE ALONG THE EDGE OF BUCKHALL ROAD AND LOT 7, BLOCK A, BARCLAY SUBDIVISION, THENCE SUBDIVISION S58-33-54E, 261.42 FEET TO AN OLD 1/2" CRIMP TOP IRON PIN AT THE JOINT CORNER OF LOT 6, BLOCK A, BARCLAY SUBDIVISION, CROSSING OVER AN OLD 1" OPEN TOP IRON PIN AT 50.07', THENCE S58-18-20E, 208.63 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF LOT 5, BLOCK A, BARCLAY SUBDIVISION, THENCE S58-36-24E 210.09 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF LOT 4, BLOCK A, BARCLAY SUBDIVISION, THENCE S58-33-13E 299.97 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF LOT 3, BLOCK A, BARCLAY SUBDIVISION, THENCE ALONG SAID LOT 3 AND PROPERTY OF NORMA M. PATE, NOW OR FORMERLY, S 58-27-56 E 952.94 FEET TO AN OLD 3/4" OPEN TOP IRON PIN, THENCE N09-47-08 W 446.47 FEET TO A POINT IN TREE NEAR THE RIGHT OF WAY OF BLANCHARD ROAD, CROSSING OVER A REFERENCE 5/8" REBAR IRON PIN SET ON LINE AT 445.16 FEET, THENCE S53-45-32E 142.86 FEET TO AN OLD 2" OPEN TOP IRON PIN AT THE JOINT CORNER OF LOT 1, RIPPLERIDGE SUBDIVISION, THENCE ALONG SAID LOT 1 S09-55-18E 423.07 FEET TO AN OLD 1.5" OPEN TOP IRON PIN, THENCE ALONG LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7 AND PART OF LOT 8 OF RIPPLERIDGE SUBDIVISION THE FOLLOWING METES AND BOUNDS: S61-23-01E 186.72 FEET TO A 5/8" STEEL ROD AT THE JOINT CORNER OF LOT 3, THENCE S61-23-12E 159.86 FEET TO AN OLD 5/8" REBAR AT THE JOINT CORNER OF LOT 4, THENCE S60-47-56E 158.24 FEET TO AN OLD 5/8" STEEL ROD AT THE JOINT CORNER OF LOT 5, THENCE S81-58-19E 156.91 FEET TO AN OLD 5/8" STEEL ROD AT THE JOINT CORNER OF LOT 6, THENCE S61-24-05E 155.23 FEET TO AN OLD 1/2" STEEL ROD AT THE JOINT CORNER OF LOT 7, THENCE S61-24-15E 153.93 FEET TO AN OLD 5/8" STEEL ROD AT THE JOINT CORNER OF LOT 8, THENCE S61-28-23E 102.98 FEET TO AN OLD 3" OPEN TOP IRON PIN AT THE JOINT CORNER OF EDWARD K. & JUNE B. CARTER, NOW OR FORMERLY, THENCE ALONG SAID CARTER PROPERTY S30-48-30W 523.66 FEET TO AN OLD 1" OPEN TOP IRON PIN, THENCE S56-37-45E 71.77 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF PHILLIP L. & ALISA T. SOLESBEE, NOW OR FORMERLY, THENCE ALONG SAID SOLESBEE PROPERTY S56-38-05E 295.82 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF FAY ELLA BROCK BRYANT, NOW OR FORMERLY, THENCE ALONG SAID BRYANT PROPERTY AND PROPERTY OF EDWARD H. WOOD, NOW OR FORMERLY, AND PROPERTY OF AUSTIN R. TAYLOR, JR., NOW OR FORMERLY, S56-39-12E 433.14 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF FAY ELLA BROCK BRYANT, THENCE S56-36-54E 144.85 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF PHILLIP C. MALCOM & SUSAN H. MALCOM, NOW OR FORMERLY, THENCE ALONG SAID MALCOM PROPERTY, S56-39-04E 59.88 FEET TO AN OLD 3" AXLE AT THE JOINT CORNER OF RONALD W. & BECKY B. ALLEN, THENCE ALONG SAID ALLEN PROPERTY S25-06-54E 891.44 FEET TO AN OLD 3" OPEN TOP IRON PIN, THENCE S70-07-10E 419.10 FEET TO AN OLD ANGLE IRON AT THE JOINT CORNER OF MAURICE SAMUAL, ETAL, NOW OR FORMERLY, THENCE ALONG SAID SAMUAL PROPERTY S69-53-40E, 842.45 FEET TO AN OLD 3" OPEN TOP IRON PIN AT THE JOINT CORNER OF ELBERT J. GRINER, NOW OR FORMERLY, THENCE ALONG SAID GRINER PROPERTY S69-24-03E 462.55 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF MARGARET B. BROWN, NOW OR FORMERLY, THENCE ALONG SAID BROWN PROPERTY S69-14-11E 146.11 FEET TO AN OLD 2" OPEN TOP IRON PIN, THENCE S69-26-27E, 254.68 FEET TO AN OLD 1" OPEN TOP IRON PIN, THENCE S69-21-24E 387.32 FEET TO AN OLD 1" SQUARE ROD AT THE JOINT CORNER OF CALVIN D. & GEORGIA D. THOMASON, NOW OR FORMERLY, THENCE ALONG SAID THOMASON PROPERTY, S69-27-06E 243.56 FEET TO OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF ARTHUR & IRENE ABRAHAM , NOW OR FORMERLY, THENCE ALONG SAID ABRAHAM PROPERTY S21-05-40W, 473.68 FEET TO AN OLD AXLE, THENCE ALONG SAID ABRAHAM PROPERTY AND PROPERTY OF IRENE ABRAHAM MAYS, NOW OR FORMERLY, S69-11-10E 479.37 FEET TO AN OLD 1/2" REBAR IRON PIN AT THE JOINT CORNER OF ERIC & DEMETRIA HOLLOWAY, NOW OR FORMERLY, THENCE ALONG SAID HOLLOWAY PROPERTY