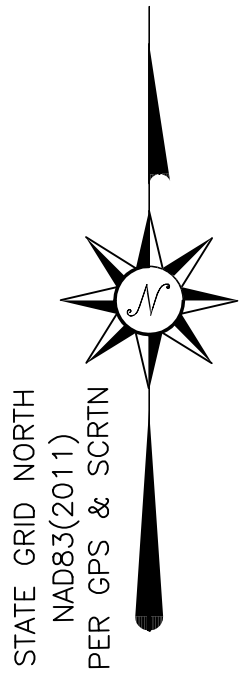


NOTES:  
 1) THIS DOCUMENT DOES NOT REPRESENT A TITLE EXAMINATION.  
 2) NOT A VALID DOCUMENT WITHOUT ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL.

DATE: SEPTEMBER 24, 2020  
 JOB NO: 20305  
 FIELD BOOK: D/C by HR  
 JOB REFERENCE: PB. 41 PG. 28



ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE TOWN OF CHERAW, COUNTY OF CHESTERFIELD, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS CONTAINING 1.55 ACRES, MORE OR LESS, AS SHOWN UPON PLAT PREPARED FOR CDP CHERAW 1960 LLC BY MATHIS & MULDROW, TO BE RECORDED IN THE OFFICE OF THE ROD FOR CHESTERFIELD COUNTY, FOR A MORE COMPLETE AND PARTICULAR DESCRIPTION, REFERENCE IS HEREBY MADE TO THE AFORESAID PLAT AND RECORD THEREOF.

TAX MAP No. 259-003-008-001(PART)

BEGINNING AT A 3/4" PIPE (FOUND) AT THE COMMON CORNER OF CAROL T. HARRELSON AND THE NORTHERN RIGHT OF WAY OF S.C. ROUTE No. 9 HAVING THE STATE PLANE COORDINATES OF N: 1,041,562.43, E: 2329930.38 BEING THE POINT OF COMMENCEMENT (P.O.C.);

THENCE N 71° 47' 15" W ALONG THE NORTHERN RIGHT OF WAY OF S.C. ROUTE No. 9 FOR A DISTANCE OF 192.23' TO A #4 REBAR (SET) AT THE COMMON CORNER OF THE NORTHERN RIGHT OF WAY OF S.C. ROUTE No. 9 AND CDP CHERAW 1960, LLC, BEING THE POINT OF BEGINNING (P.O.B.);

THENCE N 71° 47' 15" W ALONG THE NORTHERN RIGHT OF WAY OF S.C. ROUTE No. 9 FOR A DISTANCE OF 189.51' TO A #4 REBAR (SET) AT THE COMMON CORNER OF THE NORTHERN RIGHT OF WAY OF S.C. ROUTE No. 9 AND THE EASTERN RIGHT OF WAY OF FOUNDARY HILL ROAD;

THENCE N 04° 51' 47" E ALONG THE EASTERN RIGHT OF WAY OF FOUNDARY HILL ROAD FOR A DISTANCE OF 308.62' TO A #4 REBAR (SET) AT THE COMMON CORNER OF THE EASTERN RIGHT OF WAY OF FOUNDARY HILL ROAD AND CDP CHERAW 1960, LLC;

THENCE S 82° 25' 15" E ALONG THE COMMON LINE OF CDP CHERAW 1960, LLC, FOR A DISTANCE OF 215.54' TO A #4 REBAR (SET) AT THE COMMON CORNER OF CDP CHERAW 1960, LLC;

THENCE S 07° 34' 45" W ALONG THE COMMON LINE OF CDP CHERAW 1960, LLC, FOR A DISTANCE OF 259.87' TO A #4 REBAR (SET) AT THE COMMON CORNER OF CDP CHERAW 1960, LLC;

THENCE S 17° 33' 24" W ALONG THE COMMON LINE OF CDP CHERAW 1960, LLC, FOR A DISTANCE OF 84.66' TO A #4 REBAR (SET) BEING THE POINT OF BEGINNING (P.O.B.)

SAID TRACT CONTAINS 1.55 ACRES (67,350.95 SQ. FT.)



