

**TOWN OF CHAPIN**  
**Architectural Review Board Regular Meeting**  
**Council Chambers, Chapin Town Hall**  
**March 5, 2025**  
**6:00 PM**

**AGENDA**

**Call to Order and Determine Quorum**

**Statement of Freedom of Information Act Compliance**

**Approval of Minutes**

1. February 5, 2025, 2025 Regular Meeting Minutes

**Public Comments related to agenda items**

**Discussion Items**

2. Preliminary Review
  - a. Publix Outparcel
    - i. Applicant Presentation
    - ii. Staff Comments
    - iii. ARB Discussion

**Staff Updates**

**Adjourn**

## **PUBLIC COMMENT POLICY**

### **PROCEDURE:**

Persons wishing to make public comments concerning items related to the current meeting agenda, with the exception of personnel and contractual matters, shall first sign in with the Municipal Clerk before the meeting and provide the following information:

1. Name, Address, and Contact Information;
2. Topic of Public Comment; and
3. Indicate whether a Chapin Resident, Chapin Water/Sewer Customer, or Reside in the Chapin Water/Sewer District.

Comments are limited to three (3) minutes per person and no personal or verbal attacks will be entertained. The Council is interested in hearing your concerns, but speakers should not expect action or deliberation on subject matter brought up during any Public Comments on the agenda. Topics requiring further investigation may be referred to Town Staff and may be scheduled for a future agenda.

### **DEFINITIONS:**

**Chapin Resident:** Reside in Town limits.

**Chapin Water/Sewer Customer:** Customer of the designated Chapin Water/Sewer District - Including an owner or operator of a local business.

**Reside in Chapin Water/Sewer District:** Reside in the designated Chapin Water/Sewer District – Area of Lexington County north of Lake Murray.

## **APPEARANCE OF CITIZENS**

Town Code 2.212 – Any citizen of the Town shall be entitled to be placed on the agenda of any regular meeting to discuss any municipal matter, with the exception of personnel and contractual matters. Persons desiring to be placed on the agenda shall notify the Municipal Clerk not less than a week prior to the meeting. The request shall be in writing stating the reason therefor.

**TOWN OF CHAPIN  
ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING MINUTES**

**Wednesday February 5, 2025  
6:00 P.M.**

**Town Hall**

**Members Present:** Member Daniel Powell, Member Bryson Tucker, Vice Chair Gerald Meetze, Member Jason King

**Members Absent:** Vice Chair Harmon Reed

**Staff Present:** Town Clerk Shannon Bowers, Planning & Zoning Manager Reid Radtke

**Call to Order:** Chair King called the meeting to order at 6:00 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

**Approval of minutes:** Member Meetze moved to approve the January 8, 2025 meeting minutes as presented. Member Tucker seconded the motion. No further discussion, motion passed unanimously.

Chair Jason King:	Yes
Member Gerald Meetze:	Yes
Member Daniel Powell:	Yes
Member Bryson Tucker:	Yes

**Public Comments Related to Agenda Items**

There were no public comments

**Action Items**

**Architectural Application Review: Wendy's Restaurant:** Applicant stated they have worked with staff, and with the Architectural Review Board (ARB) to create a design that would allow them to be in the Town of Chapin. Mr. Radtke then commended the applicant for their work to bring their application into compliance. Mr. Radtke then touched on the items that needed to be addressed for compliance, which included:

- lighting – in compliance
- interconnectivity – applicant, staff, and SCDOT were working with Bojangles to accommodate, Bojangles eventually stopped communicating. Staff would recommend Wendy's include a stub out on plans for future connectivity that Bojangles would complete
- Front facade – building is more than 90% brick and remove the red blade, now in compliance
- Trash enclosure – updated materials to match principal building
- Brick color – closely matches colors on approved palette list

- Signage dimensions – not provided, will be evaluated by staff at a later date
- Crosswalks – not clear on plans that crosswalks were stamped concrete – Wendy’s to update plan to show stamped concrete
- Landscaping plan – more shrubs added and staggered, all plants on the approved species list

Mr. Radtke concluded with staff’s recommendation to approve as submitted.

ARB discussed the application and staff’s recommendation. Member Tucker moved to approve the application on condition that the following be evaluated and approved by staff:

- Show on plans the stamped concrete walkways
- Show stub out connection to setback line (approximately 12ft)
- Include holly on the front side left and right, stagger to have natural appearance
- Reduce parking lot lighting to 4,000 kelvins to be in compliance with ordinance.

Member Powell seconded the motion. No further discussion was had, motion to approve application on the above stated conditions passed unanimously.

