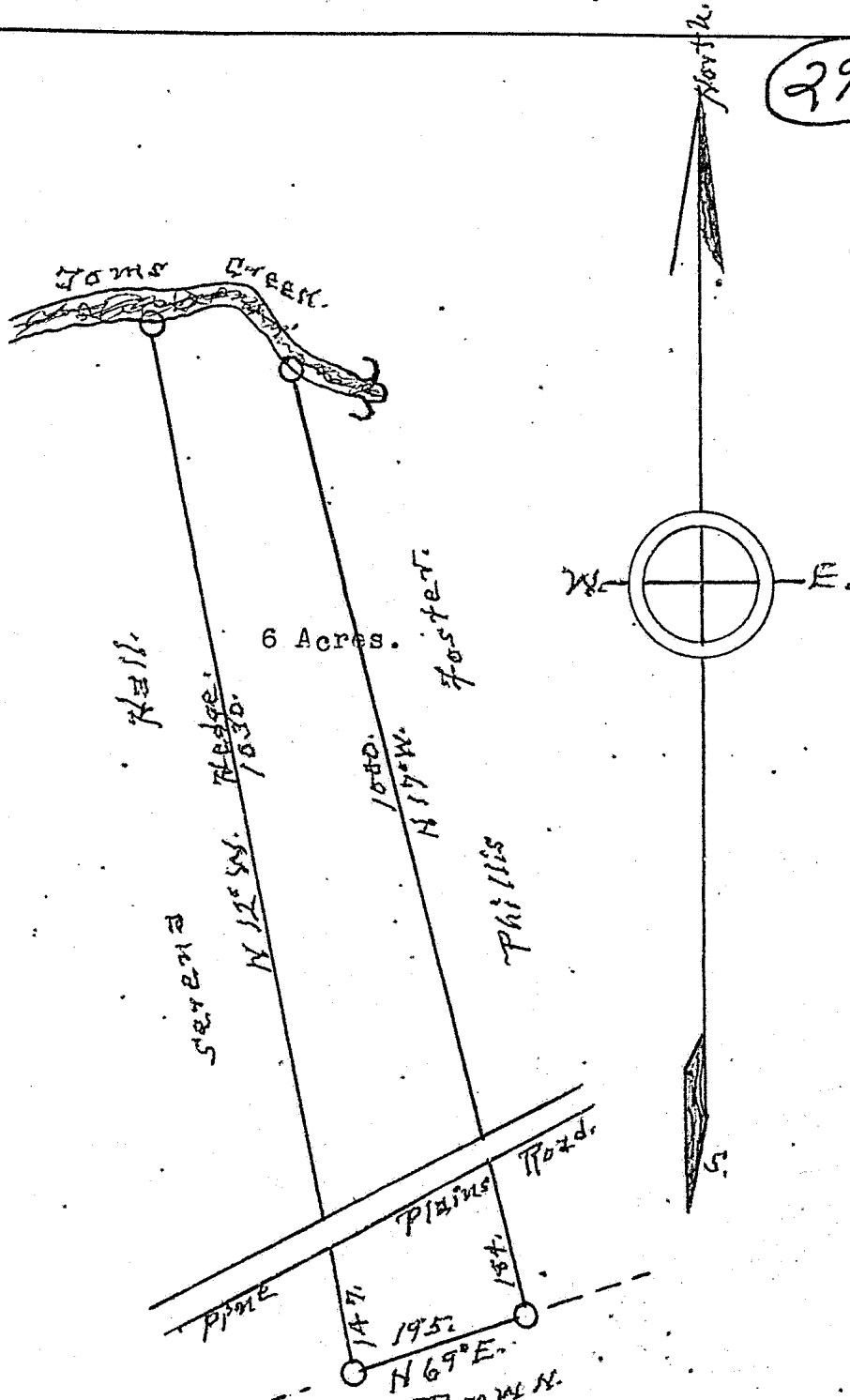




South Caroline
Lexington County.

