

DATA
 ZONED: CP-2; COMMUNITY BUSINESS DISTRICT
 SETBACK REQUIREMENTS:
 FRONT: 35'
 SIDE: 0'
 REAR: 25'
 MAX. BLDG. HEIGHT: 40'

TOTAL SITE AREA
 414,715 SQ.FT.
 9,521 ACRES

PLANNING & CODES ADMINISTRATION
 1250 TIGER BOULEVARD, SUITE 4
 CLEMSON, S.C. 29631
 (864) 653-2050
 www.cityofclemson.org/planning-and-codes

ACCESS NOTE
 ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY OF ANDERSON HIGHWAY (SC HWY 28 & US HWY 76)

ENCROACHMENTS/PROJECTIONS
 ADJOINER'S BUILDING ENCROACHES 5.1 FEET AT THE GREATEST POINT

REFERENCE PLAT
 1. PLAT ENTITLED "PROPERTY OF R N NEWTON", PREPARED BY D.F. CHALKER, DATED MAY 8, 1964.
 2. PLAT ENTITLED "PLAT OF A LOT OF LAND SURVEYED AT THE REQUEST OF R.N. NEWTON", PREPARED BY FARMER & SIMPSON ENGINEERS, DATED MAY 1, 1972.

TAX ASSESSOR PARCEL NO.
 SEE SHEET 2

BASIS OF BEARINGS
 SOUTH CAROLINA STATE PLANE COORDINATES WERE USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, PICKENS COUNTY, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF APRIL 16, 2006, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 45077C0387D. (CITY OF CLEMSON COMMUNITY NO. 450238)
 ZONE "X" DEFINED AS AREAS OUTSIDE OF 500 YEAR FLOOD PLAIN

SURVEYOR'S NOTES

- THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE SUBJECT PROPERTY IS CONTIGUOUS TO THE EASTERN RIGHT OF WAY OF ANDERSON HIGHWAY (SC HWY 28 & US HWY 76).
- NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- NO CREEKS OR STREAMS OBSERVED AT TIME OF FIELD SURVEY.
- ALL CORNERS ARE IRON PIN SET 1/2" REBAR, UNLESS NOTED OTHERWISE.

EASEMENTS
 NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
 FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO.: PPC LAND VENTURES, INC.-CLEMSON/GARRETT
 DATED: OCTOBER 6, 2014

8 RIGHT OF WAY FOR BUTLER STREET, U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28. AFFECTS - CURRENT RIGHT OF WAY OF U.S. HWY 76 PLOTTED AND SHOWN HEREON - LOCATION OF BUTLER STREET SHOWN HEREON

9 RIGHTS OF OTHERS IN ANY PARTY WALL LOCATED ON THE LAND, INCLUDING, BUT NOT LIMITED TO, THOSE RIGHTS UNDER THAT CERTAIN PARTY WALL AGREEMENT DATED OCTOBER 31, 1963, AND RECORDED IN THE PICKENS COUNTY REGISTER OF DEEDS OFFICE IN DEED BOOK 10-M PAGE 119. DOCUMENT NOT PROVIDED.

10 RIGHTS OF OTHERS UNDER THAT CERTAIN PARKING LOT AGREEMENT DATED FEBRUARY 28, 1968, RECORDED IN THE PICKENS COUNTY REGISTER OF DEEDS OFFICE IN DEED BOOK 11-M AT PAGE 77. AFFECTS - GENERAL IN NATURE - NOTHING PLOTTED OR SHOWN HEREON

