P-BK:00D620PG:0005

EXCEPTIONS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: PNT45311SC
DATED: FEBRUARY 28, 2024

(11) EASEMENTS, SETBACK LINES AND ANY OTHER FACTS SHOWN ON THAT PLAT IN BOOK 725, PAGE 222; AND BOOK D125, PAGE(S) 2, ALL OF THE ORANGEBURG COUNTY REGISTRY, REFERENCE BEING MADE TO THE RECORDS THEREOF FOR THE FULL PARTICULARS.
PLOTTED AND SHOWN

(12) RIGHTS OF ENTRY, RIGHTS OF WAY AND OTHER RIGHTS, PRIVILEGES AND EASEMENTS AS RECORDED IN BOOK 31, PAGE(S) 115 OF THE ORANGEBURG COUNTY REGISTRY, REFERENCE BEING MADE TO THE RECORDS THEREOF FOR THE FULL PARTICULARS.
RAILROAD R/W PLOTTED AND SHWON- DOES NOT TOUCH SUBJECT PROPERTY

(13) RIGHTS OF ENTRY, RIGHTS OF WAY AND OTHER RIGHTS, PRIVILEGES AND EASEMENTS AS RECORDED IN BOOK 31, PAGE(S) 117 OF THE ORANGEBURG COUNTY REGISTRY, REFERENCE BEING MADE TO THE RECORDS THEREOF FOR THE FULL PARTICULARS.
RAILROAD R/W PLOTTED AND SHWON- DOES NOT TOUCH SUBJECT PROPERTY

(14) EASEMENT(S) IN FAVOR OF CENTRAL ELECTRIC POWER COOPERATIVE, INC. AS RECORDED IN BOOK 305, PAGE(S) 261 OF THE ORANGEBURG COUNTY REGISTRY, REFERENCE BEING MADE TO THE RECORDS THEREOF FOR THE FULL PARTICULARS.
APPEARS NOT TO TOUCH SUBJECT PROPERTY

(15) EASEMENT(S) IN FAVOR OF SOUTH CAROLINA ELECTRIC & GAS COMPANY AS RECORDED IN BOOK 321, PAGE(S) 325 OF THE ORANGEBURG COUNTY REGISTRY, REFERENCE BEING MADE TO THE RECORDS THEREOF FOR THE FULL PARTICULARS.
BLANKET EASEMENT

(16) RIGHT(S) OF WAY IN FAVOR OF SOUTH CAROLINA ELECTRIC & GAS COMPANY AS RECORDED IN BOOK 595, PAGE(S) 1103 OF THE ORANGEBURG COUNTY REGISTRY, REFERENCE BEING MADE TO THE RECORDS THEREOF FOR THE FULL PARTICULARS.
UNABLE TO LOCATE BASED ON DESCRIPTION

(17) RIGHT(S) OF WAY IN FAVOR OF SOUTH CAROLINA ELECTRIC & GAS COMPANY AS RECORDED IN BOOK 1171, PAGE(S) 269 OF THE ORANGEBURG COUNTY REGISTRY, REFERENCE BEING MADE TO THE RECORDS THEREOF FOR THE FULL PARTICULARS.
NOT RELATED TO SUBJECT PROPERTY

(18) RIGHT(S) OF WAY IN FAVOR OF SOUTH CAROLINA ELECTRIC & GAS COMPANY AS RECORDED IN BOOK 1449, PAGE(S) 118 OF THE ORANGEBURG COUNTY REGISTRY, REFERENCE BEING MADE TO THE RECORDS THEREOF FOR THE FULL PARTICULARS.
PLOTTED AND SHOWN

ACCESS NOTE

DIRECT ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY BAMBERG ROAD/US 301/601

ENCROACHMENTS/PROJECTIONS

NONE OBSERVED AT TIME OF SURVEY

REFERENCE DEED

1. DB 1409 , PG 231

REFERENCE PLAT

1. PB D-125, PG 2

TAX ASSESSOR PARCEL NO.

0108-00-06-050.000

CURRENT OWNER

C&W LAND HOLDINGS, LLC

BASIS OF BEARINGS

SC GRID, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, ORANGEBURG COUNTY, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF 1/16/2014, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 45075C0365C.

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

SURVEYOR'S NOTES

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION

3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

4. THERE IS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE LOCATED ON SUBJECT PROPERTY.

5. NO GAPS OR OVERLAPS OBSERVED.

6. PROPERTY SURVEYED AND REFLECTED HEREON WAS VACANT AT TIME OF FIELD SURVEY

S240305

FILED Aug 16, 2024 09:45 am
BOOK 0006620
PAGE 0005 - 0005
INSTRUMENT # 2024000306
RECORDED IN ORANGEBURG COUNTY
DEWITTRICE WILLIAMS REGISTER OF DEEDS
Dewittrice Williams
Signature

DATA

ZONING DATA REQUESTED

SITE AREA

5,514,718 SQ.FT.
126.601 ACRES

PARKING TABLE

TYPE OF SPACES	NO. OF SPACES
REGULAR	0
COMPACT	0
HANDICAP	0
TOTAL	0

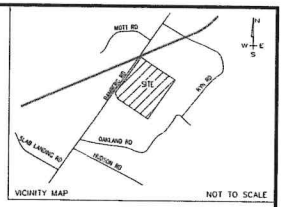
NO STRIPED PARKING AT TIME OF FIELD SURVEY

