PLT BK 177 PG 752

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: 1) —OF—WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION 2) RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. – ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. – THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

PLT-2020-31097

PLT BK 177 PG 752-752

Recorded 1 Pages on 11/20/2020 11:55:07 AM
Recording Fee: $25.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

PAMELA HUFFLING N/F
TM# 1-31-00-057.05
DB. 90 U, PG. 572
PB. 131, PG. 829
(RESIDENTIAL)

KENNETH R. & DEBORAH M. LAWSON N/F
TM# 1-32-00-002.00
DB. 82 Y, PG. 29
PB. 152, PG. 246
(RESIDENTIAL)

CAROLYN W. ATKINS N/F
TM# 1-30-00-036.01
DB. 114 X, PG. 316
PB. 130, PG. 196
(RESIDENTIAL)

ABEL SAPPALA N/F
TM# 1-31-00-058.00
DB. 103 M, PG. 673
PB. 165, PG. 921
(RESIDENTIAL)

HENRY N. JR. & KIMBERLY P. McMILLIAN N/F
TM# 1-32-00-007.03
DB. 102W, PG. 32
PB. 120, PG. 866
(RESIDENTIAL)

IPO 1/2" RB BENT

N61°18'03"E 214.51'

IPS 1/2" RB

N61°18'03"E 201.15'

N61°18'03"E 201.24'

IPO 1" SR

IPO 1" SR BENT

FLOOD ZONE "AE"

ZONE "AE"

ZONE "X"

4' WIRE FENCE

4' BARBED WIRE FENCE

IPO 1/2" SR @ 145.35'

BRIDGE

CREEK

5' SETBACK

20' SETBACK

30' SETBACK

15' STORM DRAINAGE EASEMENT

TBM MAG NAIL
N=1,184,675.4136'
E=1,643,654.5737'
ELEV.=911.19'
(NAD83/NAVD88)

N33°19'26"W 204.65'

N33°19'26"W 213.43'

S33°19'26"E 25.00'

S33°03'21"E 222.01'

S33°03'21"E 176.53'

20" POPLAR
30" POPLAR
24" POPLAR
30/24/24" POPLAR

LOT 1
43,512 SQ.FT.
0.999 ACRES

LOT 2
49,766 SQ.FT.
1.142 ACRES

LOT 3
56,168 SQ.FT.
1.289 ACRES

LOT 4
62,209 SQ.FT.
1.428 ACRES

LOT 5
34,245 SQ.FT.
0.786 ACRES

S56°40'34"W 174.15'

S56°40'34"W 383.50'

S56°40'34"W 583.39'

N56°40'34"E 236.70'

S56°40'34"W 252.79'

S38°40'34"W 75.00'

S60°22'21"W 257.25'

N56°40'34"E 67.50'

N56°40'34"E 134.94'

COMMON DRIVE EASEMENT

OPEN

TOTAL AREA
245,899 SQ.FT.
5.645 ACRES
INCLUSIVE OF ANY AND ALL RIGHT OF WAY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N37°06'08"W	50.00
L2	N37°06'08"W	50.05
L3	N37°06'08"W	50.00
L4	S33°19'26"E	25.00
L5	N56°40'34"E	67.50
L6	S33°19'26"E	50.00
L7	N02°13'54"W	43.63
L8	N09°47'13"E	17.09
L9	S80°12'47"E	18.25
L10	N69°36'41"W	46.37

NEW CUT ROAD S.C. HIGHWAY 52
80' PUBLIC RIGHT OF WAY

N33°05'38"W 161.76'

S33°05'38"E 161.76'

TBM MAG NAIL
N=1,184,628.5658'
E=1,643,675.5285'
ELEV.=932.22'
(NAD83/NAVD88)

