

NOTE: 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: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING 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 RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

N/F
AUTUMN TRACE
HOMEOWNERS ASSOC.
D.B. 2222-1596
P.B. 1015-94
TM# 0298000100500
ZONING: ID

N/F
JOHN M. &
MARGARET L. BASSETT
D.B. 2405-1443
TM# 0559030104500
ZONING: R-S

CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	294.74'	217.44'	77°39'43"	175.02'	S14°34'18"W	272.68'
C2	102.58'	1548.77'	3°47'41"	51.31'	N41°32'08"W	102.56'
C3	70.28'	245.00'	16°28'11"	35.38'	N47°35'04"W	70.04'
C4	140.00'	245.00'	32°45'40"	72.02'	N72°10'59"E	138.19'
C5	74.04'	139.38'	30°26'08"	37.91'	S08°47'38"E	73.17'
C6	105.87'	325.00'	18°39'49"	53.41'	S14°40'48"E	105.40'
C7	84.22'	230.84'	19°58'22"	39.32'	S08°32'22"E	84.01'
C8	126.98'	225.00'	32°14'30"	65.01'	S16°41'11"E	124.92'

LINE	LENGTH	BEARING
L1	69.11'	S24°15'36"E
L2	113.04'	N82°42'32"W
L3	143.03'	N57°39'45"W
L4	93.79'	N18°55'59"W
L5	78.15'	N31°27'11"W

LEGEND

CRIMP TOP	○	GAS VALVE	○
EDGE OF PAVEMENT	—	LP	○
SOLID ROD	—	MANHOLE (SD)	○
NAIL & CAP	—	MANHOLE (SS)	○
OPEN TOP	—	PP	○
REBAR	—	TEL	—
RIGHT OF WAY	—	WATER METER	○
ELEC TRANS	—	WATER VALVE	○
GAS METER	—	CB	○
FIRE HYDRANT	—	CATCH BASIN	○
		DROP INLET	○
		SOIL BORING	○
CABLE TV	—	SD	—
FENCE LINE	—	SS	—
FIBER OPTIC CABLE	—	UGP	—
GAS LINE	—	UGT	—
OVERHEAD POWER	—	W	—
OVERHEAD TELEPHONE	—		