TITLE COMMITMENT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGEBURG, STATE OF SOUTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN UNION TOWNSHIP, COUNTY OF ORANGEBURG, SOUTH CAROLINA, CONTAINING 126.64 ACRES, MORE OR LESS, BEING MORE PARTICULARLY SHOWN AND DELINEATED AS TRACT A ON A PLAT PREPARED FOR THE ESTATE OF LOUISE C. STROUD BY EDISTO ENGINEERS & SURVEYORS, INC., APPROVED BY J.J. JOINERS, RLS, DATED JUNE 12, 2008, REVISED JULY 30, 2008, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ORANGEBURG COUNTY IN PLAT BOOK D-125, PAGE 2; ALL METES, BOUNDS, COURSES AND DISTANCES AS ARE EVIDENCED ON THE AFORESAID PLAT AS THEY RELATE TO THE PROPERTY DESCRIBED HEREIN ARE INCORPORATED HEREIN BY REFERENCE AND SUBJECT TO AN ACCURATE CURRENT SURVEY; ALL MEASUREMENTS ARE TO BE REGARDED AS MORE OR LESS.

PROCESSED BY
AUG 1 1 2024
GIS OFFICE



VICINITY MAP NOT TO SCALE

SURVEYOR'S CERTIFICATE

TO: COOPER SWAMP RENEWABLES LLC, A DELAWARE LIMITED LIABILITY COPMANY; PHILLIP T TAYLOR & ROBERTA G. TAYLOR; FIRST AMERICAN TITLE INSURANCE COMAPNY

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/NSPS 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)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON APRIL 09, 2024

DATE OF PLAT OR MAP: APRIL 10, 2024

BY: DANA R. AUGUSTINE, P.L.S.

SOUTH CAROLINA REGISTERED 30293 PROFESSIONAL LAND SURVEYOR

S.C. REG. NO 30293
STATE OF SOUTH CAROLINA

THIS BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. PNT45311SC BEARING AN EFFECTIVE DATE OF FEBRUARY 28, 2024

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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.

NOTE: THIS IS A RESURVEY OF AN EXISTING PARCEL OF LAND AND IS NOT CONSIDERED TO BE A SUBDIVISION

The Plat shown hereon has been found to comply with the County of Orangeburg Small Subdivision Regulation and has been approved for recording in the office of the Register of Deeds of Orangeburg County, South Carolina.

August 13 2024
Terry E. Robinson
Planning Director Orangeburg County

SOUTH CAROLINA SITE DESIGN, INC. No. C00122 CERTIFICATE OF AUTHORIZATION

LEGEND

POB POINT OF BEGINNING	CATV CABLE TV PEDESTAL		(G) GREASE TRAP MANHOLE
BL BUILDING LINE	TEL TELEPHONE PEDESTAL	TC/BC	TOP/BOTTOM CURB
CL CENTERLINE	(E) ELECTRIC METER	TW/BW	TOP/BOTTOM WALL
CMP CORRUGATED METAL PIPE	CB CATCH BASIN	VCP	VERIFIED CLAY PIPE
CT CRMP TOP	DI DROP INLET		(W) WATER METER
DE DRAINAGE EASEMENT	ET ELEC TRANS	WV	WATER VALVE
EP EDGE OF PAVEMENT	x 00.0 ELEVATION	—CTV—	CABLE TV
IPO IRON PIN OLD	FH FIRE HYDRANT	—F—	FENCE LINE
IPS IRON PIN SET	GM GAS METER	—FOC—	FIBER OPTIC CABLE
RAIL RAIL & CAP	GV GAS VALVE	—GAS—	GAS LINE
OT OPEN TOP	LP LIGHT POLE	—OHP—	OVERHEAD POWER
RB REBAR	PP POWER POLE	—OHT—	OVERHEAD TELEPHONE
RCP REINFORCED CONC PIPE	GP GUY ANCHOR	—SD—	STORM DRAIN
R/W RIGHT OF WAY	SDMH SD MANHOLE	—SS—	SANITARY SEWER
SD STORM DRAIN	SSMH SS MANHOLE	—UGP—	UNDERGROUND POWER
SS SANITARY SEWER	TMH TELEPHONE MANHOLE	—UGT—	UNDERGROUND TEL
SSE SS EASEMENT	CO CLEAN OUT	—W—	WATER LINE
			POST INDICATOR VALVE

"ALTA / NSPS LAND TITLE SURVEY"
FOR
COOPER SWAMP RENEWABLES LLC

U.S. HIGHWAY 301
ORANGEBURG COUNTY
ORANGEBURG, SOUTH CAROLINA

DATE	FIELD CREW	DRAWN BY	CHECKED BY
4-09-24	BB/NB	BOO	JG
SCALE 1"=200'	200' 0 200 400'		

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0456
www.sitedesign-inc.com

DATE	REVISION	BY	AP'VD