PRECISION LAND SURVEYING INC

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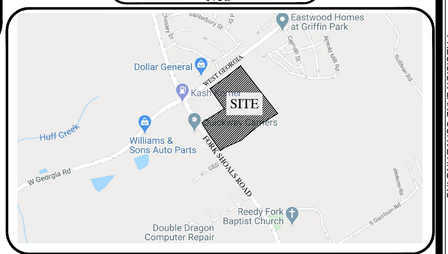
Parcel Line Table			
Line #	Length	Direction	
L1	61.57'	S54° 46' 37"W	
L2	50.70'	N8° 35' 54"E	
L3	96.62'	N34° 59' 30"W	
L4	11.61'	N34° 59' 30"W	
L5	20.74'	S81° 18' 58"E	
L6	110.97'	N28° 16' 14"W	TIE BEARING
L7	118.49'	N28° 16' 35"W	
L8	69.83'	N0° 30' 13"W	
L9	8.47'	N56° 40' 11"E	
L10	19.64'	N52° 14' 28"E	
L11	104.20'	N17° 13' 27"W	
L12	14.28'	N17° 13' 27"W	
L13	8.61'	S35° 12' 14"E	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	122.87'	1838.33'	3.83'	N32° 07' 07"W	122.85'
C2	41.13'	1858.78'	1.27'	N29° 32' 55"W	41.13'
C3	21.43'	45.50'	26.99'	N3° 43' 50"W	21.23'
C4	41.80'	34.50'	69.41'	S17° 28' 56"W	39.29'
C5	70.69'	45.00'	90.00'	N82° 48' 42"W	63.64'

LOCATION MAP
NTS



SURVEYOR'S NOTES

1.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY IS BASED UPON A TITLE SEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY THE SURVEYOR. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT TITLE SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TILE SEARCH MAY DISCLOSE THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND OR RESTRICTIONS, OF RECORD OR NOT OF RECORD.

4.) UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD AND OR FROM REFERENCE MAPS FROM THE APPROPRIATE AGENCIES AND ARE APPROXIMATE LOCATIONS ONLY. UTILITIES SHOWN ARE OBVIOUS AND APPARENT ONLY BEFORE DIGGING CONTACT A UTILITY LOCATING SERVICE PRECISION LAND SURVEYING, INC. TAKES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES.

5.) REFERENCE:
DEED BOOK 1510 @ PAGE 66 & PLAT BOOK 1510 @ PAGE 66

6.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND/OR RESTRICTIONS OF RECORD OR NOT RECORD.

7.) ALL PROPERTY CORNERS ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

PRECISION
LAND SURVEYING, INC.
439 BEULAH CHURCH ROAD
ABBEVILLE COUNTY, SC 29620
(864) 627 - 8067
EMAIL: brucepls@bellsouth.net

LEGEND KEY

- DENOTES IPF 1/2" REBAR
- DENOTES IPS 1/2" REBAR
- DENOTES MAG. NAIL
- DENOTES POINT ON BOUNDARY
- DENOTES RAW MONUMENT
- DENOTES FIRE HYDRANT
- DENOTES WATER METER
- DENOTES IRRIGATION CONTROL VALVE
- DENOTES WELL
- DENOTES POWER POLE
- DENOTES GUY POLE
- DENOTES LAMP POST
- DENOTES ELEC. TRANSFORMER
- DENOTES AIR CONDITIONER UNIT
- DENOTES ELEC. POWER PANEL
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM DRAINAGE MANHOLE
- DENOTES STORM DRAINAGE CATCH BASIN
- DENOTES HANDICAP RAMP
- DENOTES MAIL BOX

SURVEYOR NOMENCLATURE

FPC	—	DENOTES FIRE DEPARTMENT CONNECTION
CMP	—	DENOTES CORRUGATED METAL PIPE
RCP	—	DENOTES REINFORCED CONCRETE PIPE
PVC	—	DENOTES CORRUGATED PLASTIC PIPE
HW	—	DENOTES HEADWALL OR RETAINING WALL

