-COLE-
LAND SURVEYING, LLC

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Instrument
202300003545

Exhibit "B"

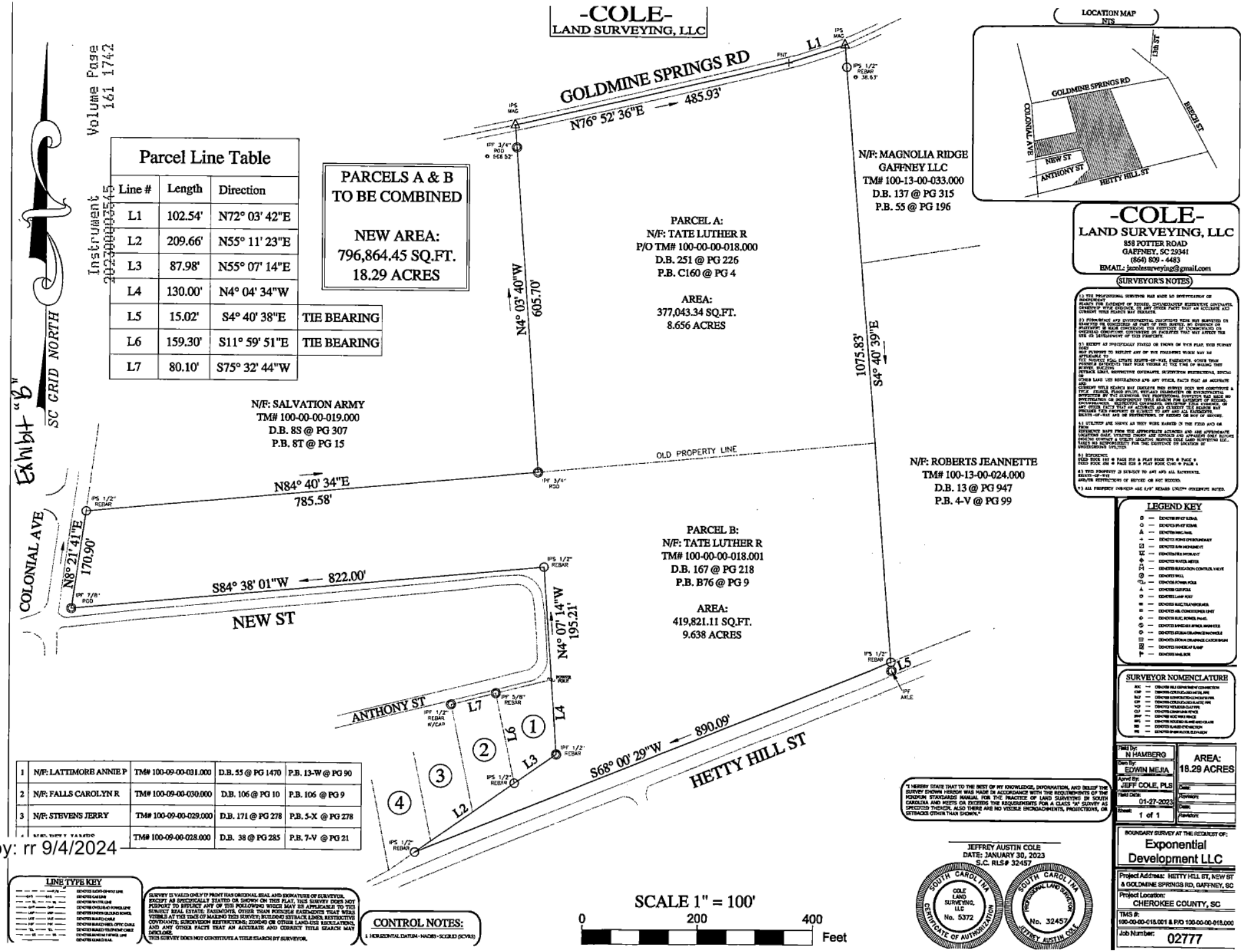
SC GRID NORTH

Parcel Line Table

Line #	Length	Direction	
L1	102.54'	N72° 03' 42"E	
L2	209.66'	N55° 11' 23"E	
L3	87.98'	N55° 07' 14"E	
L4	130.00'	N4° 04' 34"W	
L5	15.02'	S4° 40' 38"E	TIE BEARING
L6	159.30'	S11° 59' 51"E	TIE BEARING
L7	80.10'	S75° 32' 44"W	

PARCELS A & B TO BE COMBINED

NEW AREA: 796,864.45 SQ.FT. 18.29 ACRES



1	N/F: LATTIMORE ANNIE P	TM# 100-09-00-031.000	D.B. 55 @ PG 1470	P.B. 13-W @ PG 90
2	N/F: FALLS CAROLYN R	TM# 100-09-00-030.000	D.B. 106 @ PG 10	P.B. 106 @ PG 9
3	N/F: STEVENS JERRY	TM# 100-09-00-029.000	D.B. 171 @ PG 278	P.B. 5-X @ PG 278
4	N/F: [illegible]	TM# 100-09-00-028.000	D.B. 38 @ PG 285	P.B. 7-V @ PG 21

by: rr 9/4/2024

LOCATION MAP
NTS

-COLE-
LAND SURVEYING, LLC
858 POTTER ROAD
GAFFNEY, SC 29341
(864) 809 - 4483
EMAIL: jacolesurveying@gmail.com

SURVEYOR'S NOTES

1) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCE, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2) FOUNDATIONS AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

4) UTILITIES ARE SHOWN AS THEY WERE FOUND IN THE FIELD AND OR FROM INFORMATION MAPS FROM THE APPROPRIATE AUTHORITIES AND ARE APPROXIMATE LOCATIONS ONLY. UTILITIES SHOWN ARE LIMITED TO A PERIOD ONLY BEFORE PLACING CONTACT A UTILITY LOCATING SERVICE. COLE LAND SURVEYING LLC. TAKES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES.

5) REFERENCE:
DEED BOOK 167 @ PAGE 218 & PLAT BOOK B76 @ PAGE 9
DEED BOOK 251 @ PAGE 226 & PLAT BOOK C160 @ PAGE 4

6) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND/OR RESTRICTIONS OF RECORD OR NOT RECORD.

7) ALL PROPERTY CORNERS ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

LEGEND KEY

SURVEYOR NOMENCLATURE

Field By:	N HAMBERG
Dwn By:	EDWIN MEJIA
Aprvd By:	JEFF COLE, PLS
Field Date:	01-27-2023
Sheet:	1 of 1
AREA:	18.29 ACRES
Date:	
Revision:	
Date:	
Revision:	

"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 "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS, PROJECTIONS, OR SETBACKS OTHER THAN SHOWN."

JEFFREY AUSTIN COLE
DATE: JANUARY 30, 2023
S.C. RLS# 32457

SOUTH CAROLINA — COLE LAND SURVEYING, LLC — No. 5372 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR — No. 32457 — JEFFREY AUSTIN COLE

BOUNDARY SURVEY AT THE REQUEST OF:
Exponential Development LLC

Project Address: HETTY HILL ST, NEW ST & GOLDMINE SPRINGS RD, GAFFNEY, SC

Project Location: CHEROKEE COUNTY, SC

TMS #: 100-00-00-018.001 & P/O 100-00-00-018.000

Job Number: 02777

LINE TYPE KEY

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

CONTROL NOTES:
1. HORIZONTAL DATUM - NAD83 - SCGRID (SCVRS)

SCALE 1" = 100'
0 200 400 Feet