

Ret. Ext.

TMS 151-00-01-001  
SILVER BROOK CEMETARY  
DB 8-C PG 124

REFERENCE PLAT BY ME  
DATED OCTOBER 23, 2004,  
TITLED WETLANDS SURVEY  
FOR RIVERTRACE, LLC FOR  
BEARINGS AND DISTANCES  
DESCRIBING WETLAND.

TMS 151-00-01-006  
DUKE ENERGY CORP.  
DB 10-X PG 544

TMS 151-00-01-005  
JOHN PAUL BOITER  
AND  
ANGELA A. BOITER  
DB 3710 PG 284

- CAUTION -  
3 DAYS BEFORE DIGGING IN  
SOUTH CAROLINA  
CALL 1-800-922-0983  
PALMETTO UTILITY LOCATION SERVICE

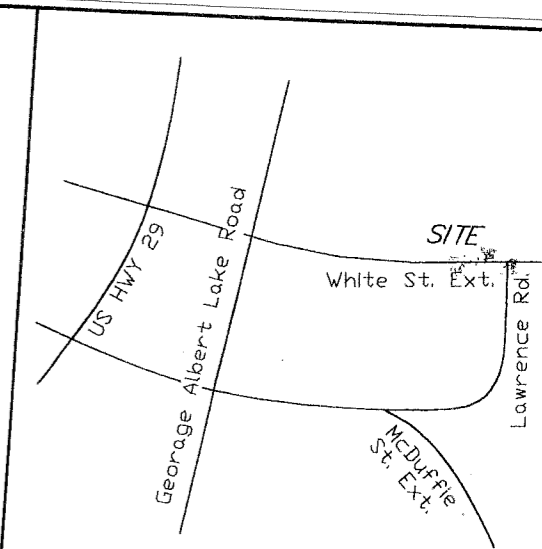
TMS 151-00-01-002  
RIVER TRACE, LLC  
DB 5562 PG 66  
PB SLIDE 781 PG 3

LINE TABLE

LINE	BEARING	LENGTH
L1	S84°54'06"W	37.65'
L2	N25°06'48"W	35.63'
L3	N68°11'32"E	35.58'
L4	N23°48'28"W	35.13'
L5	N23°48'28"W	35.13'
L6	N23°48'28"W	35.13'
L7	N20°54'30"E	14.34'
L8	S48°40'40"E	35.36'
L9	N41°19'20"E	35.36'
L10	S31°01'41"W	35.36'
L11	S76°01'41"W	31.36'
L12	N76°01'41"E	31.36'
L13	S58°58'19"E	28.90'
L14	S13°58'19"E	5.00'
L15	N03°40'40"W	28.90'
L16	N20°54'30"E	21.23'
L17	S85°19'07"E	39.11'
L18	S00°52'09"W	20.45'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	175.00'	71.10'	S09°55'23"W	70.62'
C2	175.00'	5.99'	S02°41'50"E	5.89'
C3	225.00'	29.60'	N15°36'28"E	29.58'
C4	225.00'	57.05'	N04°34'31"E	56.89'
C5	225.00'	3.89'	N04°34'31"E	3.89'
C6	175.00'	45.77'	S86°11'04"E	45.64'
C7	175.00'	189.78'	S47°47'27"E	179.74'
C8	175.00'	8.92'	S15°25'53"E	8.91'
C9	175.00'	106.27'	N88°34'30"W	104.65'
C10	225.00'	22.65'	S72°02'55"E	22.54'
C11	225.00'	60.18'	S82°34'54"E	60.00'
C12	225.00'	53.91'	N02°53'13"E	53.78'
C13	36.00'	32.24'	S11°41'13"W	31.18'
C14	36.00'	8.76'	S44°18'49"W	8.73'
C15	50.00'	71.70'	S10°11'54"W	65.72'
C16	50.00'	38.43'	S82°54'18"E	37.49'
C17	50.00'	70.16'	N64°52'41"E	64.54'
C18	225.00'	9.49'	N15°10'47"W	9.49'
C19	225.00'	33.73'	N05°21'17"E	33.10'
C20	225.00'	54.87'	N15°10'47"W	54.87'
C21	225.00'	54.78'	N23°22'24"W	54.73'
C22	225.00'	54.78'	N37°20'02"W	54.65'
C23	225.00'	54.81'	N01°17'14"W	54.67'
C24	225.00'	51.97'	N82°14'38"W	51.85'
C25	225.00'	32.26'	N89°34'01"W	32.26'



# Final Plat of Strawberry Ridge at River Trace

Certificate of Ownership and Dedication

The undersigned hereby acknowledges 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 areas so shown or indicated on said plat.

SIGNED \_\_\_\_\_  
SIGNED \_\_\_\_\_  
SIGNED \_\_\_\_\_  
SIGNED \_\_\_\_\_

### Certificate of Survey

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 South Carolina, and meets or exceeds the requirements for a class B survey as specified therein.

*John F. Tinsley*  
John F. Tinsley P.L.S. No. 16824

### Certificate of Approval for Recording

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

Date \_\_\_\_\_ Authorized Representative  
Anderson County Planning Commission

Owner: River Trace, LLC  
4891 Earle Morris, Jr. Hwy.  
Easley, S.C. 29642

Surveyor: John F. Tinsley  
Professional Land Surveyor  
No. 16824  
P.O. Box 345  
Easley, South Carolina 29641  
(864) 224-3442

Anderson County, South Carolina

BUILDING SETBACKS  
FRONT : 20'  
SIDE : 8'  
REAR : 10'

NOTES:  
- MAP No. 021145TRAW  
- REVISED ON SEPT. 21, 2004 TO RENAME PHASE 1A TO STRAWBERRY RIDGE AND CHANGE ROAD NAMES.  
- PORTION OF TAX MAP 151-00-01-002  
- SOURCE OF TITLE: DB 5562 PG 66  
- REFERENCE PLAT: PB SLIDE 781 PG 3  
- THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS (DRAINAGE, UTILITY, & OTHER), ZONING, BUILDING SETBACKS, AND RESTRICTIONS OF RECORD OR ON THE GROUND.  
- THIS PROPERTY IS SUBJECT TO ANY AND ALL FACTS REVEALED BY A FULL AND ACCURATE TITLE SEARCH.  
- THIS PROPERTY IS SUBJECT TO ALL FLOOD ZONES FLOODWAYS AND

LEGEND  
○ IRON ROD SET (IRS)  
○ IRON ROD SET (IRS)