Chair Jason King:	Yes
Member Gerald Meetze:	Yes
Member Daniel Powell:	Yes
Member Bryson Tucker:	Yes

**Staff Updates**

Mr. Radtke stated that the medical office that had preliminary review last month is working through the process and will most likely present application in March. The dentist office that had preliminary review last month is working through more civil work and won’t be ready before April. Mavis Tire has met the deadline for beginning construction, and currently receiving all appropriate permitting.

**Adjournment:** Member Tucker moved to adjourn the meeting. Member Meetze seconded the motion. Meeting adjourned at 6:27 p.m.

ARB APPROVED (Date): \_\_\_\_\_

Attest:

\_\_\_\_\_  
Shannon Bowers, Town Clerk

\_\_\_\_\_  
Jason King, ARB Chair

## Preliminary Review Memorandum

**To:** Architectural Review Board  
**From:** R. Radtke, Planning & Zoning Manager  
**Date:** February 21, 2025  
**Re:** Outparcel – Publix – **Preliminary Review**

Property Location: 207 Lexington Ave.  
Tax Map Number: 000721-02-025  
Property Zoning District: Village Commercial (VC)  
Property Overlay District: Downtown  
Applicant: Lukas Braun  
Zoning Permit: 24-12-12-001

### **Proposal**

The applicant is proposing a medical office on the Publix outparcel on the property located off of Lexington Ave. adjacent to Publix parking lot. Building is as follows; a 12,000-sf office. Total acre of lot is approximately 1.3 acres. Project will require to have 5% of open space dedicated per the code.

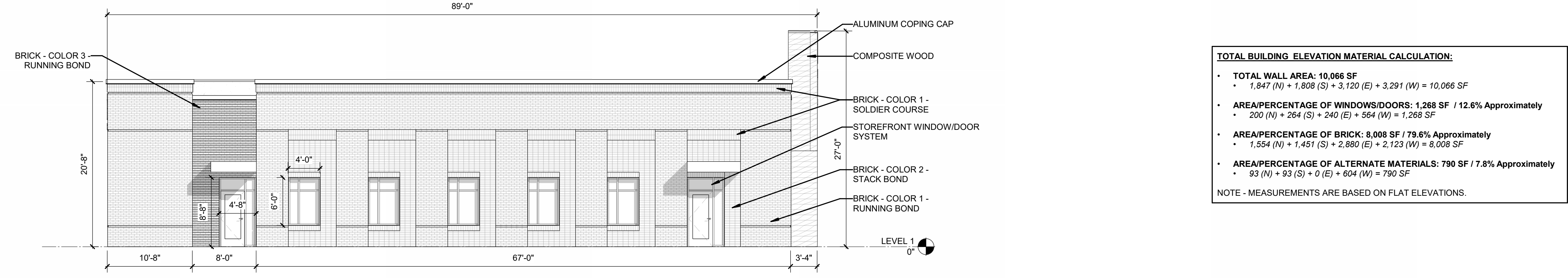
### **Staff Recommendation**

In review of the requirements staff has identified the proposed development for a preliminary review with their conceptual plans. The following items need clarification for compliance or cannot be ascertained:

- Exterior color of building that are shown, ARB will need samples to approve. Brick colors are listed as; Soldier Course, Stack Bond and Running Bond. Need sample colors. **(6.11.4.d.4)**
- Architectural design should align with the existing styles and ascetics of the downtown area. **6.11.1**
- Façade Articulation appears to meet code. Confirm dimensions **6.11.3.b.2.**
- Proposal in compliance with materials used. Total wall area 10,006 SF, Windows 1, 268 SF = 8,008 which is 79% of façade is brick. Alternative materials 8%. **(6.11.3.a.)**
- Window material and size need clarification. **(6.11.3.c)**
- Parapet roof is more than 10,000 SF. However, ARB may approve in accordance with **(6.11.4.c.a)** – Has appropriate cornice design, caps and periodic roof line. – Will need more details.
- The aluminum cap is not permitted per code – **(6.11.3.b)**
- Mechanical equipment screening and location needs to be clarified. Can not determine **(6.11.7.b.)**
- Materials used for screening dumpster **(6.11.7.d.)**
- Parking in compliance. Code requires 1 space per 400 sq ft. (12,000/400) =30. Plan shows 60 spaces w/ 2 ADA **(8.4.1.)**
- Details on plans for open space and calculations on how determined acreage. VC requires 5% open space. **(5.4.2.a.)** Claiming 12% on plans.
- Property buffer, Type B, Required due to vacant land. 10' minimum **(Table 7.5.4.a.b.)**
- Details for landscaping –(Feather Reed Grass) – this appears to be invasive, if so, it would be prohibited. (First Edition Vintage Jade Distylium). New plant on the market. **(7.2.3.)**
- Lighting details not provided. **(6.12.6).**
- Plan does not show any interconnectivity as required – **(5.3.10.d.)**
- Pedestrian Access plan does not show connection to abutting property. **(8.6.2.)**