TITLE COMMITMENT LEGAL DESCRIPTION
 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH ALL IMPROVEMENTS THEREON, SITUATE LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, INSIDE THE CORPORATE LIMITS OF THE TOWN OF CLEMSON, SOUTH CAROLINA, ON US HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28, AS IS MORE FULLY SHOWN ON A SURVEY OF PROPERTY OF R.N. NEWTON PREPARED BY D.F. CHALKER, REG. L.S. NO.2505 DATED MAY 8, 1964 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN ON THE RIGHT-OF-WAY OF SAID U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28, WHICH IRON PIN IS LOCATED APPROXIMATELY 2,000 FEET FROM THE INTERSECTION OF SAID U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28 WITH U.S. HIGHWAY NO. 123 BY-PASS, AND RUNNING THENCE N. 60-15 E. 131.4 FEET TO AN IRON PIN; RUNNING THENCE N. 56-24 E. 381.2 FEET TO AN IRON PIN IN THE CENTER OF BUTLER STREET; RUNNING THENCE WITH THE CENTER OF SAID BUTLER STREET S. 85-34 E. 222 FEET TO AN IRON PIN; RUNNING THENCE S. 10-45 E. 106.7 FEET TO AN IRON PIN; THENCE RUNNING S. 21-29 E. 77.4 FEET TO AN IRON PIN; RUNNING THENCE S. 87-46 E. 50 FEET TO AN IRON PIN; RUNNING THENCE S. 02-14 W.161.9 FEET TO AN IRON PIN; RUNNING THENCE S. 56-51 W. 343.8 FEET TO AN IRON PIN; THENCE RUNNING N. 33-09 W. 274 FEET TO A POINT; RUNNING THENCE S. 56-51 W. 258.5 FEET TO A POINT ON THE RIGHT OF WAY OF SAID U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28; RUNNING THENCE WITH THE RIGHT OF WAY OF SAID HIGHWAY; N. 26-33 W. 203 FEET TO THE POINT OF BEGINNING.

ALSO, ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND, WITH ALL IMPROVEMENTS THEREOF SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, TOWN OF CLEMSON ON THE NORTHEASTERN SIDE OF U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28, AS IS MORE FULLY SHOWN ON A SURVEY OF PROPERTY OF R.N. NEWTON PREPARED BY FARMER & SIMPSON, ENGINEERS, DATED MAY 1, 1972, AND HAVING ACCORDING TO SAID SURVEY THE FOLLOWING METES AND BOUNDS:

BEGINNING, AT AN IRON PIN ON THE RIGHT-OF-WAY OF SAID U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28 SHOWN ON SAID PLAT AS JOINT FRONT CORNER OF PROPERTY THE PROPERTY DESCRIBED ABOVE AND PROPERTY OF HUMBLE OIL, CO.; THENCE WITH THE LINE OF U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28 N. 22-18 W. 300 FEET TO AN IRON PIN IN THE RIGHT OF WAY OF U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28; THENCE LEAVING SAID HIGHWAY AND RUNNING WITH THE LINE OF THE PROPERTY NOW OR FORMERLY OF R.N. NEWTON N. 67-42 E. 137.2 FEET TO AN IRON PIN, JOINT CORNER OF OTHER PROPERTY NOW OR FORMERLY OF R.N. NEWTON AND IN THE LINE OF PROPERTY NOW OR FORMERLY OF ROY KAY; THENCE WITH THE LINE OF SAID ROY KAY PROPERTY S. 3-55 W. 107.7 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE LINE OF SAID KAY PROPERTY S. 78-06 E. 180 FEET TO AN IRON PIN IN BUTLER STREET; THENCE CONTINUING WITH BUTLER STREET S. 72-10 E. 259.6 FEET TO AN IRON PIN; THENCE STILL CONTINUING WITH BUTLER STREET N. 76-35 E. 73.2 FEET TO AN IRON PIN IN BUTLER STREET; THENCE LEAVING SAID BUTLER STREET AND RUNNING WITH THE LINE OF PROPERTY DESCRIBED HEREINABOVE TO THE LINE NOW OR FORMERLY OF RICHARD GARRETT S. 55-01 W. 369.3 FEET TO AN IRON PIN JOINT CORNER THE PROPERTY DESCRIBED HEREINABOVE AND HUMBLE OIL, CO.; THENCE WITH THE LINE OF SAID HUMBLE OIL CO. PROPERTY N. 33-24 W. 135 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE LINE OF SAID HUMBLE OIL CO. PROPERTY S. 78-52 W. 125 FEET TO THE POINT OF BEGINNING.

