SURVEYOR'S NOTES:

1) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.

2) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

3) TMS# 0182000202700.

4) ALL EXISTING STRUCTURES TO BE DEMOLISHED.

2020074003
PLAT/LG Book: PL 1377 Page: 0033 - 0033 1 Pgs
September 14, 2020 09:37:42 AM
Rec: $25.00
FILED IN GREENVILLE COUNTY, SC

PLAT BOOK 35-S-98

LOT 9 – NORTHWOODS
TMS# 0182000207200
N/F
KATHRYN H. AVAKIAN
SAMUEL G. AVAKIAN
D.B. 2541-4208
P.B. 38-A-68

LOT 11 – NORTHWOODS
TMS# 0182000207300
N/F
SCOTT A. WOODS
D.B. 2564-5049
P.B. 30-G-18

LOT 13 – NORTHWOODS
TMS# 0182000207400
N/F
PAMELA LYNN EVANS
PAMELA E. CREWS
D.B. 1665-602
P.B. 24-G-65

5' UTILITY EASEMENT PER P.B. S-157

IPF 1" OPEN TOP

N89° 38' 36"W 79.90'

IPS 5/8" REBAR

N89° 38' 36"W 79.90'

IPF 1" OPEN TOP

6' WOODEN FENCE PROJECTS 0.5' ONTO SUBJECT PROPERTY

WALL PROJECTS 0.2' ONTO SUBJECT PROPERTY

S1° 12' 47"W 149.45'

LOT 7
TMS# 0182000202500
N/F
HARRIS DARVER
D.B. 2479-1251

HOUSE

PARCEL A
11,949 SQ.FT.
0.27 ACRES

PARCEL B
11,949 SQ.FT.
0.27 ACRES

N1° 09' 50"E 149.44'

N1° 06' 52"E 149.43'

OU WALL

LOT 13, PART LOTS 15 & 17
TMS# 0182000202900
N/F
BRIA WALKER HILL
SHERRILL TURNER HILL
D.B. 2461-1167
P.B. K-104

HOUSE

57.8'

48.0'

IPF 3/4" CRIMP TOP

S89° 44' 05"E 84.99' (TIE)

IPF 5/8" REBAR

IPS 5/8" REBAR

IPF 3/4" CRIMP TOP

R/W

S89° 39' 00"E 80.03'

S89° 39' 00"E 80.03'

314'± TO SUMMITT DRIVE

CATCH BASIN MANHOLE

PINEHURST DRIVE
(FORMERLY KENWOOD DRIVE)
(R/W UNKNOWN)

R/W

R/W

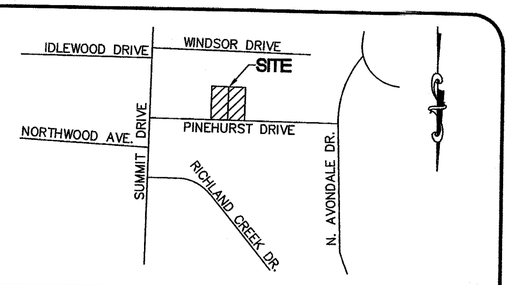
LEGEND

O IPS	IRON PIN SET
O IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
—X—X—X—	FENCE
PP	POWER POLE
—— OU ——	OVERHEAD UTILITY LINE

NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

0' 20' 40' 60'

SCALE: 1" = 20'



LOCATION MAP

SUMMARY PLAT

CERTIFICATE OF OWNERSHIP & 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 AS SHOWN OR INDICATED ON SAID PLAT.

9 / 8 / 20 SIGNED _____

— / — / — SIGNED _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

9 / 11 / 20

CITY ENGINEER-CITY OF GREENVILLE
OR AUTORIZED REPRESENTATIVE

CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

9-9-20
DATE

LICENSED ENGINEER OR REGISTERED SURVEYOR
S.C. REGISTRATION NO. 4781

SOUTH CAROLINA — FREELAND & ASSOCIATES, INC. — No. C00430 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR — NO. 4781 — JAMES RALPH FREELAND

SUBDIVISION OF 15 PINEHURST DRIVE

FILE NO. SSD 20-051

OWNER	SURVEYOR
BRYANT PUNTCH PINEHURST PROPERTIES LLC 602 BERKMANS LANE GREENVILLE, SC 29605	FREELAND AND ASSOCIATES, INC. 323 WEST STONE AVE. GREENVILLE, S.C. 29609 (864) 271-4924

ZONED: R-6

NO. OF LOTS: 2

NO. OF ACRES: 0.54

DATE: 1-20-2020

DRAWN BY: BMB PARTY CHIEF: CG CHECKED BY: MCF DRAWING NO: 72165-SUB