

SURVEYOR CERTIFICATE

TO: - GRAY FOX CAPITAL PARTNERS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY,
- CHICAGO 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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 8, 11A, 13, 16, 17 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 2022.

6A/6B : NOT APPLICABLE, NO ZONING REPORT OR LETTER WAS PROVIDED

DATE OF PLAT OR MAP: 05-18-2022

VINCENT C. TOWNSEND, PLS L-3844

GREEN MOUNTAIN ENGINEERING, PLLC
7-A WENDY CT.
GREENSBORO, NC 27409
TEL: 336-294-9394



"SCHEDULE B, PART II EXCEPTIONS"

THIS SURVEY WAS PREPARED WITH REFERENCE TO THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT # 22-05910CH, EFFECTIVE APRIL 01, 2022. SCHEDULE 'B' EXCEPTIONS ARE AS FOLLOWS:

- 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 A SURVEY MATTER)
- TAXES OR ASSESSMENTS FOR THE YEAR 2022, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
(NOT A SURVEY MATTER)
- ANY DISCREPANCY, CONFLICT, MATTERS REGARDING ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
(AFFECTS AS SHOWN ON SURVEY)
- THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT INSURED.
(AFFECTS AS SHOWN ON SURVEY)
- ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN PLAT BOOK B186, PAGE 6; PLAT BOOK B204, PAGE 4; PLAT BOOK B204, PAGE 5; PLAT BOOK B327, PAGE 8; PLAT BOOK C55, PAGE 10; PLAT BOOK C264, PAGE 1; PLAT BOOK C319, PAGE 10; PLAT BOOK C319, PAGE 2; AND PLAT BOOK C319, PAGE 3.
(AFFECTS AS SHOWN ON SURVEY)
- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LIENS PROVIDED FOR IN DECLARATION OF COVENANTS FOR MANCHESTER VILLAGE FILED FOR RECORD IN BOOK 2585, PAGE 135; AS AMENDED BY AMENDMENT TO DECLARATION OF COVENANTS FOR MANCHESTER VILLAGE RECORDED IN BOOK 2773, PAGE 313; AS SUPPLEMENTED BY FIRST SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS FOR MANCHESTER VILLAGE RECORDED IN BOOK 2842, PAGE 179; AS SUPPLEMENTED BY SECOND SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS FOR MANCHESTER VILLAGE RECORDED IN BOOK 2985, PAGE 47; AS AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS FOR MANCHESTER VILLAGE RECORDED IN BOOK 3265, PAGE 73; AS SUPPLEMENTED BY THIRD SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS FOR MANCHESTER VILLAGE RECORDED IN BOOK 3265, PAGE 80; AS SUPPLEMENTED BY FOURTH SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS FOR MANCHESTER VILLAGE RECORDED IN BOOK 3599, PAGE 186; AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), 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.
(DOES NOT AFFECT SUBJECT PROPERTY)
- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LIENS PROVIDED FOR IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ATHERTON PLACE FILED FOR RECORD IN BOOK 3042, PAGE 150; AS SUPPLEMENTED BY FIRST SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ATHERTON PLACE RECORDED IN BOOK 3550, PAGE 242; AS SUPPLEMENTED BY SECOND SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ATHERTON PLACE RECORDED IN BOOK 5085, PAGE 28; AS SUPPLEMENTED BY THIRD SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ATHERTON PLACE RECORDED IN BOOK 6421, PAGE 241; AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), 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.
(DOES NOT AFFECT SUBJECT PROPERTY)
- GRANT OF EASEMENT OR RIGHT OF WAY FOR OUTFALL CITY SEWERAGE SYSTEM TO THE CITY OF ROCK HILL, SOUTH CAROLINA RECORDED IN BOOK 79, PAGE 363.
(AFFECTS AS SHOWN ON SURVEY)
- GRANT OF RIGHT-OF-WAY FOR STREET TO THE CITY OF ROCK HILL RECORDED IN BOOK 569, PAGE 251.
(DOES NOT AFFECT SUBJECT PROPERTY)
- GRANT OF RIGHT-OF-WAY TO THE CITY OF ROCK HILL, S.C. FOR POLE LINE PURPOSES RECORDED IN BOOK 614, PAGE 270.
(DOES NOT AFFECT SUBJECT PROPERTY)
- AGREEMENT TO YORK COUNTY NATURAL GAS AUTHORITY RECORDED IN BOOK 1081, PAGE 8.
(DOES NOT AFFECT SUBJECT PROPERTY, AGREEMENT IS EXPIRED)
- DECRE RECORDED IN BOOK 1082, PAGE 195.
(DOES NOT AFFECT SUBJECT PROPERTY)
- GRANTS OF RIGHTS-OF-WAY AND EASEMENTS TO THE CITY OF ROCK HILL, S.C. RECORDED IN BOOK 3050, PAGE 226; BOOK 3539, PAGE 70; BOOK 6130, PAGE 264; AND BOOK 6564, PAGE 203.
(DOES NOT AFFECT SUBJECT PROPERTY)

SURVEY NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND, IN INTERNATIONAL FEET, UNLESS OTHERWISE NOTED.
- AREA BY COORDINATE COMPUTATION.
- SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE REGISTER OF DEEDS OFFICE, TOWN OR COUNTY TAX OFFICES, OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
- VERTICAL DATUM: NAVD88
- NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING SCGS' REAL TIME NETWORK (RTN) SYSTEM AND ARE REFERENCED TO THE NAD83(NSRS 2011) DATUM. COMBINED FACTOR 1.00 IF SHOWN. VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 (GEOID 128).
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY GREEN MOUNTAIN ENGINEERING.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- TITLE LEGAL DESCRIPTION AND SURVEY LEGAL DESCRIPTION DESCRIBE THE SAME PROPERTY.

