LEGEND:

POB	POINT OF BEGINNING
IPS	IRON PIN SET (5/8" REBAR)
IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
PP	POWER POLE
	LIGHT POLE
EM	ELECTRIC METER
	ELECTRIC MANHOLE
	1 HEAD LIGHT STANDARD
	2 HEAD LIGHT STANDARD
	3 HEAD LIGHT STANDARD
	4 HEAD LIGHT STANDARD
WV	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
SDMH	STORM DRAIN MANHOLE
CBDI	CATCH BASIN DROP INLET
SSMH	SANITARY SEWER MANHOLE
GMH	GREASE MANHOLE
CO	CLEANOUT
GM	GAS METER
	TELEPHONE MANHOLE
T-PED	TELEPHONE PEDESTAL
	GUARD POST
	SIGN
— OE —	OVERHEAD ELECTRIC LINE
— SS —	SANITARY SEWER LINE
— OT —	OVERHEAD TELEPHONE LINE
— UT —	UNDERGROUND TELEPHONE LINE
	WHITE LINE
	DASHED WHITE LINE
	YELLOW LINE
	DOUBLE YELLOW LINE
	STORM DRAIN PIPE
— X —	FENCE

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREAS OF MINIMAL FLOODING)
THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 45091C0181E
EFFECTIVE DATE: 9-26-2008

ZONING INFORMATION:

ZONED: UD (URBAN DEVELOPMENT

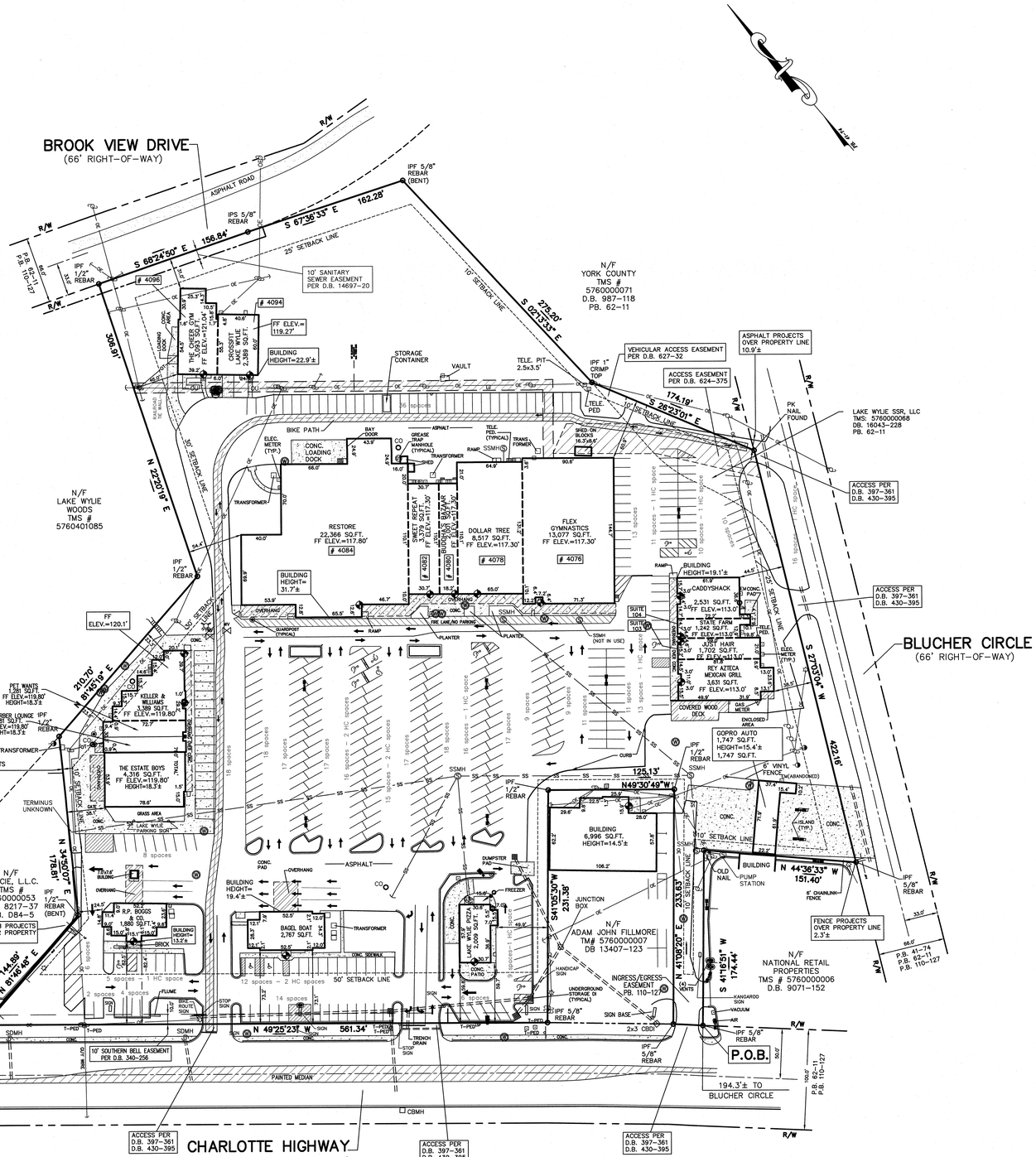
SETBACK LINE:
FRONT: 50'
SIDE: 10' ADJOINING NON-RESIDENTIAL
30' ADJOINING RESIDENTIAL
25' ADJOINING ROAD R/W
REAR: 10' ADJOINING TO NON-RESIDENTIAL
30' ADJOINING RESIDENTIAL
25' ADJOINING TO ROAD R/W:

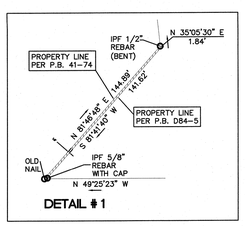
PARKING INFORMATION

368 REGULAR SPACES
12 HANDICAP SPACES

380 SPACES TOTAL

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	751.31'	29.51'	14.76'	29.51'	N 46°27'49" W	2°15'03"





DETAIL # 1

PARCEL DESCRIPTION:

Commitment No.: NCS-1194284-PRSTO

The land referred to herein below is situated in the County of York, State of South Carolina, and is described as follows:

ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATE IN BETHEL TOWNSHIP, YORK COUNTY, SOUTH CAROLINA, FRONTING ON SOUTH CAROLINA HIGHWAY # 49, AND CONTAINING 26.8 ACRES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF S.C. HWY. NO. 49, SAID POINT BEING NORTH 47-39-12 WEST 510.13 FEET FROM THE CENTER LINE OF SAID HIGHWAY AND THE CENTER LINE OF HERITAGE DRIVE, AND RUNS THENCE NORTH 42-20-48 EAST 33.0 FEET; THENCE NORTH 36-01-42 EAST 760.69 FEET; THENCE SOUTH 27-00-00 EAST 240.16 FEET TO AN IRON; THENCE WITH CONTOUR AT ELEVATION 569.4 FEET ABOVE MEAN SEA LEVEL DATUM, 1010 FEET TO AN IRON. SAID IRON BEING NORTH 85-09-18 EAST 342.28 FEET FROM THE IRON REFERRED TO IN THE PREVIOUS CALL; THENCE SOUTH 2-53-27 EAST 326.91 FEET; THENCE SOUTH 65-40-02 EAST 529.91 FEET; THENCE SOUTH 0-35-16 EAST 362.83 FEET; THENCE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 98.34 FEET, AN ARC DISTANCE OF 50.0 FEET; THENCE WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 101.28 FEET, AN ARC DISTANCE OF 108.84 FEET; THENCE SOUTH 28-23-20 WEST 563.33 FEET TO A POINT IN THE CENTER LINE OF S.C. HWY. NO. 49; THENCE WITH THE CENTER LINE OF SAID HIGHWAY AND THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 2546.48 FEET, AN ARC DISTANCE OF 326.25 FEET; THENCE CONTINUING WITH THE CENTER LINE OF SAID HIGHWAY NORTH 47-39-12 WEST 1283.46 FEET TO THE BEGINNING, CONTAINING 26.8 ACRES, AS SHOWN ON PRINT DATED SEPTEMBER 24, 1971, MARKED CATAWBA FILE NO. 432, AND RECORDED IN PLAT BOOK 41, PAGE 74, OFFICE OF THE CLERK OF COURT OR YORK COUNTY, SOUTH CAROLINA.

EXCEPTED AND EXCLUDED FROM THE ABOVE-DESCRIBED TRACT ARE THE FOLLOWING PARCELS:

1) TRACT OF 10.56 ACRES, CONVEYED TO HAROLD WALLACE BY DEED DATED MAY 18, 1976, RECORDED MAY 19, 1976, IN DEED BOOK 530, PAGE 881, OFFICE OF THE CLERK OF COURT FOR YORK COUNTY, SOUTH CAROLINA.

2) TRACT OF .81 ACRE, CONVEYED TO MULLINS AND VAUGHN, A PARTNERSHIP BY DEED DATED AUGUST 20, 1976, RECORDED AUGUST 23, 1976 IN DEED BOOK 535, PAGE 461.

3) TRACT OF 0.91 ACRE, CONVEYED TO E.R. MCCOY, III, BY DEED DATED OCTOBER 11, 1977, RECORDED OCTOBER 12, 1977, IN DEED BOOK 557, PAGE 396.