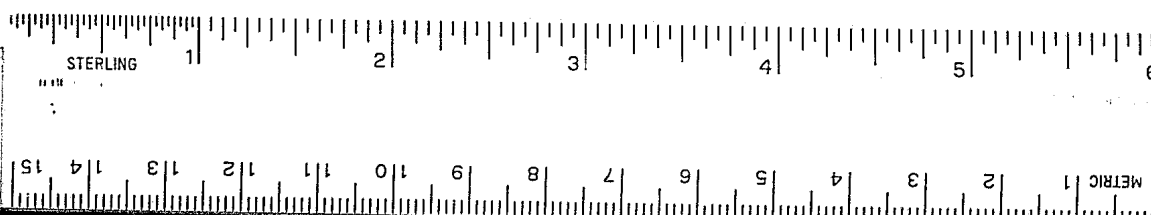
Plat of Six (6) acres, surveyed for and property of Adam Foster, situate
in State and County aforesaid as shown hereon.

This 20th of October 1961.

A. R. Lown
A. L. Lown

Reg. Land Surveyor.

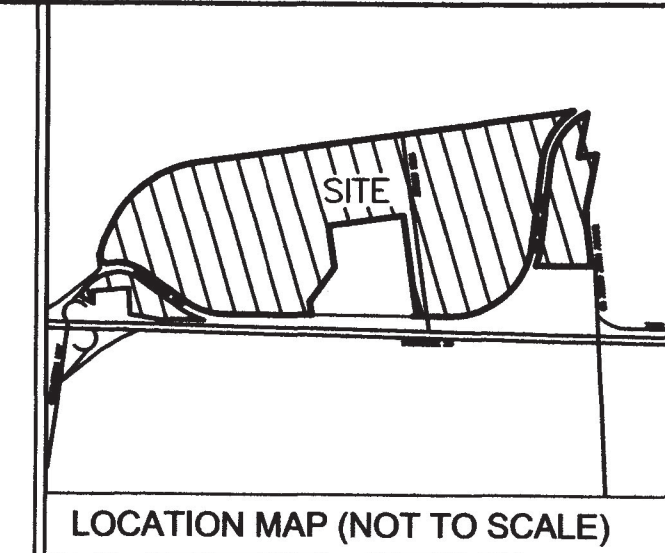
Recorded this 30th day of October A.D., 19 61 at 12:58 P. M.
HOLMES C. DREHER, C. C. P. & G. S.



LEGEND:
IPF = IRON PIN FOUND (5/8" ROD) Unless otherwise noted all IPFs 5/8" ROD.
IPS = IRON PIN SET (5/8" ROD) Unless otherwise noted irons are IPS 5/8" ROD.
CMO = CONCRETE MONUMENT OLD
CP = CALCULATED POINT
N/F = NOW OR FORMERLY
(P/O) = PORTION OF
PB = PLAT BOOK
DB = DEED BOOK
OTP = OPEN TOP PIPE
CTP = CLOSE TOP PIPE
-E- = OVERHEAD UTILITIES
-SS- = SANITARY SEWER LINE
-X-X-X-X = FENCE
-C- = GAS LINE
-SD- = STORM DRAINAGE LINE
DG = DOWN GUY
-W- = WATER LINE
= UTILITY POLE
= TELEPHONE PEDESTAL
= WATER VALVE
= IRRIGATION WATER VALVE
= TREE
= ELECTRIC TRANSFORMER
= WATER METER
= FIRE HYDRANT
= LIGHT POLE
(CE) = CALOLINA EASTMAN
(C.C.R.) = CALHOUN COUNTY RECORDING
(L.C.R.) = LEXINGTON COUNTY RECORDING
CMF = CONCRETE MONUMENT FOUND
= SIGN
= NATURAL GAS R/W MARKER
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
= MONITOR WELL
MW = MONITOR WELL
CU = COMMUNICATION
UNDERGROUND
RCP = REINFORCED CONCRETE
PIPE
= CONCRETE MARKER
CMF = CONCRETE MONUMENT FOUND
SSE = SUBSTATION EASMENT LINE DATA
SSEC = SUBSTATION EASEMENT CURVE DATA