Documents that are not provided:

1. Photometric plan



**TOTAL BUILDING ELEVATION MATERIAL CALCULATION:**

- TOTAL WALL AREA: 10,066 SF
  - 1,847 (N) + 1,808 (S) + 3,120 (E) + 3,291 (W) = 10,066 SF
- AREA/PERCENTAGE OF WINDOWS/DOORS: 1,268 SF / 12.6% Approximately
  - 200 (N) + 264 (S) + 240 (E) + 564 (W) = 1,268 SF
- AREA/PERCENTAGE OF BRICK: 8,008 SF / 79.6% Approximately
  - 1,554 (N) + 1,451 (S) + 2,880 (E) + 2,123 (W) = 8,008 SF
- AREA/PERCENTAGE OF ALTERNATE MATERIALS: 790 SF / 7.8% Approximately
  - 93 (N) + 93 (S) + 0 (E) + 604 (W) = 790 SF

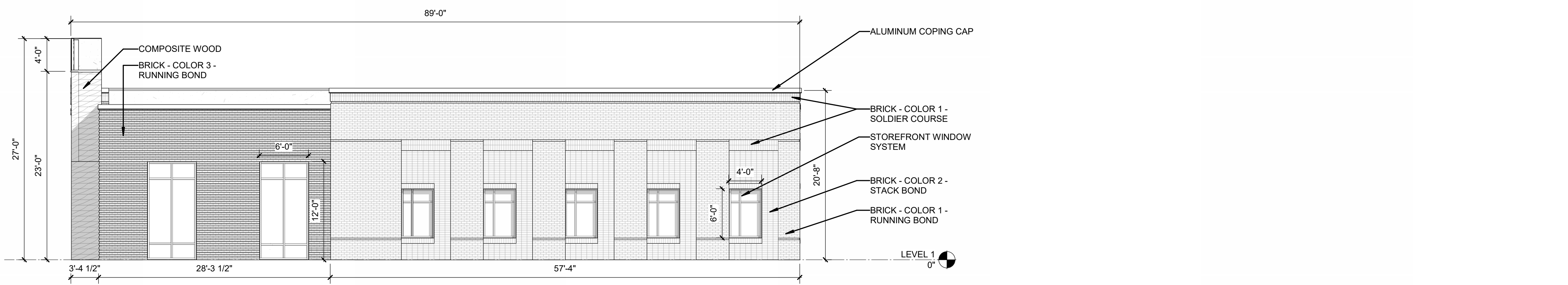
NOTE - MEASUREMENTS ARE BASED ON FLAT ELEVATIONS.

**NORTH ELEVATION MATERIAL CALCULATION:**

- TOTAL WALL AREA = 1,847 SF
- AREA/PERCENTAGE OF WINDOWS/DOORS = 200 SF / 10.8%
- AREA/PERCENTAGE OF BRICK = 1,554 SF / 84.1%
- AREA/PERCENTAGE OF ALTERNATE MATERIALS = 93 SF / 5.1%

NOTE - MEASUREMENTS ARE BASED ON FLAT ELEVATIONS.

