

DORCHESTER COUNTY  
ORDINANCE # 24-06

AN ORDINANCE AUTHORIZING (1) AMENDMENT OF THE EXISTING AMENDED AND RESTATED AGREEMENT FOR DEVELOPMENT OF JOINT COUNTY INDUSTRIAL PARK BY AND BETWEEN DORCHESTER COUNTY, SOUTH CAROLINA AND ORANGEBURG COUNTY, SOUTH CAROLINA DATED AS OF MAY 17, 2010 TO ENLARGE THE BOUNDARIES OF SUCH INDUSTRIAL PARK TO INCLUDE CERTAIN PROPERTY LOCATED IN DORCHESTER COUNTY, SOUTH CAROLINA NOW OR TO BE HEREAFTER OWNED AND/OR OPERATED BY GANNETT ENTERPRISES LLC, A COMPANY PREVIOUSLY IDENTIFIED AS PROJECT EVERGREEN, AND/OR ONE OR MORE COMPANIES RELATED THERETO; AND (2) OTHER MATTERS RELATING THERETO.

WHEREAS, Dorchester County, South Carolina, a political subdivision of the State of South Carolina (the "County"), acting by and through its County Council (the "Council"), and Orangeburg County, South Carolina, a political subdivision of the State of South Carolina ("Orangeburg County"), acting by and through its County Council, are authorized pursuant to Article VIII, Section 13(D) of the Constitution of the State of South Carolina and Title 4, Chapter 1 of the Code of Laws of the State of South Carolina 1976, as amended, and specifically Section 4-1-170 thereof (collectively, the "Park Act"), to develop jointly an industrial or business park with other counties within the geographical boundaries of one or more member counties; and

WHEREAS, pursuant to the Park Act, the County and Orangeburg County entered into that certain Amended and Restated Agreement for Development of Joint County Industrial Park dated as of May 17, 2010, (as amended, modified, and supplemented, collectively, the "Park Agreement") whereby the County and Orangeburg County agreed to develop a joint county industrial or business park eligible to include property located in either the County or Orangeburg County (the "Park"); and

WHEREAS, Sections 3(B) and 3(D) of the Park Agreement establish the procedure for enlargement of the boundaries of the Park to include additional property; and

WHEREAS, Section 3(H) of the Park Agreement provides, in part, that unless otherwise expressly set forth in the Park Agreement or an amendment or modification to the Park Agreement, the term during which property is to be included in the Park shall automatically end on December 31 of the tenth (10<sup>th</sup>) year after the initial year in which such property is included in the Park; and

WHEREAS, the County and Orangeburg County, having determined that (i) an enlargement of the boundaries of the Park to include therein certain property to be owned and/or operated by Gannett Enterprises LLC, a limited liability company organized and existing under the laws of the State of Delaware, and previously identified as Project Evergreen, and/or one or more affiliates and/or other related companies, and described in greater detail in Exhibit A attached hereto (the "Project Evergreen Property"), and (ii) an extended period of time, beyond the 10-year period described above, for inclusion of the Project Evergreen Property in the Park, would promote economic development and thus provide additional employment and investment opportunities

within said counties, have agreed to enter into an Amendment of the Amended and Restated Agreement for Development of Joint County Industrial Park (the "Amendment") to effect such matters, as set forth in greater detail in the form of the Amendment which is presented to this meeting, and which Amendment is to be dated as of such date as the County and Orangeburg County may agree.

NOW, THEREFORE, BE IT ORDAINED, by the Council as follows:

Section 1. The enlargement of the boundaries of the Park, and the granting of an extended period of time, for inclusion of the Project Evergreen Property in the Park, all as set forth in greater detail in the Amendment is hereby authorized and approved. The form, provisions, terms, and conditions of the Amendment presented to this meeting and filed with the Clerk to the Council are hereby approved, and all of the provisions, terms, and conditions thereof are hereby incorporated herein by reference as if the Amendment were set out in this Ordinance in its entirety. The Chairman of the Council is hereby authorized, empowered, and directed to execute and deliver the Amendment in the name and on behalf of the County; the Clerk to the Council is hereby authorized, empowered and directed to attest the same; and the Chairman of the Council is further authorized, empowered, and directed to deliver the Amendment to Orangeburg County. The Amendment is to be in substantially the form now before this meeting and hereby approved, or with such changes therein as shall not materially adversely affect the rights of the County thereunder and as shall be approved by the officials of the County executing the same, upon the advice of counsel, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of Amendment now before this meeting.

