

October 31, 2023

Surveyor's Description**PARCEL # 270-00-00-014**

All that certain lot, tract or parcel of land, lying and being situate in Lexington County, state of South Carolina as described on a plat entitled "Boundary Survey for Carlyle Development, LLC., PARCEL # 270-00-00-014 & PARCEL # C270-00-00-013 & PARCEL # C270-15-00-003 & PARCEL # 270-19-00-001" by EAS Professionals dated October 30, 2023 and being more particularly bounded and described as follows:

BEGINNING at a 5/8 inch rebar found in the southwesterly Right-of-Way line of Carter Street (40 feet wide), rebar being S45° 28' 52"W, a distance of 42.36 feet from a 5/8 tie rebar found at the intersection of the southeasterly Right-of-Way line of said Carter Street and the northeasterly Right-of-Way line of Gordon Street (40 feet wide), tie rebar also being the southwesterly corner of land of Now or Formerly Carlyle Development, LLC., Parcel# C270-00-00-013, rebar also having the following South Carolina State Plane Coordinates [S.C. SPCS]:

(NAD 83-2011, International foot)

N: 883719.40'

E: 2114442.46'

Thence bearing S23°25'29"E, a distance of 1,385.28 feet along said Right-of-Way line, to a 1/2 inch rebar set;

Thence S25°03'47"E, a distance of 255.01 feet along said Right-of-Way line to a 1/2 inch rebar set at the intersection of the southwesterly Right-of-Way line of said Carter Street and the Right-of-Way of Powell Street (20 feet wide);

Thence S59°41'08"W, a distance of 716.07 feet leaving said Right-of-Way line of Carter Street and along the Right-of-Way line of said Powell Street, to a 1/2 inch rebar, set;

Thence S29°34'59"W, a distance of 167.63 feet along the end of said Right-of-Way of Powell Street, and along the line of other land of Now or Formerly Carlyle Development, LLC. (Parcel# 270-19-00-001), to a Mag Nail in 7 inch by 7 inch concrete monument found, passing over ~~through~~ a 1/2 inch rebar at 9.74 feet;

Thence S61°51'24"W, a distance of 91.56 feet along same to an axle in concrete found;

Thence S 26° 21' 49" E for a distance of 392.74 feet along same and along the end of Chesnut Street Right-of-Way, to a 5/8 inch rebar found, passing over a 1 inch open top pipe found at 360.00 feet, 0.32 feet left;

Thence N 61° 54' 34" E for a distance of 608.74 feet with Chesnut Street Right-Of- Way to a 5/8 inch rebar found at a point of curvature;

Thence along a curve to the right and to the northeast, having a radius of 552.96 feet, an arc length of 233.70, a central angle of 24° 12' 56" and being subtended by a chord which bears N 73° 17' 28" E, and distance of 231.97 feet to a 5/8 inch rebar found;

Thence, N 85° 45' 43" E for a distance of 455.11 feet along same to a 1 inch open top pipe in concrete found;

Thence, S 05° 45' 58" E for a distance of 1087.47 along the common boundary of Now or Formerly Chesterfield & Kershaw R R (Parcel # C270-19-00-125), to a 1/2 inch rebar set; passing over a 1 inch crimp top pipe at 2.41 feet;

Thence along a non-tangent curve to the right and to the Southwest, having a radius of 2329.83 feet, an arc length of 895.71 feet, a central angle of 22° 01' 39" and being subtended by a chord which bears S 51° 27' 51" W, and distance of 890.21 feet along the CSX Railroad Right-of-Way to a 1/2 inch rebar set;

Thence, S 60° 25' 36" W for a distance of 2016.99 feet along the same to a 1 inch solid rod in concrete found;

Thence, N 15° 07' 24" W for a distance of 3055.44 feet along the common boundary of Now or Formerly City Of Camden (Parcel # C284-00-00-001) to a 1/2 inch crimp top pipe found;

Thence, N 49° 15' 17" W for a distance of 332.72 feet along the same to a 5/8 inch rebar with cap found in the Right-of-Way line of Battleship Road (40 foot wide);

Thence, N 43° 26' 25" E for a distance of 250.68 feet along said Right-of-Way line to a 5/8 inch rebar with cap found at a point of curvature;