S69-26-07E 104.76 FEET TO AN OLD 1/2" REBAR IRON PIN AT THE JOINT CORNER OF ARTHUR AND CARRIE ABRAHAM, NOW OR FORMERLY, THENCE ALONG SAID ABRAHAM PROPERTY S69-14-18E 103.81 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF JAMES ABRAHAM, NOW OR FORMERLY, THENCE ALONG SAID ABRAHAM PROPERTY S69-16-09E 233.10 FEET TO A POINT IN THE CENTER OF OLD SUDLOW LAKE ROAD (S-2-1760), CROSSING OVER AN OLD 1" OPEN TOP IRON PIN AT 211.81 FEET, THENCE DOWN THE CENTER OF SAID OLD SUDLOW LAKE ROAD THE FOLLOWING METES AND BOUNDS TO WIT: S12-12-35W, 1347.60 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1914.63 FEET AND A CHORD OF S18-59-41W 496.18 FEET TO A POINT, THENCE S28-39-51W 626.68 FEET TO A POINT, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1147.18 FEET AND A CHORD OF S18-21-21W 492.20 FEET TO A POINT, THENCE S03-29-39W 299.73 FEET TO A POINT IN THE CENTER OF THE BRIDGE OVER ELLEN HAWKINS BRANCH AT THE JOINT CORNER OF HENRY & ELIZABETH THOMPSON, NOW OR FORMERLY, THENCE ALONG SAID THOMPSON PROPERTY AND ALONG A TRAVERSE LINE OF ELLEN HAWKINS BRANCH WITH THE CREEK AS THE LINE, S73-12-28E 62.28 FEET TO A POINT, CROSSING OVER AN OLD 1/2" REBAR IRON PIN AT 34.12 FEET, THENCE N68-08-02E 91.23 FEET TO A POINT, THENCE S78-09-25E 129.79 FEET TO A POINT, THENCE S86-12-17E 99.09 FEET TO A POINT IN THE PORTY LINE OF PRINCE A. WARE, NOW OR FORMERLY, THENCE ALONG SAID WARE PROPERTY S17-40-41W 92.25 FEET TO AN OLD AXLE, THENCE CONTINUING ALONG SAID WARE PROPERTY AND PROPERTY OF PRINCE A. WARE & SARAH REEVES, NOW OR FORMERLY, S71-09-56E 441.83 FEET TO A POINT AT THE JOINT CORNER OF HERMAN JACKSON, ETAL, NOW OR FORMERLY, THENCE ALONG SAID JACKSON PROPERTY S73-38-38E 159.38 FEET TO AN OLD FENCE POST AT THE JOINT CORNER OF JAMES & MARY WARE, NOW OR FORMERLY, THENCE ALONG SAID WARE PROPERTY S71-31-21E 135.07 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF JUANITA HAZEL BUTLER, NOW OR FORMERLY, THENCE ALONG SAID BUTLER PROPERTY S70-27-29E 148.62 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF JAMES & MARY WARE, NOW OR FORMERLY, THENCE ALONG SAID WARE PROPERTY S73-10-02E 214.86 FEET TO A POINT IN ELLEN HAWKINS BRANCH AT THE JOINT CORNER OF JOHN & RUTH MORRIS, NOW OR FORMERLY, THENCE ALONG SAID MORRIS PROPERTY S28-18-56W 504.22 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF DON & JUDITH KING, NOW OR FORMERLY, CROSSING OVER OTHER OLD 1" OPEN TOP IRON PINS AT 196.44 FEET AND 314.50 FEET, THENCE S26-19-28W, 913.36 FEET TO AN OLD CONCRETE MONUMENT AT THE JOINT CORNER JOYCE & JACK GREGORY, NOW OR FORMERLY, THENCE ALONG SAID GREGORY PROPERTY S30-30-02W 1830.42 FEET TO AN OLD 1/2" STEEL ROD, THENCE S30-29-15W, 260.32 FEET TO AN OLD CONCRETE MONUMENT AT THE JOINT CORNER OF JAMES & GWENDOLYN McKINNEY, THENCE ALONG SAID McKINNEY PROPERTY AND THE WESTERN RIGHT OF WAY OF PATRICIA DRIVE S19-54-10W 1098.80 FEET TO AN OLD CONCRETE MONUMENT, THENCE CONTINUING ALONG THE SAID WESTERN RIGHT OF WAY S19-58-17W 379.71 FEET TO AN OLD CONCRETE MONUMENT AT THE JOINT CORNER OF LOT 4, BLOCK K, BELCLEAR HEIGHTS, THENCE ALONG SAID LOT 4 N 34-53-41 W 28.39 FEET TO THE JOINT CORNER OF MARK E. & DALE C. HETT PROPERTY, NOW OR FORMERLY, THENCE ALONG SAID HETT PROPERTY AND OTHER PROPERTY OF HETT, NOW OR FORMERLY, PROPERTIES OF SAM B. & REBECCA A. CHEELY, NOW OR FORMERLY, PROPERTY OF JOHN L. CRESON, NOW OR FORMERLY, PROPERTIES OF JAMES B. & VICKI REESE, NOW OR FORMERLY, PROPERTY OF NORA D. S. NORRIS, NOW OR FORMERLY, AND PROPERTY OF MICHAEL & BEVERLY SEAY, NOW OR FORMERLY N38-46-20W, 2333.95 FEET TO AN OLD 1" OPEN TOP IRON PIN (BENT) AT THE JOINT CORNER OF SAID SEAY PROPERTY, CROSSING OVER AN OLD 5/8" REBAR IRON PIN AT 1757.56 FEET, THENCE CONTINUING ALONG SAID SEAY PROPERTY AND ALSO ALONG THE LINE OF PROPERTY OF JOHN B. CHRISTIAN, SR., NOW OR FORMERLY, AND PROPERTIES OF W. B. COOPER, NOW OR FORMERLY N 51-02-27 W 724.96 FEET TO A POINT ON THE LINE OF CLYDE OWENS PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF CLYDE OWENS PROPERTY AND ALSO ALONG