Section 2. The Chairman of the Council, the County Administrator of the County, and the Clerk to the Council, for and on behalf of the County, are hereby each authorized, empowered, and directed to do any and all things necessary or proper to effect the performance of all obligations of the County under and pursuant to the Amendment.

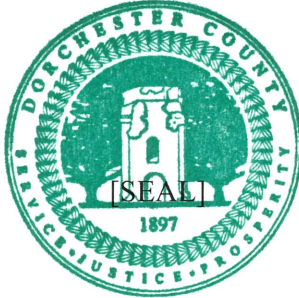
Section 3. The provisions of this Ordinance are hereby declared to be separable and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.

Section 4. All orders, resolutions, ordinances, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force immediately upon public hearing and third reading of the Council.

[End of Ordinance]

Done in meeting duly assembled this 5th day of February, 2024.

DORCHESTER COUNTY, SOUTH CAROLINA



By: S. Todd Friddle  
S. Todd Friddle, Chairman, County Council  
Dorchester County, South Carolina

Attest:

By: Tracey L. Langley  
Tracey L. Langley, Clerk to County Council  
Dorchester County, South Carolina

First Reading: October 16, 2023  
Second Reading: November 6, 2023  
Public Hearing: February 5, 2024  
Third Reading: February 5, 2024

## EXHIBIT A

### PROJECT EVERGREEN PROPERTY DESCRIPTION

#### **PROPERTY 1**

##### **Parcel A**

All that piece, parcel, or tract of land, lying and being in Dorchester County, South Carolina and known and designed as "TMS 059-00-00-009 CLN FARMS LLP 8,958,736 SF 205.66 Ac." as shown on that certain plat entitled BOUNDARY SURVEY OF SEVERAL PARCELS OWNED BY VARIOUS ENTITIES AND COMBINATION OF TRACT 1 AND TMS 059-00-00-042 LOCATED NEAR ST. GEORGE DORCHESTER COUNTY, SOUTH CAROLINA", prepared by Paul C. Lawson, Jr. dated August 26, 2006 and recorded December 27, 2006 in the Register of Deeds Office for Dorchester County in Plat Book L, page 43; said tract of land having such actual size, shape, dimension, buttings and boundings as shown on said plat, reference to which is hereby made from a more complete description.

##### **LESS AND EXCEPTING FROM PARCEL A:**

All that piece, parcel or tract of land, lying and being in Dorchester County, South Carolina and known and designed as "NEW PARCEL "S3" 14.60 ACRES" as shown on that certain plat entitled: "SUBDIVISION PLAT OF TMS 059-00-00-009.000 (205.66 ACRES) PROPERTY OF PEACOCK INVESTMENTS, LLC CREATING NEW PARCEL "S3" (14.60 ACRES) NEW PARCEL "S3" TO BE CONVEYED TO DORCHESTER COUNTY, LOCATED EAST OF ST. GEORGE, DORCHESTER COUNTY, SOUTH CAROLINA" prepared by Thomas L. Westbury dated February 3, 2016 and recorded March 16, in the Register of Deeds Office for Dorchester County in Plat Book M, page 78; said tract of land having such actual size, shape, dimensions, buttings and boundings as shown on said plat, reference to which is hereby made for a more complete description.

##### **AND:**

All that piece, parcel or tract of land, lying and being in Dorchester County, South Carolina and known and designed as "NEW PARCEL "S4" 15.00 ACRES" as shown on that certain plat entitled: "SUBDIVISION PLAT OF TMS 059-00-00-009.000 (205.66 ACRES) PROPERTY OF PEACOCK INVESTMENTS, LLC CREATING NEW PARCEL "S4" (15.00 ACRES) NEW PARCEL "S3" TO BE CONVEYED TO DORCHESTER COUNTY, LOCATED EAST OF ST. GEORGE, DORCHESTER COUNTY, SOUTH CAROLINA" prepared by Thomas L. Westbury dated February 3, 2016 and recorded March 16, in the Register of Deeds Office for Dorchester County in Plat Book M, page 78; said tract of land having such actual size, shape, dimensions, buttings and boundings as shown on said plat, reference to which is hereby made for a more complete description.