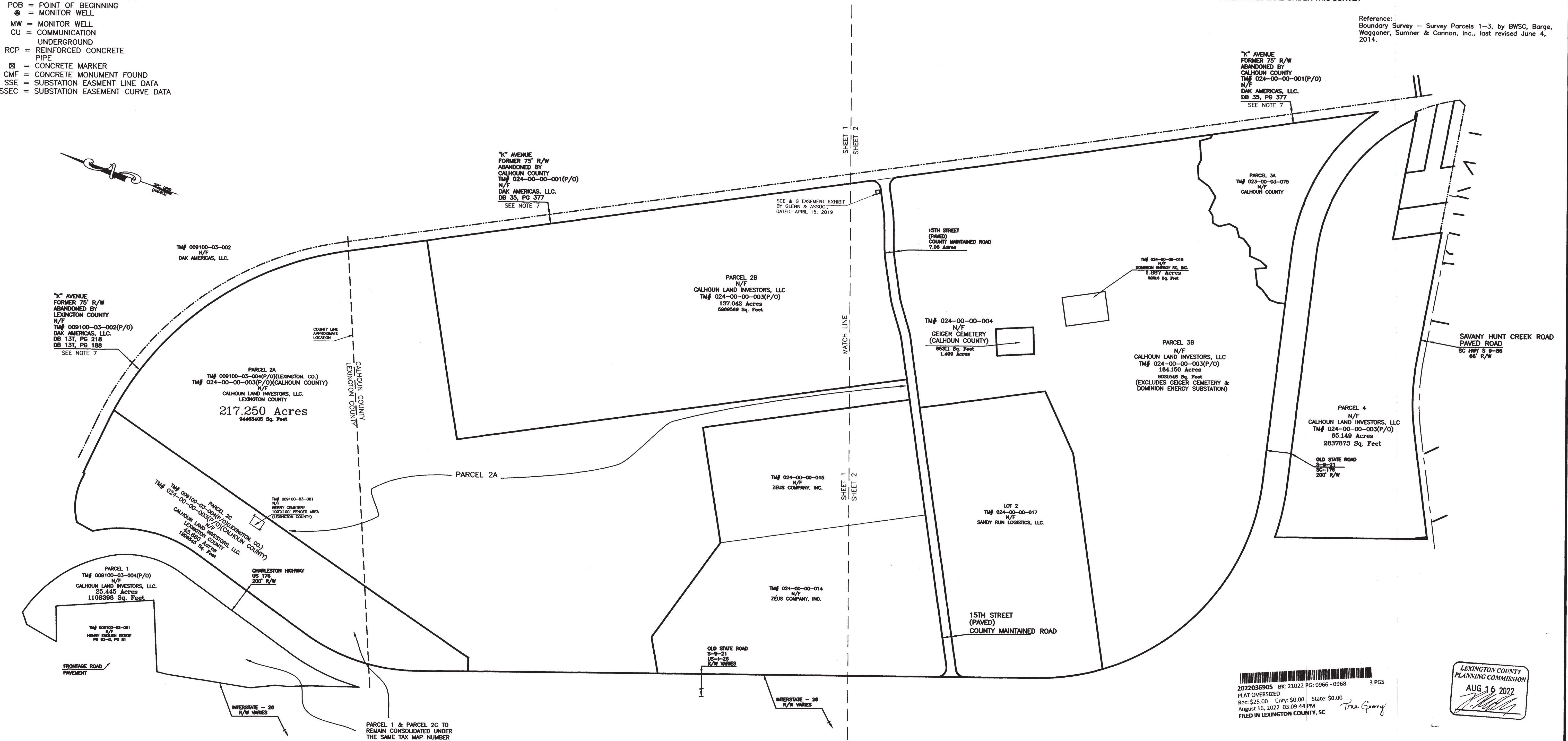
FLOOD:
Portion of the parcel is located in a FEMA Flood Zone "A" as shown on FEMA Map 45017C0060B, dated April 16, 2007.
ZONING:
Parcel is zoned IND, Industrial per Calhoun County.