**D1 ELEVATION- EXTERIOR- NORTH - OUTPARCEL 2**  
1/8" = 1'-0"

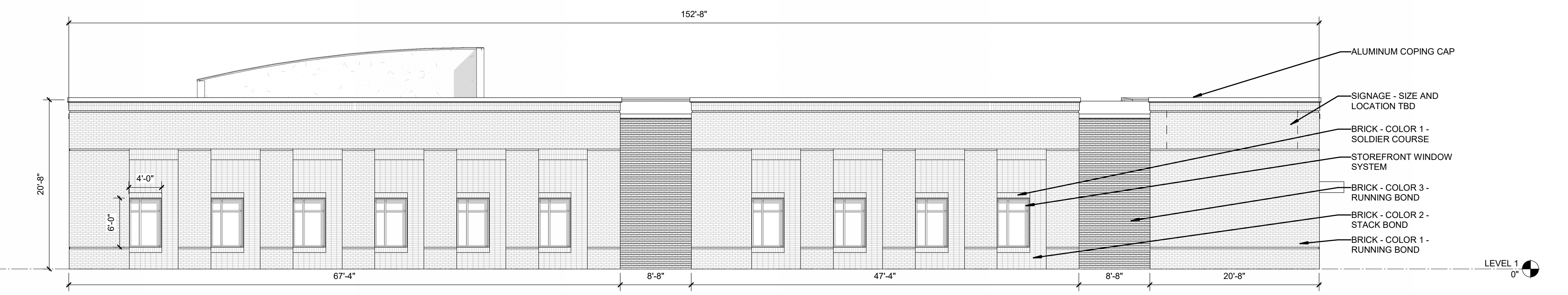


**SOUTH ELEVATION MATERIAL CALCULATION:**

- TOTAL WALL AREA = 1,808 SF
- AREA/PERCENTAGE OF WINDOWS/DOORS = 264 SF / 14.6%
- AREA/PERCENTAGE OF BRICK = 1,451 SF / 80.3%
- AREA/PERCENTAGE OF ALTERNATE MATERIALS = 93 SF / 5.1%

NOTE - MEASUREMENTS ARE BASED ON FLAT ELEVATIONS.

**C1 ELEVATION- EXTERIOR- SOUTH - ACCESS DRIVE / OUTPARCEL 4**  
1/8" = 1'-0"

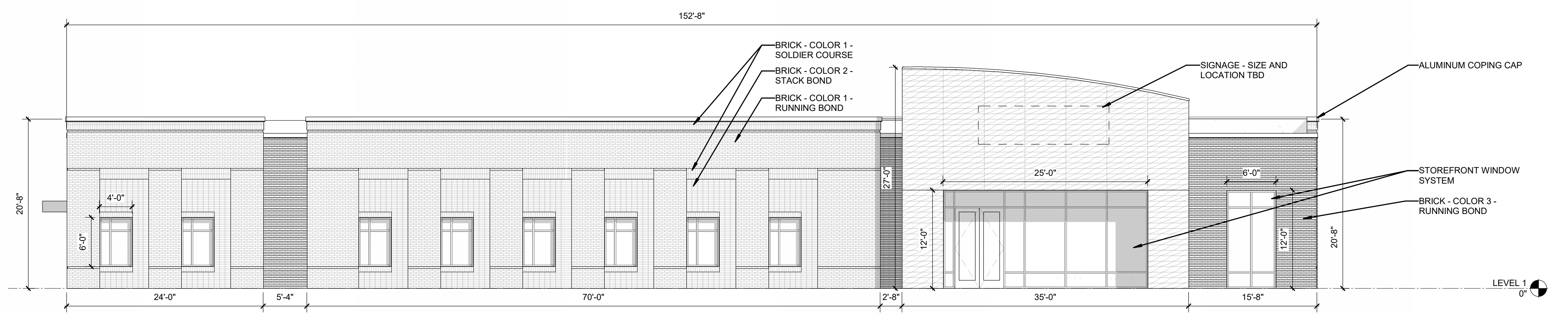


**EAST ELEVATION MATERIAL CALCULATION:**

- TOTAL WALL AREA = 3,120 SF
- AREA/PERCENTAGE OF WINDOWS/DOORS = 240 SF / 7.7%
- AREA/PERCENTAGE OF BRICK = 2,880 SF / 92.3%
- AREA/PERCENTAGE OF ALTERNATE MATERIALS = 0 SF / 0.00%

NOTE - MEASUREMENTS ARE BASED ON FLAT ELEVATIONS.

**B1 ELEVATION- EXTERIOR- EAST - LEXINGTON AVE.**  
1/8" = 1'-0"



**WEST ELEVATION MATERIAL CALCULATION:**

- TOTAL WALL AREA = 3,291 SF
- AREA/PERCENTAGE OF WINDOWS/DOORS = 564 SF / 17.1%
- AREA/PERCENTAGE OF BRICK = 2,123 SF / 64.5%
- AREA/PERCENTAGE OF ALTERNATE MATERIALS = 604 SF / 18.4%

NOTE - MEASUREMENTS ARE BASED ON FLAT ELEVATIONS.