TMS No. 059-00-00-009-000

##### **Parcel B**

All that certain piece, parcel or tract of land, with improvements thereon, if any, situate, lying and being in the County of Dorchester, State of South Carolina, being shown as *New Parcel "S3" containing 14.60 acres* and delineated on that certain SUBDIVISION PLAT OF TMS 059-00-00-009.000 (205.66 ACRES) PROPERTY OF PEACOCK INVESTMENTS LLC CREATING NEW PARCEL "S3" (14.60 ACRES). Said plat being prepared by Thomas L. Westbury (S.C.R.L.S. No. 23571) dated February 3, 2016, and recorded in Book M, Page 78, Dorchester County records.

TMS No. 059-00-00-108

**Parcel C**

All that certain piece, parcel or tract of land, with improvements thereon, if any, situate, lying and being in the County of Dorchester, State of South Carolina, being shown as *New Parcel "S4" containing 15.00 acres* and delineated on that certain SUBDIVISION PLAT OF TMS 059-00-00-009.000 (191.06 ACRES) PROPERTY OF PEACOCK INVESTMENTS LLC CREATING NEW PARCEL "S4" (15.00 ACRES). Said plat being prepared by Thomas L. Westbury (S.C.R.L.S. No. 23571) dated February 3, 2016, and recorded in Book M, Page 78, Dorchester County records.

TMS No. 059-00-00-109

**PROPERTY 2**

**Parcel D**

All that piece, parcel or tract of land, situate, lying and being in Dorchester County, South Carolina, shown and designated as "Tract 2 of TMS 059-00-00-010, 88.83 acres" on that Plat by Ashley Land Surveying, Inc., entitled: "Boundary Survey of Several Parcels owned by Various Entities and The Combination of Tract 1 and TMS 059-00-00-042", which Plat is dated August 26, 2006 and is recorded in the ROD Office for Dorchester County in Cabinet L, Slide 40.

**AND FURTHER DESCRIBED AS:**

All that certain piece, parcel or tract of land shown and designated as "Tract 2 of TMS 059-00-00-010, 88.83 Acres", as shown on that certain plat by Ashley Land Surveying, Inc. dated November 26, 2006 and revised December 4, 2006 and recorded in the Office of the Register of Deeds for Dorchester County December 19, 2006 in Plat Book L, at Page 43.

TMS No. 059-00-00-010-000

**Parcel E**

All that certain piece, parcel or tract of land shown and designated as "TMS 059-00-00-042 & Tract 1 of TMS 059-00-00-010 272.68 New Total Acreage" as shown on that certain plat by Ashley Land Surveying, Inc. dated August 26, 2006 and recorded in the Office of the Register of Deeds for Dorchester County in Plat Cabinet L at Pages 40.

**AND FURTHER DESCRIBED AS:**

All that certain piece, parcel or tract of land shown and designated as "TMS 059-00-00-042 & Tract 1 of TMS 059-00-00-010 272.68 New Total Acreage" as shown on that certain plat by Ashley Land Surveying, Inc. dated November 26, 2006 and revised December 4, 2006 and recorded in the Office of the Register of Deeds for Dorchester County December 19, 2006 in Plat Book L, at Page 43.

TMS No. 059-00-00-042-000

**PECAN TREE ROAD**

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN DORCHESTER COUNTY, STATE OF SOUTH CAROLINA, LOCATED NEAR THE TOWN OF SAINT GEORGE AND BEING MORE FULLY SHOWN & DESIGNATED AS "PECAN TREE RD (50' R-W) COUNTY MAINTAINED" ON A SURVEY ENTITLED "BOUNDARY PLAT OF VARIOUS PARCELS, (567.16 ACRES TOTAL), TMS 059-00-00-010 (88.82 AC) & 059-00-00-042 (272.74 AC), PROPERTY OF REP