- NOTE:
1.) ALL HORIZONTAL DATUM IS NAD83.
2.) UNDERGROUND UTILITIES SHOWN WERE PAINTED AND FLAGGED BY OTHERS. THE LOCATION OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES UNKNOWN. PALMETTO UTILITIES PROTECTION SERVICE CALL BEFORE YOU DIG 1-888-721-7877
3.) CERTIFICATION IS MADE ONLY TO THOSE PERSONS OR IDENTITIES FOR WHICH THE PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
4.) SURVEY IS VALID ONLY IF THE COPY HAS AN ORIGINAL SIGNATURE WITH A RAISED EMBOSSED SEAL OVER THE SIGNATURE. A COPY USED OTHERWISE MAY BE IN VIOLATION OF THE FEDERAL COPYRIGHT LAW.
5.) CERTIFICATIONS & SIGNATURE APPLIES TO ALL SHEETS, 1-3.
6.) UNLESS NOTED OTHERWISE ALL PROPERTY MARKERS ARE 5/8" REBAR PLACED AT THE TIME OF THIS SURVEY.
7.) THE ABANDONED PORTION OF "K" AVENUE IS THE "PURCHASER PRIVATE DRIVE" AS DESCRIBED IN RECIPROCAL EASEMENT AGREEMENT RECORDED IN CALHOUN COUNTY IN DEED BOOK 260 AT PAGE 166, AND IN LEXINGTON COUNTY IN BOOK 14702 AT PAGE 130. UNDER SUCH INSTRUMENT THE PURCHASER PRIVATE DRIVE IS SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BENEFITTING THE SURVEYED LAND UNDER THIS SURVEY



STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON
TAX MAP NO. 009100-03-004
TAX MAP NO. 009100-03-001
CALHOUN COUNTY
TAX MAP NO. 024-00-00-003
TAX MAP NO. 024-00-00-004

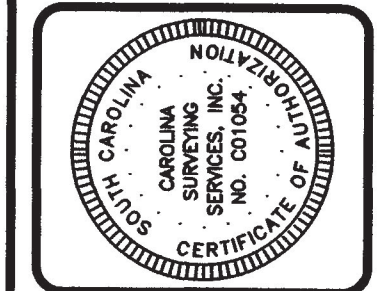
Reference:
Boundary Survey - Survey Parcels 1-3, by BWSC, Barge, Waggoner, Sumner & Cannon, Inc., last revised June 4, 2014.



2022363905 BK: 21022 PG: 0966 - 0968 3 PGS
PLAT OVERSIZED
Rec: \$25.00 Cnty: \$0.00 State: \$0.00
August 16, 2022 03:09:44 PM
FILED IN LEXINGTON COUNTY, SC
Tina Gentry

LEXINGTON COUNTY
PLANNING COMMISSION
AUG 16 2022
[Signature]

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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.

