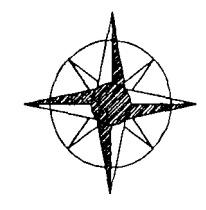


DEVELOPED BY:  
ROGER D. FISHER  
PO BOX 160125  
BOILING SPRINGS, SC 29316



# SOUTHER LAND SURVEYING

11471 ASHEVILLE HWY  
INMAN, SC 29349  
864-473-1240

MAG. NORTH

## FINAL PLAT FOR: CUMBERLAND WALK

SPARTANBURG COUNTY, SOUTH CAROLINA

LEGAL REFERENCE: DB 79 X .p. 79

PB 59 .p. 278-279

TAX MAP REFERENCE: 1-38-00-069.00

LEGAL REFERENCE: DB 78 F .p. 322

PB 154 .p. 423

TAX MAP REFERENCE: P/O 1-38-00-066.07

12 OCTOBER 2004

29 NOVEMBER 2004 REVISED

### NOTES:

#### SETBACK LINES

55' FRONT SETBACK LINES  
FROM GOWAN ROAD

20' FRONT SETBACK LINES

20' REAR SETBACK LINES

5' SIDE SETBACK LINES

10' CORNER SETBACK LINES

TOTAL NUMBER OF LOTS: 56

TOTAL NUMBER OF ACRES: 47.12

MILES OF NEW ROAD: .68

TOTAL COMMON AREA .45 ACRES

### NOTES:

EXISTING NATURAL DRAINAGE DITCH (30' WIDTH)  
TO REMAIN UNDISTURBED UNLESS SPECIFICALLY APPROVED BY  
SPARTANBURG COUNTY.

LIMITED USE OF RIGHT-OF-WAY ON LOTS 13 AND 17.  
CONTACT TRANSCONTINENTAL GAS PIPELINE CORPORATION  
(WILLIAM GAS PIPELINE) AT (864)576-4142 OR (678)284-4600  
FOR GUIDELINES, APPROVALS AND BEFORE ANY DIGGING.

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

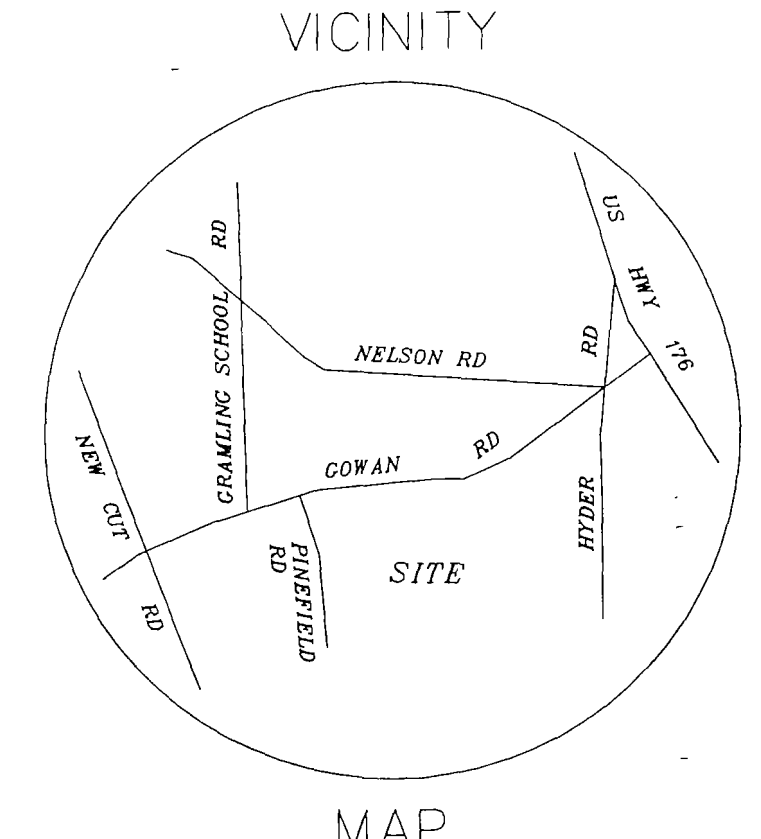
THIS SURVEY DOES NOT CONSTITUTE  
A TITLE SEARCH BY THE SURVEYOR.

