

**NOTES**

NO TITLE SEARCH BY HUSKEY & HUSKEY, INC.

PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.

UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.

NO FEATURES LOCATED OTHER THAN THOSE SHOWN.

PLAT NOT VALID WITHOUT RAISED SEAL.

REF. PLAT FOR ROBERT E. AND ELSIE G. DICKERSON BY THIS OFFICE DATED JUNE 9, 2005.

BEARINGS AND DISTANCES ALONG CURVES AND CUL-DE-SACS ARE CHORDS.

A 5' EASEMENT IS RESERVED ON ALL REAR AND SIDE LOT LINES FOR DRAINAGE AND UTILITIES.

1/2" REBAR SET ON CORNERS, UNLESS NOTED.

PK. NAIL SET AT POINTS IN PEDRO PEARSON RD., UNLESS NOTED.

BUILDING LINES (from property lines), IF APPLICABLE  
 FRONT - 20.00' 50.00'(lots 3,4,23,24)  
 REAR - 20.00'  
 SIDE - 6.00'

LOTS TO BE SERVICED BY PUBLIC SEWER AND WATER SYSTEMS.

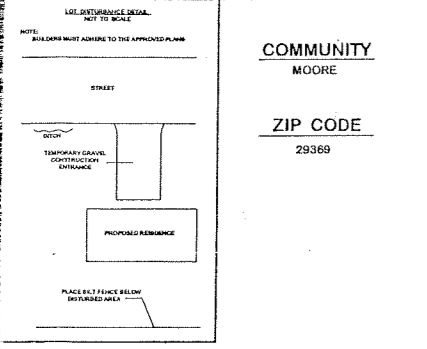
ALL LOTS TO BE ACCESSED BY INTERIOR ROADS.

ADDRESS FOR DOUBLE FRONTAGE LOTS TO BE DETERMINED BY PLACEMENT OF HOME.

ADDRESS LOCATED IN BOX ON EACH LOT.

**LEGEND**

C.B. - CATCH BASIN  
 DRNG. ESMT. - DRAINAGE EASEMENT  
 EX - EXISTING  
 F.H. - FIRE HYDRANT  
 I.P. - IRON PIN  
 M.H. - MANHOLE  
 P.P. - POWER POLE  
 RD. - ROAD  
 R/W - RIGHT-OF-WAY  
 R.C.P. - REINFORCED CONCRETE PIPE  
 RB. - REBAR  
 R. - RADIUS  
 S.S. - SANITARY SEWER  
 TYP. - TYPICAL