LINE TYPE KEY

GAS	GAS	DENOTES GAS LINE
WL	WL	DENOTES WATER LINE
OHP	OHP	DENOTES OVERHEAD POWER LINE
UGP	UGP	DENOTES UNDERGROUND POWER LINE
UGC	UGC	DENOTES BURIED CABLE
FOC	FOC	DENOTES BURIED FIBER OPTIC CABLE
TEL	TEL	DENOTES BURIED TELEPHONE CABLE
SS	SS	DENOTES SANITARY SEWER LINE
SDxx	SDxx	DENOTES STORM DRAIN LINE
		DENOTES GUARD RAIL

LEGAL DESCRIPTION PARCEL 1

Beginning at a 1/2' REBAR on the southern right of way of West Georgia Road, having SC State Plane Coordinates: Northing 1044023.64 and Easting 1601096.69; said iron pin being the Point of Beginning, thence running along said West Georgia Road the following (3) bearings and distances; (1) N 54°40'46" E a distance of 206.24' to a 1/2' REBAR, thence (2) N 52°13'51" E a distance of 209.60' to a 1/2' REBAR, thence N 52°14'28" E a distance of 19.64' to a 1/2' REBAR, thence turning and leaving said road right of way and running along now or formerly Garrison Grove Phase 2 property S 37°48'42" E a distance of 689.90' to a 1/2' REBAR, thence turning and running along now or formerly now or formerly Garrison Grove Phase 3 property the following (2) bearings and distances: (1) S 58°18'51" W a distance of 230.95' to a 1/2' REBAR, thence (2) S 50°37'45" W a distance of 230.96' to a 1/2' REBAR , thence turning and running along now or formerly Lot2 Garrison Grove LLC property the following (4) bearings and distances: (1) N 37°48'42" W a distance of 148.22' to a 1/2' REBAR, thence (2) with a curve turning to the left with an arc length of 70.69', with a radius of 45.00', with a chord bearing of N 82°48'42" W, with a chord length of 63.64',thence (3) S 52°11'18" W a distance of 228.86' to a 1/2' REBAR, thence (4) S 08°35'54" W a distance of 50.70' to a 1/2' REBAR on the eastern right of way of Fork Shoals Road, thence turning and running along Fork Shoals Road N 34°59'30" W a distance of 96.62' to a 1/2' REBAR , thence turning and leaving said road and running along now or formerly Lot3 Garrison Grove LLC property the following (7) bearings and distances: (1) S 81°18'58" E a distance of 20.74' to a 1/2' REBAR, thence (2) thence N 52°11'18" E a distance of 217.69' to a 1/2' REBAR, thence (3) with a curve turning to the left with an arc length of 41.80', with a radius of 34.50', with a chord bearing of N 17°28'56" E, with a chord length of 39.29' to a 1/2' REBAR, thence (4) N 17°13'27" W a distance of 104.20' to a 1/2' REBAR, thence (5) N 17°13'27" W a distance of 14.28' to a 1/2' REBAR, thence (6) with a curve turning to the right with an arc length of 21.43', with a radius of 45.50', with a chord bearing of N 03°43'50" W, with a chord length of 21.23', thence (7) N 35°12'14" W a distance of 8.61' to a 1/2' REBAR, thence turning and running along now or formerly Shaki Corporation of Georgia property the following (2) bearings and distances: (1) N 35°12'14" W a distance of 102.13' to a 1/2' REBAR, thence (2) N 35°12'14" W a distance of 179.64' to a 1/2' REBAR being the Point of Beginning and having an area of 324523.6 square feet, 7.45 acres.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH MAY DISCLOSE.
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

CONTROL NOTES:

1. VERTICAL DATUM - NAVD88 (SCVRS)
2. HORIZONTAL DATUM - NAD83 - SCGRID (SCVRS)

"THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS."

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS, PROJECTIONS, OR SETBACKS OTHER THAN SHOWN."

