

160 Rogers Commerce Boulevard
Boiling Springs SC



- 1.04± acre parcel (lot #14) parcel located in Rogers Commerce Business Park.
- Conveniently located just off Highway 9.
- Easy access to I-85 Bypass approximately $\frac{3}{4}$ mile.
- Surrounded by commercial activity on the Highway 9 corridor.
- 34,000 cars per day on Highway 9.
- Tax Map # 2-51-00-057.14
- Adjacent lot – 1.10± acres also available
- Demographics available upon request

Andy Hayes 864-706-0189
ahayes@spencerhines.com

Cellstar
POWERBROKER

CONTACT

Ben Hines 864-542-4777
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COMMERCIAL REAL ESTATE

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

SALE PRICE: \$195,000

160 Rogers Commerce Boulevard
Boiling Springs SC

PLT-2008-10206
Recorded 1 Pages on 7/3/2008 3:06:29 PM
Recording Fee \$10.00 Documentary Taxes \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Fink Register

PLAT-163P6298



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N20°59'19"E	40.34'
L2	S18°03'26"W	113.52'
L3	N7°23'08"W	32.82'
L4	N88°12'12"W	54.51'
L5	N08°10'42"E	30.96'
L6	N24°17'48"E	28.57'
L7	N82°42'03"E	23.19'
L8	N02°19'43"W	44.80'
L9	N17°07'15"E	93.06'
L10	N14°27'29"W	24.75'
L11	N08°11'51"E	109.77'
L12	N01°56'45"E	18.77'
L13	S61°02'57"W	106.85'
L14	S30°29'50"E	86.18'
L15	N08°18'00"E	19.60'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	88.44'	33.41'	58.85'	S17°32'39"W	17°38'04"
C2	38.74'	33.41'	11.46'	S88°20'17"E	17°38'04"
C3	50.00'	55.00'	52.38'	N27°40'47"E	42°02'20"
C4	60.00'	149.78'	118.21'	S28°09'18"W	90°11'58"
C5	60.00'	31.00'	26.95'	S09°24'38"E	28°25'31"
C6	60.00'	31.00'	26.95'	S11°12'28"W	12°17'41"
C7	87.87'	135.97'	102.34'	N08°18'48"E	124°31'31"

I hereby state that to the best of my knowledge, information, and belief the survey shown herein 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 II Survey as specified therein, also there are no visible encroachments or projections other than shown.