L&T LLC, & 059-00-00-108 (14.60 AC), 059-00-00-109 (15.00 AC), & TMS 059-00-00-009 (176.00 AC), PROPERTY OF DORCHESTER COUNTY, NEAR ST. GEORGE, DORCHESTER COUNTY, SOUTH CAROLINA", DATED FEBRUARY 27, 2023, PREPARED BY PARKER LAND SURVEYING, LLC, AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT':

TO FIND THE POINT OF COMMENCEMENT LOCATE THE NATIONAL GEODETIC SURVEY MONUMENT DESIGNATED AS "BYRDS" PID DE3056, A HORIZONTAL CONTROL DISK SET IN TOP OF A CONCRETE MONUMENT. THENCE, RUNNING S58°17'35" W FOR A DISTANCE OF 111.06' TO A #6 REBAR SET ALONG THE SOUTHERN RIGHT OF WAY LINE FOR NORFOLK SOUTHERN RAILROAD. THENCE, TURNING AND RUNNING ALONG NORFOLK SOUTHERN RAILROAD RIGHT OF WAY S73°48'50" E FOR A DISTANCE OF 2,459.81' TO A #5 REBAR FOUND ALONG THE WESTERN RIGHT OF WAY OF PECAN TREE ROAD, CONTINUING ALONG THE NORFOLK SOUTHERN RAILROAD RIGHT OF WAY S73°04'55"E FOR A DISTANCE OF 51.01' TO A #5 REBAR FOUND, THE POINT OF BEGINNING FOR PECAN TREE ROAD.

From the POINT OF BEGINNING; Thence, S 24° 37' 42" W for a distance of 1346.98 feet to A #6 REBAR SET AT the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 21° 25' 34", having a radius of 779.54 feet, and whose long chord bears S 13° 07' 16" W for a distance of 289.82 feet to a #6 REBAR FOUND.

Thence, S 03° 08' 03" W for a distance of 168.73 feet to a 4"x4" CONCRETE MONUMENT FOUND.

Thence, S 03° 01' 08" W for a distance of 1730.97 feet to A #5 REBAR FOUND at the beginning of a non-tangential curve,

Said curve turning to the right through an angle of 17° 24' 33", having a radius of 936.28 feet, and whose long chord bears S 11° 41' 52" W for a distance of 283.39 feet to a #5 REBAR FOUND.

Thence, S 20° 26' 51" W for a distance of 796.50 feet to A #6 REBAR SET at the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 78° 30' 59", having a radius of 25.00 feet, and whose long chord bears S 18° 37' 03" E for a distance of 31.64 feet to a #5 REBAR FOUND.

Thence, N 58° 01' 52" W for a distance of 108.07 feet to A #5 REBAR FOUND at the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 100° 58' 14", having a radius of 30.00 feet, and whose long chord bears N 71° 24' 14" E for a distance of 46.29 feet to a #5 REBAR FOUND.

Thence, N 20° 25' 57" E for a distance of 770.16 feet to A #5 REBAR FOUND at the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 17° 24' 48", having a radius of 886.28 feet, and whose long chord bears N 11° 38' 38" E for a distance of 268.32 feet to a #5 REBAR FOUND.

Thence, N 03° 03' 04" E for a distance of 1900.06 feet to A #5 REBAR FOUND at the beginning of a non-tangential curve,

Said curve turning to the right through an angle of 21° 25' 58", having a radius of 829.54 feet, and whose long chord bears N 13° 08' 32" E for a distance of 308.50 feet to a #6 REBAR SET.

Thence, N 24° 36' 17" E for a distance of 1339.78 feet to a #5 REBAR FOUND.

thence S 73° 04' 55" E a distance of 51.01 feet to A #5 REBAR FOUND, the point of beginning. said tract containing 5.34 acres, more or less.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF DORCHESTER )  
COUNTY OF ORANGEBURG ) AMENDMENT TO AMENDED AND  
RESTATED AGREEMENT FOR  
DEVELOPMENT OF JOINT COUNTY  
INDUSTRIAL PARK (PROJECT EVERGREEN)

This Amendment to Amended and Restated Agreement for Development of Joint County Industrial Park (Project Evergreen) (this “Amendment”) is made and entered into by and between Dorchester County, South Carolina (“Dorchester County”) and Orangeburg County, South Carolina (“Orangeburg County”), each a body politic and corporate and political subdivision of the State of South Carolina, and is to be effective as of the 5<sup>th</sup> day of February 2024 (the “Effective Date”).