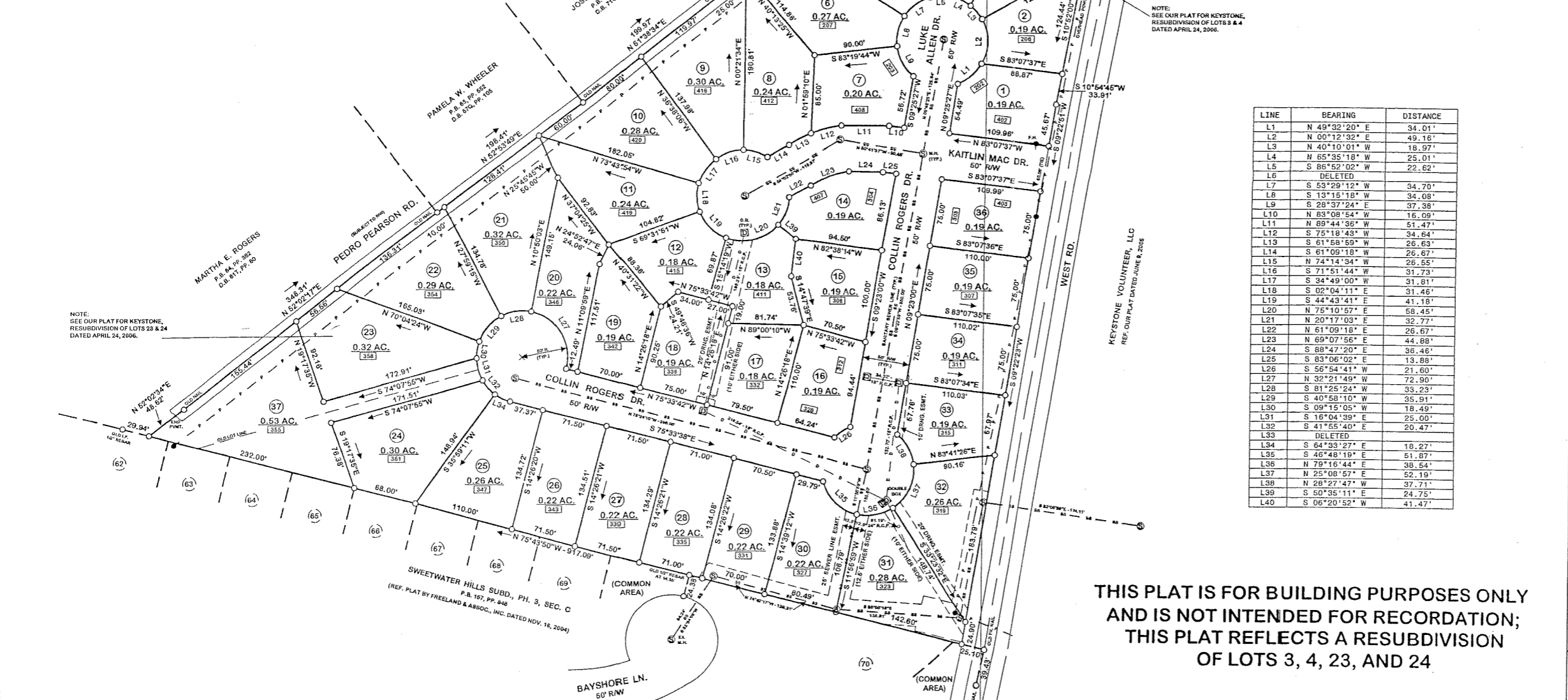
NOTE: BUILDERS MUST ADHERE TO THE APPROVED PLAN.

STREET

TEMPORARY GRAVE ENTRANCE

PROPOSED REMNANT

PLACE 1/2" REBAR BELOW ENTRANCED AREA



LINE	BEARING	DISTANCE
L1	N 49°32'20" E	34.01'
L2	N 00°12'32" E	49.16'
L3	N 40°10'01" W	18.97'
L4	N 65°35'18" W	25.01'
L5	S 86°52'02" W	22.62'
L6	DELETED	
L7	S 53°29'12" W	34.70'
L8	S 13°15'18" W	34.08'
L9	S 28°37'24" E	37.38'
L10	N 83°09'54" W	16.09'
L11	N 89°44'36" W	51.47'
L12	S 75°18'49" W	34.64'
L13	S 61°58'59" W	26.63'
L14	S 61°09'18" W	26.67'
L15	N 74°14'34" W	26.55'
L16	S 71°51'44" W	31.73'
L17	S 34°49'00" W	31.81'
L18	S 02°04'11" E	31.46'
L19	S 44°43'41" E	41.18'
L20	N 75°10'57" E	56.45'
L21	N 20°17'03" E	32.77'
L22	N 61°09'18" E	26.67'
L23	N 69°07'56" E	44.88'
L24	S 88°47'20" E	36.46'
L25	S 83°06'02" E	13.88'
L26	S 56°54'41" W	21.60'
L27	N 32°21'49" W	72.90'
L28	S 81°25'24" W	33.23'
L29	S 40°58'10" W	35.91'
L30	S 09°15'03" W	18.49'
L31	S 16°04'39" E	25.00'
L32	S 41°55'40" E	20.47'
L33	DELETED	
L34	S 64°33'27" E	18.27'
L35	S 46°48'19" E	51.87'
L36	N 79°16'44" E	38.54'
L37	N 25°08'57" E	52.19'
L38	N 28°27'47" W	37.71'
L39	S 50°35'11" E	24.75'
L40	S 06°20'52" W	41.47'