SURVEYOR'S WRITTEN LEGAL DESCRIPTION—CONT.
TRACT 1 – CONT.

THE LINE OF LOUIS OWENS PROPERTY, NOW OR FORMERLY, N 38-59-32 E 219.31 FEET TO AN OLD 1" OPEN TOP IRON PIN ON THE LINE OF DOUGLAS SWEARINGEN PROPERTY, NOW OR FORMERLY, THENCE TURNING AND RUNNING ALONG THE LINE OF THE SWEARINGEN PROPERTY S 33-08-42 E 137.75 FEET TO AN OLD CONC. MONUMENT BROKEN AT THE JOINT CORNER OF THE GEORGE G. BEASLEY PROPERTY NOW OR FORMERLY, THENCE TURNING AND RUNNING ALONG THE LINE OF THE BEASLEY PROPERTY THE FOLLOWING METES AND BOUNDS: S 57-07-49 W 96.80 FEET TO A 5/8" REBAR IRON PIN SET; THENCE S 55-19-41 E 598.23 FEET TO A POINT IN A POWER POLE, THENCE S 34-59-02 E 640.13 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE N57-03-22E 1200.28 FEET TO AN OLD 5/8" REBAR IRON PIN, THENCE N40-15-00W 1200.90 FEET TO AN OLD 5/8" REBAR IRON PIN, THENCE N33-02-28W 437.51 FEET TO A POINT IN THE CENTER OF OLD SUDLOW LAKE ROAD, CROSSING OVER AN OLD 5/8" REBAR IRON PIN AT 404.77 FEET, THENCE ALONG THE CENTER OF SAID ROAD N56-02-55E 108.96 FEET TO A POINT, THENCE LEAVING THE CENTER OF SAID ROAD AND RUNNING ALONG PROPERTY OF JERRY DUNCAN, NOW OR FORMERLY, N19-18-00W 427.28 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN, CROSSING OVER AN OLD 3/4" OPEN TOP IRON PIN AT 33.69 FEET, THENCE S57-36-26W 204.77 FEET TO AN OLD 1.25" OPEN TOP IRON PIN, THENCE S18-48-20E 400.86 FEET TO A NEW 5/8" REBAR IRON PIN ON THE WESTERN RIGHT OF WAY OF OLD SUDLOW LAKE ROAD, THENCE ALONG SAID WESTERN RIGHT OF WAY S56-38-53W 40.34 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF BERT & SHERRIE HAWKINS, NOW OR FORMERLY, THENCE ALONG SAID HAWKINS PROPERTY N18-44-55W 401.53 FEET TO AN OLD 1.25" OPEN TOP IRON PIN, THENCE S57-33-28W 199.89 FEET TO AN OLD 1/2" OPEN TOP IRON PIN AT AN OLD CONCRETE MONUMENT AT THE JOINT CORNER OF ROBERT AND DIANNE HARRELL, NOW OR FORMERLY, THENCE ALONG SAID HARRELL PROPERTY S57-34-44W 199.89 FEET TO AN OLD 1/2" OPEN TOP IRON PIN AT AN OLD CONCRETE MONUMENT AT THE JOINT CORNER OF SHIRLEY A. SMITH, NOW OR FORMERLY, THENCE ALONG SAID SMITH PROPERTY S57-34-38W 200.02 FEET TO AN OLD 1/2" OPEN TOP AT AN OLD CONCRETE MONUMENT AT THE JOINT CORNER OF RICHARD & SANDRA STUART, NOW OR FORMERLY, THENCE ALONG SAID STUART PROPERTY S57-34-07W, 294.71 FEET TO AN OLD 1.5" OPEN TOP IRON PIN AT THE JOINT CORNER OF ROGER D. ADERHOLDT, NOW OR FORMERLY, THENCE ALONG SAID ADERHOLDT PROPERTY, S57-35-03W 169.70 FEET TO AN OLD 3/4" OPEN TOP IRON PIN, THENCE S60-33-30W 254.99 FEET TO AN OLD 1/2" OPEN TOP IRON PIN AT THE JOINT CORNER OF TERESA N. CHASE, NOW OR FORMERLY, THENCE ALONG SAID CHASE PROPERTY S60-37-02W 234.30 FEET TO AN OLD 3/4" OPEN TOP IRON PIN ON THE NORTHERN RIGHT OF WAY OF RIDGELAND ROAD, THENCE CROSSING OVER RIDGELAND ROAD S60-25-44W 30.46 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN AT THE JOINT CORNER OF JUDY B. HALL, NOW OR FORMERLY, THENCE ALONG SAID HALL PROPERTY AND THE SOUTHERN RIGHT OF WAY OF RIDGELAND ROAD, N17-08-49W 122.86 FEET TO AN OLD 1.5" OPEN TOP IRON PIN, THENCE LEAVING SAID RIDGELAND ROAD AND CONTINUING ALONG SAID HALL PROPERTY S60-02-25W 367.65 FEET TO AN OLD 1.5" CRIMP TOP IRON PIN, THENCE S19-46-22E 121.79 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF T. WARREN GRIFFIN, NOW OR FORMERLY, THENCE ALONG SAID GRIFFIN PROPERTY AND PROPERTY OF MARCIA H. FOREMAN AND LARRY & TAMMY HENDRIX, NOW OR FORMERLY, S19-38-14E 443.32 FEET TO A POINT IN THE CENTER OF OLD SUDLOW LAKE ROAD, CROSSING OVER AN OLD 1/2" REBAR IRON PIN AT 409.77 FEET, THENCE ALONG SAID CENTERLINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 520.45 FEET AND A CHORD OF S86-40-21W 320.14 FEET TO A POINT, THENCE N74-08-52W 167.49 FEET TO A POINT, THENCE LEAVING SAID CENTERLINE AND RUNNING ALONG PROPERTY OF JAMES E. RAWL, SR, NOW OR FORMERLY, N41-26-23E 364.36 FEET TO AN OLD 5/8" REBAR IRON PIN, CROSSING OVER AN OLD 3/4" OPEN TOP IRON PIN AT 51.53 FEET, THENCE ALONG SAID RAWL PROPERTY AND PROPERTY OF DOUGLAS & ADA LOPER, NOW OR FORMERLY, N51-39-11W 515.86 FEET TO AN OLD 1" OPEN TOP IRON PIN, THENCE CONTINUING ALONG