

LAT-159PG578  
RESIDENCE

DEED REC: 45-P @ PG. 358  
PLAT REC: 74 @ PG. 870

THIS BEING A PORTION OF A COMBINATION OF UNRECORDED PLATS FOR C/O CRAIN BY MRS. S. PHILIP AND AS PART OF A 1/4 AC. PARCEL WHICH IS DESCRIBED IN DEED REC: 25-P @ PG. 50 AND RECORDED IN THE SPARTANBURG COUNTY REC.

1/4" = 100' SCALE

LOCATION MAP (hrs.)

LOCATION: MOORE

DATE: JUNE 23, 2005

TMS#: 6-28-00-035.01 & 6-28-00-035.04

FIELD BY: GREG WEST

DRAWN BY: N.W.P.

PLT-2005-17959  
Revised: 1 Pages on 4/14/2005 12:26:04 PM  
Recording Fee: \$20.00 Documentary Stamp: \$0.00  
Office of Registrar of Deeds, Spartanburg, S.C.  
Stephan Ford, Registrar

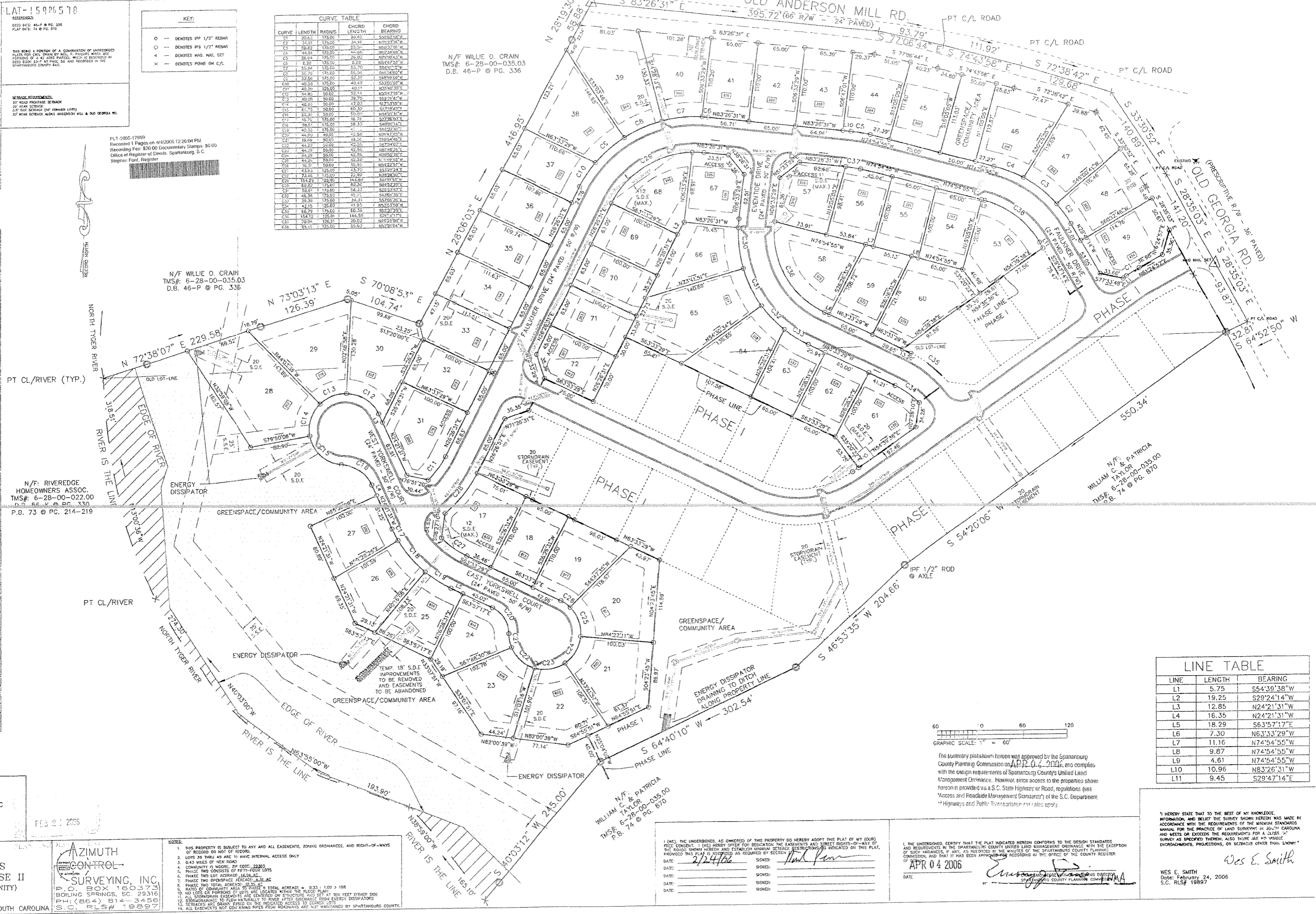
KEY:

- DENOTES IPF 1/2" REBAR
- DENOTES IPS 1/2" REBAR
- DENOTES MAG. NAIL SET
- × DENOTES POINT ON C/L

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	20.57	175.00	20.42	S28°26'31"W
C2	20.57	175.00	20.42	S28°26'31"W
C3	20.57	175.00	20.42	S28°26'31"W
C4	20.57	175.00	20.42	S28°26'31"W
C5	20.57	175.00	20.42	S28°26'31"W
C6	20.57	175.00	20.42	S28°26'31"W
C7	20.57	175.00	20.42	S28°26'31"W
C8	20.57	175.00	20.42	S28°26'31"W
C9	20.57	175.00	20.42	S28°26'31"W
C10	20.57	175.00	20.42	S28°26'31"W
C11	20.57	175.00	20.42	S28°26'31"W
C12	20.57	175.00	20.42	S28°26'31"W
C13	20.57	175.00	20.42	S28°26'31"W
C14	20.57	175.00	20.42	S28°26'31"W
C15	20.57	175.00	20.42	S28°26'31"W
C16	20.57	175.00	20.42	S28°26'31"W
C17	20.57	175.00	20.42	S28°26'31"W
C18	20.57	175.00	20.42	S28°26'31"W
C19	20.57	175.00	20.42	S28°26'31"W
C20	20.57	175.00	20.42	S28°26'31"W
C21	20.57	175.00	20.42	S28°26'31"W
C22	20.57	175.00	20.42	S28°26'31"W
C23	20.57	175.00	20.42	S28°26'31"W
C24	20.57	175.00	20.42	S28°26'31"W
C25	20.57	175.00	20.42	S28°26'31"W
C26	20.57	175.00	20.42	S28°26'31"W
C27	20.57	175.00	20.42	S28°26'31"W
C28	20.57	175.00	20.42	S28°26'31"W
C29	20.57	175.00	20.42	S28°26'31"W
C30	20.57	175.00	20.42	S28°26'31"W
C31	20.57	175.00	20.42	S28°26'31"W
C32	20.57	175.00	20.42	S28°26'31"W
C33	20.57	175.00	20.42	S28°26'31"W
C34	20.57	175.00	20.42	S28°26'31"W
C35	20.57	175.00	20.42	S28°26'31"W
C36	20.57	175.00	20.42	S28°26'31"W
C37	20.57	175.00	20.42	S28°26'31"W
C38	20.57	175.00	20.42	S28°26'31"W
C39	20.57	175.00	20.42	S28°26'31"W
C40	20.57	175.00	20.42	S28°26'31"W
C41	20.57	175.00	20.42	S28°26'31"W
C42	20.57	175.00	20.42	S28°26'31"W
C43	20.57	175.00	20.42	S28°26'31"W
C44	20.57	175.00	20.42	S28°26'31"W
C45	20.57	175.00	20.42	S28°26'31"W
C46	20.57	175.00	20.42	S28°26'31"W
C47	20.57	175.00	20.42	S28°26'31"W
C48	20.57	175.00	20.42	S28°26'31"W
C49	20.57	175.00	20.42	S28°26'31"W
C50	20.57	175.00	20.42	S28°26'31"W

LOT NO.	AREA	S.F.	S.F.
17	8,855	0.20	
18	7,150	0.16	
19	8,571	0.20	
20	11,027	0.25	
21	10,389	0.24	
22	9,376	0.22	
23	9,498	0.22	
24	7,302	0.17	
25	7,470	0.17	
26	8,412	0.19	
27	7,556	0.17	
28	16,400	0.38	
29	11,956	0.27	
30	11,111	0.26	
31	9,622	0.22	
32	6,500	0.15	
33	7,302	0.17	
34	7,317	0.17	
35	7,194	0.17	
36	7,072	0.16	
37	7,012	0.16	
38	10,550	0.24	
39	12,202	0.28	
40	9,081	0.21	
41	7,151	0.16	
42	7,150	0.16	
43	7,169	0.16	
44	8,003	0.18	
45	9,455	0.19	
46	9,985	0.23	
47	9,732	0.22	
48	8,309	0.19	
49	7,958	0.18	
53	8,080	0.19	
54	6,500	0.15	
55	6,500	0.15	
56	6,489	0.15	
57	7,110	0.16	
58	9,376	0.22	
59	7,491	0.17	
60	10,378	0.24	
61	8,790	0.20	
62	6,500	0.15	
63	6,557	0.15	
64	8,898	0.20	
65	13,628	0.31	
66	8,076	0.19	
67	7,183	0.16	
68	7,621	0.17	
69	6,300	0.14	
70	6,300	0.14	
71	6,300	0.14	
72	6,687	0.15	



