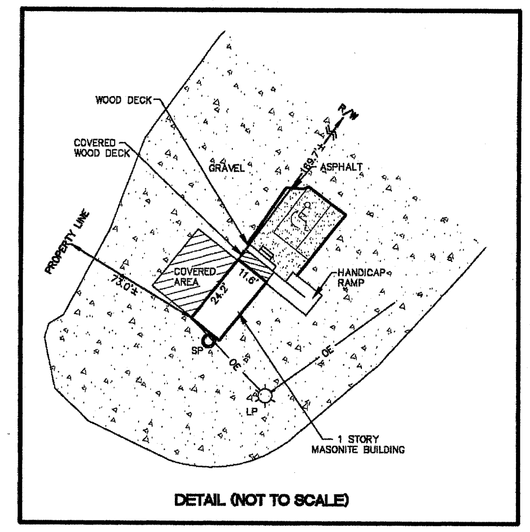
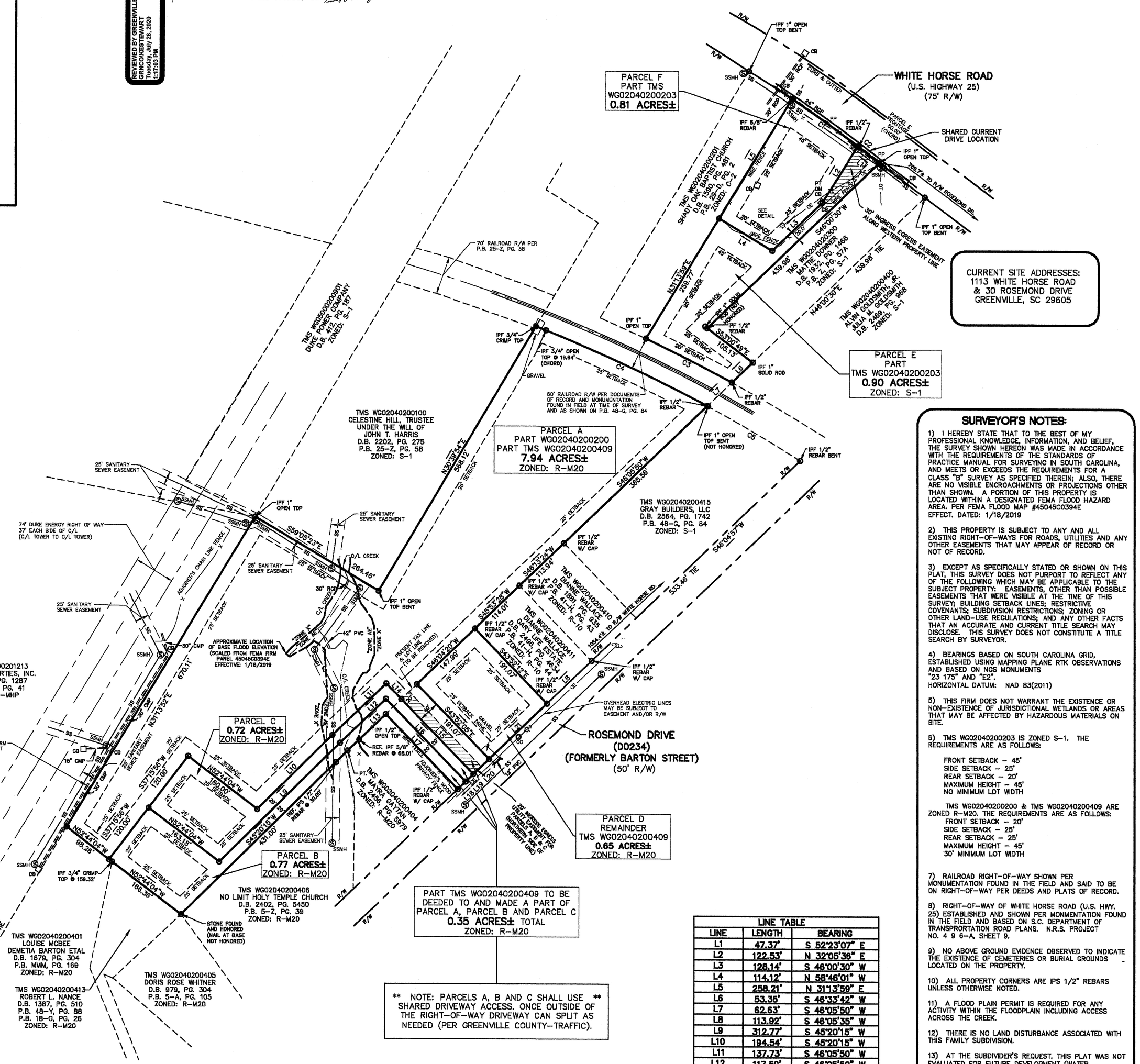
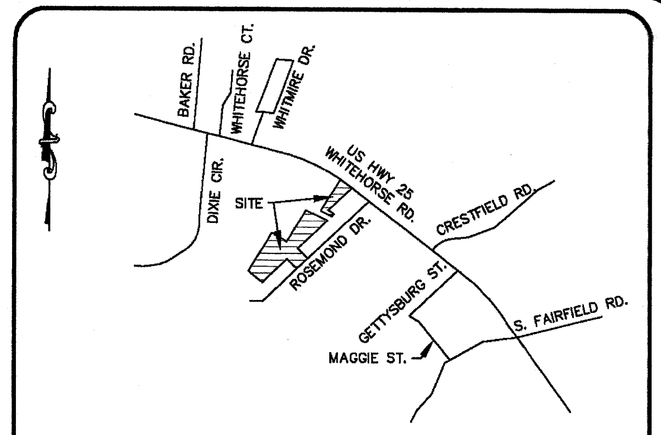
REVIEWED BY GREENVILLE COUNTY SA
NOT A SUBDIVISION PLAT
Tuesday, July 28, 2020
1:17:03 PM

