

DATA

ZONED: GC - GENERAL COMMERCIAL
SETBACK REQUIREMENTS:
FRONT: 40' COLLECTOR ROADS
SIDE: 10'
REAR: 6'
MAX. BLDG. HEIGHT: 50'
MIN. LOT WIDTH - 50'

AREA

140,150 SQ. FT.
3,217 ACRES

PARKING TABLE	
TYPE OF SPACES	NO. OF SPACES
REGULAR	185
HANDICAP	7
COMPACT	—
TOTAL	202

SOURCE OF DATA

CITY OF EASLEY
201 NORTH FIRST STREET
EASLEY, SC 29640
(864) 855-7907

PARKING REQUIREMENTS

1.25 SPACES PER 100 SQ. FT. OF GROSS FLOOR AREA

ACCESS NOTE

ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT-OF-WAY OF CALHOUN MEMORIAL HIGHWAY.

EXCEPTIONS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT NO.: 09-2031
DATED: FEBRUARY 16, 2009

7 EASEMENTS, SETBACK LINES AND ANY OTHER FACTS SHOWN ON THE PLATS RECORDED IN BOOK 27 AT PAGE 43; BOOK 41 AT PAGE 156A; BOOK 50 AT PAGE 12; AND BOOK 50 AT PAGE 43; OF THE PICKENS COUNTY REGISTRY, REFERENCE BEING MADE TO THE RECORDS THEREOF FOR THE FULL PARTICULARS. SANITARY SEWER EASEMENTS, 10' DRAINAGE EASEMENT AND INGRESS/EGRESS PLOTTED AND NOTED HEREON

8 EASEMENT(S) AND/OR RESTRICTIONS RESERVED IN DEED RECORDED IN BOOK 14-0, PAGE 161 OF THE PICKENS COUNTY REGISTRY, REFERENCE BEING MADE TO THE RECORDS THEREOF FOR THE FULL PARTICULARS. THE SALE OF ALCOHOLIC BEVERAGES ON THE PREMISES AND RESTRICTIONS THE USE OF THE PROPERTY (CAN NOT BE USED FOR BUSINESS WHOSE PRIMARY ACTIVITY IS THE SALE OF LIQUOR AND GARDEN SUPPLIES/EQUIPMENT). SUBJECT PROPERTY APPEARS TO COMPLY WITH SAID RESTRICTIONS

9 SEWER EASEMENT(S) IN FAVOR OF R. STEPHEN MCNAIR AND LAWRENCE E. MCNAIR AS RECORDED IN BOOK 14-0 AT PAGE 162 AND BOOK 14-P AT PAGE 151 OF THE PICKENS COUNTY REGISTRY, REFERENCE BEING MADE TO THE RECORDS THEREOF FOR THE FULL PARTICULARS. 14-0, PAGE 162 - 20 SANITARY SEWER EASEMENT AND SHOWN HEREON; 14-1, PAGE 162 - 20 SANITARY SEWER EASEMENT IN DEED BOOK 14-0, PAGE 162.

10 EASEMENT(S) AND/OR RESTRICTIONS RESERVED IN DEED RECORDED IN BOOK 86, PAGE 161 OF THE PICKENS COUNTY REGISTRY, REFERENCE BEING MADE TO THE RECORD THEREOF FOR FULL PARTICULARS. - 25' INGRESS/EGRESS EASEMENT PLOTTED AND SHOWN HEREON; ALSO GRANTS A SIGN EASEMENT AT A POINT WHERE THE WITHIN REFERENCED INGRESS/EGRESS EASEMENT INTERSECTS & ENTERS INTO BRUSHY CREEK ROAD - THIS PARTICULAR AREA WAS NOT SURVEYED - SIGN EASEMENT NOT PLOTTED HEREON

SURVEYOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF EASLEY, PICKENS COUNTY, STATE OF SOUTH CAROLINA, AND CONTAINING 3,217 ACRES ACCORDING TO AN "ALTA/ACSM LAND TITLE SURVEY FOR D & L DOYON INVESTMENTS, LLC, 6410 CALHOUN MEMORIAL HIGHWAY, CITY OF EASLEY, PICKENS COUNTY, SOUTH CAROLINA, DATED 4/06/09 BY SITE DESIGN, INC. WITH THE FOLLOWING METES AND BOUNDS TO WIT: BEGINNING AT AN OLD 5/8" REBAR IRON PIN LOCATED ON THE NORTHERN RIGHT OF WAY OF U.S. HIGHWAY 123 BY-PASS CALHOUN MEMORIAL HIGHWAY AND THE JOINT CORNER OF DIANE H. HUTTON PROPERTY NOW OR FORMERLY, SAID IRON PIN ALSO BEING LOCATED 180' +/- FROM THE WESTERN RIGHT OF WAY OF SOUTH E STREET, THENCE RUNNING ALONG SAID RIGHT OF WAY S 75-17-15 W 215.27 FEET TO AN OLD 1/2" REBAR IRON PIN LOCATED ON THE SOUTHERN RIGHT OF WAY OF AVOLON CIRCLE, THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY N 80-22-55 E 75.00 FEET TO A 5/8" REBAR IRON PIN OLD, THENCE TURNING AND RUNNING N 40-52-28 E 99.83 FEET TO AN OLD 1" CRIMP TOP IRON PIN, THENCE TURNING AND RUNNING N 29-12-18 E 34.92 FEET TO AN OLD 1" CRIMP TOP IRON PIN AT THE JOINT CORNER OF THO. K. STEPHENS PROPERTY NOW OR FORMERLY, THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE LINE OF THE STEPHENS PROPERTY N 73-47-52 E 162.65 FEET TO AN OLD 1" OPEN TOP IRON PIN (BENT) ON THE LINE OF EDNA HARRIS MAULDIN PROPERTY NOW OR FORMERLY, THENCE TURNING AND RUNNING ALONG THE LINE OF THE MAULDIN PROPERTY AND THE LINE OF JAMES E. CASSELL PROPERTY NOW OR FORMERLY S 88-52 E 107.33 FEET TO AN OLD BOLT AT THE JOINT CORNER OF RICHARD B. BEEVES PROPERTY NOW OR FORMERLY N 21-18-49 E 81.03 FEET TO AN OLD 1/2" REBAR IRON PIN AT THE JOINT CORNER OF ANTHONY G. BALZANO PROPERTY NOW OR FORMERLY, THENCE TURNING AND RUNNING ALONG THE LINE OF THE BALZANO PROPERTY S 21-05-28 E 92.36 FEET TO AN OLD 3/4" SOLID ROD AT THE JOINT CORNER OF DIANE H. HUTTON PROPERTY NOW OR FORMERLY, THENCE TURNING AND RUNNING ALONG THE LINE OF THE HUTTON PROPERTY S 20-17-45 E 195.77 FEET TO THE POINT OF BEGINNING.

REFERENCE PLAT

1. PLAT ENTITLED "SURVEY FOR RYAN'S FAMILY STEAK HOUSES, INC.", PREPARED BY ROBERT R. SPEARMAN, DATED 7-18-89, RECORDED IN PG. 41, PG. 156A.
2. PLAT ENTITLED "PLAT FOR R. STEVE MCNAIR", PREPARED BY ROBERT R. SPEARMAN, DATED 2-20-85, RECORDED IN PG. 27, PG. 43.
3. PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY" FORTRESS REALTY MANAGEMENT, PREPARED BY SITE DESIGN, INC., DATED 7-08-06.

ENCROACHMENTS/PROTECTIONS

1. SUBJECT'S CONCRETE CURB PROJECTS ONTO ADJOINER PROPERTY 1.2'
2. SUBJECT'S CONCRETE CURB PROJECTS INTO THE CURRENT RIGHT OF WAY OF U.S. HWY. 123 4.7'
3. SUBJECT'S SIGN PROJECTS INTO THE CURRENT RIGHT OF WAY OF U.S. HIGHWAY 123 0.3 ±'

TAX ASSESSOR PARCEL NO.