N/F
MANCHESTER VILLAGE PROPERTY
OWNERS ASSOCIATION
PARCEL # 6670101106
D.B. 5697 PG. 177
P.B. C210 PG. 9

N/F
ATHERTON PLACE HOMEOWNERS
ASSOCIATION INC
PARCEL # 6670301041
D.B. 3550 PG. 245
P.B. B329 PG. 9

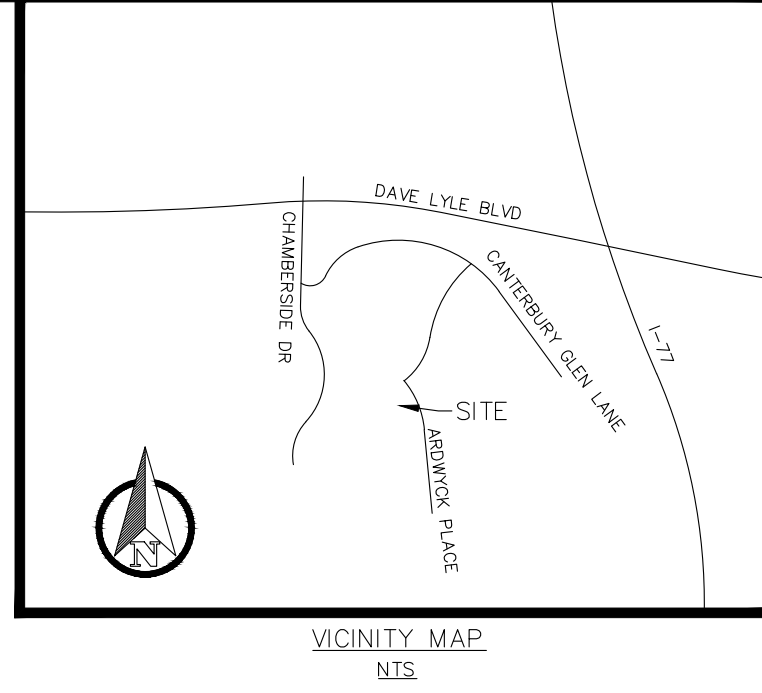
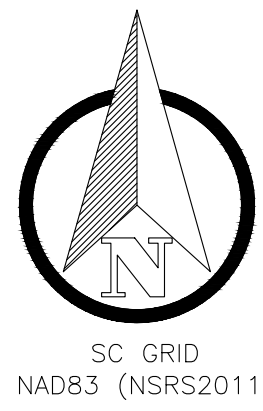
N/F
PETVET DOGHOUSE LLC
PARCEL # 6670101088
D.B. 18995 PG. 340
P.B. B186 PG. 6

ADDISON AVENUE
60' PUBLIC RIGHT-OF-WAY

ARDWYCK PLACE
50' PUBLIC RIGHT-OF-WAY

N/F
GARY L. WILLIAMS
PARCEL # 6670101084
D.B. 4333 PG. 124
P.B. C55 PG. 10
P.B. B186 PG. 6

N/F
ARDWYCK TOWNHOMES HOMEOWNERS
ASSOCIATION INC
PARCEL # 6670501034
D.B. 10342 PG. 8
P.B. D349 PG. 6



GENERAL NOTES:

- PARCEL # 6670101084
- OWNER: GARY L. WILLIAMS
- PARCEL ADDRESS: 1108 ARDWYCK PLACE
ROCK HILL, SC 29730
- ZONING: GC
- SITE AREA: 0.98 ACRES ±
- TOWNSHIP: ROCK HILL
- MUNICIPALITY: ROCK HILL
- COUNTY: YORK
- STATE: SOUTH CAROLINA
- MAP PREPARATION DATE: 05/18/2022
- SCALE: 1" = 20'
- NUMBER OF PARKING SPACES: 52
- A PORTION OF THE PROPERTY LIES IN A SPECIAL FOOD HAZARD AREA PER FEMA FIRM MAP # 45091C0328F DATED 05/16/2017.