EASEMENTS
 NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
 FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO.: PPC LAND VENTURES, INC.-CLEMSON/KELLEY
 DATED: OCTOBER 6, 2014

8 RIGHT OF WAY FOR SOUTH CAROLINA U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28. AFFECTS - CURRENT R/W PLOTTED AND SHOWN HEREON

9 RIGHTS OF OTHERS IN ANY PARTY WALL LOCATED ON THE LAND. NO PARTY WALLS OBSERVED

10 RIGHTS OF OTHERS UNDER THAT CERTAIN PARKING LOT AGREEMENT DATED FEBRUARY 28, 1968, RECORDED IN THE PICKENS COUNTY REGISTER OF DEEDS OFFICE IN DEED BOOK 11-M AT PAGE 77. AFFECTS - GENERAL IN NATURE - NOTHING PLOTTED OR SHOWN HEREON

11 RIGHTS OF WAY AND EASEMENT IN FAVOR OF THE CITY OF CLEMSON, DATED MAY 16, 1918, AND RECORDED IN THE PICKENS COUNTY REGISTER OF DEEDS OFFICE IN BOOK 13-U AT PAGE 370, GRANTING THE CITY OF CLEMSON THE RIGHT TO CONSTRUCT AND MAINTAIN A SEWER LINE ALONG WITH INGRESS AND EGRESS RIGHTS DESCRIBED FURTHER IN SAID INSTRUMENT, INCLUDING, BUT NOT LIMITED TO, A DESCRIPTION OF SAID EASEMENT AS 12.5 FEET ON EACH SIDE OF THE SEWER LINE (25 FEET TOTAL) DURING CONSTRUCTION AND UPON COMPLETION BECAME AN EASEMENT 5 FEET ON EACH SIDE OF THE SEWER LINE (10 FEET TOTAL). MAY OR MAY NOT AFFECT - UNABLE TO LOCATE BASED ON DEED DESCRIPTION - NO SANITARY SEWER OBSERVED AT TIME OF SURVEY

TITLE COMMITMENT LEGAL DESCRIPTION
 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING SITUATE IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, BEGINNING, AT AN IRON PIN ON THE EASTERN SIDE OF U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28, SAID IRON PIN BEING 945 FEET MORE OR LESS SOUTHERLY FROM THE INTERSECTION OF GREENLEE PLACE, AND RUNNING THENCE N79-50E 125 FEET TO AN IRON PIN; THENCE S32-26E 135.5 FEET TO AN IRON PIN; THENCE S61-12W 151.1 FEET TO AN IRON PIN ON THE EASTERN SIDE OF U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28, THENCE ALONG SAID SIDE N21-00W 176.8 FEET TO THE POINT OF BEGINNING, ACCORDING TO A PLAT PREPARED BY WEBB SURVEYING & MAPPING COMPANY, DATED JANUARY 27, 1964, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION, AND BEING BOUNDED ON THE NORTH AND EAST BY PROPERTY NOW OR FORMERLY OF CLEMSON REALTY COMPANY, BOUNDED ON THE SOUTH BY PROPERTY NOW OR FORMERLY OF ROBERT N. NEWTON AND BOUNDED ON THE WEST BY U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28.

TITLE COMMITMENT LEGAL DESCRIPTION
 BEGINNING AT IRON PIN ON THE RIGHT-OF-WAY OF U.S. 76 AND S.C. 28, RUNNING THENCE ALONG THE EAST SIDE OF HIGHWAY RIGHT-OF-WAY NORTH 21-42 WEST 279.6 FEET TO AN IRON PIN; RUNNING THENCE NORTH 56-51 EAST 99 FEET TO AN IRON PIN; THENCE SOUTH 33-09 EAST 274 FEET TO AN IRON PIN; THENCE SOUTH 56-51 WEST 154.5 FEET TO AN IRON PIN AND THE BEGINNING CORNER.