ALL UNDERGROUND UTILITIES ARE NOT  
SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

IT IS THE RESPONSIBILITY OF EACH LOT OWNER AND ALL  
PERSONS OR ENTITIES EMPLOYED BY SUCH PERSON TO  
ASSIST IN THE CONSTRUCTION OF ANY BUILDING OR IMPROVE-  
MENT ON SAID LOT TO CONTROL THE DISCHARGE OF SURFACE  
WATER OR SEDIMENT FROM SUCH LOT ONTO OR UPON ANY  
OTHER PART OF THE SUBDIVISION.

ANY DAMAGE(S) TO ANY STREET, CURB OR GUTTER WHICH  
OCCURS AS A RESULT OF CONSTRUCTION ACTIVITY RELATING  
TO ANY LOT SHALL BE PROMPTLY REPAIRED TO SPARTANBURG  
COUNTY SPECIFICATIONS AT THE EXPENSE OF THE OWNER OF  
SAID LOT.

LOT NO. 25 WILL REMAIN UNUSABLE UNTIL THE SEDIMENT  
POND IS REMOVED. AT THAT TIME, DHEC WILL RE-EVALUATE  
AND THIS WILL BECOME A MARKETABLE LOT.



COMMUNITY:  
INMAN, SC 29349

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 74°34'23" W	17.32
L2	N 59°32'47" W	37.34
L3	S 71°34'25" W	186.03
L4	S 88°04'04" W	2.24
L5	N 73°05'54" E	2.22
L6	S 59°40'38" E	50.57
L7	S 13°03'03" E	30.63
L8	S 13°03'03" E	55.29
L9	S 67°22'38" W	23.68
L10	N 67°22'38" E	23.29
L11	S 30°45'41" W	12.66
L12	S 30°45'41" W	15.45
L13	N 30°45'41" E	28.11
L14	N 13°03'03" W	51.54
L15	N 13°03'03" W	31.20
L16	N 31°58'35" E	52.02
L17	S 32°43'50" E	104.81
L18	S 69°16'26" W	9.23
L19	N 32°43'52" W	62.76
L20	S 85°53'52" W	94.82
L21	S 85°49'22" W	12.97
L22	S 79°34'21" W	79.39
L23	S 28°54'50" W	40.05
L24	S 76°14'49" W	17.42

PLT-2005-1091  
Recorded 1 Pages on 11/02/05 1:17:37 PM  
Recording Fee: \$200.00 Documentary Stamps \$0.00  
Office of Register of Deeds, Spartanburg, S.C.  
Stephen Ford, Register

