

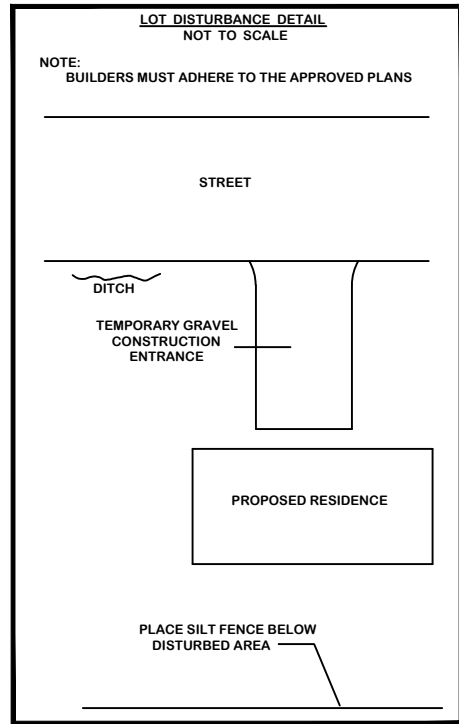
COMMUNITY
WOODRUFF

ZIP CODE
29388

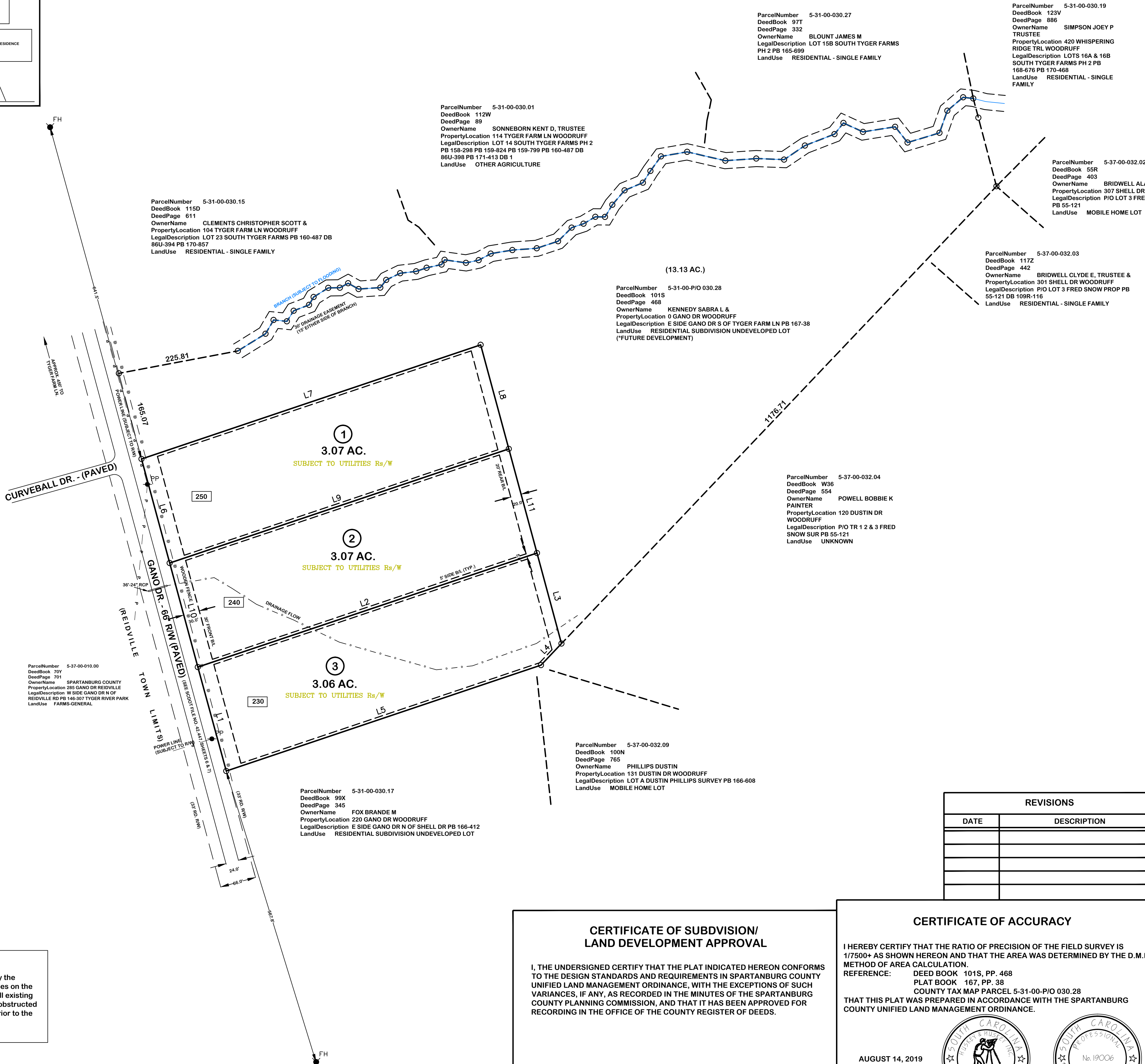
LEGEND

AC. - ACRES
B/L - BUILDING LINE
DB - DEED BOOK
PB - PLAT BOOK
RCP - REINFORCED
CONCRETE PIPE
RD - ROAD
RW - RIGHT-OF-WAY
TM - TAX MAP

