

OFFICE FILE NUMBER: 199998-00146-17 SMB COMMITMENT NUMBER: PARCEL 13/JWB

EFFECTIVE DATE: SEPTEMBER 22, 2017 AT 8:00AM

ITEMS I-5 INTENTIONALLY DELETED

BLANKET IN NATURE).

- ITEMS 6-7 NOT SURVEY RELATED 8. DECLARATION OF RESTRICTIVE COVENANTS (WETLANDS-RIVERPORT PHASE I) RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 805 AT PAGE 386, AND ALL AMENDMENTS THERETO.(AFFECTS SUBJECT PROPERTY AS SHOWN)
- DEVELOPMENT AGREEMENT (HARDEEVILLE TRACT) BY AND BETWEEN COPPER STATION HOLDINGS, LLC AND THE CITY OF HARDEEVILLE, SOUTH CAROLINA, RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 423 AT PAGE I(AFFECTS PROPERTY -BLANKET IN NATURE); ASSIGNMENTS AND ASSUMPTION OF OWNER RIGHTS AND OBLIGATIONS UNDER DEVELOPMENT AGREEMENT RECORDED IN BOOK 430 AT PAGE 272**(Affects Property - Blanket in Nature)** and book 645 at page IOI(AFFECTS PROPERTY - BLANKET IN NATURE); PARTIAL ASSIGNMENTS AND ASSUMPTION OF RIGHTS AND OBLIGATIONS UNDER DEVELOPMENT AGREEMENT RECORDED IN BOOK 645 AT PAGE 83(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 702 AT PAGE IOI(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 635(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 645(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 655(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 665(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 675(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 685(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 713(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 731(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 740(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 749(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 758(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 791(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 801(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 811(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 821(AFFECTS PROPERTY - BLANKET IN NATURE), BOOK 910 AT PAGE 831 AND BOOK 910 AT PAGE 841(AFFECTS PROPERTY - BLANKET IN NATURE); COVENANT AND AGREEMENT RECORDED IN BOOK 708 AT PAGE 120(AFFECTS PROPERTY - BLANKET IN NATURE); AND FIRST AMENDMENT TO AND PARTIAL RESTATEMENT OF DEVELOPMENT AGREEMENT RECORDED IN BOOK 771 AT PAGE I(AFFECTS PROPERTY -
- IO. MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RIVERPORT BUSINESS PARK BY SLF III -HARDEEVILLE, LLC, RECORDED IN THE JASPER COUNTY RECORDS IN BOOK ______ AT PAGE _____, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AND ALL AMENDMENTS THERETO.
- STATE OF SOUTH CAROLINA COUNTY COUNCIL FOR JASPER COUNTY ORDINANCE NO. 2014-23 AMENDED AND RESTATED FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT RECORDED IN THE JASPER COUNTY RECORDS IN BOOK 888 AT PAGE 379.(NOT
- 12. THIS POLICY AFFORDS ASSURANCE AS TO THE LOCATION OF THE BOUNDARY LINES OF THE LAND, BUT DOES NOT INSURE THE ENGINEERING CALCULATIONS IN COMPUTING THE EXACT AMOUNT OF ACREAGE CONTAINED THEREIN.(NOT SURVEY RELATED) 13. PLAT ENTITLED "ALTA/NSPS LAND TITLE SURVEY, PARCEL 13-B RIVERPORT PHASE I, CITY OF HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA, " DATED AUGUST 25, 2017, PREPARED BY THOMAS & HUTTON AND CERTIFIED BY ROBERT K. MORGAN, III, S.C.P.L.S. NO. 26957, DISCLOSES THE FOLLOWING:
- G. ROADWAY ENTITLED "EARTH ROAD" (AFFECTS SUBJECT PROPERTY AS SHOWN) 14. RIGHTS OF OTHERS IN AND TO ALL ROADWAYS MENTIONED ABOVE.

LEGAL DESCRIPTION

NOTES

I. TAX MAP NO. (PARENT TRACT): 031-00-00-016

6. PLAT REFERENCE: PLAT BOOK 30 PAGE 374, PLAT BOOK 19 PAGE 81.

SEAL OF THE LAND SURVEYOR.

CONSIDERED APPROXIMATE.

WETLANDS

PARCEL.

2. ACCORDING TO F.I.R.M. MAP NO. 450112, PANEL 0175B & 0225B, REVISED SEPTEMBER 29, 1986, THE

PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE A8, ZONE B AND ZONE C.

3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID

4. THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED

5. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

7. THE POSITION OF UNDERGROUND UTILITIES THAT MAY BE SHOWN ON THIS DRAWING ARE BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE

THE WETLANDS AND WETLAND BUFFERS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. THESE WETLANDS ARE UNDER THE JURISDICTION AND PERMITTING AUTHORITY OF THE U.S. ARMY CORPS

OF RESTRICTIVE COVENANTS (JASPER COUNTY ROD VOLUME 0805/PAGES 0386-0407) RECORDED

MARCH 17, 2011 FOR THE PRESERVED WETLANDS AND UPLAND BUFFERS ADJACENT TO THIS SUBJECT

OF ENGINEERS AND/OR S.C. O.C.R.M. "PARCEL 13-B WAS SUBJECT TO A UNITED STATES ARMY CORPS OF ENGINEERS NATIONWIDE PERMIT, REFERENCE NUMBER SAC 2008-2176-INT, FOR WETLANDS IMPACTS. AS COMPENSATORY MITIGATION FOR THAT PERMIT, REFERENCE IS MADE TO THE RECORDED DECLARATION

6

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE CITY OF HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA, SHOWN AS "PARCEL 13-B" CONTAINING 21.05 ACRES, MORE OR LESS, AS MORE PARTICULARLY SHOWN AND DESCRIBED ON A PLAT ENTITLED "SUBDIVISION PLAT, PARCEL 13-A AND PARCEL 13-B, RIVERPORT PHASE I, FORMERLY PARCEL 13, HARDEEVILLE TRACT", DATED JULY 20, 2017, PREPARED BY THOMAS & HUTTON, CERTIFIED BY ROBERT K. MORGAN, III, SCPLS NO. 26957, AND RECORDED IN THE JASPER COUNTY RECORDS IN PLAT BOOK _____ AT PAGE _____ FOR A MORE DETAILED DESCRIPTION AS TO THE COURSES, METES AND BOUNDS OF THE ABOVE MENTIONED PARCELS, REFERENCE IS HAD TO SAID PLAT.

