

CURVE TABLE MEASURED			
CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	685.00	S111°47'4" E	102.81(M)
C2	745.00	S89°42'21" E	688.64(M)
C3	154.00	S107°53'5" E	147.79(M)
C4	478.74	S88°24'22" E	154.47(M)
C5	246.50	S172°0'0" W	118.29(M)
C6	872.48	S05°52'5" E	60.37(M)
C7	2331.84	N02°20'28" E	278.77(M)

CURVE TABLE RECORD			
CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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LINE TABLE MEASURED			
LINE	BEARING	DISTANCE	
L1	S74°54'29" W	50.33(M)	
L2	S17°03'02" E	44.86(M)	
L3	N78°42'52" E	99.71(M)	
L4	S87°19'00" E	165.60(M)	
L5	S84°33'43" E	99.70(M)	
L6	N87°19'04" E	161.54(M)	
L7	N78°21'31" E	202.84(M)	
L8	S33°09'47" E	50.39(M)	
L9	S17°27'00" W	41.50(M)	
L10	S30°19'58" W	137.70(M)	
L11	S60°25'00" W	17.24(M)	
L12	S14°11'53" E	5.61(M)	
L13	S33°11'00" W	152.64(M)	
L14	S35°40'00" W	86.00(M)	
L15	N67°49'53" W	96.19(M)	
L16	N75°11'30" W	55.70(M)	
L17	N82°24'00" W	60.47(M)	
L18	N67°48'10" W	55.70(M)	
L19	N65°09'20" W	38.63(M)	
L20	S17°01'24" W	10.11(M)	

REVISIONS		
BY	DATE	PURPOSE
JM	06.03.2019	CORRECT POB TRACT 2
JM	06.10.2019	FINAL ZONING REPORT

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. FLOOD INSURANCE RATE MAP NUMBER "45003C0361E", EFFECTIVE DATE JUNE 19, 2012. FLOOD ZONE(S) "X".

UTILITY NOTES

UN1. THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.

UN2. FROM OBSERVED ABOVE GROUND APPEARANCES ONLY AS SHOWN HEREON POWER, WATER, PHONE & GAS SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OF FABIAN DRIVE, PINE LOG RD AND SILVER BLUFF RD.

UN3. STATE LAW CALL BEFORE YOU DIG. LOCATE REQUEST: CALL 811 OR WEB: SC11.ORG

ZONING

THE FOLLOWING ZONING INFORMATION WAS PROVIDED BY PRZ PROJECT # 12907-1 DATED MAY 13, 2019, REVISED JUNE 7, 2019 PURSUANT TO ITEM 6B OF TABLE A.

PROPERTY IS ZONED: GB "GENERAL BUSINESS"

FRONT SETBACK: 50 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 25 FEET
HEIGHT RESTRICTIONS: 50 FEET
FLOOR SPACE AREA: NA
PARKING REQUIREMENTS: 4 SPACES PER 1000 SQ.FT.
55.21 SQ.FT./1000 - 25.31/144
SPACES-1009 SPACES REQUIRED
1139 PROVIDED

GENERAL NOTES

- GN1. THIS MAP REPRESENTS A SURVEY OF AN EXISTING PARCEL OF LAND.
- GN2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- GN3. AT THE TIME OF THE SURVEY NO IDENTIFIABLE VISUAL EVIDENCE WAS OBSERVED OF CEMETRIES, GRAVESITES OR BURIAL GROUNDS, NOR WERE ANY RECORDED DOCUMENTS PROVIDED IN TITLE COMMITMENT.
- GN4. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK AND/OR CONSTRUCTION.
- GN5. IN RELATIONSHIP OF THE BOUNDARIES OF THE SURVEYED PROPERTY WITH ITS ADJOINERS, NO GAPS, GORES OR OVERLAPS WERE FOUND.
- GN6. AT THE TIME OF THIS SURVEY, THE UNDERSIGNED SURVEYOR WAS NOT AWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES COMPLETED OR PROPOSED.
- GN7. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- GN8. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA. NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- GN9. BASIS OF BEARING ARE REFERENCED TO PB 18-115.
- GN10. THIS SURVEY IS INTENDED ONLY FOR THE NAMED PARTY OR PARTIES AS SHOWN HEREON. NO WARRANTIES ARE HEREBY IMPLIED OR GRANTED TO ANY OTHER PARTY FOR ANY PURPOSE.
- GN11. RECORD LEGAL OF SUBJECT PROPERTY DOES FORM A MATHEMATICAL CLOSURE.
- GN12. ADDRESS OF SITE WAS FIELD OBSERVED.
- GN13. SITE CONTAINS 108 REGULAR PARKING SPACES AND 31 HANDICAPPED SPACES FOR A TOTAL OF 139 PARKING SPACES.
- GN14. SITE HAS DIRECT ACCESS TO PUBLIC RIGHT-OF-WAY OF SILVER BLUFF RD, PINE LOG RD AND FABIAN DRIVE.
- GN15. FOR TABLE A ITEM 11, THE UTILITIES SHOWN SERVING THE SURVEYED PROPERTY ARE BY OBSERVED EVIDENCE.
- GN16. FOR TABLE A ITEM 18, NO WETLAND MARKING WERE FOUND AT TIME OF SURVEY NOR WERE ANY WETLAND INFORMATION PROVIDED BY APPROPRIATE AUTHORITIES.
- GN179. FOR TABLE A ITEM 19, NO OFFSITE APPURTENANT EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY WERE OBSERVED NOR PROVIDED IN TITLE COMMITMENT.