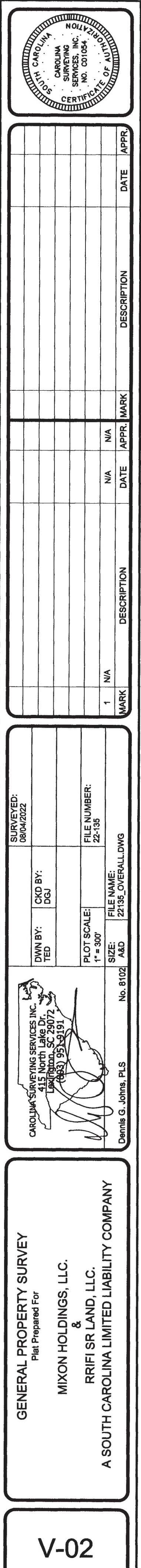


DATE	APPR	DESCRIPTION	MARK
1	N/A	N/A	N/A

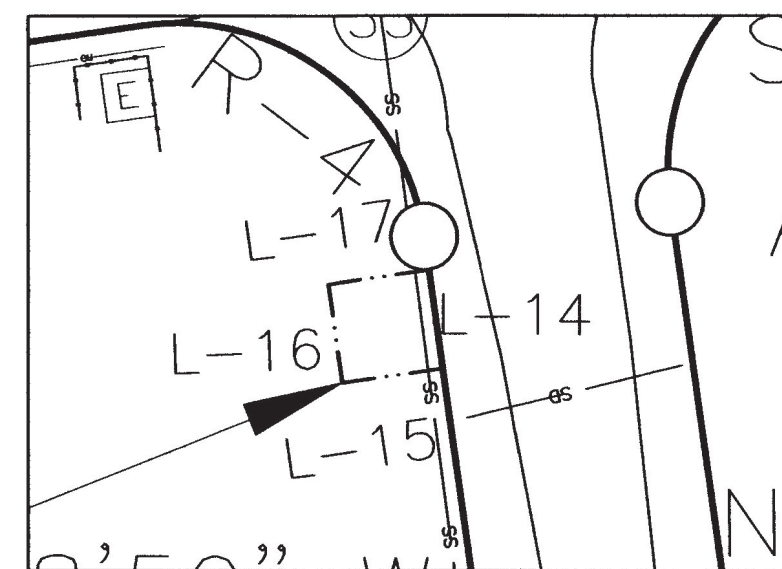
SURVEYED: 08/04/2022	OWN BY: DGI	FILE NUMBER: 22-03
FILE NAME: 27138_OVERALL.DWG	FILE NAME: 27138_OVERALL.DWG	FILE NAME: 27138_OVERALL.DWG

GENERAL PROPERTY SURVEY
Prepared For
MIXON HOLDINGS, LLC.
&
RRIF SR LAND, LLC.
A SOUTH CAROLINA LIMITED LIABILITY COMPANY

COVER
SHEET 1 OF 3



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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.



General Notes:

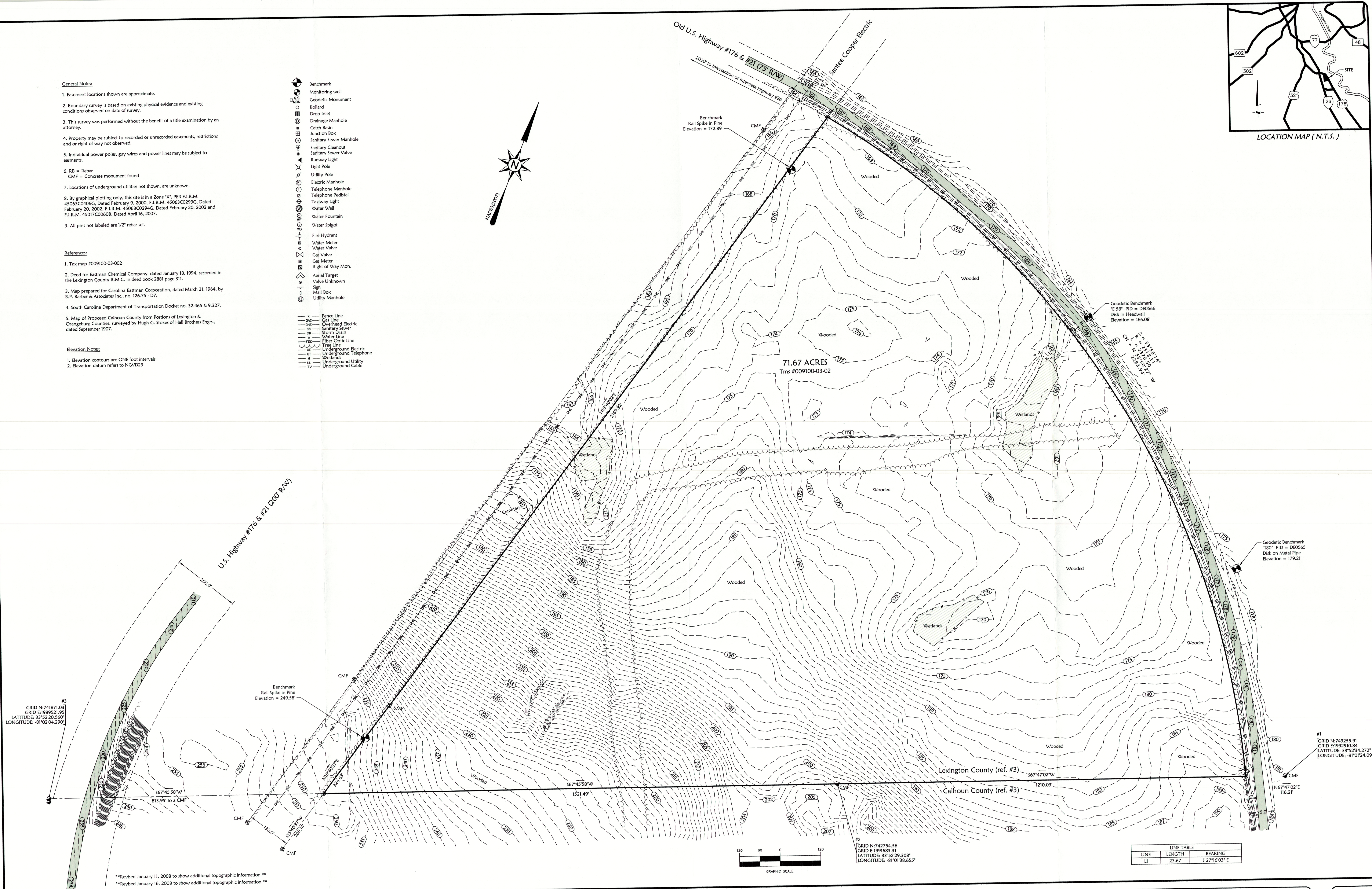
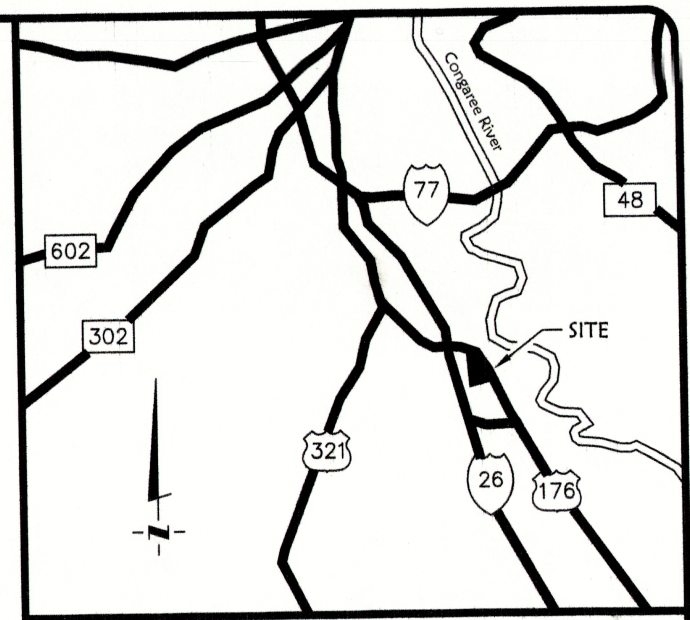
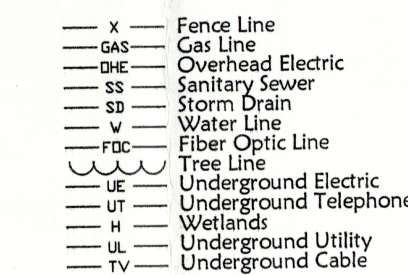
1. Easement locations shown are approximate.
2. Boundary survey is based on existing physical evidence and existing conditions observed on date of survey.
3. This survey was performed without the benefit of a title examination by an attorney.
4. Property may be subject to recorded or unrecorded easements, restrictions and or right of way not observed.
5. Individual power poles, guy wires and power lines may be subject to easments.
6. RB = Rebar
CMF = Concrete monument found
7. Locations of underground utilities not shown, are unknown.
8. By graphical plotting only, this site is in a Zone "X". PER F.I.R.M. 45063C0406G, Dated February 9, 2000, F.I.R.M. 45063C0293G, Dated February 20, 2002, F.I.R.M. 45063C0394G, Dated February 20, 2002 and F.I.R.M. 45017C0060B, Dated April 16, 2007.
9. All pins not labeled are 1/2" rebar set.

