

UTILITY INFORMATION ZONING DATA ZONED: C-3 (REGIONAL COMMERCIAL) GREENVILLE WATER (864) 241-6100 SETBACK LINES: FRONT: 10' SIDE: 10' GREENVILLE PUBLIC WORKS REAR: 10' (864) 241-6000 MAXIMUM BUILDING HEIGHT: 40' DUKE ENERGY FLOOD INFORMATION (800) 777-9898 FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PIEDMONT NATURAL GAS PER FEMA MAP NO.45045C0403E (800) 752-7504 EFFECTIVE DATE: 8/18/2014 TELEPHONE: PARKING (888) 757-6500 REGULAR =64 HANDICAP =1 CHARTER LOCATION (800) 438-2427

## NOTES:

- 1. NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON SC GRID NAD 83 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
- 2. ELEVATIONS ARE BASED UPON NAVD 88 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK
- 3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
- A. PLAT BOOK 1451, PAGE 76 RECORDED IN THE GREENVILLE COUNTY REGISTER OF DEEDS OFFICE.
- 4. THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
- 5. THE AREA WAS DETERMINED BY DMD METHOD.
- 6. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
- 7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 8. THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER MAP #45045C0403E; EFFECTIVE.
- 9. ZONING PROVIDED BY THE CITY OF GREENVILLE TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- 10. TOTAL AREA =35,585 S.F. =0.817± ACRES

LOCATED ON THE SUBJECT PROPERTY.

- 11. NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED ON SITE.
- 12. THE SITE DOES NOT APPEAR TO HAVE BEEN USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL. 13. NO VISIBLE FLAGGING 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
- 14. THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

## PARCEL DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN THE CITY OF GREENVILLE COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF LAURENS ROAD (76 FOOT PUBLIC RIGHT-OF-WAY) HAVING SC GRID COORDINATES OF N 1,096,534.19, E 1592773.75; THENCE N36 29' 48"E A DISTANCE OF 227.65 FEET TO AN IRON PIPE. THENCE S42° 39' 19"E A DISTANCE OF 172.48 FEET TO AN IRON PIPE. THENCE S47° 15' 00"W A DISTANCE OF 250.80 FEET TO AN IRON PIN, THENCE N30° 50' 00"W A DISTANCE OF 132.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 35,585 S.F. OR 0.817 ACRES MORE OR LESS.

## BEING THE SAME PARCEL DESCRIBED AS:

ALL that piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 1, 2 and 3 as shown on plat entitled "Property of Jamison & Goodwin", dated October, 1923 and recorded January 7, 1924 in Plat Book F at Page 179 in Greenville County ROD, State of South Carolina. Reference to said plat is hereby made for a more complete metes and bounds description thereof.

Exceptions to Title, Schedule B, Part II Stewart Title Guaranty Company File No. 3244085, Effective Date: October 21, 2022

1-4. (NOT A SURVEY MATTER)

5. (CURRENT SURVEY SHOWN HEREON)

6-7. (NOT A SURVEY MATTER)

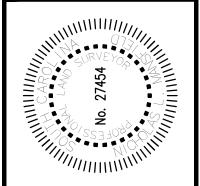
8. Title to that portion of the land and rights of the public and others entitled thereto in and to the use of that portion of the land within the bounds of Laurens Road and Dalton Road. (PARCEL LINES AND ROAD RIGHT OF WAY LINES ARE CONTIGUOUS LEAVING NO GAPS OR GORES)

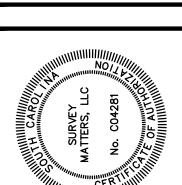
TO: TACO BOY LAURENS ROAD, LLC

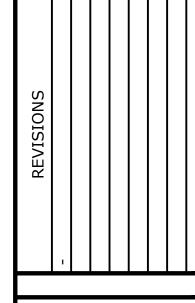
STEWART TITLE GUARANTY COMPANY

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, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 11B, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON

DATE: 2/20/2023 REGISTRATION #27454 NICHOLAS L. MANSFIELD \* THE WORDS "CERTIFY". "CERTIFICATES" OR "CERTIFICATION" AS USED HEREON 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.







CHECKED NLM JGM

SCALE: 1" = 20'DATE OF SURVEY: 2/14/2023 DATE OF PLAT: 2/20/2023 PROJECT NO. 22-204