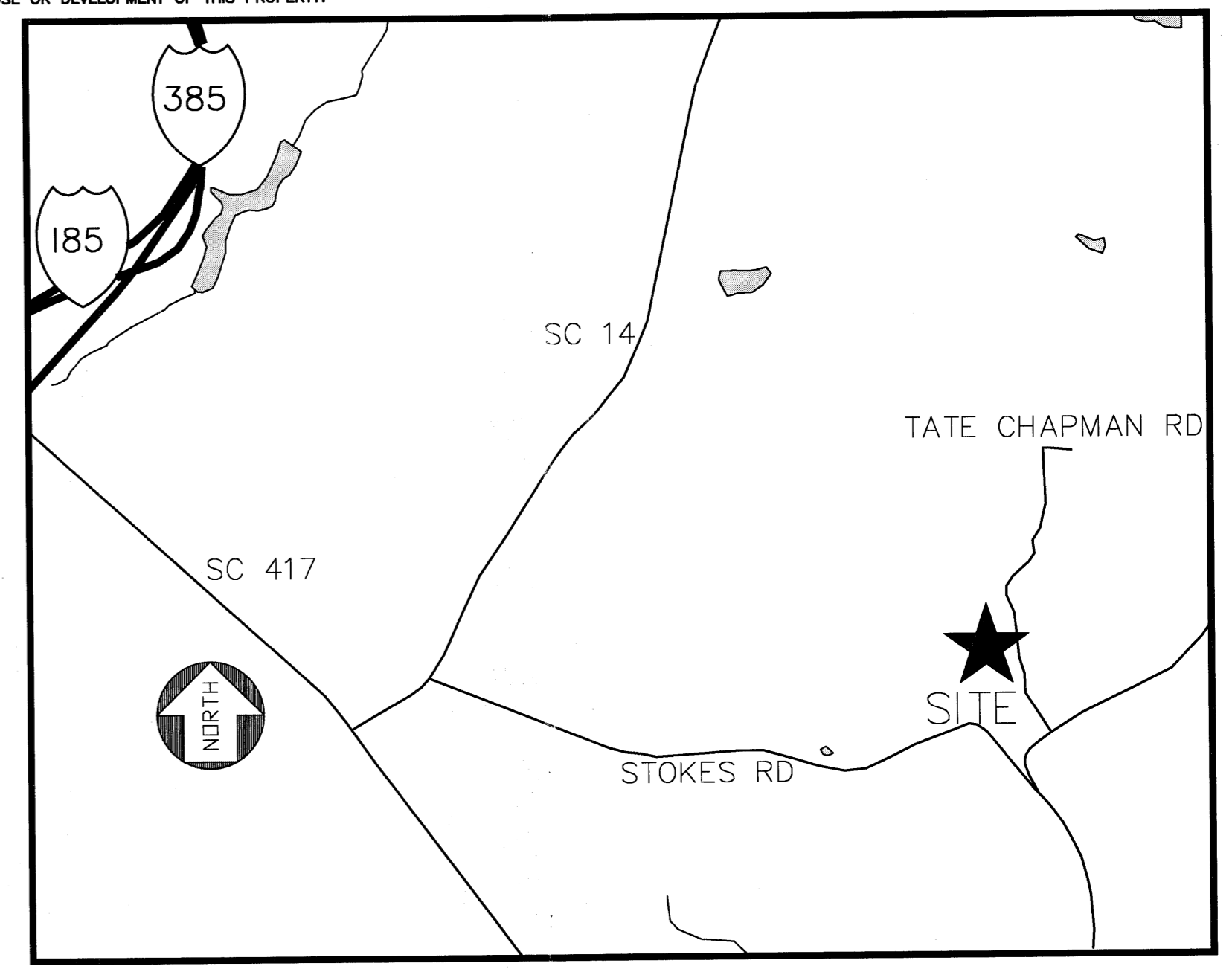
SITE ANALYSIS

TAX MAP NUMBER	0299000100100
PHYSICAL ADDRESS	---
ZONING	R-S
FRONT SETBACK	40'
SIDE SETBACK	5'
REAR SETBACK	5'
ACREAGE	±16.6 AC.