**THIS PLAT IS FOR BUILDING PURPOSES ONLY  
 AND IS NOT INTENDED FOR RECORDATION;  
 THIS PLAT REFLECTS A RESUBDIVISION  
 OF LOTS 3, 4, 23, AND 24**

**REVISIONS**

DATE	DESCRIPTION
4 - 24 - 06	CHANGED SEWER LINE ESMT. ON LOT 31; CHANGED BUILDING LINES FOR ALL LOTS; CHANGED ADDRESS FOR LOTS 3, 4, 23, 24
5 - 9 - 06	SHOWED NEW LOT LINES FOR 3, 4, 23, 24 FOR BUILDERS



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE SURVEY SHOWN HEREON 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. THE BUILDING(S) OR WALL(S) SHOWN HEREON DO NOT ENCROUGH ON THE ADJACENT PROPERTY, EXCEPT AS SHOWN. I HEREBY STATE THAT THE AREAS WERE DETERMINED BY THE D.M.D METHOD OF CALCULATION OR BY COMPUTER. THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA, AS DEFINED BY THE FLOOD INSURANCE MAP, AUGUST 1984.

**FINAL PLAT**

**CERTIFICATE OF SUBDIVISION/  
 LAND DEVELOPMENT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS IN SPARTANBURG COUNTY UNIFIED LAND MANAGEMENT ORDINANCE, WITH THE EXCEPTIONS 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 FOR SPARTANBURG COUNTY PLANNING COMMISSION

**CERTIFICATE OF OWNERSHIP,  
 DEDICATION & GRANT**

I (WE), THE UNDERSIGNED AS OWNER(S) OF THIS PROPERTY DO HEREBY ADOPT THIS PLAT OF MY (OUR) FREE CONSENT. I (WE) HEREBY OFFER FOR DEDICATION THE EASEMENTS AND STREET RIGHT(S) OF WAY OF THIS SUBDIVISION AND ESTABLISH MINIMUM SETBACK RESTRICTIONS AS INDICATED ON THIS PLAT, PROVIDED THIS PLAT IS RECORDED AS REQUIRED BY SECTION 1.7.

DATE \_\_\_\_\_ NAME \_\_\_\_\_

DATE \_\_\_\_\_ NAME \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/7500+ AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY THE D.M.D. METHOD OF AREA CALCULATION.

REFERENCE: DEED BOOK 78 X, PP. 138 & 140; 83 N, PP. 660  
 PLAT BOOK 59, PP. 654-659; 15B, PP. 354  
 BLOCK MAP 5-32-00-5-00

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE SPARTANBURG COUNTY UNIFIED LAND MANAGEMENT ORDINANCE.

FEBRUARY 20, 2006  
 DATE

4785  
 S.C. REG. NO.

PROFESSIONAL REGISTERED LAND SURVEYOR

JOB NO.: 50175 FIELD BK.: 5-01-75 FIELD CHIEF: B. E. H. DRWN. BY: S. H. D. CKD. BY: B. E. H.

**NAME OF SUBDIVISION**  
**KEYSTONE**  
**PHASE 1**

**A MAJOR RESIDENTIAL SUBDIVISION**  
**SPARTANBURG COUNTY - SOUTH CAROLINA**

**OWNER/DEVELOPER**  
 KEYSTONE VOLUNTEER, LLC  
 144 TWIN LAKES DR.  
 MOORE, SC 29369  
 PH. (864)576-7046

**SURVEYOR**  
 HUSKEY & HUSKEY, INC.  
 2939 CHESNEY HWY.  
 SPARTANBURG, SC 29307  
 PH. (864)576-8771, FAX (864)576-1771  
 E-MAIL huskey@huskeyinc.com

**ENGINEER**  
 TNC ENGINEERING  
 5506 REWILLE RD  
 MOORE, SC 29369  
 PH. (864)567-6185

NUMBER OF ACRES 9.57 MILES OF NEW ROAD 0.23  
 NUMBER OF LOTS 38 DATE FEBRUARY 20, 2006 REVISED MAY 9, 2006

SCALE 1" = 60'

S-863

Keystones

Keystones