SAID LOPER PROPERTY, S46-29-01W 562.29 FEET TO A 5/8" REBAR IRON PIN SET ON THE NORTHERN RIGHT OF WAY OF CLEARWATER ROAD (S.C. HWY. 126) THENCE ALONG SAID NORTHERN RIGHT OF WAY N51-11-46W 181.08 FEET TO A 5/8" REBAR IRON PIN SET THE JOINT CORNER OF CECIL T. LASTER, NOW OR FORMERLY, THENCE ALONG SAID LASTER PROPERTY N38-57-26E 1029.95 FEET TO AN OLD 1.5" OPEN TOP IRON PIN, THENCE N51-24-16W 208.78 FEET TO AN OLD 5/8" REBAR IRON PIN AT THE JOINT CORNER OF JAMES L. ROWLEY, NOW OR FORMERLY, THENCE ALONG SAID ROWLEY PROPERTY N49-52-12W 202.58 FEET TO AN OLD CONCRETE MONUMENT AT THE JOINT CORNER OF CAROLYN D. ROWLEY, NOW OR FORMERLY, THENCE ALONG SAID ROWLEY PROPERTY N52-59-14W 218.41 FEET TO AN OLD CONCRETE MONUMENT AT THE JOINT CORNER OF ANDREW & ANNE MARTIN, NOW OR FORMERLY, THENCE ALONG SAID MARTIN PROPERTY N51-02-01W 210.36 FEET TO AN OLD CONCRETE MONUMENT, THENCE N49-27-28W 220.65 FEET TO AN OLD 1.5" OPEN TOP IRON PIN, THENCE S38-29-39W 855.33 FEET TO A 5/8" REBAR IRON PIN SET ON THE NORTHERN RIGHT OF WAY OF CLEARWATER ROAD (S.C. HWY. 126) AND THE NEW RIGHT OF WAY OF I-520 (PALMETTO PARKWAY) THENCE ALONG SAID NEW RIGHT OF WAY N46-17-55W 92.13 FEET TO A 5/8" REBAR IRON PIN SET AT THE JOINT CORNER OF THE KELLOGG CORPORATION, NOW OR FORMERLY, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG SAID KELLOGG PROPERTY N35-15-13E 1043.58 FEET TO AN OLD 3/4" OPEN TOP IRON PIN, THENCE N11-21-01W 874.34 FEET TO AN OLD 1" CRIMP TOP IRON PIN, THENCE N39-32-09W 896.27 FEET TO A NEW 5/8" REBAR IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY OF I-520 (PALMETTO PARKWAY), THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 10390.01 FEET AND A CHORD BEARING AND DISTANCE OF N03-56-49W 589.86 FEET TO A 5/8" REBAR IRON PIN SET, THENCE STILL ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES N17-33-54W 681.96 FEET TO A 5/8" REBAR IRON PIN SET, THENCE N19-04-01W 976.97 FEET TO A 5/8" REBAR IRON PIN SET, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 10150.00 FEET AND A CHORD BEARING AND DISTANCE OF N16-27-36W 608.91 FEET TO A 5/8" REBAR IRON PIN SET, THENCE N11-14-13W 514.81 FEET TO A 5/8" REBAR IRON PIN SET, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 10225.00 FEET AND A CHORD BEARING AND DISTANCE OF N21-53-24W 302.08 FEET TO A 5/8" REBAR IRON PIN SET, THENCE N19-48-00W 1404.69 FEET TO A 5/8" REBAR IRON PIN SET, THENCE N27-13-48E 348.31 FEET TO A 5/8" REBAR IRON PIN SET, THENCE S73-33-10E 111.00 FEET TO A 5/8" REBAR IRON PIN SET, THENCE N16-32-01E 99.56 FEET TO A 5/8" REBAR IRON PIN SET, THENCE N73-27-59W 98.10 FEET TO A 5/8" REBAR IRON PIN SET, THENCE N08-17-50E 407.78 FEET TO A 5/8" REBAR IRON PIN SET, THENCE N06-11-29W 624.52 FEET TO A 5/8" REBAR IRON PIN SET, THENCE S83-48-31W 95.51 FEET TO A 5/8" REBAR IRON PIN SET, THENCE N87-30-54W 311.57 FEET TO A 5/8" REBAR IRON PIN SET, THENCE S88-14-18W 142.43 FEET TO A 5/8" REBAR IRON PIN SET, THENCE N03-19-13E 571.33 FEET TO A 5/8" REBAR IRON PIN SET, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 10387.74 FEET AND A CHORD BEARING AND DISTANCE OF N03-30-33W 293.11 FEET TO A 5/8" REBAR IRON PIN SET, THENCE N07-45-03W 695.80 FEET TO A 5/8" REBAR IRON PIN SET AT THE JOINT CORNER OF C. T. HARRIS, INC. PROPERTY NOW OR FORMERLY, THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE LINE OF C. T. HARRIS, INC. PROPERTY N56-04-55E 156.60 FEET TO AN OLD 1/2" REBAR IRON PIN BENT, THENCE TURNING AND RUNNING N21-24-02W 351.33 FEET TO A 5/8" REBAR IRON PIN SET LOCATED ON THE EASTERN RIGHT OF WAY OF I-520 (PALMETTO PARKWAY), THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 10320.36 FEET AND A CHORD BEARING AND DISTANCE OF N03-58-20E 169.79 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF AIKEN, STATE OF SOUTH CAROLINA AND DESCRIBED AS A UTILITY SITE, CONSISTING OF 5,576 SQ.FT. OR 0.13 ACRES, AS SHOWN ON A SURVEY PREPARED FOR THE CITY OF NORTH AUGUSTA BY B.P. BARBER & ASSOCIATES, INC., DATED NOVEMBER 30, 2001, REVISED MARCH 28, 2006, AS RECORDED IN THE OFFICE OF THE ROD FOR AIKEN COUNTY, SC IN PLAT BOOK 54 AT PAGE 435.

