PLAT-154PG865

PLT-2003-63107
Recorded 1 Pages on 10/2/2003 8:56:12 AM
Recording Fee: $10.00 Documentary Stamps: $0.00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register

To Whom It May Concern: Plat as shown exempt from approval process. However, all other requirements of the Spartanburg County Unified Land Management Ordinance must be met.

AUG 01 2003

SURVEY FOR

JAMES D. & BETTY D. FOSTER

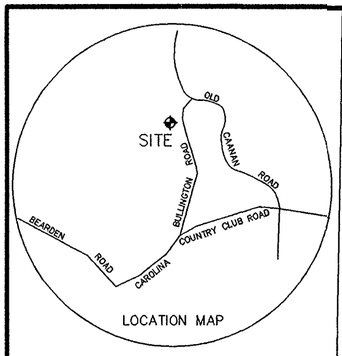
1 1/2 MILE SOUTH OF CAANAN CHURCH

SPARTANBURG COUNTY, S.C.

SCALE 1"= 100' JULY 22, 2003

0 100 200 300

GOOCH & ASSOCIATES, P.A. – SURVEYORS
P.O. BOX 587
SPARTANBURG, S.C. 29304
PHONE 864 – 582-1709



LOCATION MAP

RECORD NORTH

CMR PROPERTIES LLC
6-30-00-051.00

BLALOCK
6-30-09-056.02

ANDERSON
6-30-00-040.07

SILVER
6-30-00-081.00

SHERBERT
6-30-00-041.03

DILL
6-30-00-042.01

DILL
6-30-00-042.03

HELEN FOSTER
6-30-00-042.00
D.B. 52-K-947
P.B. 75-429

PAUL FOSTER
6-30-00-042.04
D.B. 64-K925
P.B. 126-878

JAMES FOSTER
6-30-00-042.02
D.B. 42-W-273
D.B. 54-Q-736
P.B. 75-43
1.83 ACRES

PROPERTY LINE AS SHOWN ON PLAT FOR CHARLES H. POOLE III BY NEIL R. PHILLIPS DATED 05/09/95

TRANSCONTINENTAL PIPELINE

BULLINGTON ROAD

CAROLINA COUNTRY CLUB ROAD

BRANCH

1 — 12.01 ACRES

2 — 3.03 ACRES

3 — 0.39 ACRES

S 89°39'32" E 1076.83'

N 01°02'27" E 291.45'

N 54°26'00" W 603.51'

S 07°56'12" E 245.40'

N 89°49'05" W 230.40'

N 89°38'30" W 449.41'

S 07°53'51" E 248.06'

S 89°42'58" E 616.29'

N 77°15'49" E 422.74'

S 77°15'49" W 1012.78' TOTAL

S 07°50'58" W 368.02' TOTAL

S 17°18'09" E 175.50'

N 89°48'18" E 462.76'

N 89°32'26" W 229.95'

S 07°51'03" E 200.27'

N 07°57'27" W 174.71'

S 07°12'11" W 252.16'

N 89°32'40" W 219.01'

N 89°35'24" W 442.74'

S 06°59'12" W 25.14'

446.46'

135.24'

431.08'

193.06'

168.96'

1409'± TO CAROLINA COUNTRY CLUB ROAD

LINE	BEARING	DISTANCE
L1	S 17°18'43" E	50.00'
L2	N 89°51'10" E	52.38'
L3	S 07°44'11" E	74.72'
L4	S 08°13'37" E	72.60'
L5	S 06°59'12" W	25.14'

NOTES : FRONT BUILDING SETBACK LINES ARE 20 FT FROM FRONT LOT LINE.
SIDE BUILDING SETBACK LINES ARE 7.5 FT. FROM SIDE LOT LINES.
REAR BUILDING SETBACK LINES ARE 20 FT. FROM REAR LOT LINE.
THIS SURVEY IS SUBJECT TO THE UNIFIED LAND MANAGEMENT ORDINANCE.

LOTS 1 & 2 ARE A PORTION OF PARCEL 042.00 AS SHOWN ON BLOCK MAP SHEET 6-30-00.
LOT 2 IS TO BE COMBINED WITH 6-30-00 PARCEL 042.02.

LOT 3 IS A PORTION OF PARCEL 042.03 AS SHOWN ON BLOCK MAP SHEET 6-30-00, PRESENTLY OWNED BY BETTY JEAN DILL, AND SHALL BE CONVEYED AND COMBINED WITH 6-30-00-042.00.

SEE DEED BOOK 52-K-947, PLAT BOOK 75-429.
AREA IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR NOT OF RECORD.
ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THEIR ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

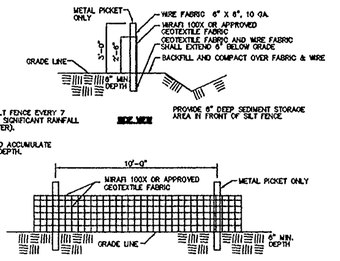
S.C. REG. NO. 8808

CERTIFICATE SUBDIVISION / LAND DEVELOPMENT APPROVAL

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, 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 SPARTANBURG COUNTY PLANNING COMMISSION



DETAIL OF SILT FENCE

NAME OF SUBDIVISION

HELEN V. FOSTER

SECTION OR SUB-SECTION

FINAL

OWNERS / DEVELOPERS
JAMES D. FOSTER
190 BULLINGTON ROAD
SPARTANBURG, S.C. 29306

SURVEYOR / ENGINEER
GOOCH & ASSOCIATES, PA.
P.O. BOX 587
SPARTANBURG, S.C. 29304

NUMBER OF ACRES 15.43 MILES OF NEW ROAD 0

NUMBER OF LOTS 3 DATE JULY 24, 2003

SCALE 1"= 100'

0 100 200 300

03HF80