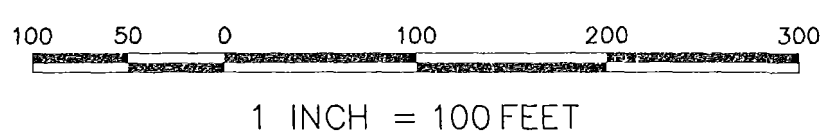


### CURVE TABLE

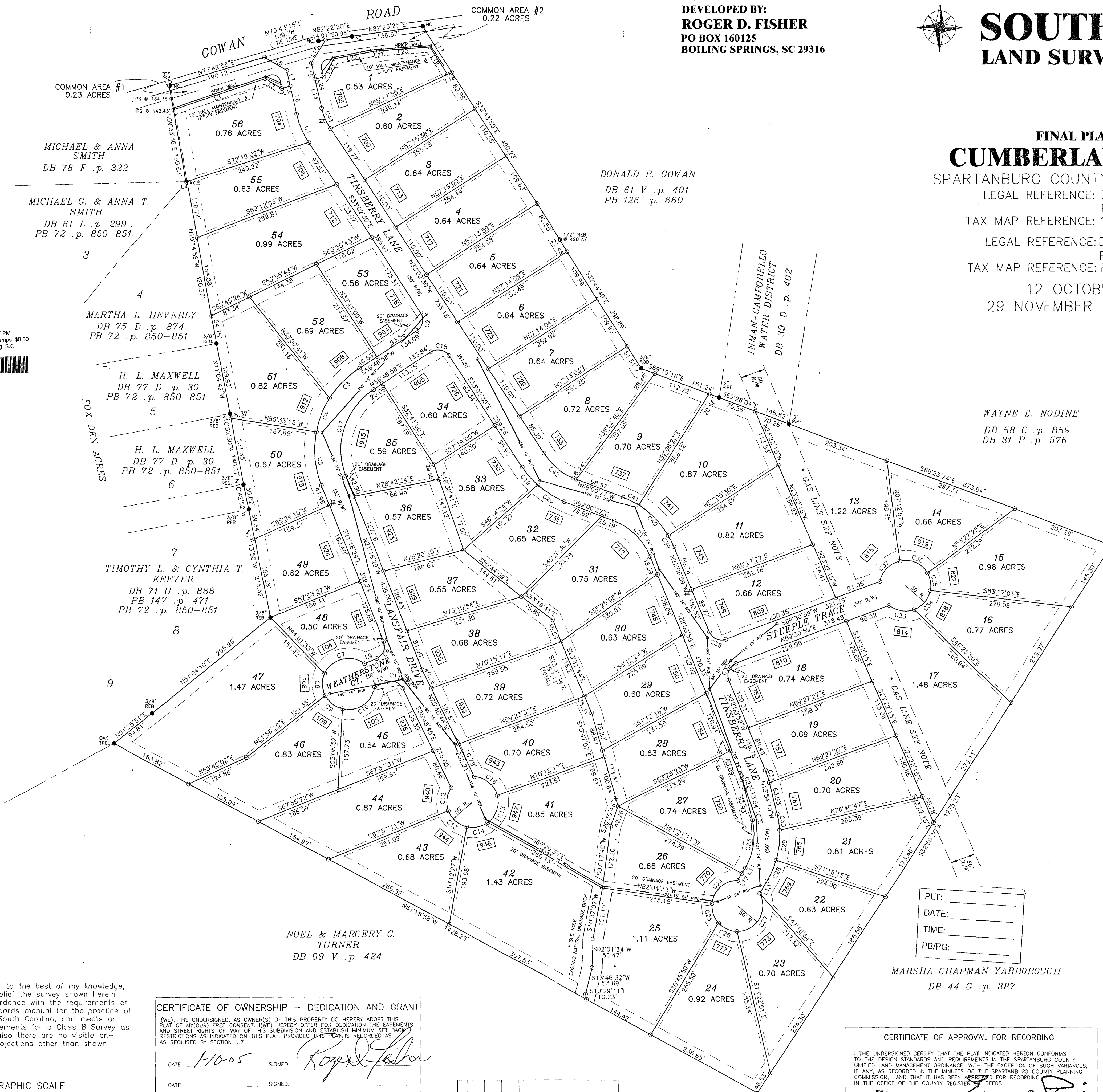
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	175.00'	61.06'	60.75'	S 23°02'47" E
C2	25.00'	39.21'	35.31'	S 11°53'14" W
C3	190.00'	82.27'	81.63'	S 44°24'42" W
C4	190.00'	75.10'	74.61'	S 20°41'00" W
C5	190.00'	101.70'	100.49'	S 05°58'27" E
C6	25.00'	38.70'	34.95'	S 23°02'04" W
C7	50.00'	89.91'	78.28'	S 78°09'59" W
C8	50.00'	45.29'	43.76'	S 01°17'51" E
C9	50.00'	42.24'	41.00'	S 51°27'07" E
C10	50.00'	84.35'	74.70'	N 56°00'45" E
C11	25.00'	37.88'	34.36'	S 69°13'04" E
C12	50.00'	47.22'	45.48'	S 07°07'57" W
C13	50.00'	49.79'	47.76'	S 48°26'53" E
C14	50.00'	43.16'	41.83'	N 78°17'45" E
C15	50.00'	60.05'	56.50'	N 19°09'40" E
C16	50.00'	61.58'	57.78'	S 45°34'43" E
C17	140.00'	190.89'	176.45'	N 17°45'15" E
C18	25.00'	39.33'	35.40'	S 78°06'46" E
C19	175.00'	46.10'	45.97'	S 40°35'19" E
C20	175.00'	63.75'	63.40'	S 58°34'18" E
C21	125.00'	102.23'	99.40'	S 45°34'43" E
C22	125.00'	17.99'	17.98'	S 18°01'35" E
C23	125.00'	97.44'	94.99'	S 08°25'45" W
C24	50.00'	74.63'	67.90'	S 47°59'58" W
C25	50.00'	41.34'	40.17'	S 18°26'55" E
C26	50.00'	40.82'	39.69'	S 65°31'18" E
C27	50.00'	105.03'	88.75'	N 30°55'38" E
C28	175.00'	44.76'	44.63'	N 23°26'05" E
C29	175.00'	59.46'	59.17'	N 08°22'30" E
C30	175.00'	32.21'	32.16'	N 08°37'50" W
C31	175.00'	25.19'	25.17'	N 18°01'35" W
C32	25.00'	40.00'	35.87'	N 17°45'15" E
C33	50.00'	51.72'	49.45'	S 80°07'06" E
C34	50.00'	51.68'	49.41'	N 40°38'20" E
C35	50.00'	35.97'	35.20'	N 09°34'47" W
C36	50.00'	63.79'	59.55'	N 66°44'16" W
C37	50.00'	58.64'	53.34'	S 43°06'58" E
C38	25.00'	38.54'	34.84'	N 66°19'00" W
C39	175.00'	24.60'	24.58'	N 26°10'38" W
C40	175.00'	83.79'	82.99'	N 43°55'19" W
C41	175.00'	34.72'	34.67'	N 63°19'24" W
C42	125.00'	78.47'	77.18'	N 51°01'29" W
C43	125.00'	43.61'	43.39'	N 23°02'47" W