LINE	BEARING	DISTANCE
L1	N 15°19'10" W	200.96
L2	N 71°24'02" E	667.00
L3	S 15°08'25" E	175.06
L4	S 43°33'11" W	55.43
L5	S 71°24'02" W	618.92
L6	N 15°08'25" W	201.00
L7	N 71°24'02" E	667.00
L8	S 15°08'25" E	201.00
L9	S 71°24'02" W	667.00
L10	N 15°08'25" W	201.00
L11	S 15°08'25" E	201.00



As of this date _____,
Lot/Parcel _____ has not received approval from
SCDHEC for a septic tank system. Property Owner must contact the
local SCDHEC office to discuss the installation of a septic tank before
any development may occur.



NOTES

NO TITLE SEARCH BY HUSKEY & HUSKEY, INC.
PROPERTY SHOWN SUBJECT TO EASEMENTS OF/NOT OF RECORD.
UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, UNLESS SHOWN OTHERWISE.
NO FEATURES LOCATED OTHER THAN THOSE SHOWN.
1/2" REBAR SET ON ALL CORNERS, UNLESS NOTED OTHERWISE.
ADJOINING PROPERTY OWNERS AND THEIR RESPECTIVE PROPERTY LINES, WHICH MAY BE APPROXIMATED, ARE BASED ON MOST CURRENT COUNTY RECORDS AND DO NOT AFFECT THE VALIDITY OF THE SURVEY SHOWN HEREON.
A 5' EASEMENT IS RESERVED ON ALL REAR AND SIDE LOT LINES FOR DRAINAGE AND UTILITIES.
RESIDENTIAL BUILDING LINES (from property lines / road r/w as shown)
FRONT - 30.00' (from property line / road r/w)
REAR - 20.00' (from property line)
SIDE - 5.00' (from property line)
ADDRESS LOCATED IN BOX ON EACH LOT.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE SURVEY SHOWN HEREON 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 B SURVEY AS SPECIFIED. THE BUILDING(S) OR WALL(S) SHOWN HEREON DO NOT EN-CROACH ON THE ADJACENT PROPERTY, EXCEPT AS SHOWN. I HEREBY STATE THAT THE AREAS WERE DETERMINED BY THE D.M.D METHOD OF CALCULATION OR BY COMPUTER.
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA, AS DEFINED BY THE FLOOD INSURANCE MAP.

JOB NO.: 71929 FIELD BK.: 7-19-29 FIELD CHIEF: T. E. H. DRWN. BY: S. H. D. CKD. BY: T. E. H.

NAME OF SUBDIVISION
ELDRIDGE ESTATES

SUMMARY PLAT

MINOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT

SPARTANBURG COUNTY - SOUTH CAROLINA

OWNER/DEVELOPER

BRIAN & SABRA KENNEDY
119 BARLEY MILL RD.
MOORE, SC 29369
PH. (864) 286-5663

SURVEYOR

HUSKEY & HUSKEY, INC.
2939 CHESNEE HWY.
SPARTANBURG, SC 29307
PH. (864) 570-5671, FAX (864) 578-1771
E-MAIL huskeyplanc@bellsouth.net

NUMBER OF ACRES 9.20 MILES OF NEW ROAD 0

NUMBER OF LOTS 3 DATE AUGUST 14, 2019 REVISED

SCALE 1" = 100'



CERTIFICATE OF SUBDIVISION/
LAND DEVELOPMENT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS IN SPARTANBURG COUNTY UNIFIED LAND MANAGEMENT ORDINANCE, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF 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.

DATE

CHAIRMAN, SECRETARY OR
PLANNING DIRECTOR FOR SPARTANBURG
COUNTY PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/7500+ AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY THE D.M.D METHOD OF AREA CALCULATION.
REFERENCE: DEED BOOK 101S, PP. 468
PLAT BOOK 167, PP. 38
COUNTY TAX MAP PARCEL 5-31-00-P/O 030.28
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE SPARTANBURG COUNTY UNIFIED LAND MANAGEMENT ORDINANCE.

AUGUST 14, 2019

DATE

19006
S.C. REG. NO.



PROFESSIONAL REGISTERED
LAND SURVEYOR

Any ditch that drains onto Lots 2 & 3 shall be owned and maintained by the individual Lot owner. Spartanburg County shall have no responsibility for the drainage ditches on the individual Lots. Pursuant to Spartanburg County Ordinance Number 0-07-15 Section 62-8, all existing pipes and ditches that drain onto the Lots shall remain open for water flow and shall not be obstructed for any purpose. Any drainage issues with the Lots should be addressed to the developer prior to the purchase of the Lots.