

LEGEND

- R/W - Right-of-Way
C/L - Centerline
P.O.B. - Point of Beginning
P.O.C. - Point of Commencement
■ - Monumentation Found (as noted)
■ - Concrete Monument Found
○ - 5/8" Rebar Set
△ - Mag Nail Set
△ - Encroachment
⊗ - Schedule B-Section II Item
Calc. - Calculated
Msd. - Measured
Rec. - Record
PIV - Post Indicator Valve
FDC - Fire Department Connection
⊗ - Water Valve
⊗ - Hydrant
⊗ - Irrigation Control Valve
⊗ - Manhole
⊗ - Clean Out
⊗ - Gas Meter
⊗ - Catch Basin (Square)
⊗ - Utility Box
⊗ - Transformer
⊗ - Power Pole
⊗ - Guy Pole
⊗ - Light Pole
⊗ - Guy Wire
⊗ - Sign
⊗ - Bollard
⊗ - Mail Box
⊗ - Utility Vault
⊗ - Flagpole
⊗ - Handicapped Space
—ou— Overhead Utility Line
—X— Fence
▨ - Concrete Area
▨ - No Parking Area
▨ - Building Area



LINE	BEARING	DISTANCE
LT	S 58°48'24" W (RP)	50.37'
	N 58°48'24" E (FRP)	

FUTURE RELEASE PARCEL DESCRIPTION

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being near the City of Sumter, in the County of Sumter, State of South Carolina, and being part of the land shown and delineated as 30.684 acres on an ALTA/NSPS Land Title Survey prepared for 2630 Highway 15, LLC, by URS Corporation, dated March 12, 2014, last revised June 10, 2014, and recorded in Plat Book 2014, at page 102, in the Sumter County Register of Deeds Office, said tract having the following metes and bounds to wit:

COMMENCING AT A 1-1/2" PIPE ON THE RIGHT-OF-WAY INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF CORPORATE WAY (S-43-87) AND THE WESTERN RIGHT-OF-WAY OF U.S. HIGHWAY #15 AND PROCEEDING REVERSELY ALONG THE LAST TWO (2) COURSES AND DISTANCES OF THE AFOREMENTIONED 30.684 ACRE PARCEL, ALSO BEING ALONG THE WESTERN RIGHT-OF-WAY OF U.S. HIGHWAY #15, IN A DIRECTION OF N56°48'24"E FOR A DISTANCE OF 50.37' TO A 5/8" REBAR W/ CAP, THENCE IN A DIRECTION OF N13°13'20"E FOR A DISTANCE OF 814.40' TO A 1-1/2" PIPE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, ALONG A NEW LINE OF DIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES: IN A DIRECTION OF N78°44'17"W FOR A DISTANCE OF 370.31' TO A CONCRETE MONUMENT, THENCE IN A DIRECTION OF N78°45'53"W FOR A DISTANCE OF 410.24' TO A CONCRETE MONUMENT;

THENCE TURNING AND PROCEEDING ALONG THE PROPERTY OF SUMTER CITY & COUNTY IN A DIRECTION OF N13°17'16"E FOR A DISTANCE OF 603.50' TO A 5/8" REBAR W/ CAP;

THENCE TURNING AND PROCEEDING ALONG THE PROPERTY OF SUMTER COATINGS INC, THE FOLLOWING TWO (2) COURSES AND DISTANCES: IN A DIRECTION OF S78°50'56"E FOR A DISTANCE OF 411.63' TO A CONCRETE MONUMENT, THENCE IN A DIRECTION OF S78°41'34"E FOR A DISTANCE OF 368.27' TO A 1/2" REBAR;

THENCE TURNING AND PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY OF U.S. HIGHWAY #15 IN A DIRECTION OF S13°13'20"W FOR A DISTANCE OF 603.79' TO A 1-1/2" PIPE, THIS ALSO BEING THE POINT OF BEGINNING, CONTAINING 10.8094 ACRES (470,858 SQUARE FEET) OF LAND, MORE OR LESS.

REMAINDER PARCEL DESCRIPTION

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being near the City of Sumter, in the County of Sumter, State of South Carolina, and being part of the land shown and delineated as 30.684 acres on an ALTA/NSPS Land Title Survey prepared for 2630 Highway 15, LLC, by URS Corporation, dated March 12, 2014, last revised June 10, 2014, and recorded in Plat Book 2014, at page 102, in the Sumter County Register of Deeds Office, said tract having the following metes and bounds to wit:

BEGINNING AT A 1-1/2" PIPE ON THE RIGHT-OF-WAY INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF CORPORATE WAY (S-43-87) AND THE WESTERN RIGHT-OF-WAY OF U.S. HIGHWAY #15 AND PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF CORPORATE WAY IN A DIRECTION OF N78°50'42"W FOR A DISTANCE OF 468.96' TO A 5/8" REBAR W/ CAP, THENCE TURNING AND PROCEEDING ALONG THE PROPERTY OF SOUTHERN WAREHOUSING AND LOGISTICS, LLC IN A DIRECTION OF N11°06'12"E FOR A DISTANCE OF 849.74' TO A 1/2" REBAR;

THENCE TURNING AND PROCEEDING ALONG THE PROPERTY OF SUMTER CITY & COUNTY IN A DIRECTION OF S78°58'55"E FOR A DISTANCE OF 254.58' TO A CONCRETE MONUMENT;

THENCE REVERSELY ALONG THE SOUTHERLY LINE OF THE FUTURE RELEASE PARCEL, THE FOLLOW TWO (2) COURSES AND DISTANCES: S78°45'53" E FOR A DISTANCE OF 410.24' TO A CONCRETE MONUMENT, THENCE S78°44'17" E FOR A DISTANCE OF 370.31' TO A 1-1/2" PIPE;

THENCE TURNING AND PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY OF U.S. HIGHWAY #15 THE FOLLOWING TWO (2) COURSES AND DISTANCES: IN A DIRECTION OF S13°13'20"W FOR A DISTANCE OF 814.40' TO A 5/8" REBAR W/ CAP, THENCE TURNING AND PROCEEDING ALONG THE NORTHERN RIGHT-OF-WAY OF CORPORATE WAY IN A DIRECTION OF S56°48'24"W FOR A DISTANCE 50.37' TO A 1-1/2" PIPE, THIS ALSO BEING THE POINT OF BEGINNING, CONTAINING 19.8745 ACRES (865,735 SQUARE FEET) OF LAND, MORE OR LESS.

GRS PROJECT NO. / JOB NO.	REVISION HISTORY	DATE
19-11867.24 B-191042		
SCALE: 1" = 80'		
DRAWN BY: AL		
APPROVED BY: TRD		

SURVEY COORDINATED BY:

GRS

GROUP

SURVEY COORDINATED BY:

300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELDSURVEYING@GMAIL.COM | PHONE: 330-779-1167

LMS SURVEYING LTD

Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 / Surveys@LMSsurveying.com