**A1 ELEVATION- EXTERIOR- WEST - PARKING LOT**  
1/8" = 1'-0"



**PERSPECTIVE 1 - WEST - PARKING LOT**



**PERSPECTIVE 2 - SE CORNER - LEXINGTON AVE. / OUTPARCEL 4**

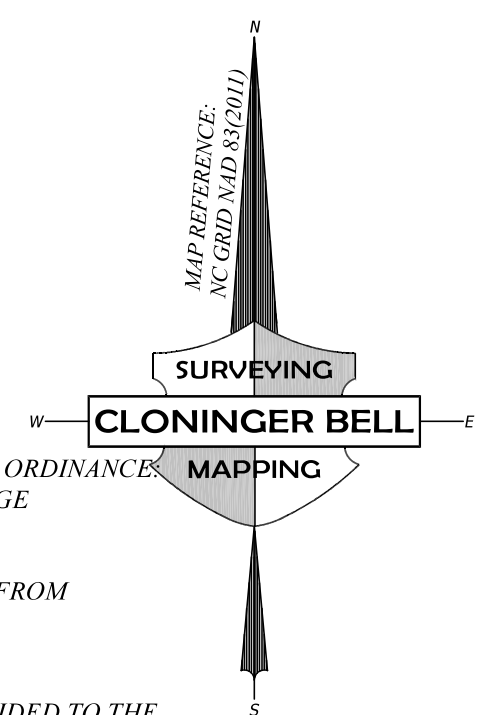


**PERSPECTIVE 3 - NE CORNER - LEXINGTON AVE. / OUTPARCEL 2**



**PERSPECTIVE 4 - WEST - PARKING LOT**





**ZONING:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCES. SUBJECT PROPERTY ZONED: VC (VILLAGE COMMERCIAL)

SETBACKS LISTED BELOW ARE SHOWN FROM M.B. 20912, PG. 3000

NOTE: NO ZONING REPORT OR ZONING VERIFICATION LETTER HAS BEEN PROVIDED TO THE SURVEYOR. OWNER/DEVELOPER MUST VERIFY ZONING RESTRICTIONS PRIOR TO DEVELOPMENT OF SITE.

MINIMUM SETBACK: 15'  
MINIMUM SIDE YARD: 0'  
MINIMUM REAR YARD: 0'

FOR FURTHER INFORMATION CONTACT THE TOWN OF CHAPIN ZONING DEPARTMENT.

**LEGEND:**

- CB - CATCH BASIN
- CGF - COMBINED GRID FACTOR
- CP - CALCULATED POINT
- C&G - CURB AND GUTTER
- D.B. - DEED BOOK
- DI - DROP INLET
- EIR - EXISTING IRON ROD
- FH - FIRE HYDRANT
- GW - GUY WIRE
- LP - LIGHT POLE
- M.B. - MAP BOOK
- NIR - NEW IRON ROD
- PG. - PAGE
- PP - POWER POLE
- PVC - PLASTIC PIPE
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT-OF-WAY
- S.C.E. & G. - SOUTH CAROLINA ELECTRIC & GAS
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- WY - WATER VALVE

PROPERTY LINE	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY	---
RIGHT-OF-WAY (NOT SURVEYED)	---
EASEMENT	---
SETBACK	---
SANITARY SEWER LINE	SS
STORM DRAIN LINE	SD
WATER LINE	W
OVERHEAD ELECTRIC LINE	E