References:

1. Tax map #009100-03-002
2. Deed for Eastman Chemical Company, dated January 18, 1994, recorded in the Lexington County R.M.C. in deed book 2881 page 311.
3. Map prepared for Carolina Eastman Corporation, dated March 31, 1964, by B.P. Barber & Associates Inc., no. 126.75 - D7.
4. South Carolina Department of Transportation Docket no. 32.465 & 9.327.
5. Map of Proposed Calhoun County from Portions of Lexington & Orangeburg Counties, surveyed by Hugh G. Stokes of Hall Brothers Engrs., dated September 1907.

Elevation Notes:

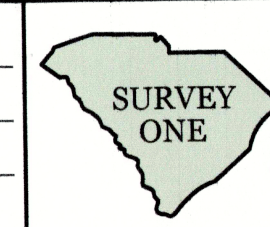
1. Elevation contours are ONE foot intervals
2. Elevation datum refers to NGVD29



"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."

PROJECT MANAGER
RSO
DRAWN BY
MHD
FIELD WORK BY
CG, BS, CG, CG, JC
FILE NAME
07176.DWG

DRAWING SCALE
1" = 120'
PROJECT DATE
01/07/08
PROJECT NUMBER
07176



SURVEY ONE, LLC
601 NORTHWOOD ROAD, SUITE C
LEXINGTON COUNTY, SOUTH CAROLINA 29072
PHONE (803) 808-2300 CELL (803) 413-9847
SURVEYONE@ALLTEL.NET

DESCRIPTION	NUMBER
FIELD BOOK	FB101.110.96
COGO FILE	07176.CR5
REVISION	01/11/08
REVISION	01/16/08



PREPARED FOR
LEXINGTON COUNTY, SOUTH CAROLINA

BOUNDARY AND TOPOGRAPHICAL SURVEY

MAGNETIC NORTH OF RECORD

N (1989)



STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON

PLAT OF :
TRACT 4 MILES N.E.
OF GASTON

SURVEYED FOR :
NEWTON TRUCK PARTS

I HEREBY STATE THAT TO THE BEST OF MY 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 SOUTH CAROLINA, AND MEETS OR
EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY
AS SPECIFIED THEREIN.

W. J. Westbury
W. J. WESTBURY
S.C. REG. L.S. NO. 11608

W. J. WESTBURY AND ASSOCIATES
POB 1102, ORANGEBURG, S.C. 29116 (803) 739-0320

PINE PLAIN RD.

MARY HOWELL
MARGARET A. ENGLISH
PLAT BOOK 155G, P. 40
DEED 490/173

5/8" REBAR FOUND

N 22° 07' 22" W
95.39'

N 22° 06' 47" W
38.31'

1 1/2" REBAR FOUND

OLD SHALLOW DITCH ALONG LINE

PLAT BOOK 142G, P. 4

DEED 7275/46

SYLVIA B. BRANNON AND
JUDY E. COWARD, ET AL.

N 20° 37' 41" W - 503.67'

3.445 ACRES

DAVID AND LINDA Y. BUCHER

PLAT N° 3425 B

DEED BK. 205/70

5/8" IPO

209.21'

S 69° 39' 17" W

NEWTON REAL ESTATE

PLAT 11/595 D. 227/132

DATE: SEPTEMBER 28, 2009

7/8" IPO

0.4 MILE TO 'PINE PLAIN ROAD'

1" IPO POLE

STA. 2+08.3'

0.84' LT.

S.C.E. & G. POWER LINE

1" IPO POLE

1" IPO POLE

1" IPO POLE

1" IPO POLE

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7/8" IPO

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1" IPO POLE



VICINITY MAP
1 IN. = 2 MI.

LEXINGTON COUNTY
PLANNING COMMISSION
OCT 20 2009
J. J. J.

200904530 FILED, RECORDED, INDEXED
2009-10-20 10:38:56:203
REC. FEE: \$5.00 ST. FEE: \$0.00
CO. FEE: \$0.00 Pages: 1
Lexington County R.O.D. Debra M. Gunter
PLAT STANDARD BK: Pg 13904:236

SCALE: 1 IN. = 100 FT.
50 0 50 100 200 300
MAP 009100 01 010