**SOUTHER
LAND SURVEYING**

10253 ASHLEVILLE HWY.
ENMAN, SC 29349
864-473-1240

DEVELOPED BY:
MRB, LLC
PO BOX 2546
SPARTANBURG, SC 29304

MLB Engineering, LLC
408 SOUTH ALMOND DRIVE
SIMPSONVILLE, SOUTH CAROLINA 29681
PHONE: (864) 962-8112

SETBACK LINES

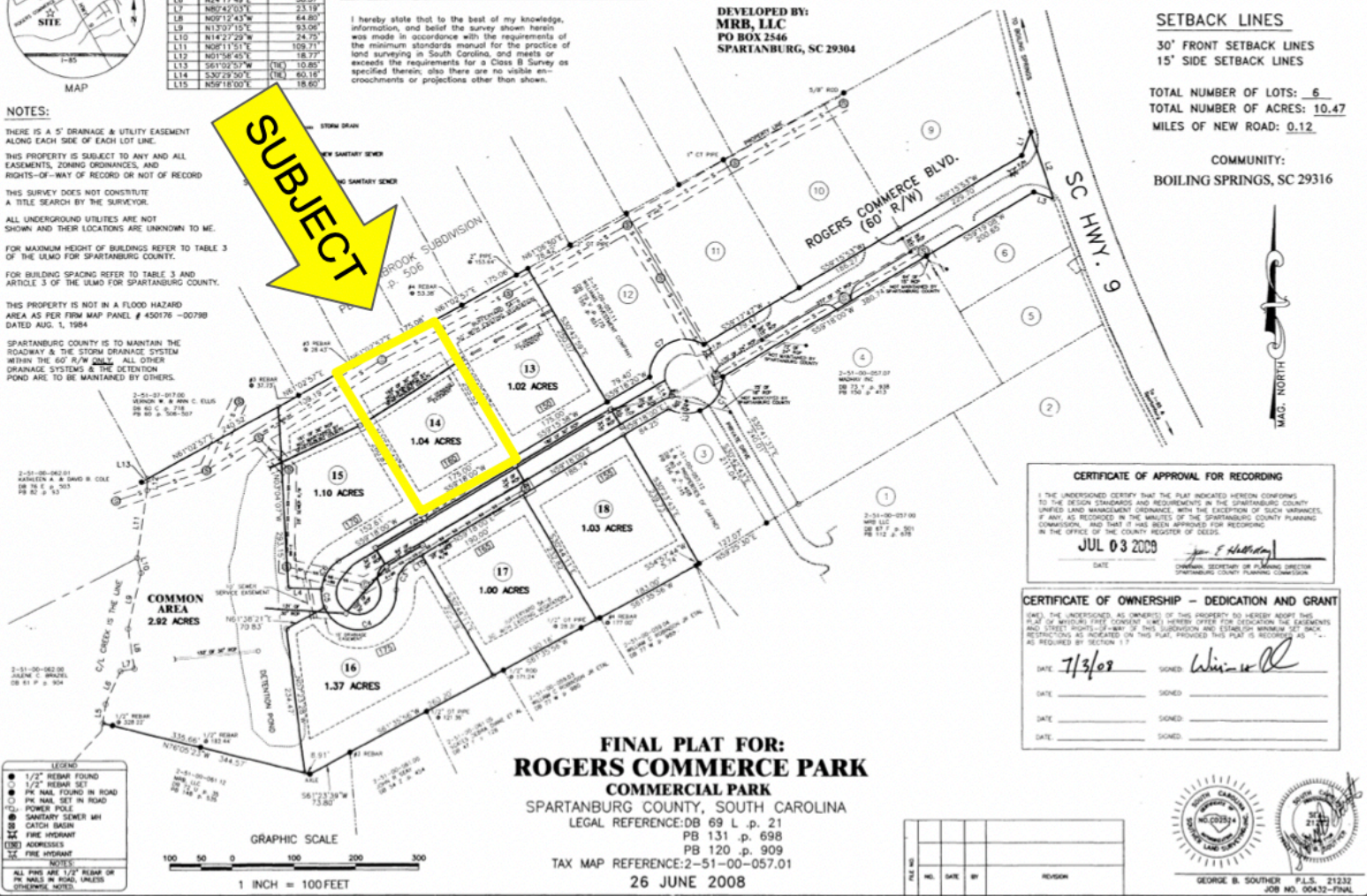
30' FRONT SETBACK LINES
15' SIDE SETBACK LINES

TOTAL NUMBER OF LOTS: 6
TOTAL NUMBER OF ACRES: 10.47
MILES OF NEW ROAD: 0.12

COMMUNITY:
BOILING SPRINGS, SC 29316

NOTES:
THERE IS A 5' DRAINAGE & UTILITY EASEMENT ALONG EACH SIDE OF EACH LOT LINE.
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ZONING ORDINANCES, AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD.
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.
FOR MAXIMUM HEIGHT OF BUILDINGS REFER TO TABLE 3 OF THE UMD FOR SPARTANBURG COUNTY.
FOR BUILDING SPACING REFER TO TABLE 3 AND ARTICLE 3 OF THE UMD FOR SPARTANBURG COUNTY.
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FIRM MAP PANEL # 450176 -00798 DATED AUG. 1, 1984.
SPARTANBURG COUNTY IS TO MAINTAIN THE ROADWAY & THE STORM DRAINAGE SYSTEM WITHIN THE 60' R/W ONLY. ALL OTHER DRAINAGE SYSTEMS & THE DETENTION POND ARE TO BE MAINTAINED BY OTHERS.

SUBJECT



CERTIFICATE OF APPROVAL FOR RECORDING

I, THE UNDERSIGNED, CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS IN THE SPARTANBURG COUNTY UNIFIED LAND MANAGEMENT ORDINANCE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS RECORDED IN THE MINUTES OF THE SPARTANBURG COUNTY PLANNING COMMISSION. I HAVE THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

JUL 03 2008

DATE

CHIEF, SPARTANBURG COUNTY PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP - DEDICATION AND GRANT

I, THE UNDERSIGNED, AS OWNER(S) OF THIS PROPERTY DO HEREBY ACCEPT THIS PLAT OF 15 LOTS AND 10.47 ACRES AND HEREBY OFFER FOR DEDICATION THE EASEMENTS AND STREET RIGHTS - 30' R/W OF THIS SUBDIVISION AND EASEMENTS MINIMUM 10' SIDE SETBACKS AS INDICATED ON THIS PLAT, PROVIDED THIS PLAT IS RECORDED AS REQUIRED BY SECTION 1-7.

DATE 7/3/08 SIGNED Whitney R

DATE _____ SIGNED _____

DATE _____ SIGNED _____

DATE _____ SIGNED _____



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