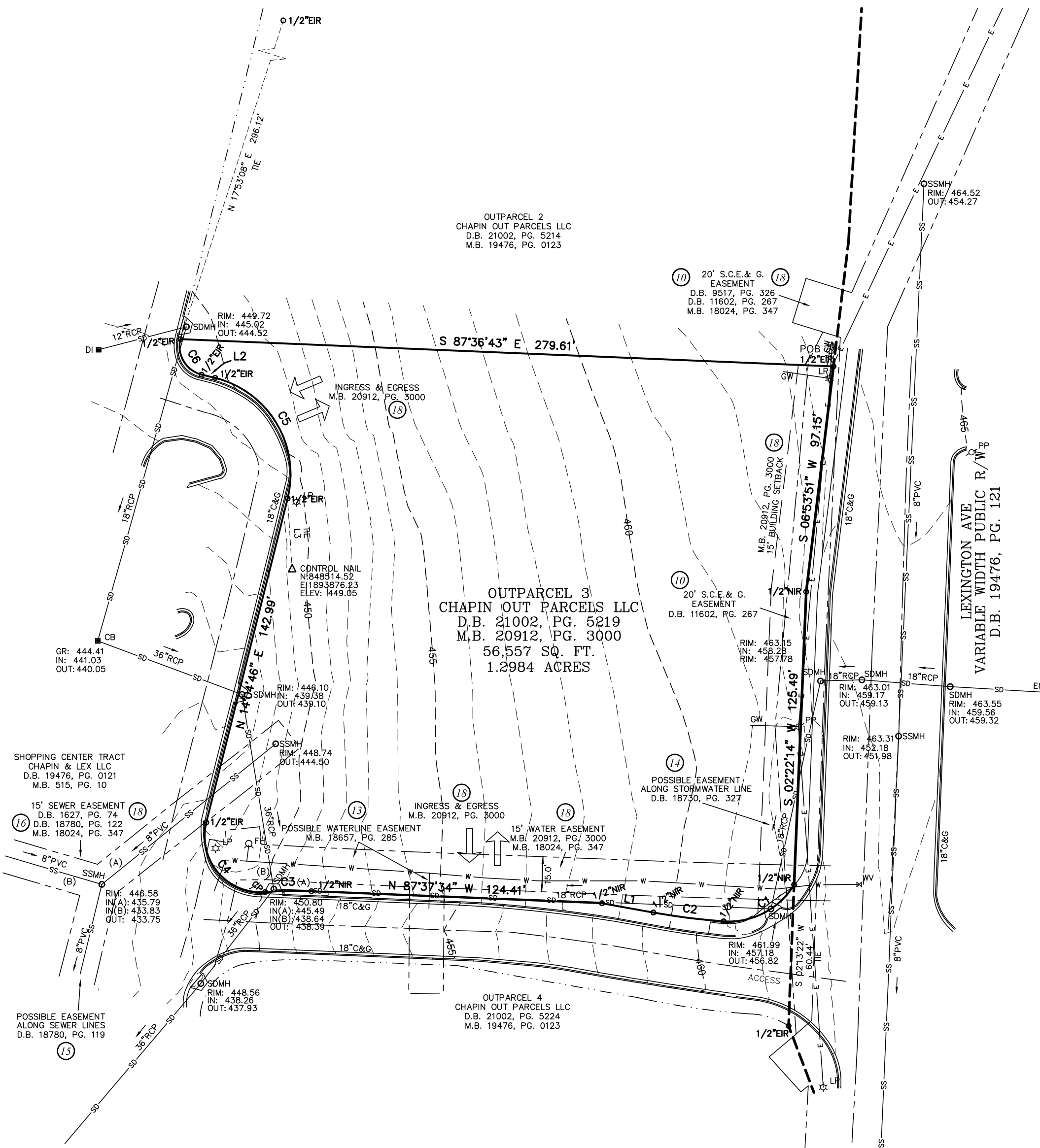
**NOTES:**

1. ALL CORNERS MONUMENTED AS SHOWN.
2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
3. SITE LOCALIZED TO ON SITE CONTROL NAIL. HORIZONTAL BASED ON NAD83, ELEVATION BASED ON NAVD 88. CGF: 0.99981873
4. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
5. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
6. CONTOUR INTERVAL = 1 FT
7. NO EVIDENCE OF CEMETERIES/BURIAL GROUNDS.
8. NO EVIDENCE OF GAPS, GORES, OR OVERLAPS WITH ADJACENT PROPERTIES OR RIGHT OF WAYS.
9. NO RECENT EARTH-MOVING WORK OBSERVED.
10. NO ENCROACHMENTS OBSERVED.
11. PROPERTY HAS DIRECT AND INDIRECT ACCESS TO THE PUBLIC RIGHT OF WAY OF LEXINGTON AVENUE.
12. PROPERTY IS VACANT AND UNIMPROVED.
13. NO PARKING SPACES OBSERVED.
14. NO CHANGES NOTED IN STREET RIGHT OF WAYS.
15. RIGHT-OF-WAY ALONG LEXINGTON AVENUE FOLLOWS THE BOUNDARY LINE OF THE SUBJECT PROPERTY.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

**PRELIMINARY**

SIGNED \_\_\_\_\_



LINE	BEARING	DISTANCE
L1	N 79°46'25" W	22.37'
L2	N 76°43'55" W	5.99'
L3	S 03°38'57" E	30.34'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	32.50'	35.72'	33.95'	S 62°34'29" W	62°58'28"
C2	281.50'	30.28'	30.27'	N 82°51'21" W	6°09'51"
C3	164.50'	19.79'	19.78'	S 88°55'41" W	6°53'37"
C4	24.00'	45.47'	38.97'	N 40°13'52" W	108°33'33"
C5	42.50'	66.89'	60.20'	N 30°58'55" W	90°10'38"
C6	12.50'	19.62'	17.66'	N 30°47'31" W	89°54'56"

**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED JULY 5TH, 2018  
COMMUNITY PANEL NO: 45063C0040J

**ALTA CERTIFICATION:**

TO: TKC LAND DEVELOPMENT II, LLC.  
A NORTH CAROLINA LIMITED LIABILITY COMPANY;  
STEWART TITLE GUARANTY 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, 5, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 11b, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 2024.