4) TRACT OF ONE ACRE, CONVEYED TO JOHN S. WILKERSON BY DEED DATED APRIL 10, 1978, RECORDED APRIL 11, 1978, IN DEED BOOK 569, PAGE 64.

5) ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN BETHEL TOWNSHIP, YORK COUNTY, SOUTH CAROLINA, CONTAINING 1.86 ACRES AND TOUCHING ON SOUTH CAROLINA HIGHWAY NO. 49, THE BOUNDARIES OF WHICH ARE DESCRIBED ON A PLAT PREPARED BY FRANK B. HICKS ASSOCIATES, INC., S.C.R.L.S. NO. 2418, AND DATED DECEMBER 5, 1975, RECORDED IN PLAT BOOK 49, PAGE 118, OFFICE OF THE CLERK OF COURT FOR YORK COUNTY, SOUTH CAROLINA AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF SOUTH CAROLINA HIGHWAY NO. 49, LOCATED NORTH 47-39-12 WEST 466.33 FEET FROM NAIL IN CAP IN THE CENTERLINE OF SUCH HIGHWAY AT THE INTERSECTION OF SUCH CENTER LINE AND THE EXTENDED NORTHERN BOUNDARY OF HERITAGE DRIVE OF RIVER HILLS PLANTATION, AND RUNNING THENCE NORTH 36-01-42 EAST 760.69 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 27-00-00 EAST 240.16 FEET TO AN IRON PIPE ON THE SHORELINE OF LAKE WYLIE; THENCE WITH THE SHORELINE OF LAKE WYLIE SOUTH 66-11-17 WEST 92.24 FEET; THENCE SOUTH 42-59-11 WEST 69.87 FEET; THENCE SOUTH 56-29-02 WEST 77.19 FEET; THENCE SOUTH 68-04-14 WEST 77.39 FEET; THENCE SOUTH 54-51-06 WEST 75.16 FEET; THENCE SOUTH 12-03-22 WEST 72.75 FEET; THENCE LEAVING THE SHORELINE OF LAKE WYLIE AND RUNNING ALONG A COURSE OF SOUTH 57-05-53 WEST 278.54 FEET TO THE POINT OF BEGINNING.

TITLE EXCEPTIONS:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT # NCS-1194284-PRSTO
EFFECTIVE: SEPTEMBER 26, 2023

13. Declaration of Commercial Covenants, Restrictions and Conditions by River Hills Plantation Company, Inc. as recorded in Book 518, Page(s) 279; * AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.

14. Right(s) of way in favor of Southern Bell Telephone and Telegraph Company as recorded in Book 244, Page(s) 517; ; * 10' EASEMENTS, DOCUMENT TO VAGUE TO VERIFY LOCATION AND AFFECTS.

15. Right(s) of way in favor of Southern Bell Telephone and Telegraph Company as recorded in Book 281, Page 436; * 10'EASEMENTS, DOCUMENT TO VAGUE TO VERIFY LOCATION AND AFFECTS.

16. Easement for installation, operation, and maintenance of telephone lines and accessory equipment granted by Duke Power Company to Southern Bell Telephone and Telegraph Company by unrecorded instruments dated May 21, 1968 and April 14, 1966, and as described in Item (d) of Deed recorded in Book 832, Page 241; * AFFECTS PROPERTY, UNABLE TO PLOT WITH DOCUMENTS PROVIDED.

17. Right of way of South Carolina Highway Department of South Carolina Highway # 49, extending for a width of fifty (50) feet from each side of the centerline of sold highway, granted by Crescent Land and Timber Corp. by unrecorded instrument dated March 24, 1971, and as described in Item (e) of Deed recorded in Book 832, Page 241; * CURRENT RIGHT OF WAY SHOWN HEREON.

18. Easement to flood, pond, and divert the waters of Lake Wylie up to 580.0 feet above mean sea level, U.S.G.S. datum, reserved by Duke Power Company in Deed to Crescent Land and Timber Corporation dated May 1, 1969 as recorded in Book 397, Page(s) 361; * UNABLE TO DETERMINE AFFECTS ON SUBJECT PROPERTY.

19. Easement for ingress and egress to and from Lake Wylie over all existing roads or suitable substitute roads, reserved by Duke Power Company in Deed to Crescent Land and Timber Corporation dated May 1, 1969 as recorded in Book 397, Page(s) 361; * AFFECTS, ACCESS POINTS SHOWN HEREON.

20. Right of way reserved by Crescent Land and Timber Corp. for benefit of its invitees, employees, successors, and assigns, over all existing roads and reasonable substitute roads, leading from its lands to South Carolina Highway # 49 and other public roads, as set forth in a certain recorded Agreement of Sale, Lease and Option, dated October 1, 1971, executed between Crescent Land and Timber Corp., as Seller, and River Hills Plantation Company, as Purchaser. The aforegoing easement also is reserved by Crescent Land and Timber Corp. in Deed to River Hills Plantation Company, Inc. dated December 28, 1971 as recorded in Book 430, Page(s) 395; * AFFECTS, ACCESS POINTS SHOWN HEREON.