SURVEYOR'S WRITTEN LEGAL DESCRIPTION—CONT.
TRACT 2

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF AIKEN, STATE OF SOUTH CAROLINA, CONTAINING 20.668 ACRES ACCORDING TO AN "ALTA/ACSM LAND TITLE SURVEY FOR SPRINGS NORTH AUGUSTA, LLC.", DATED JUNE6, 2005, LAST REVISED 10/22/09 BY SITE DESIGN, INC. WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 5/8" REBAR IRON PIN SET LOCATED ON THE WESTERN RIGHT OF WAY INTERSTATE I-520 (PALMETTO PARKWAY) AT THE JOINT CORNER OF JOHN L. & LARRY MURRAY, SAID IRON PIN BEING 711.1 FEET +/- SOUTH OF THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF ASCAUGA LAKE ROAD; THENCE RUNNING ALONG SAID WESTERN RIGHT OF WAY AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 10637.41 FEET, AN ARC LENGTH OF 1274.52 FEET AND A CHORD BEARING AND DISTANCE OF S 03-41-38 E 1273.76 FEET TO A 5/8" REBAR IRON PIN SET; THENCE TURNING AND RUNNING ALONG A NORTHERN RIGHT OF WAY FOR SAID INTERSTATE I-520 THE FOLLOWING COURSES AND DISTANCES: S 33-48-32 W 156.16 FEET TO A 5/8" REBAR IRON PIN SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 658.83 FEET, AN ARC LENGTH OF 127.61 FEET AND A CHORD BEARING AND DISTANCE OF S 89-21-28 W 127.41 FEET TO A 5/8" REBAR IRON PIN SET; THENCE S 86-29-10 W 94.73 FEET TO A 5/8" REBAR IRON PIN SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 708.83 FEET, AN ARC LENGTH OF 295.27 FEET AND A CHORD BEARING AND DISTANCE OF N 66-24-34 W 293.14 FEET TO A 5/8" REBAR IRON PIN SET; THENCE S 535-31-28 W 20.00 FEET TO A 5/8" REBAR IRON PIN SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 728.83 FEET, AN ARC LENGTH OF 73.51 FEET AND A CHORD BEARING AND DISTANCE OF N 51-35-10 W 73.48 FEET TO A 5/8" REBAR IRON PIN SET; THENCE N 48-41-48 W 310.79 FEET TO A 5/8" REBAR IRON PIN SET; THENCE S 41-18-12 W 50.00 FEET TO A 5/8" REBAR IRON PIN SET; THENCE N 48-41-48 W 249.64 FEET TO A 5/8" REBAR IRON PIN SET; THENCE TURNING AND RUNNING N 14-22-53 W 39.26 FEET TO A 5/8" REBAR IRON PIN SET ON THE EASTERN RIGHT OF WAY OF A FUTURE ROAD; THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY N 08-19-07 E 52.23 FEET TO A 5/8" REABR IRON PIN SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF N 28-02-06 E 57.38 FEET TO A 5/8" REBAR IRON PIN SET AT THE JOINT CORNER OF ADAMS BROS. PROPERTY, LLC, NOW OR FORMERLY; THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE LINE OF SAID ADAMS BROS. PROPERTY, LLC PROPERTY AND ALSO ALONG THE LINE OF JOHN L. MURRAY, JR. PROPERTY, NOW OR FORMERLY N 56-14-07 E 575.54 FEET TO AN OLD CONC. MONUMENT AT THE JOINT CORNER OF JOHN L. & LARRY MURRAY PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING ALONG THE LINE OF SAID MURRAY PROPERTY N 55-49-56 E 615.83 FEET TO AN OLD 1" OPEN TOP IRON PIN; THENCE TURNING AND RUNNING N 55-48-56 E 77.99 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S WRITTEN LEGAL DESCRIPTION—CONT.
TRACT 3

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING, SITUATE, AND BEING IN THE COUNTY OF AIKEN, STATE OF SOUTH CAROLINA, CONTAINING 92.977 ACRES ACCORDING TO AN "ALTA/ACSM LAND TITLE SURVEY FOR SPRINGS NORTH AUGUSTA, LLC." DATED JUNE 6, 2005, LAST REVISED 10/22/09 BY SITE DESIGN, INC. WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN OLD 2" OPEN TOP IRON PIN ON THE EASTERN RIGHT OF WAY OF U.S. HWY 25 AT THE JOINT CORNER OF RAYMOND D. TIMMERMAN, NOW OR FORMERLY, SAID OLD IRON PIN ALSO BEING S 04-09-10 W 139.98 FEET FROM THE CL-CL INTERSECTION OF US HWY. 25 AND PINECREST ROAD; THENCE ALONG SAID EASTERN RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2242.40 FEET AND A CHORD OF N 27-18-37 E 729.67 FEET TO AN OLD 1/2" OPEN TOP IRON PIN AT THE JOINT CORNER OF HAROLD R. & BETTY J. HAMMETT, NOW OR FORMERLY, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE JOINT PROPERTY LINE OF SAID HAMMETT PROPERTY, S67-22-37E, 171.64 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN, THENCE N16-04-42E, 154.34 FEET TO AN OLD RAILROAD SPIKE IN THE CENTER OF AN OLD ROAD BED IN THE PROPERTY LINE OF REBECCA BENNETT, NOW OR FORMERLY; THENCE ALONG SAID BENNETT PROPERTY AND OTHER PROPERTY OF JOE O. EDWINS, NOW OR FORMERLY, N87-24-20E, 769.54 FEET TO AN OLD 5/8" REBAR IRON PIN AT THE JOINT CORNER OF JOE O. EDWINS, ETAL, NOW OR FORMERLY; THENCE ALONG SAID EDWINS PROPERTY N87-47-14E 604.21 FEET TO AN OLD 5/8" REBAR IRON PIN, THENCE N14-23-00W 424.51 FEET TO A 5/8" REBAR IRON PIN SET ON THE SOUTHERN RIGHT OF WAY OF INTERSTATE I-520 (PALMETTO PARKWAY), THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: S 39-47-08 E 386.70 FEET TO A 5/8" REBAR IRON PIN SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1013.83 FEET, AN ARC LENGTH OF 401.07 FEET AND A CHORD BEARING AND DISTANCE OF S 64-21-50 E 398.46 FEET TO A 5/8" REBAR IRON PIN SET; THENCE S 43-53-58 E 83.67 FEET TO A 5/8" REBAR IRON PIN SET ALONG THE WESTERN RIGHT OF WAY OF INTERSTATE I-520 (PALMETTO PARKWAY); THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: S 11-17-10 E 559.05 FEET TO A 5/8" REBAR IRON PIN SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 903.94 FEET, AN ARC LENGTH OF 147.91 FEET AND A CHORD BEARING AND DISTANCE OF S 35-15-20 E 147.74 FEET TO A 5/8" REBAR IRON PIN SET; THENCE S 30-12-00 E 605.96 FEET TO A 5/8" REBAR IRON PIN SET; THENCE ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 1142.39 FEET, AN ARC LENGTH OF 438.65 FEET AND A CHORD BEARING AND DISTANCE OF S 28-48-59 E 435.96 FEET TO A 5/8" REBAR IRON PIN SET; THENCE S 27-45-14 E 542.17 FEET TO A 5/8" REBAR IRON PIN SET AT THE JOINT CORNER OF THE KELLOGG CORP. PROPERTY, NOW OR FORMERLY; THENCE LEAV

EASEMENTS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: ETC 2009-3369
DATED: OCTOBER 16, 2009

(12) 12. EASEMENT AND COVENANT FROM CANAL LAND LIMITED PARTNERSHIP TO CANAL LAND LIMITED PARTNERSHIP, CANAL DEVELOPMENT CORPORATION, ET AL. RECORDED IN DEED BOOK 1480 AT PAGE 230, AIKEN COUNTY RECORDS. MAY OR MAY NOT AFFECT – GRANTS 100' RIGHT OF WAY, EXACT LOCATION UNKNOWN – NOT PLOTTABLE

(13) 13. EASEMENT GRANTED TO THE CITY OF NORTH AUGUSTA, AIKEN COUNTY, BY TRIPLE CROWN LAND DEVELOPMENT, LLC, RECORDED IN DEED BOOK 2142 AT PAGE 101, AIKEN COUNTY RECORDS. AFFECTS – 20' WATER LINE EASEMENT PLOTTED AND SHOWN HEREON – ACTUAL WATER LINE LOCATION VARIES FROM EASEMENT AS SHOWN ON REFERENCED DOCUMENT.