WITNESSETH:

WHEREAS, Dorchester County, acting by and through its County Council, and Orangeburg County, acting by and through its County Council, are authorized pursuant to Article VIII, Section 13(D) of the Constitution of the State of South Carolina and Title 4, Chapter 1 of the Code of Laws of the State of South Carolina 1976, as amended, and specifically Section 4-1-170 thereof (collectively, the “Park Act”), to develop jointly with other counties an industrial or business park within the geographical boundaries of one or more member counties; and

WHEREAS, pursuant to the Park Act, Dorchester County and Orangeburg County entered into that certain Amended and Restated Agreement for Development of Joint County Industrial Park, dated as of May 17, 2010 (as amended, modified, and supplemented collectively, the “Park Agreement”), whereby Dorchester County and Orangeburg County agreed to develop a joint county industrial or business park eligible to include property located in either Dorchester County or Orangeburg County (the “Park”); and

WHEREAS, Sections 3(B) and 3(D) of the Park Agreement establish the procedure for enlargement of the boundaries of the Park to include additional property; and

WHEREAS, Section 3(H) of the Park Agreement provides, in part, that unless otherwise expressly set forth in the Park Agreement or an amendment or modification to the Park Agreement, the term during which property is to be included in the Park shall automatically end on December 31 of the tenth (10<sup>th</sup>) year after the initial year in which such property is included in the Park; and

WHEREAS, Dorchester County and Orangeburg County, having determined that (i) an enlargement of the boundaries of the Park to include therein certain property now or to be hereafter owned and/or operated by Gannett Enterprises LLC, a limited liability company organized and existing under the laws of the State of Delaware and previously identified as Project Evergreen, and/or one or more affiliates and/or other project sponsors, and described in greater detail in Schedule 1 attached hereto (the “Project Evergreen Property”), and (ii) an extended period of time, beyond the 10-year period described above, for inclusion of the Project Evergreen Property in the Park, would promote economic development and thus provide additional employment and investment opportunities within said counties, have agreed to enter into this Amendment to effect such matters; and

WHEREAS, each of Dorchester County and Orangeburg County has authorized the execution and delivery of this Amendment by a Dorchester County Council Ordinance enacted on February 05, 2024 and Orangeburg County Council Ordinance enacted on \_\_\_\_\_, 2024, respectively.

NOW THEREFORE, in consideration of the mutual agreement, representations and benefits contained in this Amendment and for other good and valuable consideration, the adequacy of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. Exhibit A to the Park Agreement, which describes the boundaries of the Park property located in Dorchester County, is hereby amended to include the Project Evergreen Property.

2. Section 3(H) of the Park Agreement is hereby deleted in its entirety and the following is substituted therefor, but only as to the Project Evergreen Property:

(H) Automatic Termination of Period for Inclusion in Park. Unless otherwise expressly set forth in (i) this Agreement or an amendment or modification to this Agreement, or (ii) in another previously executed agreement between the County in which the property is located and the then owner (or authorized agent of the owner) of such property, then the term during which such property shall be included in the Park shall automatically end on December 31 of the sixtieth (60<sup>th</sup>) year after the initial year in which such property is included in the Park. (Example: If the property is initially included in the Park for the 2024 tax year, the property shall not, without further amendment, be included in the Park after December 31, 2082.)

3. Except as expressly amended or modified herein, the remaining terms and conditions of the Park Agreement shall remain in full force and effect.

4. In the event that any clause or provisions of this Amendment shall be held to be invalid by any court of competent jurisdiction, the invalidity of such clause or provision shall not affect any of the remaining provisions hereof.

5. This Amendment may be executed in multiple counterparts, each of which shall be an original but all of which shall constitute but one and the same instrument.

*[Signature pages follow]*



In WITNESS WHEREOF, the duly authorized and appointed officers of Dorchester County, South Carolina and Orangeburg County, South Carolina have set their hand and seals hereto to be effective as of the Effective Date.