IPO 1/2" RB

7.0' FENCE PROJECTION

9.3' BLDG. ENCROACHMENT

0.3' BLDG. ENCROACHMENT

CAMPOBELLO COMMUNITY 29322

PROPERTY ADDRESS:	
LOT 1	9340
LOT 2	9360
LOT 3	9290
LOT 4	9280
LOT 5	9270

NOTES:
1) TAX MAP 1-31-00-058.02
2) ALL PROPERTY CORNERS ARE IPS 1/2" REBARS, UNLESS NOTED OTHERWISE.
3) AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
4) ROAD RIGHT-OF-WAY INFORMATION PROVIDED BY STATE AND/OR COUNTY AGENCIES OR OBTAINED FROM FIELD MONUMENTATION AND/OR REFERENCE PLATS. SITE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
5) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, SPARTANBURG COUNTY, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF 01/05/11, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "AE" AND "X" PER COMMUNITY MAP NO. 45083C0105D.
6) REFERENCE PLAT: PLAT BOOK 166, PAGE 327.
7) NO FIRE HYDRANTS OBSERVED WITHIN 1000' OF PROPERTY.
8) SIGHT DISTANCE BASED ON GOOGLE STREET VIEW
LEFT: 500+ FEET
RIGHT: 800+ FEET
9) REFERENCE DEED: DEED BOOK 125-N, PAGE 117
10) SINGLE FAMILY DEVELOPMENT.
11) AS OF 2/14/20, LOTS 1-5 HAVE NOT RECEIVED APPROVAL FROM SCDHEC FOR A SEPTIC TANK SYSTEM. PROPERTY OWNERS MUST CONTACT THE LOCAL SCDHEC OFFICE TO DISCUSS THE INSTALLATION OF A SEPTIC TANK BEFORE ANY DEVELOPMENT MAY OCCUR.

NOTE:
A STORMWATER MANAGEMENT AND POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR ALL THE LOTS AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.

LEGEND

BL BUILDING LINE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CT CRIMP TOP
DE DRAINAGE EASEMENT
EP EDGE OF PAVEMENT
IPO IRON PIN OLD—O
IPS IRON PIN SET—O
NAIL NAIL & CAP
OT OPEN TOP
RB REBAR
RCP REINFORCED CONC PIPE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
SSE SS EASEMENT
TEL TELEPHONE PEDESTAL
CATV CABLE TV PEDESTAL
ELECTRIC METER
DB CATCH BASIN
DROP INLET
ELEC TRANS
ELEVATION
FIRE HYDRANT
GAS METER
GV GAS VALVE
LP LIGHT POLE
PP TELEPHONE POLE
GP GUY ANCHOR
SDMH SD MANHOLE
SSMH SS MANHOLE
TMH TELEPHONE MANHOLE
CO CLEAN OUT
TC/BC TOP/BOTTOM CURB
TW/BW TOP/BOTTOM WALL
VCP VITRIFIED CLAY PIPE
WATER METER
WV WATER VALVE
CTV CABLE TV
X FENCE LINE
FOC FIBER OPTIC CABLE
GAS GAS LINE
OHP OVERHEAD POWER
OHT OVERHEAD TELEPHONE
SD STORM DRAIN
SS SANITARY SEWER
UGP UNDERGROUND POWER
UGT UNDERGROUND TEL
W WATER LINE

LOCATION MAP NOT TO SCALE

CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 "B" SURVEY AS SPECIFIED THEREIN.

7/9/20
DATE

A. CLAY JONES, P.L.S.

26210
S.C. REG. NO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT"

DATE 7/7/2020 SIGNED

DATE SIGNED

DATE SIGNED

DATE SIGNED

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENVILLE COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE SPARTANBURG COUNTY PLANNING COMMISSION OF SPARTANBURG COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY R.O.D."

DATE JUL 28 2020

AUTHORIZED REPRESENTATIVE
SPARTANBURG COUNTY PLANNING COMMISSION

SOUTH CAROLINA
SITE DESIGN, INC.
No. C00122
CERTIFICATE OF AUTHORIZATION

JUL 28 2020

SUMMARY PLAT

STEADFAST BUILDER

OWNER
STEADFAST BUILDER
104 MILFORD CHURCH ROAD
TAYLORS, SC 29687

NO. OF ACRES: 5.645 MILES OF NEW ROAD: 0
NO. OF LOTS: 5 DATE: 10/17/19
ERROR OF CLOSURE: 1/10,000
CURRENT ZONING: UNZONED

SCALE: 1" = 1" = 30'
30 0 30 60

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 E. WASHINGTON ST, STE B GREENVILLE, SC 29601
PH (864)271-0486 FAX (864)271-0402
www.sitedesign-inc.com

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