(14) 14. EASEMENT GRANTED TO THE CITY OF NORTH AUGUSTA, AIKEN COUNTY, BY TOP BID LAND AND TIMBER INV. RECORDED IN DEED BOOK 2142 AT PAGE 110, AIKEN COUNTY RECORDS. AFFECTS – 20' WATER LINE EASEMENT PLOTTED AND SHOWN HEREON.

(15) 15. RIGHT OF WAY AND EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY BY CANAL LAND LIMITED PARTNERSHIP, ET AL. RECORDED IN DEED BOOK 1009 AT PAGE 79, AIKEN COUNTY RECORDS. AFFECTS – 20' AT&T EASEMENT PLOTTED AND SHOWN HEREON

(16) 16. RIGHT OF WAY AND EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY BY CANAL LAND LIMITED PARTNERSHIP, ET AL, RECORDED IN DEED BOOK 1009 AT PAGE 72, AIKEN COUNTY RECORDS. AFFECTS – 20' AT&T EASEMENT PLOTTED ANS SHOWN HEREON.

(17) 17. RIGHT OF WAY GRANTED TO THE SOUTH CAROLINA ELECTRIC & GAS COMPANY BY CANAL LAND COMPANY AND THE GIBSON-WALL COMPANY RECORDED IN DEED BOOK 774 AT PAGE 188, AIKEN COUNTY RECORDS. AFFECTS – 100' TRANSMISSION LINE RIGHT OF WAY PLOTTED AND SHOWN HEREON.

(18) 18. EASEMENT AND COVENANT GRANTED TO E. CRAIG WALL, JR., ET AL BY H.G. REYNOLDS AND M.L. WOOSLEY RECORDED IN MISC. BOOK 217 AT PAGE 32, AIKEN COUNTY RECORDS. AFFECTS – 100' ACCESS EASEMENT PLOTTED AND SHOWN HEREON.

(19) 19. RIGHT OF WAY EASEMENT GRANTED TO COLONIAL PIPELINE COMPANY BY THOMAS M. BLANCHARD, ET AL, RECORDED IN MISC. BOOK 104 AT PAGE 21, AIKEN COUNTY RECORDS. AFFECTS – GRANTS A TEMPORARY 50' CONSTRUCTION EASEMENT, REVERTING TO A PERMANENT 30' EASEMENT WHEN CONSTRUCTION IS COMPLETE – 30' EASEMENT PLOTTED AND SHOWN HEREON

(20) 20. RIGHT OF WAY EASEMENT GRANTED TO COLONIAL PIPELINE COMPANY BY THOMAS M. BLANCHARD, ET AL, RECORDED IN MISC. BOOK 103 AT PAGE 172, AIKEN COUNTY RECORDS. AFFECTS – GRANTS A TEMPORARY 50' CONSTRUCTION EASEMENT, REVERTING TO A PERMANENT 30' EASEMENT WHEN CONSTRUCTION IS COMPLETE – 30' EASEMENT PLOTTED AND SHOWN HEREON.

(21) 21. RIGHT OF WAY GRANTED TO SOUTH CAROLINA ELECTRIC & GAS COMPANY BY NINA M. BLANCHARD, ET AL, RECORDED IN MISC. BOOK 100 AT PAGE 103, AIKEN COUNTY RECORDS. AFFECTS – EASEMENT IS GENERAL IN NATURE – UNABLE TO LOCATE SAID POWER LINE BASED ON DEED DESCRIPTION – REFERENCED DRAWING NT ATTACHED TO REF. DOCUMENT – NOT PLOTTABLE.

(22) 22. TERMS AND CONDITIONS OF CONTRACT FOR SERVICES AND ANNEXATION BY AND BETWEEN THE CITY OF NORTH AUGUSTA AND CANAL LAND LIMITED PARTNERSHIP RECORDED IN MISC. BOOK 430 AT PAGE 1, AIKEN COUNTY RECORDS; RIGHTS AND OBLIGATIONS OF CANAL LAND LIMITED PARTNERSHIP ASSIGNED AND ASSUMED BY CANAL LAND LIMITED PARTNERSHIP BY ASSIGNMENT AND ASSUMPTION RECORDED IN MISC. BOOK 502 AT PAGE 36; FURTHER RIGHTS AND OBLIGATION OF CANAL LAND LIMITED PARTNERSHIP ASSIGNED AND ASSUMED BY WOODLANDS, INC. BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN MISC. BOOK 923 AT PAGE 121. AFFECTS – GENERAL IN NATURE – NOT PLOTTABLE.

