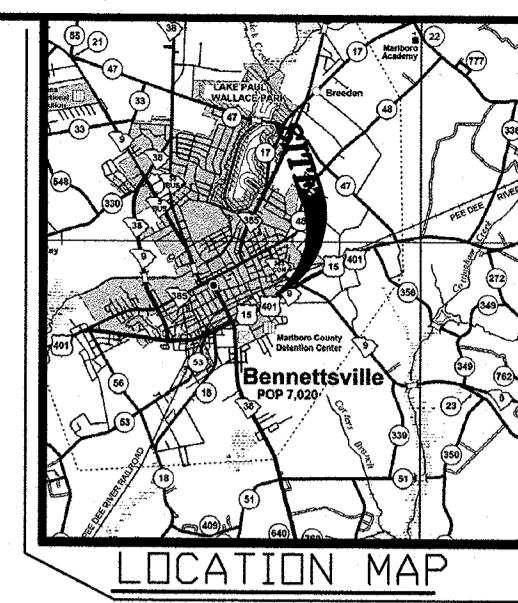


● DENOTES IPF #4 REBAR UNLESS NOTED OTHERWISE  
 ○ DENOTES IPS (FROM FIN SET) #4 REBAR  
 ○ DENOTES CALCULATED POINT  
**LEGEND**  
 ☒ FIRE HYDRANT    Ⓞ STORM DRAIN MANHOLE  
 ☒ WATER VALVE    ☒ CATCH BASIN  
 ☒ POWER POLE    Ⓞ SEWER MANHOLE  
 ☒ WATER METER    ☒ GAS VALVE  
 ☒ TELEPHONE PEDESTAL

**SETBACKS**  
 COLLECTOR ROAD - 30'  
 ARTERIAL ROAD - 50'  
 REAR - 10'  
 SIDES - 5'

**ALTA/NSPS SURVEY**

OF 18.09 ACRES LOCATED IN THE CITY OF BENNETTSVILLE, MARLBORO COUNTY, SOUTH CAROLINA BEING THAT PROPERTY DESIGNATED AS TAX MAP NUMBER 032-49-08-002 AS RECORDED IN DEED BOOK 596 AT PAGE 43; FURTHER REFERENCE FOUND IN PLAT BOOK 13 AT PAGE 19.  
 SURVEYED FOR:



**FIRST INDUSTRIAL B&L, LLC;  
 INVESTORS TITLE INSURANCE COMPANY**

**LEGAL DESCRIPTION**  
 ALL OF THAT CERTAIN TRACT OF LAND, HOLDING 18.09 ACRES, LOCATED WITHIN THE CITY LIMITS OF BENNETTSVILLE, MARLBORO COUNTY, SOUTH CAROLINA BEING DESIGNATED BY THE MARLBORO COUNTY TAX ASSESSOR AS TAX MAP NUMBER 032-49-08-002; BEING THAT SAME PROPERTY DESCRIBED IN DEED BOOK 598 AT PAGE 43. THE SUBJECT ACREAGE IS MORE PRECISELY DEFINED AS FOLLOWS:

BEGINNING AT A NUMBER 4 REBAR FOUND AT THE NORTHEASTERN INTERSECTION OF MAPLE STREET (A PUBLIC ROAD) AND THE UNDEVELOPED RIGHT OF WAY KNOWN AS OLD ATKINS STREET, APPROXIMATELY 347' NORTHWEST FROM THE INTERSECTION OF MAPLE ST AND US15-401 EAST;