2020063447
PLAT/LG Book: PL 1374 Page: 0059 - 0059 1 Pgs
August 12, 2020 10:33:00 AM
Rec: $25.00
FILED IN GREENVILLE COUNTY, SC



DETAIL (NOT TO SCALE)





VICINITY MAP (NOT TO SCALE)

LEGEND

IPS	IRON PIN SET
IPF	IRON PIN FOUND
PT.	CALCULATED POINT
R/W	RIGHT-OF-WAY
B/L	BUILDING SETBACK LINE
—X—X—	FENCE
PP	POWER POLE
LP	LIGHT POLE
LP/PP	LIGHT POLE & POWER POLE
GA	GUY ANCHOR
— OE —	OVERHEAD ELECTRIC LINE
— OT —	OVERHEAD TELEPHONE LINE
SP	WATER SPIGOT
SSMH	SANITARY SEWER MANHOLE
— SS —	SANITARY SEWER LINE
CB	CATCH BASIN
RCP	REINFORCED CONC. PIPE
PVC	POLYCHLORIDE VINYL PIPE
CO	CLEAN OUT

ACREAGE TABLE:

PARCEL A PART WG02040200200 PART TMS WG02040200409	7.94 ACRES± ZONED: R-M20
PARCEL B PART TMS WG02040200200	0.77 ACRES± ZONED: R-M20
PARCEL C PART TMS WG02040200200	0.72 ACRES± ZONED: R-M20
PARCEL D REMAINDER TMS WG02040200409	0.65 ACRES± ZONED: R-M20
PARCEL E PART TMS WG02040200203	0.90 ACRES± ZONED: S-1
PARCEL F PART TMS WG02040200203	0.81 ACRES± ZONED: S-1
TOTAL	11.79 ACRES± ZONED: S-1 & R-M20

** NOTE: PARCELS A, B AND C SHALL USE SHARED DRIVEWAY ACCESS. ONCE OUTSIDE OF THE RIGHT-OF-WAY DRIVEWAY CAN SPLIT AS NEEDED (PER GREENVILLE COUNTY-TRAFFIC).

REVISIONS :
JULY 17, 2020- REVISED SHARED DRIVE ENTRANCE AND NOTATION.

JULY 27, 2020 - REVISED 45' SETBACK- REVISED WHITE HORSE ROAD LABEL.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2210.43'	149.14'	74.60'	149.11'	N 54°13'48" W	3°51'56"
C2	2210.22'	2.63'	1.31'	2.63'	N 52°15'45" W	0°04'05"
C3	3177.71'	177.13'	88.59'	177.11'	N 63°02'36" W	3°11'38"
C4	3117.71'	347.23'	173.79'	347.05'	N 65°10'45" W	6°22'52"
C5	3117.71'	198.53'	99.30'	198.50'	N 59°38'54" W	3°38'55"

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.37'	S 52°23'07" E
L2	122.53'	N 32°05'38" E
L3	128.14'	S 46°00'30" W
L4	114.12'	N 58°46'01" W
L5	258.21'	N 31°13'59" E
L6	53.35'	S 46°33'42" W
L7	62.63'	S 46°05'50" W
L8	113.92'	S 46°05'35" W
L9	312.77'	S 45°20'15" W
L10	194.54'	S 45°20'15" W
L11	137.73'	S 46°05'50" W
L12	117.59'	S 46°05'50" W
L13	97.44'	S 46°06'09" W
L14	39.99'	N 43°52'05" W
L15	191.07'	S 43°52'05" E
L16	211.07'	N 43°52'05" W
L17	191.07'	N 43°52'05" W
L18	20.00'	S 46°04'16" W
L19	20.00'	S 46°04'16" W
L20	40.00'	S 46°04'16" W
L21	147.99'	S 46°04'16" W

SURVEYOR'S NOTES:

1) I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA. PER FEMA FLOOD MAP #4504500394E EFFECT. DATED: 1/18/2019

2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.

3) 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 PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

4) BEARINGS BASED ON SOUTH CAROLINA GRID, ESTABLISHED USING MAPPING PLANE RTK OBSERVATIONS AND BASED ON NGS MONUMENTS "23 175" AND "E2".
HORIZONTAL DATUM: NAD 83(2011)

5) THIS FIRM DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL WETLANDS OR AREAS THAT MAY BE AFFECTED BY HAZARDOUS MATERIALS ON SITE.