LOCATION MAP - NOT TO SCALE

LEGEND

- WM - WATER METER
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- CATV - CABLE TV PEDESTAL
- PP - POWER POLE
- PH - TELEPHONE PEDESTAL

SCHEDULE B - SECTION II OF TITLE COMMITMENT No. 2020109

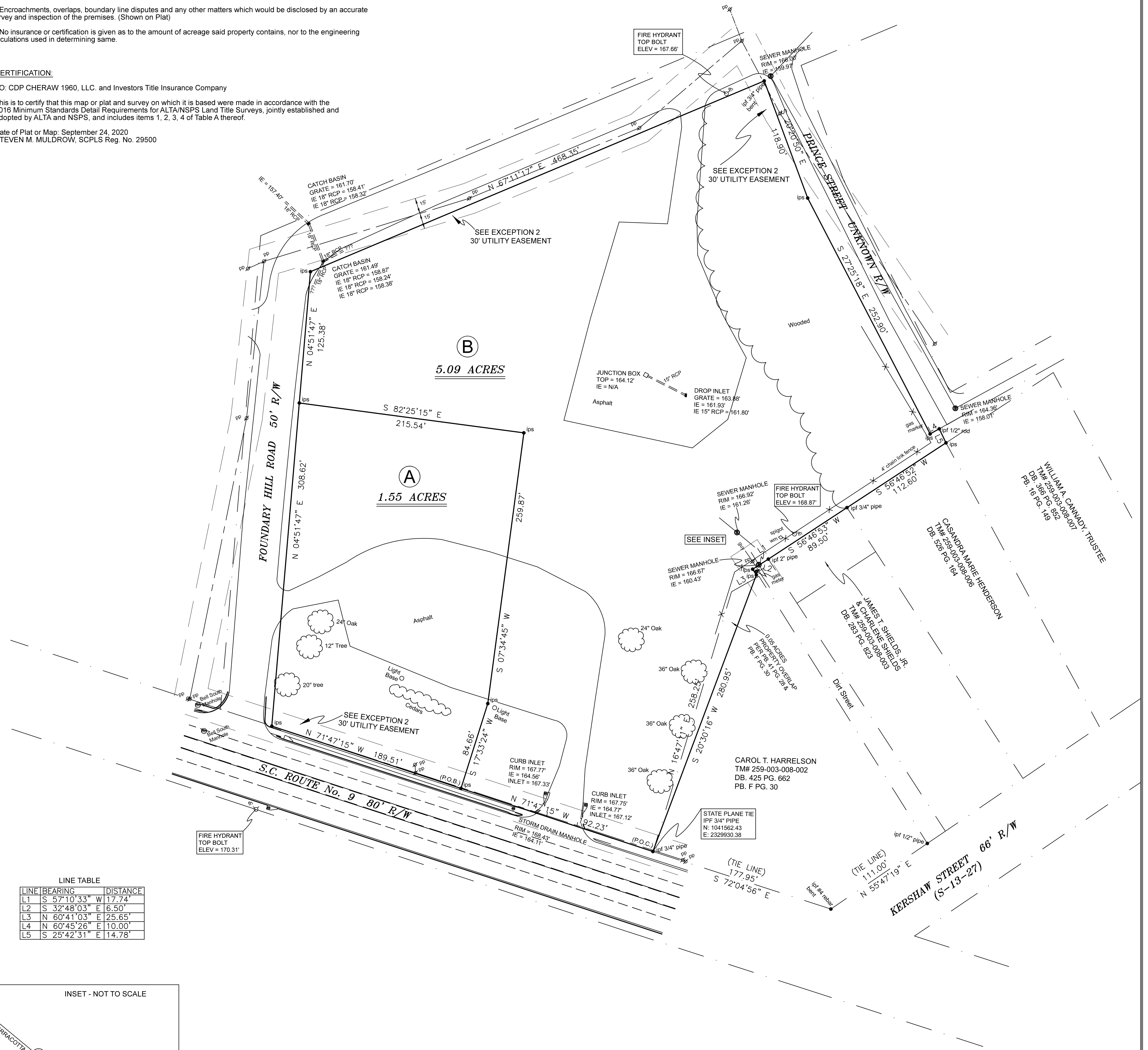
1. Taxes for the year 2020, and subsequent years, not yet due and payable.
2. Right of way and easement to Carolina Power & Light Company recorded in Book 223, page 327, Office of the ROD for Chesterfield County. (Shown on Plat)
3. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey and inspection of the premises. (Shown on Plat)
4. No insurance or certification is given as to the amount of acreage said property contains, nor to the engineering calculations used in determining same.