Thence along a curve to the left and to the Northeast, having a radius of 257.54 feet, an arc length of 180.57 feet, a central angle of 40° 10' 23" and being subtended by a chord which bears N 20° 18' 39" E, and distance of 176.90 feet to a 5/8 inch rebar with cap found;

Thence, N 02° 28' 58" E for a distance of 17.31 feet along same, to a 5/8 inch rebar with cap found;

Thence, N 89° 37' 47" W for a distance of 9.04 feet along same, to a 5/8 inch rebar with cap found;

Thence, N 05° 18' 03" E for a distance of 702.31 feet still along same, to a 5/8 inch rebar with cap found;

Thence, N 06° 21' 49" E for a distance of 558.97 feet along same, to a 5/8 inch rebar with cap found at a point of curvature;

Thence along a curve to the right and to the northeast, having a radius of 547.88 feet, an arc length of 284.35 feet, a central angle of 29° 44' 12" and being subtended by a chord which bears N 20° 18' 27" E, and distance of 281.17 feet to a 5/8 inch rebar with cap found;

Thence, N 35° 46' 12" E for a distance of 147.66 feet along same, to a 5/8 inch rebar with cap found at a point of curvature;

Thence along a curve to the right and to the northeast, having a radius of 929.96 feet, an arc length of 373.72 feet, a central angle of 23° 01' 33" and being subtended by a chord which bears N 47° 15' 00" E, and distance of 371.21 feet to a 5/8 inch rebar with cap found;

Thence, N 58° 48' 18" E for a distance of 95.72 feet along same, to a 5/8 inch rebar with cap at a point of curvature;

Thence along a curve to the right and to the East, having a radius of 611.56 feet, an arc length of 449.70 feet, a central angle of $42^{\circ} 07' 51''$ and being subtended by a chord which bears $N 79^{\circ} 50' 43'' E$, and distance of 439.63 feet to a 5/8 inch rebar with cap found;

Thence, $S 79^{\circ} 03' 17'' E$ for a distance of 181.46 feet still along same, to a 5/8 inch rebar with cap found;

Thence $S 52^{\circ} 20' 57'' E$ a distance of 89.20 feet along same, to a 5/8 inch rebar with cap found;

Thence, $S 25^{\circ} 34' 46'' E$ for a distance of 899.18 feet along the Right-of-Way line of Carter Street to the point and PLACE OF BEGINNING.

CONTAINING: 242.83 acres or 10,577,497 square feet, more or less, shown on said map as "PART OF PARCEL # 270-00-00-014"

ALSO:

BEGINNING at a nail found at the intersection of the northeasterly Right-of-Way line of Carter Street (40 feet wide) and the southerly Right-of-Way line of Gordon Street (40 feet wide), nail being $S 24^{\circ} 05' 51'' E$, a distance of 41.45 feet from a 5/8 tie rebar found at the intersection of the northeasterly Right-of-Way line of Carter Street (40 feet wide) and the northerly Right-of-Way line of Gordon Street (40 feet wide), tie rebar also being the southwesterly corner of land of Now or Formerly Carlyle Development, LLC., Parcel# C270-00-00-013, nail also having the following South Carolina State Plane Coordinates [S.C. SPCS]:

(NAD 83-2011, International foot)

N: 883711.27'

E: 2114489.59'

Thence bearing $N 80^{\circ} 55' 35'' E$ for a distance of 537.21 feet along the Right-of-Way line of said Gordon Street to a nail and a 5/8 inch bent rebar found;

Thence bearing $N 86^{\circ} 15' 55'' E$ for a distance of 565.36 feet along same to a 5/8 inch Rebar with cap found;

Thence bearing $N 79^{\circ} 22' 13'' E$ for a distance of 67.05 feet along same to a 1/2 inch rebar set;

Thence bearing $S 03^{\circ} 40' 27'' E$ for a distance of 241.82 feet leaving said Gordon Street, along the common boundary of Now or Formerly Carlyle Development LLC (Parcel # C270-15-00-003) to a 5/8 inch Rebar with cap found;

Thence bearing $S 88^{\circ} 20' 37'' W$ for a distance of 80.16 feet with the common boundary of Now or Formerly Ronnie Freeman Weaver (Parcel # 270-15-00-002) to 5/8 inch rebar found;

Thence, $S 03^{\circ} 51' 06'' E$ for a distance of 79.17 feet along same to a 5/8 inch rebar with cap found;