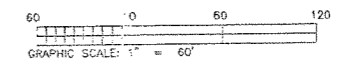
N/F WILLIE O. CRAIN  
TMS#: 6-28-00-035.03  
D.B. 46-P @ PG. 336

N/F: RIVEREDGE HOMEOWNERS ASSOC.  
TMS#: 6-28-00-022.00  
D.B. 55-P @ PG. 330  
P.B. 73 @ PG. 214-219

N/F: WILLIAM C. & PATRICIA TAYLOR  
TMS#: 6-28-00-035.00  
D.B. 74 @ PG. 870

LINE TABLE

LINE	LENGTH	BEARING
L1	5.75	S54°39'38"W
L2	19.25	S29°24'14"W
L3	12.85	N24°21'31"W
L4	16.35	N24°21'31"W
L5	18.29	S63°52'12"E
L6	7.30	N63°33'29"W
L7	11.16	N74°54'55"W
L8	9.87	N74°54'55"W
L9	4.61	N74°54'55"W
L10	10.96	N83°26'31"W
L11	9.45	S29°47'14"E



This plat was prepared in accordance with the standards and requirements of the South Carolina Department of Transportation and the South Carolina Department of Transportation. It is intended to be used in conjunction with the plat for the same project.

OWNER:  
TYGER RIVER HOLDINGS, LLC  
217 EAST PARK AVENUE  
GREENVILLE, SC. 29601

FEB 2 2006

ZIMUTH CONTROL SURVEYING, INC.  
P.O. BOX 18037  
BOILING SPRINGS, SC 29316  
PH: (864) 814-3458  
S.C. RLS# 19897

- NOTES:
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ZONING ORDINANCES, AND RIGHT-OF-WAYS OF RECORD OR NOT OF RECORD.
  - LOTS 39 THRU 49 ARE TO HAVE INTERNAL ACCESS ONLY.
  - 0.43 MILES OF NEW ROAD.
  - COMMUNITY IS MOORE, ZIP CODE: 29380.
  - PHASE TWO CONSISTS OF FIFTY-FOUR LOTS.
  - PHASE TWO LOT ACRES: 160.00 AC.
  - PHASE TWO OVERSIZING: 10:00:00.
  - PHASE TWO TOTAL ACRES: 160.00 AC.
  - LOTS OF COMMUNITY AREA TO BE TOTAL ACRES = 0.23 - 1.00 > 100'
  - NO LOTS OR PORTIONS OF LOTS ARE LOCATED WITHIN THE FLOOD PLAIN.
  - ALL STORMWATER EXCESS FLOW SHALL BE CAPTURED ON STRUCTURE AND SET AT TEN FEET EITHER SIDE.
  - STORMWATER TO FLOW MANUALLY TO RIVER AFTER DISCHARGE FROM ENERGY DISSIPATORS.
  - SEWERAGE AND DRAIN PIPES ON THE INDICATED LOTS TO BE MAINTAINED BY SPARTANBURG COUNTY.
  - ALL EASEMENTS NOT SHOWN ARE TO BE MAINTAINED BY SPARTANBURG COUNTY.

I (WE), THE UNDERSIGNED, AS OWNER(S) OF THIS PROPERTY DO HEREBY ADOPT THIS PLAN OF MY (OUR) FREE CONSENT. I (WE) HEREBY OFFER FOR RECORDATION THE EASEMENTS AND STREET RIGHTS-OF-WAY OF THE ROAD(S) SHOWN HEREON AND ESTABLISH KNOWING BOUNDARIES AS INDICATED ON THIS PLAN, PROVIDED THIS PLAN IS RECORDED AS REQUIRED BY SECTION 17-2-100 OF THE S.C. CODE.

DATE: 2/24/06  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
SIGNED: \_\_\_\_\_

I, THE UNDERSIGNED, CERTIFY THAT THE PLAN INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS OF THE SPARTANBURG COUNTY UNIFIED LAND MANAGEMENT ORDINANCE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS SET FORTH IN THE WAYS OF THE SPARTANBURG COUNTY PLANNING AND ZONING COMMISSION. I HAVE BEEN APPROVED BY THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

APR 04 2006

Wes E. Smith  
COUNTY PLANNING COMMISSION

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 "A" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCUMBRANCES, PROJECTIONS, OR SETBACKS OTHER THAN THOSE SHOWN.

Wes E. Smith  
DATE: February 24, 2006  
S.C. RLS# 19897