THENCE BEARING N20°34'39"W FOR 518.93' TO A NUMBER 4 REBAR FOUND; THENCE BEARING N22°30'34"W FOR 53.26' TO A NUMBER 4 REBAR FOUND, BEING THE CORNER OF THE TAX PARCEL FORMERLY KNOWN AS TM 032-49-08-001 AND SINCE DISSOLVED INTO THE SUBJECT ACREAGE VIA DEED BOOK 616 AT PAGE 28, AS RECORDED WITH THE MARLBORO COUNTY REGISTER OF DEEDS; THENCE BEARING N20°44'02"W FOR 79.64' TO A NUMBER 4 REBAR SET, BEING THE SHARED CORNER OF THE 200' CSX RAILROAD RIGHT OF WAY; THENCE BEARING N66°35'58"E ALONG SAID RAIL RIGHT OF WAY, PARALLEL TO THE EXISTING RAIL, FOR 185.30' TO A NUMBER 4 REBAR SET; THENCE BEARING S23°24'02"E FOR 79.65' TO A NUMBER 4 REBAR SET; THENCE BEARING N66°37'45"E FOR 983.88' TO A NUMBER 4 REBAR FOUND, BEING A POINT ON LINE FOR THE BOUNDARY OF TAX MAP NUMBER 033-36-02-013; THENCE BEARING S63°07'02"E FOR 816.94' TO A NUMBER 4 REBAR FOUND AT THE RIGHT OF WAY OF US15-401 EAST (A 100' RIGHT OF WAY) BEING THE SHARED CORNER OF TAX MAP NUMBER 033-36-02-018 AND THE SUBJECT ACREAGE; THENCE FOLLOWING THE RIGHT OF WAY OF US15-401 BEARING S57°06'29"W FOR 199.00' TO A NUMBER 4 REBAR FOUND; THENCE BEARING N34°04'24"W FOR 164.13' TO A NUMBER 4 REBAR FOUND AT THE CENTERLINE OF A DITCH, BEING THE SHARED CORNER OF TAX MAP NUMBER 033-43-01-009 AND THE SUBJECT PROPERTY; THENCE BEARING S63°52'16"W ALONG SAID DITCH FOR 398.33' TO A NUMBER 4 REBAR FOUND; THENCE BEARING S63°52'16"W FOR 100.54' ALONG THE NORTHERN BANK OF THE AFOREMENTIONED DITCH; THENCE BEARING S63°52'58"W FOR 997.43' ALONG THE RIGHT OF WAY OF OLD ATKINS STREET (40' UNDEVELOPED PUBLIC RIGHT OF WAY) TO THE POINT OF BEGINNING, THUS CLOSING THE BOUNDARY OF THE SUBJECT PROPERTY.

**GENERAL NOTES:**

- CORNERS AND MONUMENTS AS NOTED.
- IN REFERENCE TO TABLE-A SECTIONS 6(a) AND 6(b); ZONING LETTER WAS PROVIDED BY DENISE MILLER, MANAGER OF PLANNING AND ZONING FOR MARLBORO COUNTY. PLEASE SEE ADDITIONAL NOTES BLOCK TITLES "ZONING NOTES" FOR DETAILS AND FINDINGS.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN A FLOOD ZONE PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45069C0260C, EFFECTIVE DATE 6/16/2011.
- TITLE OPINION WAS FURNISHED BY INVESTORS TITLE INSURANCE COMPANY UNDER ITS COMMITMENT NO. 202410263CA, DATED 29 JANUARY, 2024 AT 8:00 AM.
- AS OF THIS SURVEY, NO PARKING SPACES COULD BE OBSERVED; ANY PARKING AREA PREVIOUSLY EXISTING NOW DAMAGED AND DILAPIDATED.
- EXISTING BUILDINGS ON PROPERTY ARE IN DISREPAIR AND HAVE BEEN VACANT/ABANDONED PRIOR TO SURVEY.
- TO THE NORTHWEST CORNER, AN ADDITIONAL 0.34 ACRES HAS BEEN DISCOVERED THROUGH TITLE SEARCH AND COORDINATION WITH THE MARLBORO COUNTY TAX ASSESSOR. THE 0.34 ACRE PARCEL, FORMERLY DESIGNATED AS TAX MAP NUMBER 032-49-08-001, WAS DISSOLVED INTO THE SUBJECT PROPERTY VIA TAX SALE, AND IS REPRESENTED IN DEED BOOK 616 AT PAGE 28 WITH THE MARLBORO COUNTY REGISTER OF DEEDS. PLOTTED AS DEFINED THEREIN.
- THIS PLAT DOES NOT WARRANT TITLE.

**EXCEPTIONS**

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.  
\*Not applicable to surveyor.
- Taxes for the year 2023, and subsequent years, not yet due and payable.  
\*Not applicable to surveyor.
- Rights or claims of parties in possession not shown by the Public Records.  
\*Not applicable to surveyor.
- The effect of the Title of an encroachment, encumbrance, violation, or adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land survey of the Land. Paragraph 2 (c) of the Covered Risks is hereby deleted.  
\*Fence passes into the railroad right-of-way at northwestern corner of property; shown as surveyed.
- Title to that portion of the Land within the right-of-way of Maple Street and U.S. Highway 15-401.  
\*Not applicable to surveyor.
- Title to that portion of the Land lying within the bounds of the Seaboard Coast Line Railroad.  
\*Not applicable to surveyor.
- Rights of others entitled thereto in and to the ditch(es) crossing the Land.  
\*Not applicable to surveyor; Existing ditches plotted as required for Class-A certification.
- Matters shown on a plat recorded in Plat Book 13 at Page 19; Plat Book 29 at Page 35; Plat Book 30 at Page 4.  
\*Plotted as defined.
- Easement(s) recorded in Book 49 at Page 53 and Book 134 at Pages 651 and 654.  
\*Book 49 at Page 53: Non-plottable Blanket Easement;  
\*Book 134 at Page 651-654: Location of easement not within subject acreage.
- Tax Sale Deed recorded in Book 369 at Page 192.  
\*Plotted as defined; reference made to plat book 29 at page 35.