6) TMS WG02040200203 IS ZONED S-1. THE REQUIREMENTS ARE AS FOLLOWS:

FRONT SETBACK – 45'
SIDE SETBACK – 25'
REAR SETBACK – 20'
MAXIMUM HEIGHT – 45'
NO MINIMUM LOT WIDTH

TMS WG02040200200 & TMS WG02040200409 ARE ZONED R-M20. THE REQUIREMENTS ARE AS FOLLOWS:
FRONT SETBACK – 20'
SIDE SETBACK – 25'
REAR SETBACK – 25'
MAXIMUM HEIGHT – 45'
30' MINIMUM LOT WIDTH

7) RAILROAD RIGHT-OF-WAY SHOWN PER MONUMENTATION FOUND IN THE FIELD AND SAID TO BE ON RIGHT-OF-WAY PER DEEDS AND PLATS OF RECORD.

8) RIGHT-OF-WAY OF WHITE HORSE ROAD (U.S. HWY. 25) ESTABLISHED AND SHOWN PER MONMENTATION FOUND IN THE FIELD AND BASED ON S.C. DEPARTMENT OF TRANSPORTATION ROAD PLANS. N.R.S. PROJECT NO. 4 9 6-A, SHEET 9.

9) NO ABOVE GROUND EVIDENCE OBSERVED TO INDICATE THE EXISTENCE OF CEMETERIES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

10) ALL PROPERTY CORNERS ARE IPS 1/2" REBARS UNLESS OTHERWISE NOTED.

11) A FLOOD PLAIN PERMIT IS REQUIRED FOR ANY ACTIVITY WITHIN THE FLOODPLAIN INCLUDING ACCESS ACROSS THE CREEK.

12) THERE IS NO LAND DISTURBANCE ASSOCIATED WITH THIS FAMILY SUBDIVISION.

13) AT THE SUBDIVIDER'S REQUEST, THIS PLAT WAS NOT EVALUATED FOR FUTURE DEVELOPMENT (WATER AVAILABILITY, SEWER AVAILABILITY, STORMWATER MANAGEMENT REQUIREMENTS, FLOODPLAIN REQUIREMENTS OR ENCROACHMENT REQUIREMENTS).

14) AT THE TIME OF DEVELOPMENT EACH LOT MUST BE EVALUATED FOR DEVELOPMENT AND OBTAIN A LAND DISTURBANCE PERMIT THROUGH LAND DEVELOPMENT DIVISION TO ADDRESS WATER QUANTITY AND QUALITY.

15) A BUILDING AND LAND DISTURBANCE HOLD WILL BE PLACED ON EACH LOT UNTIL A LAND DISTURBANCE PERMIT HAS BEEN OBTAINED.

E. A. WALCHER SURVEYING

FAMILY SUBDIVISION

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."

8 / 12 / 30 SIGNED Eleanor C. Johnson

— / — / — SIGNED _____

CERTIFICATE OF ACCURACY

I, ERIC A. WALCHER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM THE DEED DESCRIPTION IN BOOKS 2355, PAGE 1227 AND 2542, PAGE 5981; THAT THE ERROR OF CLOSURE AS CALCULATED BY THE COORDINATE METHOD IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS AS ADOPTED.

8-7-2020
DATE

REGISTERED SURVEYOR

S.C. REGISTRATION NO. 28591

SOUTH CAROLINA 28591 ERIC ALLEN WALCHER

CERTIFICATE OF APPROVAL FOR RECORDING

" I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT REGULATIONS FOR GREENVILLE COUNTY (OR THE MUNICIPALITY REFERENCED HEREIN), WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION FOR GREENVILLE COUNTY, SOUTH CAROLINA (OR THE MUNICIPALITY REFERENCED HEREIN) AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY.

8-12-2020
DATE

AUTHORIZED REPRESENTATIVE AS DESIGNATED BY GREENVILLE COUNTY PLANNING COMMISSION

FILE NUMBER
SU-2020-057
STATE OF SOUTH CAROLINA-GREENVILLE COUNTY

BOUNDARY SURVEY
FAMILY SUBDIVISION
FOR ELEANOR C. JOHNSON

PARCELS A, B, C, D, E & F

OWNER	SURVEYOR
ELEANOR C. JOHNSON 1113 WHITE HORSE ROAD GREENVILLE, SC 29605	E. A. WALCHER SURVEYING 101 HIAWATHA DRIVE GREENVILLE, SC 29615 (864) 979-8700

NO. OF ACRES: 11.79 ACRES± TOTAL

MILES OF NEW ROAD: NONE

NO. OF LOTS: 6

DATE: JUNE 5, 2020

ZONING:
TMS WG02040200203 (S-1)
TMS WG02040200200 (R-M20)
TMS WG02040200409 (R-M20)

200' 100' 0' 100' 300'
1 INCH = 100 FEET

MRSJOHNSONWHITEHORSE2020