**PRELIMINARY**

JUSTIN F. CLONINGER  
SCPLS. NO. 23835  
justinc@cloningerbell.com

DATE

**PRELIMINARY**

**PRELIMINARY**

**STEWART TITLE GUARANTY COMPANY**

COMMITMENT NO: 24000140301, COMMITMENT DATE: SEPTEMBER 5, 2024  
(REVISION: SEPTEMBER 11, 2024)  
SCHEDULE B - II (EXCEPTIONS)

- (10) EASEMENT TO SOUTH CAROLINA ELECTRIC & GAS COMPANY RECORDED IN BOOK 11602, PAGE 267, LEXINGTON COUNTY REGISTRY. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- (11) EASEMENT TO SOUTH CAROLINA ELECTRIC & GAS COMPANY RECORDED IN BOOK 17868, PAGE 277, LEXINGTON COUNTY REGISTRY. (BLANKET AND/OR GENERAL IN NATURE)
- (12) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 18026, PAGE 100, LEXINGTON COUNTY REGISTRY. (AFFECTS SUBJECT PROPERTY, NO PLOTTABLE MATTERS)
- (13) DEED TO WATER LINES RECORDED IN BOOK 18657, PAGE 285, LEXINGTON COUNTY REGISTRY. (POSSIBLE WATER LINE EASEMENT AS SHOWN HEREON)
- (14) STORMWATER AGREEMENT RECORDED IN BOOK 18730, PAGE 327, LEXINGTON COUNTY REGISTRY. (AFFECTS SUBJECT PROPERTY, STORM DRAIN LINES SHOWN HEREON)
- (15) DEED TO SEWER LINES FOR CHAPIN CROSSING RECORDED IN BOOK 18780, PAGE 119, LEXINGTON COUNTY REGISTRY. (AFFECTS SUBJECT PROPERTY, SEWER LINES AND MANHOLES SHOWN HEREON)
- (16) SANITARY SEWER EASEMENT FOR CHAPIN CROSSING RECORDED IN BOOK 18780, PAGE 122, LEXINGTON COUNTY REGISTRY. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- (17) DECLARATION OF RESTRICTIONS, COVENANTS, EASEMENTS AND CONDITIONS RECORDED IN BOOK 20856, PAGE 3443 AND RERECORDED IN BOOK 20859, PAGE 3891, LEXINGTON COUNTY REGISTRY. (AFFECTS SUBJECT PROPERTY, NO PLOTTABLE MATTERS)
- (18) 15' BUILDING SETBACK LINES, 20' SCE&G EASEMENT, WATER AND SEWER EASEMENTS, UTILITY LINES, WATER LINES, SEWER LINES, SEWER MANHOLE, GAS LINES, WATER METER, GUY WIRES, SEWER CLEAN OUTS, OVER HEAD ELECTRICAL LINES, POWER POLES, LANDSCAPE LIGHTS, GUY WIRES, LIGHT POLES, FIRE HYDRANTS, ELECTRIC TRANSFORMERS, TELEPHONE PEDESTALS, DROP INLETS, CATCH BASINS, FIBER OPTIC CABLE MARKERS AND BOXES, AND ALL OTHER EQUIPMENT OR RELATED IMPROVEMENTS SHOWN ON PLAT OF SURVEY BY CIVIL ENGINEERING OF COLUMBIA, INC., DATED NOVEMBER 19, 2015, AND RECORDED NOVEMBER 19, 2015 IN PLAT BOOK 18024, PAGE 347; SAID PLAT REVISED OCTOBER 31, 2016 AND RECORDED DECEMBER 22, 2020 IN PLAT BOOK 20912, PAGE 3000, LEXINGTON COUNTY REGISTRY. ALSO ENCROACHMENTS BY PORTIONS OF THE PAVED AREA OVER EASEMENTS, UTILITY LINES OR EQUIPMENT AS SHOWN ON THE AFORESAID PLAT. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

**AS SURVEYED DESCRIPTION**

All those certain parcels of land located in the Town of Chapin, Lexington County, South Carolina, and being more particularly described as follows:

