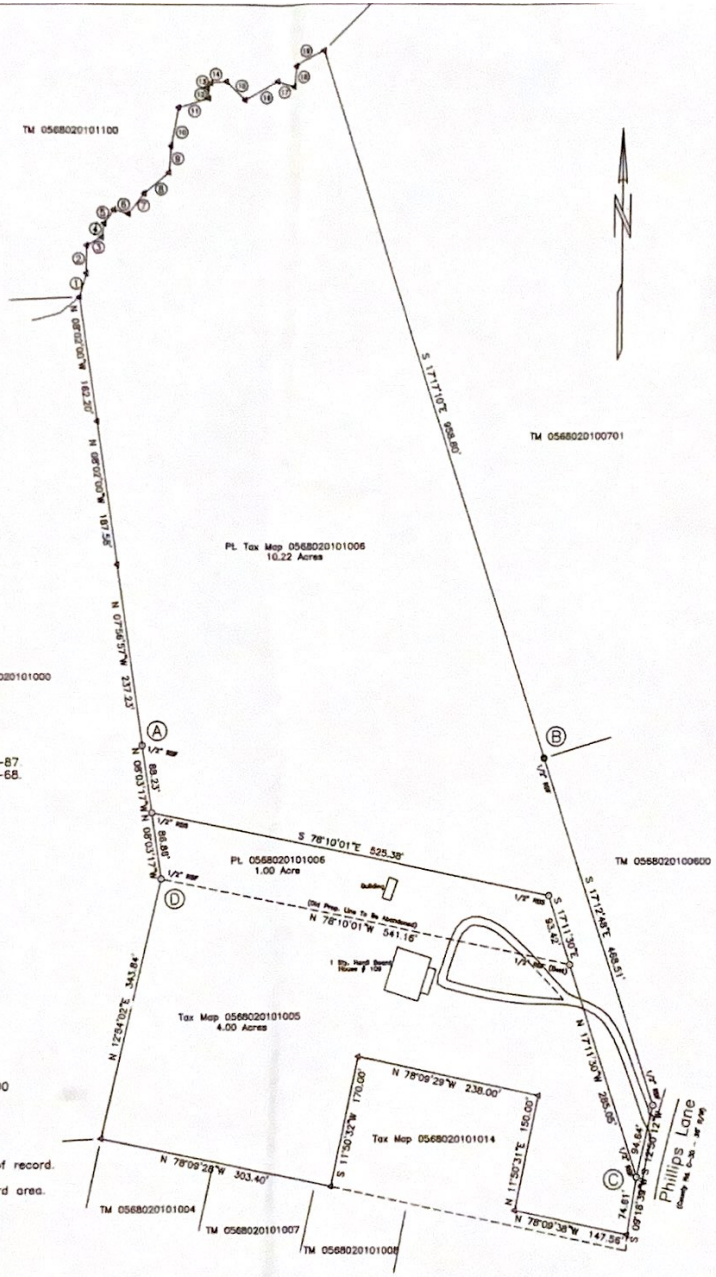
Except as specifically shown or stated on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision regulations; 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 Surveyor.

Pearce Land Surveys does not warrant the existance or nonexistance of Jurisdictional Wetlands or areas that may be affected by hazardous materials on the survey site.

This survey is not a true and valid print of the original document unless it bears an original signature and raised embossed seal of the Surveyor.



COURSE	BEARING	DISTANCE
1	N 18°21'34"E	32.18'
2	N 00°27'40"E	36.05'
3	N 60°40'19"E	22.24'
4	N 10°16'09"E	18.30'
5	N 35°00'30"E	21.41'
6	S 75°15'46"E	19.46'
7	N 38°01'53"E	33.28'
8	N 49°55'15"E	41.54'
9	N 04°39'40"E	33.98'
10	N 11°20'16"E	50.41'
11	N 72°26'09"E	39.87'
12	N 06°13'51"W	13.13'
13	N 32°28'47"E	7.98'
14	N 84°00'48"E	19.80'
15	S 48°15'03"E	33.62'
16	N 90°00'00"E	0.00'
17	N 74°58'10"E	66.94'
18	N 07°38'00"E	26.08'
19	N 62°46'58"E	41.16'

Note: The survey lines shown from Point A to Point B were compiled from Plat Book 1284–87.
The survey lines shown from Point C to Point D were compiled from Plat Book 1284–68.

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Development Regulations and that it has been approved for recording in the Register of Deeds Office.

7/24/2023 Date

Authorized Representative of Greenville County Planning Commission

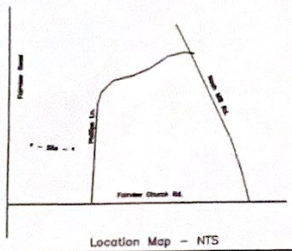
Note: It is the intent of this survey that the parcel shown as Pt. Tax Map 05680201010060 1.00 Acre be combined with and made a part of Tax Map 05680201010500.

Reference Tax Map 0568020101006, DB 2523–2577 and PB 1284–87.

This property is subject to any and all easements and/or rights–of–way of record or not of record.

According to county floodway data this property is not located in an established flood hazard area.

Land Disturbance Notes
1) There is no land disturbance associated with this summary plat.
2) At the time of development each lot must obtain a Land Disturbance Permit through Land Developmeny Division to address water quantity and quality.
3) A Building and Land Disturbance hold will be placd on each lot until a Land Disturbance Permit has been obtained.



Location Map – NTS

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 shown or dedicated on said plat."

_____ Signed _____

_____ Signed _____

_____ Signed _____

_____ Signed _____

Certificate of Accuracy

"I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in the State of South Carolina and meets or exceeds the requirements for a Class survey as specified therein."

July 11, 2023 Reg. Land Surveyor

S.C. Registration No. 16136

SOUTH CAROLINA REGISTERED 16136 LAND SURVEYOR ALFRED J PEARCE, III

Certificate of Approval For Recording

I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations for Greenville County, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Register of Deeds Office.

_____, 20___

Director Of Planning
Greenville Co. Planning Commission

Summary Plat – File No. SU–2023–
A 1.00 Acre Parcel Near
Fountain Inn, SC

Owner	Surveyor
Linda Marie Tierney 100 Phillips Ln. Fountain Inn, SC 29644 Phone: (831)–905–6823	Alfred J. Pearce P.O. Box 2091 Taylors, S.C. 29687 Phone: (864) 915–9050

No. Of Acres 1.00 Ac. Miles Of New Road 0

No. Of Lots 1 Date July 10, 2023

Zoning Unzoned Project No. 23129–SUM

100 0 100 200 300
GRAPHIC SCALE – FEET
Scale: 1" = 100'