CERTIFICATION:

TO: CDP CHERAW 1960, LLC, and Investors Title Insurance Company

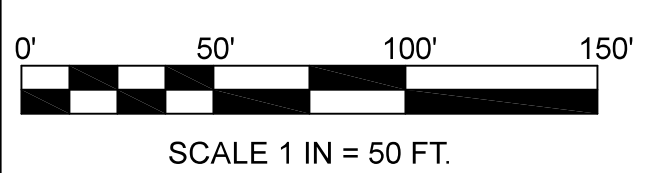
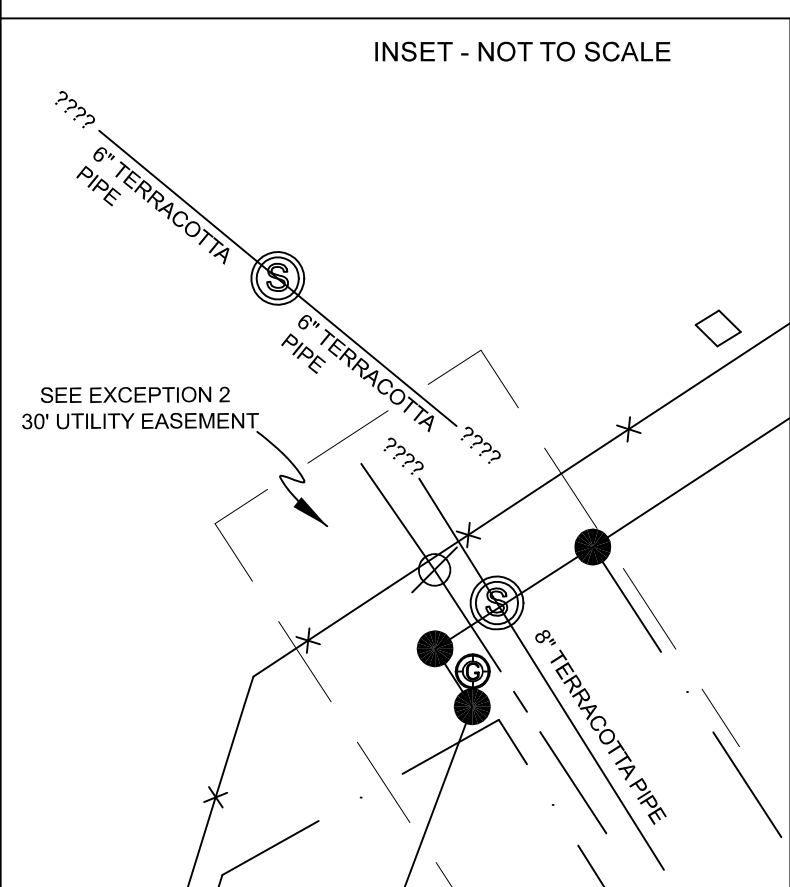
This is to certify that this map or plat and survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4 of Table A thereof.

Date of Plat or Map: September 24, 2020  
 STEVEN M. MULDROW, SCPLS Reg. No. 29500



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 57° 10' 33" W	17.74'
L2	S 32° 48' 03" E	6.50'
L3	N 60° 41' 03" E	25.65'
L4	N 60° 45' 26" E	10.00'
L5	S 25° 42' 31" E	14.78'



ALTA/NSPS LAND TITLE SURVEY TAX MAP No. 259-003-008-001

SOUTH CAROLINA	CHESTERFIELD COUNTY	CITY OF CHERAW
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SURVEYED FOR:  
**CDP CHERAW 1960, LLC.**

PLAT OF A DIVISION OF A 6.64 ACRE PARCEL AS BEING SHOWN ON A PLAT RECORDED IN PLAT BOOK 41 PAGE 28.

**MATHIS & MULDROW LAND SURVEYING, INC.**  
 13 WEST BOYCE STREET, MANNING, S.C. 29102  
 OFFICE (803) 435-2425 EMAIL: MCBRIDE@FTC-I.NET

HEREBY STATE TO THE BEST OF MY PROFESSIONAL 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 "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

IS THIS PROPERTY IN AN F.I.A. DESIGNATED FLOOD HAZARD AREA? NOT IN  
 FIRM MAP NUMBER: 45025C0284C EFFECTIVE DATE SEPTEMBER 16, 2011