EASEMENTS
 NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
 FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO.: PPC LAND VENTURES, INC.-CLEMSON/NALLEY
 DATED: OCTOBER 6, 2014

8 RIGHT OF WAY FOR U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28. AFFECTS - CURRENT R/W PLOTTED AND SHOWN HEREON

9 RIGHTS OF OTHERS IN ANY PARTY WALL LOCATED ON THE LAND, INCLUDING, BUT NOT LIMITED TO, THOSE RIGHTS UNDER THAT CERTAIN PARTY WALL AGREEMENT DATED OCTOBER 31, 1963, AND RECORDED IN THE PICKENS COUNTY, SOUTH CAROLINA REGISTER OF DEEDS OFFICE IN BOOK 10-M PAGE 119. AFFECTS - APPROX. LOC. PLOTTED AND SHOWN HEREON

10 RIGHTS OF OTHERS UNDER THAT CERTAIN PARKING LOT AGREEMENT DATED FEBRUARY 28, 1968, RECORDED IN THE PICKENS COUNTY REGISTER OF DEEDS OFFICE IN DEED BOOK 11-M AT PAGE 77. AFFECTS - GENERAL IN NATURE - NOTHING PLOTTED OR SHOWN HEREON

TITLE COMMITMENT LEGAL DESCRIPTION
 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, LOCATED ON THE EAST OF U.S. HIGHWAY 76 AND S.C. ROAD 28 ACCORDING TO PLAT OF D.F. CHALKER, REG. L.S. NO. 2505, DATED JULY 26, 1963, BEING MORE FULLY DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS:

BEGINNING AT IRON PIN ON THE RIGHT-OF-WAY OF U.S. 76 AND S.C. 28, RUNNING THENCE ALONG THE EAST SIDE OF HIGHWAY RIGHT-OF-WAY NORTH 21-42 WEST 279.6 FEET TO AN IRON PIN; RUNNING THENCE NORTH 56-51 EAST 99 FEET TO AN IRON PIN; THENCE SOUTH 33-09 EAST 274 FEET TO AN IRON PIN; THENCE SOUTH 56-51 WEST 154.5 FEET TO AN IRON PIN AND THE BEGINNING CORNER.

EASEMENTS
 NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
 FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO.: PPC LAND VENTURES, INC.-CLEMSON/PARROTT
 DATED: OCTOBER 6, 2014

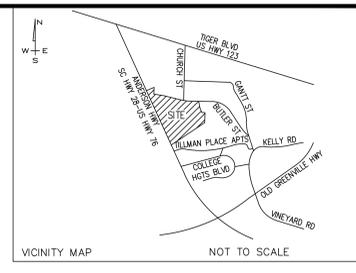
8 RIGHT OF WAY FOR SOUTH CAROLINA U.S. HIGHWAY 76 AND SOUTH CAROLINA HIGHWAY 28. AFFECTS - CURRENT R/W PLOTTED AND SHOWN HEREON

9 RIGHTS OF OTHERS IN ANY PARTY WALL LOCATED ON THE LAND, INCLUDING, BUT NOT LIMITED TO, THOSE RIGHTS UNDER THAT CERTAIN PARTY WALL AGREEMENT DATED OCTOBER 31, 1963, AND RECORDED IN THE PICKENS COUNTY, SOUTH CAROLINA REGISTER OF DEEDS OFFICE IN BOOK 10-M PAGE 119. AFFECTS - APPROX. LOC. PLOTTED AND SHOWN HEREON