SIGNIFICANT OBSERVATIONS

- THE ITEMS LISTED BELOW ARE POTENTIAL PROPERTY LINE ENCROACHMENTS BASED ON VISUAL OBSERVATION THAT SHOULD BE LEGALLY REVIEWED.
- Ⓢ CURB OVER SOUTHERLY RIGHT-OF-WAY MARGIN FABIAN DRIVE 3.6'
 - Ⓢ CURB OVER SOUTHERLY RIGHT-OF-WAY MARGIN FABIAN DRIVE 5.1'
 - Ⓢ CURB OVER SOUTHERLY RIGHT-OF-WAY MARGIN FABIAN DRIVE 11.6'
- THE FOLLOWING ARE NOT ENCROACHMENTS BUT ACCESS POINTS BY IMPROVEMENTS THAT PER TITLE COMMITMENT DO NOT HAVE RECORDED EASEMENTS.
- Ⓜ LOCATED ON SOUTHERLY LINE
 - Ⓜ LOCATED ON EASTERLY LINE

ALTA/NSPS LAND TITLE SURVEY

FOR
HAUPPAUGE PROPERTIES, LLC
PROPERTY IS LOCATED
SILVER BLUFF AND HITCHCOCK PARKWAY
CITY OF AIKEN
AIKEN COUNTY, SOUTH CAROLINA
TAX PARCEL: 106-16-02-033
TOTAL AREA: 1,049,599 SQ.FT. OR 24.095 ACRES

TO: HITCHCOCK PLAZA, LLC; JP MORGAN CHASE BANK, N.A. ISAOA; ISLAND ABSTRACT INC.; HAUPPAUGE PROPERTIES, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

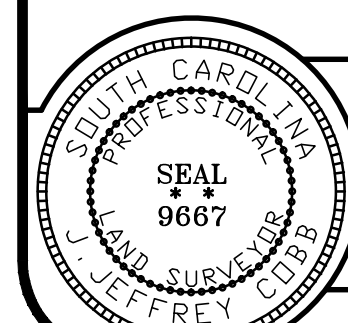
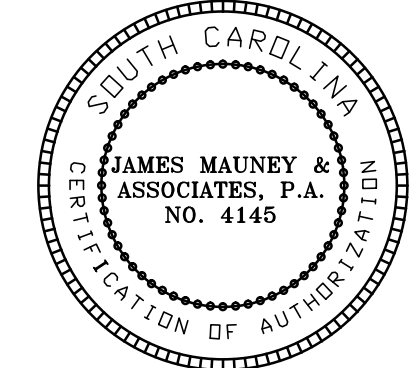
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 11, 13, 15, 16, 17, 18, and 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 29, 2019.

DATE OF PLAT OR MAP MAY 30, 2019.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS 30TH DAY OF MAY, 2019.
FIELD WORK COMPLETED: MAY 29, 2019.

SIGNED: *J. Jeffrey Coyle*
J. JEFFREY COYLE PLS. NO. 9667



JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
6405 WILKINSON BLVD., SUITE 11 - BELMONT, NC 28012
TEL: 704-829-9623 - FAX: 704-829-9625
LICENSE NO. C-2373
WEB: WWW.JAMESMAUNEY.COM

PAGE	CREW	DRAWN	SCALE	DATE	JOB	FILE
1 OF 2	SJ	JM	1"=80'	05-30-2019	7966	F2014