

OAK RIDGE COURT
(50' R/W)

STONE RIDGE ROAD
(50' R/W)

I.O. OPEN TOP

I.O. OPEN TOP

I.O. OPEN TOP

I.O. OPEN TOP bent

I.O. REBAR

LOT 191

LOT 192
0.43 ACRES

LOT 193

LOT 192, MAP NO. 2 - SECTION ONE
SUGAR CREEK
400 STONE RIDGE ROAD
GREER, SC 29650
GREENVILLE COUNTY

N 66°21'30" E
113.32'

S 67°44'55" E
34.90'

S 19°21'41" E
120.55'

S 70°28'55" W
129.01'

N 23°36'36" W
136.00'

20' BUILDING LINE

30' BUILDING LINE

30' BUILDING LINE

CONCRETE

CONCRETE

CONCRETE DRIVEWAY

WOOD DECK

WOOD

TWO STORY
BRICK HOUSE
ON A CRAW SPACE

14.00'

14.00'

14.00'

14.00'

14.00'

14.00'

14.00'

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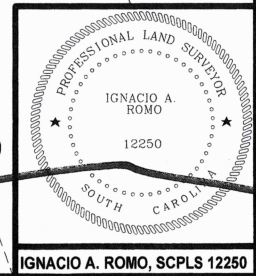
14.00'

14.00'

14.00'

14.00'

THIS PLAT IS NOT A SUBDIVISION AS DEFINED
IN THE GREENVILLE COUNTY LAND DEVELOPMENT
REGULATIONS, ARTICLE 2, DEFINITIONS.



NOTES

"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 THE PRACTICE OF LAND 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."

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD.

ACCORDING TO FEMA FLOODWAY DATA, THIS PROPERTY IS NOT LOCATED WITHIN AN ESTABLISHED FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING 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 THE LAND SURVEYOR AND REFLECTS ONLY THE REFERENCES RECORDED HEREON UNLESS NOTED.

IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS NOTED.

THERE IS A 5' UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE OF ALL SIDE PROPERTY LINES AND A 5' EASEMENT ALONG EACH SIDE OF REAR PROPERTY LINES.

IGNACIO A. ROMO, PLS DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL WETLANDS OR HAZARDOUS MATERIALS ON THE SURVEY SITE.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR.

REFERENCES

DB	DB	PB	
0334030110500	2411-1394	4-2-85	JENNIFER KEILMAN
DB	DB	PB	
		5-2-47	
DB	DB	PB	
		31-1-98	
DB	DB	PB	

PROPERTY SURVEY FOR JOHN MATTHEWS AND DEBORAH MATTHEWS

SCALE			
30	0	30	60
RESEARCH	TR	CAD	BW
		CHECK	TR
DATE	07-31-2016		
1"= 30'	FIELD WORK	TR	JOB NO. 16223

I.A. ROMO, PLS

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