DENOTES: SHOWN PIN FOUND.
DENOTES: N.I.P. & CAP SET.
DENOTES: N.I.P. & CAP FOUND.

HARVEY R. CANTY ET AL
DEED BOOK 79'K' AT PAGE 459

DEED BOOK 86'V' AT PAGE 358
DEED BOOK 13'N' AT PAGE 364
PLAT BOOK 20 AT PAGE 112

FOSTER DRIVE
20 FT. RIGHT-OF-WAY – 12 FT. PAVED

SEE PLAT BY THIS OFFICE FOR
PHASE NO. 1
JAMES CREEK SUBDIVISION
DATED 10 MARCH 2004

STOCKBRIDGE DRIVE

WATERVALE DRIVE

COMMON AREA NO. 1

COMMON AREA NO. 2
0.352 AC.

NAZARETH CHURCH ROAD
50 FT. RIGHT-OF-WAY
20 FT. PAVED

BENTRIDGE DRIVE

LOCKPORT WAY

STOCKBRIDGE DRIVE

BUCKSKIN TRAIL

CHASTINE DRIVE

FIRE HYDRANT

TYPICAL LOT LAYOUT
NOT TO SCALE

– CAUTION –

PALMETTO UTILITY LOCATION SERVICE
3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-922-0983
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ON THESE PLANS ARE IN APPROXIMATE LOCATIONS ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR AND/OR ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN HEREON OR FOR ANY LOCATIONS NOT SHOWN HEREON. IN THE EVENT OF ANY ADDITIONAL CONSTRUCTION, IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CHAPMAN OAKS INVESTMENTS, INC.
DEED BOOK 69'E' AT PAGE 581

RESERVED
0.189 AC.

JOHN W. PARRIS
DEED BOOK 59'P' AT PAGE 117
PLAT BOOK 89, AT PAGE 623
PLAT BOOK 119 AT PAGE 40

WALTER E. SODERBERG
DEED BOOK 49'H' AT PAGE 281
PLAT BOOK 87 AT PAGE 128

RAYMOND E. NEUSE
DEED BOOK 48'Y' AT PAGE 578
PLAT BOOK 87 AT PAGE 128

SHARON D. EDWARDS
DEED BOOK 71'O' AT PAGE 713
PLAT BOOK 110 AT PAGE 525

GARY C. BLACKWOOD
DEED BOOK 74'P'

END OF EXISTING PAVEMENT

TEMPORARY CUL-DE-SAC

FUTURE DEVE

– BUILDING LINES –

ALL BUILDABLE LOTS HAVE A 20 FT. FRONT, 3.5 FT. SIDE AND 20 FT. REAR BUILDING SETBACK LINES, UNLESS OTHERWISE NOTED HEREON. CORNER LOTS HAVE A 10 FT. SIDE BUILDING SETBACK LINE ON SIDE ADJACENT TO THE SIDE STREET. FRONT, SIDE AND REAR BUILDING LINES ON CORNER LOTS ARE INTERCHANGEABLE DEPENDING ON ORIENTATION OF RESIDENCE. BUILDING LINES ON SOME LOTS ARE DETERMINED BY DRAINAGE AND/OR UTILITY EASEMENTS (SHOWN HEREON). ALL BUILDING LINES ARE MEASURED FROM PROPERTY LINES. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FT. USING STATED BUILDING SETBACK LINES. BUILDINGS THAT EXCEED 35 FT. IN HEIGHT SHALL HAVE AN ADDITIONAL ONE (1) FOOT SIDE AND REAR SETBACK LINE FOR EACH FOOT OF ADDITIONAL HEIGHT.

NOTES:

BEING A PORTION OF THE PROPERTY AS IN DEED BOOK 77'Z' AT PAGE 531. ALSO BOOK 49 AT PAGE 322 AND PLAT BOO PAGE 1.

MILES OF NEW ROAD (THIS PHASE) = 0 AREA SUBDIVIDED (THIS PHASE) = 27.7 BUILDABLE LOTS (THIS PHASE) = 101 COMMON AREA (THIS PHASE) = 1.513 ACRES (12.8

ALL NEW ROADS HAVE A 50 FT. RIGH AND ARE 25 FT. PAVED. ALL NEW CUL HAVE A 50 FT. RIGHT-OF-WAY RADI 38 FT. PAVEMENT RADIUS.

(100) DENOTES STREET ADDRESS.

– NOTICE –

THE AREA INCLUDED IN THE SANITARY SEWER RIGHT-OF-WAY SHALL NOT BE I OVER, FILLED IN, OR CUT DOWN IN ANY MANNER WHICH WOULD CAUSE THE R OR LOWERING OF THE GROUND GRADE LEVEL BEYOND THE ELEVATION(S) WHICH AT THE TIME OF THE CONVEYANCE OF THE RIGHT-OF-WAY AND NO BUILDING STRUCTURE(S) OF ANY KIND EITHER TEMPORARY OR PERMANENT, SHALL AT ANY BE PLACED OR CONSTRUCTED WITHIN THE AREA OF THE SANITARY SEWER RIGHT WAY SHOWN. THE SPARTANBURG SANITARY SEWER DISTRICT SHALL CLEAR AND THE ENTIRE WIDTH OF THE RIGHT-OF-WAY AND EASEMENT ALONG ITS ENTIRE L AS SHOWN.

DEVELOPER:
SEESON HEATHORN DEVELOPMENT, LLC
P.O. BOX 170248
SPARTANBURG, SC 29301
(864) 593-1735

Plat Deadline	Date Approved	Date Recorded	Plat Book	Page #	Inst #
4-27-04	6-18-04	6-18-04	156	768	PRT-2004-31145

12	MAY '04	REVISE STREET ADDRESS INFORMATION.	JCW	TEG
11	MAY '04	REVISE STORM DRAINAGE & NOTES.	JCW	TEG

FINAL PLAT OF:

PHASE NO. 2

James Creek Subdivision

LOCATION: 4.5 MILES WEST OF SPARTANBURG CITY LIMITS.
COUNTY: SPARTANBURG STATE: SOUTH CAROLINA
DATE: 27 APRIL 2004 BLOCK MAP: SHEET: 5-27-00 PORTION OF PARCEL 32.00 JANE BLACK JOE WHISENANT
SCALE: 1" = 60'
-60 -30 0 60 120 180

NEIL R. PHILLIPS & COMPANY, INC.

SEAL: NO. 08114