(23) 23. MATTERS OF SURVEY AS SHOWN ON THAT CERTAIN SURVEY CONSISTING OF TRACT 1 (1,303.224 ACRES, 56,868,426 SQ.FT.), TRACT 2 (20.668 ACRES, 900284 SQ.FT.)AND TRACT 3 (92.977 ACRES, 4,050,086 SQ.FT.) PREPARED FOR UNICORP NATIONAL DEVELOPMENTS, INC. BY SDI SITE DESIGN, INC. DATED JUNE 6, 2005 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR AIKEN COUNTY IN PLAT BOOK ___ AT PAGE ___ (THE "REFERENCE PLAT"), SPECIFICALLY, THE FOLLOWING:
i. 20' WATER LINE EASEMENT AS SHOWN ON SHEET 2 OF THE REFERENCED PLAT (BOOK 2142 AT PAGE 101)
ii. 24' WATER LINE EASEMENT AS SHOWN ON SHEETS 2 AND 6 OF THE REFERENCED PLAT
iii. 20' WATER LINE EASEMENT AS SHOWN ON SHEET 2, 5 AND 6 OF THE REFERENCED PLAT (BOOK 2142, PAGE 110)
iv. 20' UTILITY EASEMENT AS SHOWN ON SHEET 7 OF THE REFERENCED PLAT (BOOK 35 PAGE 7-2)
v. COLONIAL PIPE LINE EASEMENT AS SHOWN ON SHEETS 2 AND 6 OF THE REFERENCED PLAT (BOOK 104 AT PAGE 21 AND BOOK 103 AT PAGE 172)
vi. 50' DEDICATED RIGHT OF WAY AS SHOWN ON SHEET 2 OF THE REFERENCED PLAT
vii. DIRT ROADS AS SHOWN ON SHEETS 2., 3., 5, 6 AND 7 OF THE REFERENCED PLAT
viii. 30' RESERVED AREA AS SHOWN ON SHEET 3 OF THE REFERENCED PLAT AND IN PLAT BOOK 22 AT PAGE 14.
ix. OVERHEAD POWER LINES AND POWER POLES AS SHOWN ON SHEETS 3, 4, 5, 6 AND 7 OF THE REFERENCED PLAT.
x. 30' INGRESS AND EGRESS EASEMENT AS SHOWN ON SHEET 4 OF THE REFERENCED PLAT
xi. 20' COMMUNICATIONS SYSTEM EASEMENT AS SHOWN ON SHEETS 4 AND 7 OF THE REFERENCED PLAT (BOOK 1009 AT PAGES 72 AND 79)
xii. 100' SOUTH CAROLINA ELECTRIC & GAS COMPANY RIGHT OF WAY AS SHOWN ON SHEETS 4, 6 AND 7 OF THE REFERENCED PLAT (BOOK 774 AT PAGE 188
xiii. NEW 70' TRANSMISSION RIGHT OF WAY AS SHOWN ON SHEET 5 OF THE REFERENCED PLAT
xiv. ACCESS EASEMENT AS SHOWN ON SHEET 5 OF THE REFERENCED PLAT (MISC. BOOK 217 AT PAGE 32)
CURRENT IMPROVEMENTS AND KNOWN EASEMENTS PLOTTED AND SHOWN HEREON AS THEY AFFECT SUBJECT PROPERTY.

(24) 24. ADJOINER'S CHAIN LINK FENCE ENCROACHES ONTO SUBJECT PROPERTY 0.8' AT THE GREATEST POINT (AS SHOWN ON SHEETS 2 AND 4 OF THE REFERENCED PLAT). AFFECTS AS PLOTTED AND NOTED (SEE ENCROACHMENT NOTE 'A')

(25) 25. SUBJECT PROPERTY'S WOOD RAIL FENCE PROJECTS ONTO ADJOINING PROPERTY 4.8' AT THE GREATEST POINT (AS SHWON ON SHEETS 4 AND 5 OF THE REFERENCED PLAT) AFFECTS AS PLOTTED AND NOTED (SEE ENCROACHMENT NOTE 'B')

(26) 26. ADJOINER'S 4' CHAIN LINK AND WIRE MESH FENCE ENCROACHES ONTO SUBJECT PROPERTY 83.1' AT THE GREATEST POINT AS WHON ON SHEET 7 OF THE REFERENCED PLAT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'D')

(26) 26. ADJOINER'S 4' CHAIN LINK AND WIRE MESH FENCE ENCROACHES ONTO SUBJECT PROPERTY 83.1' AT THE GREATEST POINT AS WHON ON SHEET 7 OF THE REFERENCED PLAT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'D')

(27) 27. ADJOINER'S 4' CHAIN LINK FENCE ENCROACHES ONTO SUBJECT PROPERTY 61.9' AT THE GREATEST POINT, AS SHOWN ON SHEET 7 OF THE REFERENCED PLAT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'E')

(28) 28. ADJOINER'S CANOPY ENCROACHES ONTO SUBJECT PROPERTY 16.4' AT THE GREATEST POINT, AS SHOWN ON SHEET 7 OF THE REFERENCED PLAT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'F')

(29) 29. ADJOINER'S CONCRETE POOL DECKING ENCROACHES ONTO SUBJECT PROPERTY 16.4' AT THE GREATEST POINT, AS SHOWN ON SHEET 7 OF THE REFERENCED PLAT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'G')

(30) 30. ADJOINER'S METAL SHEDS ENCROACH ONTO SUBJECT PROPERTY 61.2' AT THE GREATEST POINT, AS SHOWN ON SHEET 7 OF THE REFERENCED PLAT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE "H")

(31) 31. ADJOINER'S ASPHALT AND GRAVEL DRIVE ENCROACH ONTO SUBJECT PROPERTY 39.1' AT THE GREATEST POINT. (AS SHOWN ON SHEET 3 OF THE REFERENCED PLAT). AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'I')

(32) 32. ADJOINER'S MOBILE HOME ENCROACHES ONTO SUBJECT PROPERTY 52.0' AT THE GREATEST POINT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'J')

(33) 33. ADJOINER'S DOG LOT ENCROACHES ONTO SUBJECT PROPERTY 105.5' AT THE GREATEST POINT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'K')

(34) 34. ADJOINER'S GARAGE ENCROACHES ONTO SUBJECT PROPERTY 62.1' AT THE GREATEST POINT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'L')

(35) 35. ADJOINER'S STRG. BLDG. ENCROACHES ONTO SUBJECT PROPERTY 76.7' AT THE GREATEST POINT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'M')

(36) 36. ADJOINER'S MOBILE HOME ENCROACHES ONTO SUBJECT PROPERTY 50.6' AT THE GREATEST POINT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'N')

(37) 37. ADJOINER'S 4' WIRE MESH FENCE ENCROACHES ONTO SUBJECT PROPERTY 73.5' AT THE GREATEST POINT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'O')

(38) 38. ADJOINER'S GARAGE ENCROACHES ONTO SUBJECT PROPERTY 33.7' AT THE GREATEST POINT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'P')

(39) 39. ADJOINER'S 4' CHAIN LINK FENCE ENCROACHES ONTO SUBJECT PROPERTY 41.5' AT THE GREATEST POINT. AFFECTS AS PLOTTED AND NOTED HEREON (SEE ENCROACHMENT NOTE 'Q')

(40) 40. POTENTIAL OVERLAP OF PROPERTY LINE ALONG THE SUBJECT PROPERTY AND PROPERTY NOW OR FORMERLY OF RONALD W. ALLEN AND BECKY B. ALLEN, AS SHOWN ON SHEET 3 OF THE REFERENCED PLAT. AFFECTS AS PLOTTED AND NOTED HEREON.