**ZONING NOTES:**

- ZONING LETTER WAS RECEIVED FROM CLIENT; SIGNED BY DENISE MILLER, MANAGER OF PLANNING AND ZONING FOR MARLBORO COUNTY, SOUTH CAROLINA AND DATED 18 DECEMBER, 2024; SUBJECT PROPERTY IS DESIGNATED BY ZONE AS U-1 INDUSTRIAL.
- REFERENCE TO TABLE-A, SECTION 6(a)/6(b); THE LARGER STRUCTURE EXISTING ON THE PROPERTY AT TIME OF SURVEY ENCLOSES UPON THE SETBACKS OF THE PROPERTY (DESIGNATED HEREON AT THEIR RESPECTIVE BUFFER DISTANCES AS PROVIDED BY MARLBORO COUNTY ZONING ORDINANCE SECTION 4-5).
- REFERENCE TO TABLE-A, SECTION 7(c); THE EXISTING BUILDINGS DO NOT EXCEED 30' FROM FINISH GRADE TO THEIR APICES. NOTE THAT ANY BUILDING PROPOSED FOR THIS PROPERTY HENCEFORTH MUST HAVE AN ADDITIONAL FOOTAGE FROM THE DETERMINED SETBACK BUFFERS THAT INCREASES PROPORTIONAL TO THE BUILDING HEIGHT OVER 30' (1 FOOT ADDITIONAL TO THE SETBACKS FOR EVERY 1 FOOT OVER 30 FEET OF HEIGHT) AS SET FORTH IN ZONING ORDINANCE SECTION 4-6.2.
- ATTENTION SHOULD BE BROUGHT TO SECTION 4-7.3(7), FOR ANY FURTHER IMPROVEMENTS MADE ON THIS PROPERTY; REGARDS TO A TYPE-C BUFFER AREA, GIVEN THE INDUSTRIAL ZONING OF THE SUBJECT ACREAGE.
- AS SET FORTH IN ZONING ORDINANCE SECTION 4-4.2, ANY IMPROVEMENTS TO THE SUBJECT ACREAGE, IN COMBINATION WITH ANY EXISTING IMPERVIOUS SURFACES, WILL NOT EXCEED 75% OF COMBINED IMPERVIOUS SURFACE AREA IN RESPECTS TO THE TOTAL SQUARE-FOOTAGE OF THE SUBJECT.
- AS SHOWN HEREON, THERE IS AN EXISTING FENCE ENCROACHMENT THAT FALLS WITHIN THE RIGHT OF WAY OF THE CSX RAILROAD, TO THE NORTHERN BOUNDARY OF THE PROPERTY. PLEASE SEE ZONING ORDINANCE SECTION 8-3: "ENCROACHMENT, REDUCTION OF LOT AREA" FOR DETAILS.
- THIS PLAT DOES NOT WARRANT TITLE.

INVESTORS TITLE INSURANCE COMPANY  
 Commitment No. 202410263CA  
 Dated: 29 JANUARY, 2024  
 To First Industrial B&L, LLC; Investors Title Insurance 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/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19 of Table A thereof. The field work was completed on 7 February, 2025.  
 Dated: 7 February, 2025  
 David A. Nesbitt  
 David A. Nesbitt  
 Professional Surveyor, License No. 7623  
 Address: 4340 Alligator Road  
 Timmonsville, SC 29161  
 Telephone: 843-346-3302

I 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 STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45069C0260C, EFFECTIVE DATE 6/16/2011 AND FOUND THAT NO PART OF THE ABOVE ACREAGE FALLS WITHIN A FLOOD ZONE. NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.

 NESBITT SURVEYING CO., INC. 4340 ALLIGATOR ROAD TIMMONSVILLE, S.C. 29161 PHONE (843) 346-3302 EMAIL: DAVID@NESBITTSURVEYING.COM EMAIL: JON@NESBITTSURVEYING.COM	 SOUTH CAROLINA PROFESSIONAL SURVEYOR David A. Nesbitt License No. 7623	DATE: 7 FEBRUARY, 2025 JOB NO.: 2499B-ALTA REF. JOB#: TAX MAP #: 032-49-08-002 DRAWN BY: CAB SCALE 1" = 100 FT 
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