Thence, $S 88^{\circ} 43' 46'' W$ for a distance of 666.45 feet crossing Green Street to a 5/8 inch rebar with cap found;

Thence, N 07° 50' 20" W for a distance of 26.35 feet along the common boundary of Now or Formerly Sharon H Stuckey (Parcel # 270-15-00-020) to a 5/8 inch bent rebar found;

Thence, S 86° 38' 16" W for a distance of 21.56 feet along same to a survey point on line, not set;

Thence, N 65° 45' 43" W for a distance of 23.41 feet along same to a survey point on line, not set;

Thence, N 64° 02' 53" W for a distance of 43.47 feet along same to a 5/8 inch rebar found;

Thence, N 54° 44' 40" W for a distance of 26.96 feet along same to a 5/8 inch rebar found;

Thence, S 04° 31' 58" E for a distance of 54.91 feet along same to a 5/8 inch rebar with cap;

Thence, S 89° 42' 03" W for a distance of 71.83 feet along the common boundary of Now or Formerly Winnifred G Manderson (Parcel # 270-15-00-019) to a 1 inch square rod in concrete found;

Thence, N 01° 20' 57" W for a distance of 181.22 feet with the common boundary of Now or Formerly Santana Stuckey (Parcel # 270-15-00-001) to a 1/2 inch rebar found;

Thence, S 87° 55' 29" W for a distance of 248.84 feet along same to a 2 inch rebar in concrete found;

Thence N 21° 48' 48" W a distance of 18.76 feet along the aforesaid Right-of-Way line of Carter Street to the point and PLACE OF BEGINNING.

CONTAINING: 6.01 acres or 262,010 square feet, more or less, shown on said map as "PART OF PARCEL # 270-00-00-014"

BEING shown as two lots, being Parcel # 270-00-00-014 with a combined area of 248.84 acres or 10,839,507 square feet, more or less.

EAS PROFESSIONALS, INC.



Daniel J. Stiles, PLS, License # 17933

October 31, 2023

Surveyor's Description

PARCEL # 270-19-00-001

All that certain lot, tract or parcel of land, lying and being situate in Lexington County, state of South Carolina as described on a plat entitled "Boundary Survey for Carlyle Development, LLC., PARCEL # 270-00-00-014 & PARCEL # C270-00-00-013 & PARCEL # C270-15-00-003 & PARCEL # 270-19-00-001" by EAS Professionals dated October 30, 2023 and being more particularly bounded and described as follows:

BEGINNING at an 1 inch open top pipe found in the northeastern Right-of-Way line of Chesnut Street (40 feet wide), pipe being N51° 37' 05"E, a distance of 189.52 feet from a 5/8 inch rebar found in the southwesterly corner of the Right-of-Way line for Chesnut Street (40 feet wide), rebar also being a northeasterly interior corner of land of Now or Formerly Carlyle Development, LLC., Parcel# 270-00-00-014, rebar also having the following South Carolina State Plane Coordinates [S.C. SPCS]:

(NAD 83-2011, International foot)

N: 833,711.27'

E: 2,114,489.59'

Thence bearing S 61° 34' 37" W for a distance of 185.50 feet along said Right-of-Way line, to a point for a corner, passing over a 1 inch open top pipe found at 185.18 feet;

Thence bearing N 26° 21' 49" W for a distance of 359.97 feet along the common boundary of Now or Formerly Carlyle Development, LLC (Parcel # 270-00-00-014) to an axle in concrete found;

Thence bearing N 61° 51' 23" E for a distance of 91.56 feet along same to a Mag Nail in 7 inch by 7 inch concrete monument found;

Thence bearing N 29° 35' 00" W for a distance of 157.89 feet along same to a 1/2 inch rebar set;

Thence bearing N 60° 00' 55" E for a distance of 82.19 feet to a 1/2 inch rebar set;

Thence bearing S 28° 39' 13" E for a distance of 156.54 feet along the common boundary of Now or Formerly Corrie J Gary (Parcel # 270-19-00-003) to a 1 inch open top pipe found;

Thence bearing S 28° 38' 46" E a distance of 362.86 feet along same to the point and PLACE OF BEGINNING.

CONTAINING 1.77 acres or 76,956 square feet, more or less.

BEING shown as Parcel # 270-19-00-001 on aforesaid plan.

EAS PROFESSIONALS, INC.



Daniel J. Stiles, PLS, License # 17933