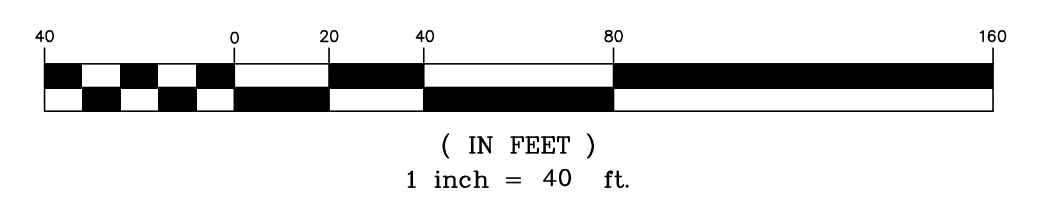
BEGINNING at a 1/2" existing iron rod along Lexington Avenue (a variable width public right-of-way) as referenced in Deed book 19476, Page 121 and also being the south eastern most corner of "Outparcel 2" as referenced in Map book 20912, Page 3000; thence following along the aforesaid right-of-way the following two (2) courses and distances: 1) South 06°53'51" West a distance of 97.15 feet to a 1/2" new iron rod; 2) South 02°22'14" West a distance of 125.49 feet to a 1/2" new iron rod; thence turning in a westerly direction following along the eastern most access road of "Shopping Center Tract" as referenced in Map book 20912, Page 3000 the following five (5) courses and distances: 1) with a curve turning to the right with an arc length of 35.72 feet, with a radius of 32.50 feet, with a chord bearing of South 62°34'29" West, with a chord length of 33.95 feet, to a 1/2" new iron rod; 2) with a compound curve turning to the right with an arc length of 30.28 feet, with a radius of 281.50 feet, with a chord bearing of North 82°51'21" West, with a chord length of 30.27 feet, to a 1/2" new iron rod; 3) North 79°46'25" West a distance of 22.37 feet to a 1/2" new iron rod; 4) North 87°37'34" West a distance of 124.41 feet to a 1/2" new iron rod; 5) with a curve turning to the left with an arc length of 19.79 feet, with a radius of 164.50 feet, with a chord bearing of South 88°55'41" West, with a chord length of 19.78 feet, to a calculated point; thence turning in a northerly direction following along the aforesaid property the following five (5) courses and distances: 1) with a reverse curve turning to the right with an arc length of 45.47 feet, with a radius of 24.00 feet, with a chord bearing of North 40°13'52" West, with a chord length of 38.97 feet, to a 1/2" existing iron rod; 2) North 14°04'46" East a distance of 142.99 feet to a 1/2" existing iron rod; 3) with a curve turning to the left with an arc length of 66.89 feet, with a radius of 42.50 feet, with a chord bearing of North 30°58'55" West, with a chord length of 60.20 feet, to a 1/2" existing iron rod; 4) North 76°43'55" West a distance of 5.99 feet to a 1/2" existing iron rod; 5) with a curve turning to the right with an arc length of 19.62 feet, with a radius of 12.50 feet, with a chord bearing of North 30°47'31" West, with a chord length of 17.66 feet, to a 1/2" existing iron rod; thence leaving the aforesaid property in an easterly direction following along the southern most line of "Outparcel 2" as referenced in Map book 20912, Page 3000 South 87°36'43" East a distance of 279.61 feet to the point and place of BEGINNING. Having a total area of 56,557 square feet (1.2984 acres) as shown on the survey by Cloninger Bell Surveying and Mapping, PLLC dated September 18, 2024 (file no. 4343) and also being the same description in the title commitment above.

**VESTING DESCRIPTION**

All that certain piece, parcel or tract of land, lying and being in the Town of Chapin, County of Lexington, State of South Carolina and being more particularly described as OUTPARCEL 3 FUTURE DEVELOPMENT 1.36 AC of Chapin Crossing on a survey for Chapin & Lex, LLC by Civil Engineering of Columbia, as more particularly depicted on a plat dated November 19, 2015 and recorded November 19, 2015 in the ROD Office of Lexington County in Book 18024, Page 347 and revised October 31, 2016 and recorded December 22, 2020 in Book 20912, Page 3000.

LESS AND EXCEPT from the above-described property that portion of the property conveyed to South Carolina Department of Transportation by Deed of Chapin & Lex, LLC dated June 16, 2017, and recorded September 7, 2017, in the ROD Office for Lexington County in Book 19476, Page 121, which results in an acreage of 1.30 AC, more or less, as shown on said revised plat dated October 31, 2016, and recorded December 22, 2020, in Book 20912, Page 3000.

**GRAPHIC SCALE**



ALTA/NSPS LAND TITLE SURVEY  
PREPARED FOR  
TKC LAND DEVELOPMENT II, LLC  
207 LEXINGTON AVENUE  
TOWN OF CHAPIN, LEXINGTON COUNTY, SC  
DEED REFERENCE: 21002-5219  
MAP REFERENCE: 20912-3000  
TAX PARCEL: 000721-02-025

**SURVEYING**  
**CLONINGER BELL**  
**MAPPING**

CLONINGER BELL  
SURVEYING & MAPPING, PLLC  
107 RIVERSIDE DRIVE,  
McADENVILLE, NC 28101  
704.864.9007  
LICENSE P-2326

DRAWN: AHC	REVISIONS:	SCALE: 1" = 40'	DATE: SEP 18TH, 2024	FILE NO: 4.343
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