DORCHESTER COUNTY, SOUTH CAROLINA

By: S. Todd Friddle

S. Todd Friddle, Chairman, County Council  
Dorchester County, South Carolina

ATTEST:

By: Tracey L. Langley

Tracey L. Langley, Clerk to County Council  
Dorchester County, South Carolina

ORANGEBURG COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Johnnie Wright Sr., Chairman, County Council  
Orangeburg County, South Carolina

(SEAL)

ATTEST:

By: \_\_\_\_\_  
Connie N. Portee, Clerk to County Council  
Orangeburg County, South Carolina

## SCHEDULE 1

### PROJECT EVERGREEN PROPERTY DESCRIPTION

#### PROPERTY 1

##### Parcel A

All that piece, parcel, or tract of land, lying and being in Dorchester County, South Carolina and known and designed as "TMS 059-00-00-009 CLN FARMS LLP 8,958,736 SF 205.66 Ac." as shown on that certain plat entitled BOUNDARY SURVEY OF SEVERAL PARCELS OWNED BY VARIOUS ENTITIES AND COMBINATION OF TRACT 1 AND TMS 059-00-00-042 LOCATED NEAR ST. GEORGE DORCHESTER COUNTY, SOUTH CAROLINA", prepared by Paul C. Lawson, Jr. dated August 26, 2006 and recorded December 27, 2006 in the Register of Deeds Office for Dorchester County in Plat Book L, page 43; said tract of land having such actual size, shape, dimension, buttings and boundings as shown on said plat, reference to which is hereby made from a more complete description.

##### **LESS AND EXCEPTING FROM PARCEL A:**

All that piece, parcel or tract of land, lying and being in Dorchester County, South Carolina and known and designed as "NEW PARCEL "S3" 14.60 ACRES" as shown on that certain plat entitled: "SUBDIVISION PLAT OF TMS 059-00-00-009.000 (205.66 ACRES) PROPERTY OF PEACOCK INVESTMENTS, LLC CREATING NEW PARCEL "S3" (14.60 ACRES) NEW PARCEL "S3" TO BE CONVEYED TO DORCHESTER COUNTY, LOCATED EAST OF ST. GEORGE, DORCHESTER COUNTY, SOUTH CAROLINA" prepared by Thomas L. Westbury dated February 3, 2016 and recorded March 16, in the Register of Deeds Office for Dorchester County in Plat Book M, page 78; said tract of land having such actual size, shape, dimensions, buttings and boundings as shown on said plat, reference to which is hereby made for a more complete description.

##### **AND:**

All that piece, parcel or tract of land, lying and being in Dorchester County, South Carolina and known and designed as "NEW PARCEL "S4" 15.00 ACRES" as shown on that certain plat entitled: "SUBDIVISION PLAT OF TMS 059-00-00-009.000 (205.66 ACRES) PROPERTY OF PEACOCK INVESTMENTS, LLC CREATING NEW PARCEL "S4" (15.00 ACRES) NEW PARCEL "S3" TO BE CONVEYED TO DORCHESTER COUNTY, LOCATED EAST OF ST. GEORGE, DORCHESTER COUNTY, SOUTH CAROLINA" prepared by Thomas L. Westbury dated February 3, 2016 and recorded March 16, in the Register of Deeds Office for Dorchester County in Plat Book M, page 78; said tract of land having such actual size, shape, dimensions, buttings and boundings as shown on said plat, reference to which is hereby made for a more complete description.

TMS No. 059-00-00-009-000

##### Parcel B

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TMS No. 059-00-00-108

### **Parcel C**

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TMS No. 059-00-00-109

### **PROPERTY 2**

#### **Parcel D**

All that piece, parcel or tract of land, situate, lying and being in Dorchester County, South Carolina, shown and designated as "Tract 2 of TMS 059-00-00-010, 88.83 acres" on that Plat by Ashley Land Surveying, Inc., entitled: "Boundary Survey of Several Parcels owned by Various Entities and The Combination of Tract 1 and TMS 059-00-00-042", which Plat is dated August 26, 2006 and is recorded in the ROD Office for Dorchester County in Cabinet L, Slide 40.