- LEGEND
- 1/2" REBAR FOUND
  - 1/2" REBAR SET
  - PK NAIL FOUND IN ROAD
  - PK NAIL SET IN ROAD
  - STREET ADDRESS
  - ⊗ FIRE HYDRANT
  - ⊕ POWER POLE
- NOTES:
- ALL PINS ARE 1/2" REBAR OR  
PK NAILS IN ROAD, UNLESS  
OTHERWISE NOTED.

### GRAPHIC SCALE



1 INCH = 100 FEET



MICHAEL & ANNA SMITH  
DB 78 F .p. 322

MICHAEL C. & ANNA T. SMITH  
DB 61 L .p. 299  
PB 72 .p. 850-851

MARtha L. HEVERLY  
DB 75 D .p. 874  
PB 72 .p. 850-851

H. L. MAXWELL  
DB 77 D .p. 30  
PB 72 .p. 850-851

H. L. MAXWELL  
DB 77 D .p. 30  
PB 72 .p. 850-851

TIMOTHY L. & CYNTHIA T. KEEVER  
DB 71 U .p. 888  
PB 147 .p. 471  
PB 72 .p. 850-851

NOEL & MARGERY C. TURNER  
DB 69 V .p. 424

DONALD R. GOWAN  
DB 61 V .p. 401  
PB 126 .p. 660

WAYNE E. NODINE  
DB 58 C .p. 859  
DB 31 P .p. 576

MARSHA CHAPMAN YARBOROUGH  
DB 44 G .p. 387

### CERTIFICATE OF OWNERSHIP - DEDICATION AND GRANT

(I/WE, THE UNDERSIGNED, AS OWNER(S) OF THIS PROPERTY DO HEREBY ADOPT THIS PLAT OF MY(OUR) FREE CONSENT. I/WE) HEREBY OFFER FOR DEDICATION THE EASEMENTS AND STREET RIGHTS-OF-WAY OF THIS SUBDIVISION AND ESTABLISH MINIMUM SET BACK RESTRICTIONS AS INDICATED ON THIS PLAT, PROVIDED THIS PLAT IS RECORDED AS REQUIRED BY SECTION 1.7

DATE: 11/05 SIGNED: Roger D. Fisher

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

NO.	DATE	BY	REVISION
1	11/29/04	BRS	REVISED LOT LINE BETWEEN LOTS 24 & 25

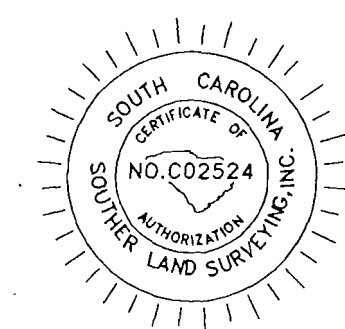
### CERTIFICATE OF APPROVAL FOR RECORDING

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, ANY, AS RECORDED IN THE MINUTES OF THE SPARTANBURG COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS

JAN 10 2005

DATE: \_\_\_\_\_

CHARMAN, SECRETARY, PLANNING DIRECTOR  
SPARTANBURG COUNTY PLANNING COMMISSION



BRANDON R. SOUTHER P.L.S. 22365  
JOB NO. 00628