10 RIGHTS OF OTHERS UNDER THAT CERTAIN PARKING LOT AGREEMENT DATED FEBRUARY 28, 1968, RECORDED IN THE PICKENS COUNTY REGISTER OF DEEDS OFFICE IN DEED BOOK 11-M AT PAGE 77. AFFECTS - GENERAL IN NATURE - NOTHING PLOTTED OR SHOWN HEREON

TITLE COMMITMENT LEGAL DESCRIPTION
 ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, AND ALL IMPROVEMENTS THEREON, LOCATED EAST OF U.S. HIGHWAY 76 AND S.C. HIGHWAY 28, ACCORDING TO PLAT OF D.F. CALKER, REG. L.S. NO. 2505, DATED JULY 26, 1963, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, THE NORTHEAST CORNER OF THE LOT HEREIN CONVEYED (WHICH POINT IS NORTH 56-51 EAST THROUGH THE CENTER OF THE A & P WALL A DISTANCE OF 274 FEET TO AN IRON PIN AT THE CORNER OF CLEMSON UNIVERSITY PROPERTY); THENCE RUNNING SOUTH 56-51 WEST 159.5 FEET TO A POINT ON WHAT IS NOW OR WAS FORMERLY THE CLEMSON UNIVERSITY PROPERTY LINE; RUNNING THENCE A NEW LINE NORTH 33-09 WEST 274 FEET TO A POINT ON THE LINE OF WHAT IS NOW OR FORMERLY WAS THE BOB NEWTON AND/OR SHOPPING CENTER SITE; THENCE RUNNING NORTH 56-51 EAST 159.5 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATE

TO: PPC LAND VENTURES, LLC; FIRST AMERICAN 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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOV. 11, 2014.

DATE OF PLAT OR MAP: NOV. 12, 2014

BY: DANA R. AUGUSTINE, P.L.S.

S.C. REG. NO 30293
 STATE OF SOUTH CAROLINA

EXHIBIT "A"

LEGEND

BL BUILDING LINE	TEL TELEPHONE PEDESTAL	TC/BC TOP/BOTTOM CURB
CL CENTERLINE	EM ELECTRIC METER	TW/BW TOP/BOTTOM WALL
CM CORRUGATED METAL PIPE	CB CATCH BASIN	VSP VITREOUS GLAY PIPE
CT CRAMP TOP	DI DROP INLET	WM WATER METER
DE DRAINAGE EASEMENT	ET ELEC TRANS	WV WATER VALVE
EP EDGE OF PAVEMENT	EL ELEVATION	CTV CABLE TV
FO IRON PIN OLD	FD FIRE HYDRANT	F FENCE LINE
FP IRON PIN SET	GM GAS METER	FOC FIBER OPTIC CABLE
N&C NAIL & CAP	GV GAS VALVE	GS GAS LINE
OT OPEN TOP	LP LIGHT POLE	OP OVERHEAD POWER
RB REBAR	PP POWER POLE	OHT OVERHEAD TELEPHONE
RCP REINFORCED CONC PIPE	QA GUY ANCHOR	SD STORM DRAIN
R/W RIGHT OF WAY	SMH SS MANHOLE	SS SANITARY SEWER
SD STORM DRAIN	SMH SS MANHOLE	UGR UNDERGROUND POWER
SS SANITARY SEWER	TMH TELEPHONE MANHOLE	UGT UNDERGROUND TEL
SE SS EASEMENT	CO CLEAN OUT	WL WATER LINE

"ALTA / ACSM LAND TITLE SURVEY"
FOR
PPC LAND VENTURES, LLC

139 ANDERSON HIGHWAY
 PICKENS COUNTY
 CLEMSON, SOUTH CAROLINA

DATE 11/11/14	FIELD DRAW RS	DRAWN BY JAM	CHECKED BY JFC
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SCALE
1"=30'

SHEET 1 OF 2

SITE DESIGN, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

800 EAST WASHINGTON STREET, SUITE B GREENVILLE, SC 29601
 PH: (864)271-0496 FAX: (864)271-0402
 www.sitedesign-inc.com