RB 04/15/2026
RICHARD B. COOK
DATE: APRIL 15, 2026
S.C. RLS# 17219

PRECISION LAND SURVEYING, INC. No. C01589 — CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA — PROFESSIONAL ENGINEER — RICHARD BRUCE COOK — No. 17219

Field By:	J GRAY, J & D.
Dwn By:	E MEJIA
Aprvd By:	B COOK
Field Date:	04-02-2026
AREA LOT 1:	7.45 ACRES
Sheet:	1 of 1

FINAL AS-BUILT SURVEY AT THE REQUEST OF:
GARRISON SHOPPING CENTER
CHICAGO TITLE INSURANCE COMPANY
FIRST CITIZEN BANK

Project Address:	FORK SHOALS RD & W. GEORGIA RD, SIMPSONVILLE, SC
Project Location:	GREENVILLE COUNTY, SC
TMS #:	0585010100503
Job Number:	2025-050

CERTIFICATION

To GARRISON SHOPPING CENTER, CHICAGO TITLE INSURANCE COMPANY AND FIRST CITIZEN BANK:
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 **(TYPE TABLE A ITEMS HERE)** of Table A thereof.
The fieldwork was completed on 02/26/2026
Date of Plat or Map: 04/15/2026

RB 04/15/2026
RICHARD B. COOK II
S.C. RLS# 17219

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT No.: 09477-23SM
COMMITMENT DATE: APRIL 06, 2024 AT 8:30 AM
SCHEDULE B, SECTION II EXCEPTIONS:

7. Easement to Southern Bell Telephone and Telegraph Co. recorded in Book 33 at Page 39 in the ROD office for Greenville County, South Carolina. Said easement does affect the property but is blanket in nature and cannot be plotted.

8. Right-of-Way to Southern Public Utilities recorded in Book 159 at Page 41 and Book 159 at Page 42 in the ROD Office for Greenville County, South Carolina. Said easement may affect the property but is blanket in nature and cannot be plotted per the deed description.

9. Right-of-Way to Duke Power Company recorded in Book 220 at Page 72, Book 319 at Page 23, Book 454 at Page 524 and Book 516 at Page 205 in the ROD Office for Greenville County, South Carolina. Said easement may affect the property but is blanket in nature and cannot be plotted per the deed description.

10. Drainage Easement to Greenville County by deed recorded in Book 1488 at Page 713. in the ROD Office for Greenville County, South Carolina. Said easement does not affect the property.

11. Waterline Easement to Commission of Public Works recorded in Book 2682 at Page 514 in the ROD Office for Greenville County, South Carolina. Said easement may affect the property, but cannot be accurately plotted from the deed description.

12. Right-of-Way to Duke Energy Carolinas recorded in Book 2613 at Page 601 in the ROD Office for Greenville County, South Carolina. Said easement does affect the property, but is blanket in nature and cannot be plotted.

13. Sewer Easement Shown on plat of survey recorded in Plat Book 1483 at Page 80 in the ROD Office for Greenville County, South Carolina. Said easement does affect the property. Plotted as shown.

14. Stormwater Easement and Maintenance Agreement between RD Fork Shoals, LLC and Garrison Grove Homeowners Association, Inc. recorded in Book 2724 at Page 1710 in the ROD office for Greenville County, South Carolina. Said easement does affect the property . Plotted as shown

EASEMENT NOTES:

1. SANITARY SEWER EASEMENT - 25' EASEMENT - 12.5' FROM THE CENTERLINE
2. STORM DRAIN EASEMENT - 15' EASEMENT - 7.5' FROM THE CENTERLINE
3. WATER EASEMENT - 15' EASEMENT - 7.5' FROM THE CENTERLINE
4. DUKE ENERGY EASEMENT:
   A.) 30' EASEMENT - 15' FROM THE CENTERLINE
   B) 20' EASEMENT - 10' FROM THE CENTERLINE
5. PIEDMONT NATURAL GAS EASEMENT - 5' EASEMENT - 2.5' FROM CENTERLINE
6. COMMUNICATION - NO EASEMENT

SCALE 1" = 60'
0 180 360 Feet