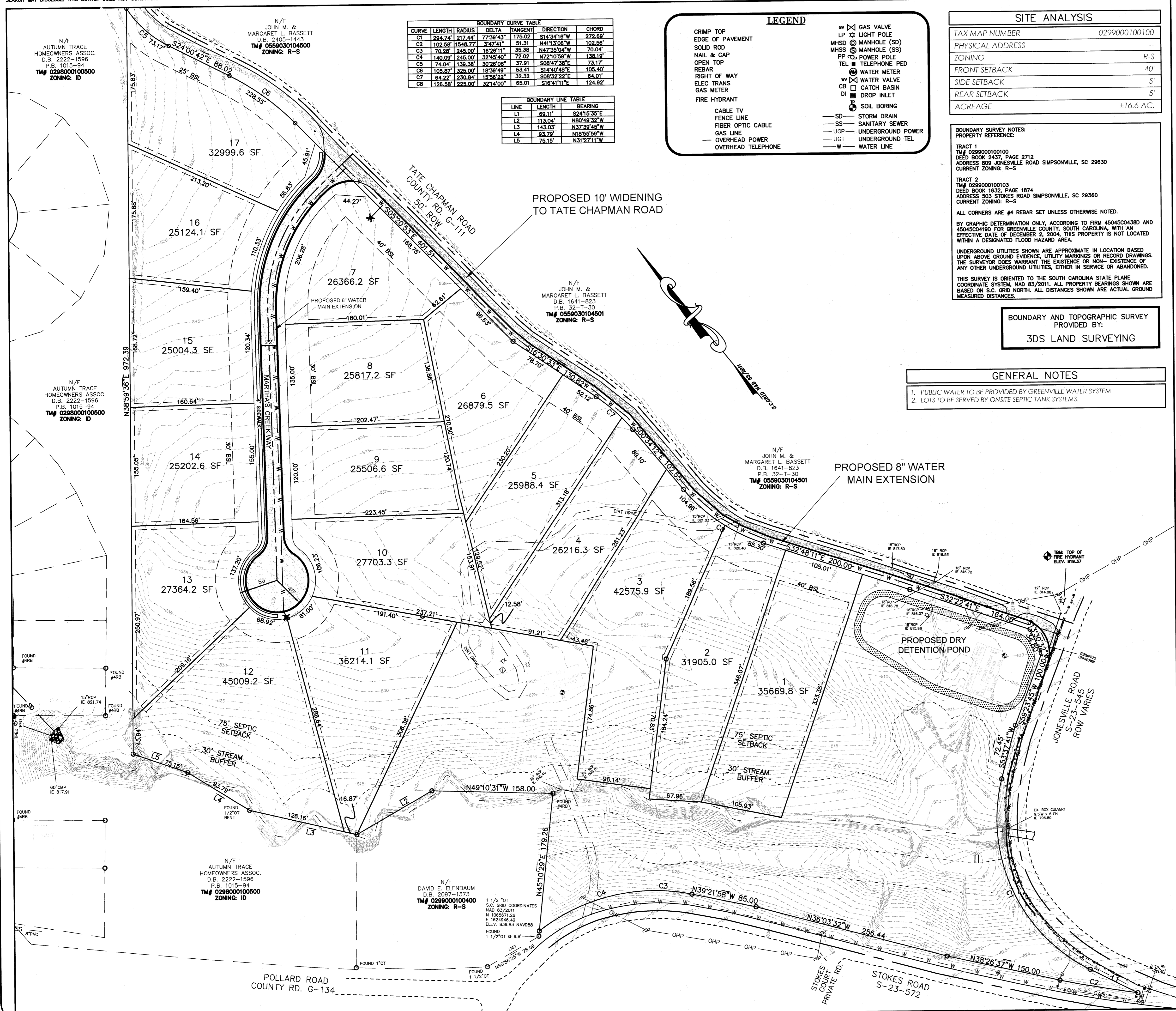
BOUNDARY SURVEY NOTES:
PROPERTY REFERENCE:
TRACT 1
TM# 0299000100100
DEED BOOK 2437, PAGE 2712
ADDRESS 809 JONESVILLE ROAD SIMPSONVILLE, SC 29630
CURRENT ZONING: R-S
TRACT 2
TM# 0299000100103
DEED BOOK 1632, PAGE 1874
ADDRESS 803 STOKES ROAD SIMPSONVILLE, SC 29360
CURRENT ZONING: R-S
ALL CORNERS ARE #4 REBAR SET UNLESS OTHERWISE NOTED.
BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FIRM 45045C0438D AND 45045C0419D FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF DECEMBER 2, 2004, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE, UTILITY MARKINGS OR RECORD DRAWINGS. THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.
THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

BOUNDARY AND TOPOGRAPHIC SURVEY
PROVIDED BY:
3DS LAND SURVEYING

GENERAL NOTES
1. PUBLIC WATER TO BE PROVIDED BY GREENVILLE WATER SYSTEM
2. LOTS TO BE SERVED BY ONSITE SEPTIC TANK SYSTEMS.



VICINITY MAP (N.T.S.)



2014-130

Preliminary Plat
MARTHA'S CREEK SUBDIVISION
PATRICK KELLEY & STEVEN GARRISON
DEVELOPER - CHUCK MITCHELL
116 CAROLINA AVE
GREENVILLE, SC 29607
OWNER/DEVELOPER
JAMIE MCCUTCHEN
CCAD, LLC
803 ROPER CREEK DRIVE
GREENVILLE, SC 29615
ENGINEER
No. ACRES: ±16.6 MILES OF NEW ROAD: 685 L.F. (MARTHA'S CREEK WAY)
LOTS: 17 DATE: 06/04/14 1110 L.F. (TATE CHAPMAN WIDENING)
CCAD
ENGINEERING
GRAPHIC SCALE
1 inch = 60 ft.