21. Easements, Setback Lines and any other facts shown on that Plat in Book 41, Page(s) 74; * RIGHT OF WAY AND SETBACKS SHOWN HEREON.

22. Easements, Setback Lines and any other facts shown on that Plat in Book 62, Page 11; * RIGHT OF WAY AND SETBACKS SHOWN HEREON.

23. Easements, Setback Lines and any other facts shown on that Plat in Book 110, Page 127, * RIGHT OF WAY AND SETBACKS SHOWN HEREON.

24. Right of Way Easement(s) in favor of Southern Bell Telephone and Telegraph Company as recorded in Book 340, Page 256; * AFFECTS AS SHOWN HEREON.

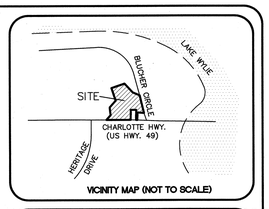
25. Easement and Restrictive Covenant contained in Deed as recorded in Book 627, Page(s) 32; * AFFECTS AS SHOWN HEREON.

26. Water, Sewer and Access Easements by Lake Wylie Properties and Lake Wylie Plaza Associates as recorded in Book 624, Page(s) 375; ACCESS AFFECTS AS SHOWN HEREON, SEWER AND WATER EASEMENTS NOT SHOWN DUE TO ILLEGIBLE DOCUMENTS.

27. General Easement(s) in favor of Rock Hill Telephone Company as recorded in Book 11158, Page 205; AFFECTS AS SHOWN HEREON.

29. Easement(s) in favor of Duke Energy Carolinas, LLC as recorded in Book 15231, Page(s) 260; * AFFECTS AS SHOWN

30. Easement Agreement for Sanitary Sewer by and between Lake Wylie (Lake Wylie) SSR, LLC and Dwayne and Tammy Black as recorded in Book 14697, Page(s) 20; * AFFECTS AS SHOWN



VICINITY MAP (NOT TO SCALE)

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 THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

2.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.

3.) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

4.)THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

5.) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

6.) THE FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT ARE FOR FLOOR STEP UP OR DOWN ONLY, THEY ARE NOT RELEVANT TO ANY KNOWN ELEVATION.

7.) THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-940675 DATED JANUARY 3, 2019 AS ALSO SHOWN HEREON AS "TITLE DESCRIPTION".

SITE ADDRESS:
4052 CHARLOTTE HIGHWAY
LAKE WYLIE, SC

POSSIBLE PROJECTIONS:

CURB ON WESTERN SIDE OF PROPERTY
BUILDING, TANK AND FENCE ON EASTERN SIDE OF PROPERTY

LAND AREA:

450,735 SQ.FT.
10.346 ACRES

BASIS OF BEARINGS:

BASIS OF BEARINGS BASED ON PLAT BOOK 41-74

FREELAND
SURVEYORS • ENGINEERS
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: CF	PARTY CHIEF: JRF, JR. CHECKED: JCC
REF. PLAT BOOK:	41-74
REF. DEED BOOK:	13840-43
TAX MAP :	5760000002, 5760000068
DATE OF SURVEY:	10-16-2023
DATE DRAWN:	10-17-2023
DRAWING NO:	80058
DATE OF LAST REVISION:	

0' 50' 100' 150'
SCALE: 1" = 50'

SOUTH CAROLINA FREELAND & ASSOCIATES INC. No. C00430 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21633

12-17-23

PLS: JONATHAN C. CLARK
NO: 21633

CERTIFICATE:

To: SC-LAKE WYLIE-SSR, LLC., f/k/a LAKE WYLIE (LAKE WYLIE) SSR, LLC. RIVERCREST REALTY, LLC, STANDARDINSURANCE COMPANY, an Oregon corporation, its successors and/or assigns, FIRST AMERICAN TITLE INSURANCE COMPANY, STANCORP MORTGAGE INVESTORS, LLC and each successor and\or assign that is defined as an insured in the conditions

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-16-2023.

DATE OF PLAT OR MAP: 10-17-2023

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT #NCS-1194284-PRSTO).

JONATHAN C. CLARK
NO: 21633

EXEMPTION FROM REVIEW PROCESS:

This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.

Jonathan C. Clark
PLS# 21633

STATE OF SOUTH CAROLINA
YORK COUNTY

ALTA/NSPS LAND TITLE SURVEY FOR SC-LAKE WYLIE-SSR, LLC

S:\Civil 3D Projects\Rivercrest-Shops\Lake Wylie SC\80058.dwg