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TMS No. 059-00-00-010-000

#### **Parcel E**

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#### **AND FURTHER DESCRIBED AS:**

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TMS No. 059-00-00-042-000

## **PECAN TREE ROAD**

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN DORCHESTER COUNTY, STATE OF SOUTH CAROLINA, LOCATED NEAR THE TOWN OF SAINT GEORGE AND BEING MORE FULLY SHOWN & DESIGNATED AS "PECAN TREE RD (50' R-W) COUNTY MAINTAINED" ON A SURVEY ENTITLED "BOUNDARY PLAT OF VARIOUS PARCELS, (567.16 ACRES TOTAL), TMS 059-00-00-010 (88.82 AC) & 059-00-00-042 (272.74 AC), PROPERTY OF REP L&T LLC, & 059-00-00-108 (14.60 AC), 059-00-00-109 (15.00 AC), & TMS 059-00-00-009 (176.00 AC), PROPERTY OF DORCHESTER COUNTY, NEAR ST. GEORGE, DORCHESTER COUNTY, SOUTH CAROLINA", DATED FEBRUARY 27, 2023, PREPARED BY PARKER LAND SURVEYING, LLC, AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT':

TO FIND THE POINT OF COMMENCEMENT LOCATE THE NATIONAL GEODETIC SURVEY MONUMENT DESIGNATED AS "BYRDS" PID DE3056, A HORIZONTAL CONTROL DISK SET IN TOP OF A CONCRETE MONUMENT. THENCE, RUNNING S58°17'35" W FOR A DISTANCE OF 111.06' TO A #6 REBAR SET ALONG THE SOUTHERN RIGHT OF WAY LINE FOR NORFOLK SOUTHERN RAILROAD. THENCE, TURNING AND RUNNING ALONG NORFOLK SOUTHERN RAILROAD RIGHT OF WAY S73°48'50" E FOR A DISTANCE OF 2,459.81' TO A #5 REBAR FOUND ALONG THE WESTERN RIGHT OF WAY OF PECAN TREE ROAD, CONTINUING ALONG THE NORFOLK SOUTHERN RAILROAD RIGHT OF WAY S73°04'55"E FOR A DISTANCE OF 51.01' TO A #5 REBAR FOUND, THE POINT OF BEGINNING FOR PECAN TREE ROAD.

From the POINT OF BEGINNING; Thence, S 24° 37' 42" W for a distance of 1346.98 feet to A #6 REBAR SET AT the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 21° 25' 34", having a radius of 779.54 feet, and whose long chord bears S 13° 07' 16" W for a distance of 289.82 feet to a #6 REBAR FOUND.

Thence, S 03° 08' 03" W for a distance of 168.73 feet to a 4"x4" CONCRETE MONUMENT FOUND.

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Said curve turning to the right through an angle of 17° 24' 33", having a radius of 936.28 feet, and whose long chord bears S 11° 41' 52" W for a distance of 283.39 feet to a #5 REBAR FOUND.

Thence, S 20° 26' 51" W for a distance of 796.50 feet to A #6 REBAR SET at the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 78° 30' 59", having a radius of 25.00 feet, and whose long chord bears S 18° 37' 03" E for a distance of 31.64 feet to a #5 REBAR FOUND.

Thence, N 58° 01' 52" W for a distance of 108.07 feet to A #5 REBAR FOUND at the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 100° 58' 14", having a radius of 30.00 feet, and whose long chord bears N 71° 24' 14" E for a distance of 46.29 feet to a #5 REBAR FOUND.

Thence, N 20° 25' 57" E for a distance of 770.16 feet to A #5 REBAR FOUND at the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 17° 24' 48", having a radius of 886.28 feet, and whose long chord bears N 11° 38' 38" E for a distance of 268.32 feet to a #5 REBAR FOUND.

Thence, N 03° 03' 04" E for a distance of 1900.06 feet to A #5 REBAR FOUND at the beginning of a non-tangential curve,

Said curve turning to the right through an angle of 21° 25' 58", having a radius of 829.54 feet, and whose long chord bears N 13° 08' 32" E for a distance of 308.50 feet to a #6 REBAR SET.

Thence, N 24° 36' 17" E for a distance of 1339.78 feet to a #5 REBAR FOUND.

thence S 73° 04' 55" E a distance of 51.01 feet to A #5 REBAR FOUND, the point of beginning. said tract containing 5.34 acres, more or less.