TITLE LEGAL DESCRIPTION

LYING AND BEING SITUATE IN YORK COUNTY, SC, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" EXISTING IRON REBAR, SAID REBAR HAVING A SC GRID COORDINATE OF N: 1,129,775.01 & E: 2,007,457.25 AND BEING IN THE WESTERN RIGHT OF WAY OF ARDWYCK PLACE; THENCE ALONG A COMMON LINE WITH THE ARDWYCK TOWNHOMES HOMEOWNERS ASSOCIATION INC. PROPERTY S 85° 16' 40" W FOR A DISTANCE OF 233.01 FEET TO A COMPUTED POINT, SAID POINT BEING LOCATED IN THE CENTER OF A CREEK; THENCE WITH THE CENTER OF THE CREEK N 04° 17' 12" W FOR A DISTANCE OF 150.13 FEET TO A COMPUTED POINT, SAID POINT BEING A COMMON CORNER WITH THE PETVET DOGHOUSE LLC. PROPERTY; THENCE WITH THE PETVET PROPERTY N 52° 01' 04" E FOR A DISTANCE OF 167.56 FEET TO A COMPUTED POINT, SAID POINT BEING IN THE WESTERN RIGHT OF WAY OF ARDWYCK PLACE; THENCE WITH THE RIGHT OF WAY OF ARDWYCK PLACE S 37° 59' 35" E FOR A DISTANCE OF 98.55 FEET TO A 1" EXISTING IRON REBAR; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND A CHORD BEARING OF S 21° 20' 56" W FOR A DISTANCE OF 131.65 FEET TO A 1" EXISTING IRON REBAR; THENCE S 04° 45' 11" E FOR A DISTANCE OF 33.48 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.98 ACRES MORE OR LESS.

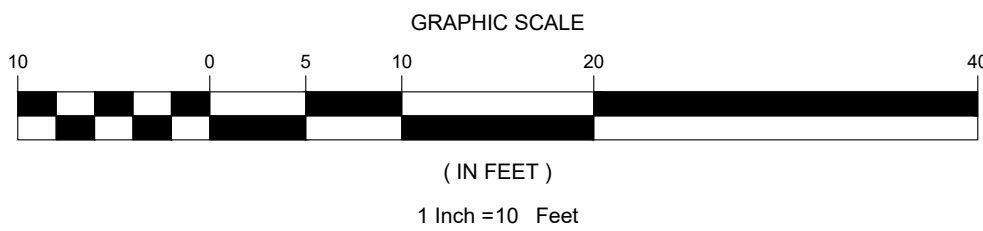
SURVEYED LEGAL DESCRIPTION

LYING AND BEING SITUATE IN YORK COUNTY, SC, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" EXISTING IRON REBAR, SAID REBAR HAVING A SC GRID COORDINATE OF N: 1,129,775.01 & E: 2,007,457.25 AND BEING IN THE WESTERN RIGHT OF WAY OF ARDWYCK PLACE; THENCE ALONG A COMMON LINE WITH THE ARDWYCK TOWNHOMES HOMEOWNERS ASSOCIATION INC. PROPERTY S 85° 16' 40" W FOR A DISTANCE OF 233.01 FEET TO A COMPUTED POINT, SAID POINT BEING LOCATED IN THE CENTER OF A CREEK; THENCE WITH THE CENTER OF THE CREEK N 04° 17' 12" W FOR A DISTANCE OF 150.13 FEET TO A COMPUTED POINT, SAID POINT BEING A COMMON CORNER WITH THE PETVET DOGHOUSE LLC. PROPERTY; THENCE WITH THE PETVET PROPERTY N 52° 01' 04" E FOR A DISTANCE OF 167.56 FEET TO A COMPUTED POINT, SAID POINT BEING IN THE WESTERN RIGHT OF WAY OF ARDWYCK PLACE; THENCE WITH THE RIGHT OF WAY OF ARDWYCK PLACE S 37° 59' 35" E FOR A DISTANCE OF 98.55 FEET TO A 1" EXISTING IRON REBAR; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND A CHORD BEARING OF S 21° 20' 56" W FOR A DISTANCE OF 131.65 FEET TO A 1" EXISTING IRON REBAR; THENCE S 04° 45' 11" E FOR A DISTANCE OF 33.48 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.98 ACRES MORE OR LESS.

LEGEND:

- EIP = EXISTING IRON PIPE
- EIR = EXISTING IRON REBAR
- R/W = RIGHT OF WAY MONUMENT
- IRS = IRON ROD SET
- CP = COMPUTED POINT (NO MONUMENTATION)
- PP = OVERHEAD UTILITY POLE
- WM = WATER METER
- MH = MANHOLE
- FH = FIRE HYDRANT
- M = MAIL BOX
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- PG. = PAGE
- GME SURVEYED BOUNDARY LINE
- BOUNDARY LINE NOT SURVEYED
- GME SURVEYED TIE LINE
- ADJACENT PROPERTY LINE
- R/W LINE
- OVERHEAD ELECTRIC LINE
- FENCE LINE
- WATER LINE



ALTA / NSPS
LAND TITLE SURVEY
FOR
1108 ARDWYCK PLACE
ROCK HILL, SC 29730



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Tel: 336.294.9394
CERTIFICATE NO. P-0826
www.greenmountainengineers.com

JOB#: 22-032 | DRAWN BY: JAM | DATE: 05/18/2022 | CREW CHIEF: JAM