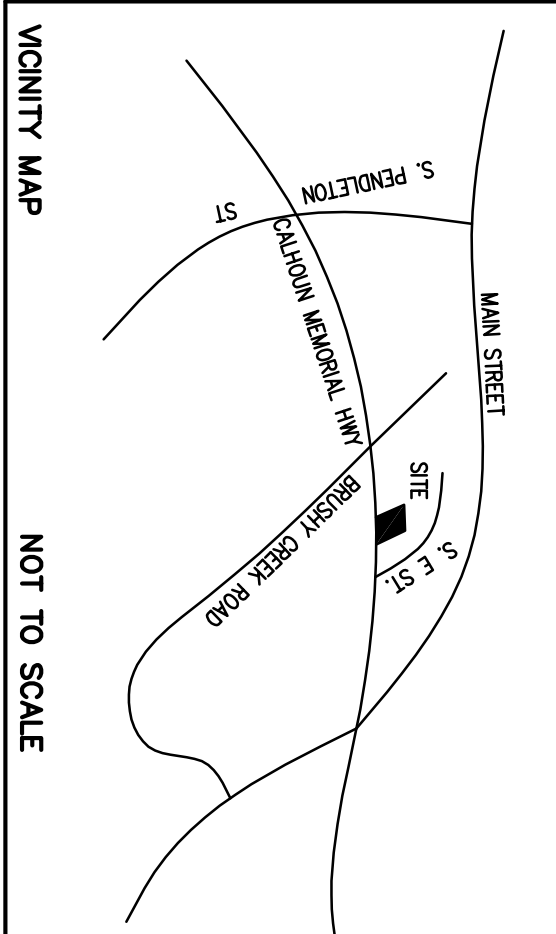
5029-18-41-4520

BAISIS OF BEARINGS

THE BEARING NORTH 44°13'00" EAST ON THE LINE LABELED OLD LOT LINE OF THE SUBJECT PROPERTY PER REF. PLAT NO. 1 NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, TOWN OF EASLEY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF JULY 19, 1982, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "C" PER COMMUNITY MAP NO. 450187 PANEL NO. 0003C. ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING

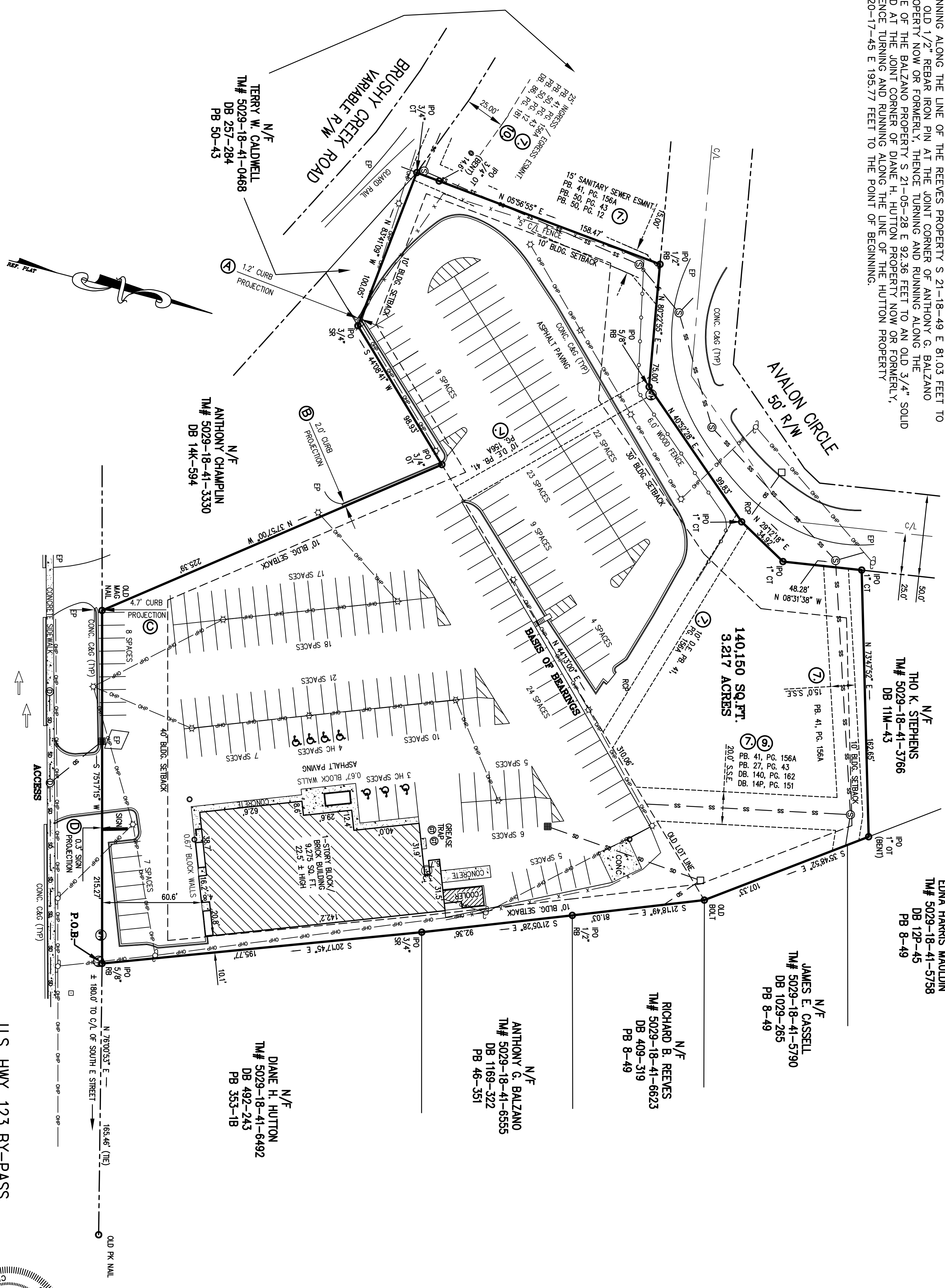


UNITY MAP NOT TO SCALE

SURVEYORS CERTIFICATE

TO: D & L DOYON INVESTMENTS, LLC, THE PALMETTO BANK AND LAWYERS TITLE INSURANCE CORPORATION:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-4, 6, 7(A)-(C), 8-10, 11(A), AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF SOUTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
THIS MAP OR PLAT OF SURVEY OF THE PREMISES SHOWN HEREON IS THE SAME AS THE DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 09-2031.

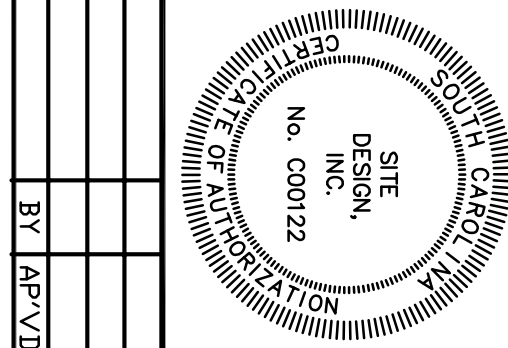
DATED: _____
JOE F. CONNELL, P.L.S.
S.C. REG. NO. 16501



1 inch = 40 ft.

1/2008 (S)S04072(D)M0 (S)S04072_01.DWG

U.S. HWY. 123 BY-PASS
CALHOUN MEMORIAL HIGHWAY
VARIABLE R/W



DATE	FIELD DRAWN	BY	CHECKED BY
4-06-09	BW/LB	JFC	ACJ

SCALE	BY	DATE
1"=40'	JFC	06/11/09

REVISION	DATE	BY	DESCRIPTION

ALTA / ACSM LAND TITLE SURVEY
FOR
D & L DOYON INVESTMENTS, LLC

6410 CALHOUN MEMORIAL HIGHWAY
CITY OF EASLEY
PICKENS COUNTY, SOUTH CAROLINA

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
420 EAST PARK AVE SUITE 100 GREENVILLE, SC 29601
PH: (864)271-4368 FAX: (864)271-4402
WWW.SITEDSIGN-INC.COM