(41) 41. ANY PORTION OF THE PROPERTY LYING WITHIN THE RIGHT OF WAY OF OLD SUDLOW LAKE ROAD (S-2-1760), AS SHOWN ON SHEETS 3 AND 7 OF REFERENCED PLATS. AFFECTS – CURRENT KNOWN RIGHT OF WAY PLOTTED AND NOTED HEREON

(42) 42. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF ELLEN HAWKINS BRANCH CROSSING OR ADJOINING THE PROPERTY , AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION, AS SHOWN ON SHEET 4 OF THE REFERENCED PLAT. AFFECTS – CREEK OBSERVED AT TIME OF FIELD SURVEY PLOTTED AND NOTED HEREON.

(43) 43. JURISDICTION OF THE U.S. CORPS OF ENGINEERS WITH RESPECT TO ANY PORTION OF THE PROPERTY WHICH MAY CONSTITUTE WETLANDS OR MARSHLANDS OR NAVIGABLE WATERS. AFFECTS – KNOWN WETLANDS GRAPHICALLY PLOTTED AS SHOWN HEREON

(44) 44. DEED OF EASEMENT AND FEE SIMPLE PARCEL BETWEEN SPRINGS DEVELOPMENT COMPANY, LLC AND CITY OF NORTH AUGUSTA RECORDED IN BOOK 4240 AT PAGE 2274; AND RE-RECORDED IN BOOK 4243 AT PAGE 1552, AIKEN COUNTY RECORDS. AFFECTS AS PLOTTED AND NOTED HEREON.

(45) 45. ABSOLUTE ASSIGNMENT OF CONDEMNATION PROCEEDS FROM TRIPLE CROWN LAND DEVELOPMENT, LLC AND THE SPRINGS DEVELOPMENT COMPANY, LLC TO MERCANTILE BANK, RECORDED IN BOOK 4031 AT PAGE 2129, AIKEN COUNTY RECORDS. AFFECTS – GENERAL IN NATURE AND NOT PLOTTABLE.

SURVEYORS NOTES

1. ALL PROPERTY CORNERS ARE 5/8" REBAR IRON PINS UNLESS OTHERWISE NOTED

2) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

3) THERE ARE CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

4) THERE IS OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

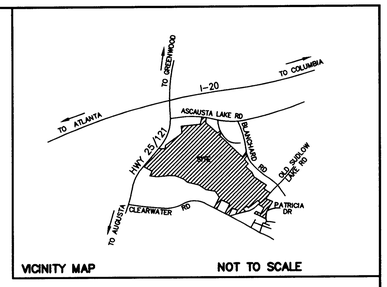
5) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.

6) THE HIGHWAY RIGHT OF WAY FOR THE NEW INTERSTATE I-520 (BOBBY JONES PARKWAY) HAS BEEN ESTABLISHED BASED UPON LIS PENDENS CASE NO. 2005-CP-02-41 FILED 1/07/2005

7) THIS SURVEYOR HAS OBTAINED RIGHT OF WAY PLANS FROM THE SCDOT THAT ARE NOT IN TOTAL AGREEMENT WITH THE LIS PENDENS (AS REFERENCED ABOVE). VARIATIONS FROM THE LIS PENDENS ARE SHOWN ON THE SURVEY FOR REFERENCE ONLY.

AIKEN COUNTY GIS
Tax Map:
022-17-01-001
011-11-02-001
011-10-07-006

APPROVED
MINOR SUBDIVISION PLAT
CITY OF NORTH AUGUSTA,
SOUTH CAROLINA
Pursuant to § 5.8.2 of the North Augusta Development Code, this Minor Subdivision Plat was approved by the North Augusta Department of Economic and Community Development.
BY [signature] DATE 11-16-09



VICINITY MAP NOT TO SCALE

LEGEND

BL	BUILDING LINE	SSE	SS EASEMENT	TEL	TELEPHONE
CL	CENTERLINE	VCP	VITRIFIED CLAY PIPE	WM	WATER METER
CLF	CHAIN LINK FENCE	CB	CATCH BASIN	WV	WATER VALVE
CMP	CORRUGATED METAL PIPE	DI	DROP INLET	CTV	CABLE TV
CT	CRIMP TOP		ELEC TRANS	X	CHAIN LINK FENCE
DE	DRAINAGE EASEMENT	99.0	ELEVATION	FOC	FIBER OPTIC CABLE
EP	EDGE OF PAVEMENT		FIRE HYDRANT	GAS	GAS LINE
IPO	IRON PIN OLD		GAS METER	OHP	OVERHEAD POWER
IPS	IRON PIN SET	GV	GAS VALVE	OHT	OVERHEAD TELEPHONE
N&C	NAIL & CAP	HC	HANDICAP	SD	STORM DRAIN
OT	OPEN TOP	IP	IRON PIN	SS	SANITARY SEWER
RB	REBAR	LP	LIGHT POLE	UGP	UNDERGROUND POWER
RCP	REINFORCED CONC PIPE	MHBS	MANHOLE (BELLSOUTH)	UGT	UNDERGROUND TEL
R/W	RIGHT OF WAY	MHSD	MANHOLE (SD)	W	WATER LINE
SD	STORM DRAIN	MHSS	MANHOLE (SS)		
SS	SANITARY SEWER	PP	POWER POLE		

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

SURVEY PREPARED BY:

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

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:

DATE	REVISION	BY
10/22/09	FIELD UPDATE	DRA
5/4/07	UPDATED NEW TITLE	TEL
8/17/05	ADD ENTITY TO CERTIFICATION	DRA

SPRINGS NORTH AUGUSTA, LLC

NORTH AUGUSTA, AIKEN COUNTY
STATE OF SOUTH CAROLINA

SCALE	1" = 200'	CHKD./AP'V'D	TAS
DATE	6/06/05	APPROVED	TAS
DWN. BY	RSB/TAS/DRA	SHEET 9 OF 9	
CHKD.BY	TAS		

2009029024
PLAT
RECORDING FEES $10.00
PRESENTED & RECORDED
11-18-2009 12:15 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: LYNN STEMBRIDGE DEPUTY
BK: PL 54
PG: 983 - 983

NOT OFFICIAL

S050323-02.DWG