





N/F  
TMS# 554.1-1-24.8  
GUADALUPE JUAREZ  
D.B. 1826-660

N/F  
TMS# 554.1-1-24  
LORETTA SHERMAN LANE  
D.B. 6R-2

N/F  
TMS# 550.4-1-19  
ALICE MANUFACTURING CO. INC.  
D.B. 12-M-97

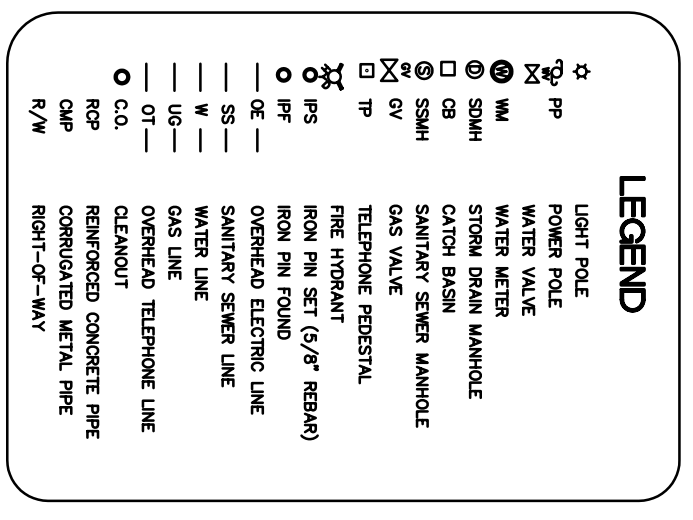
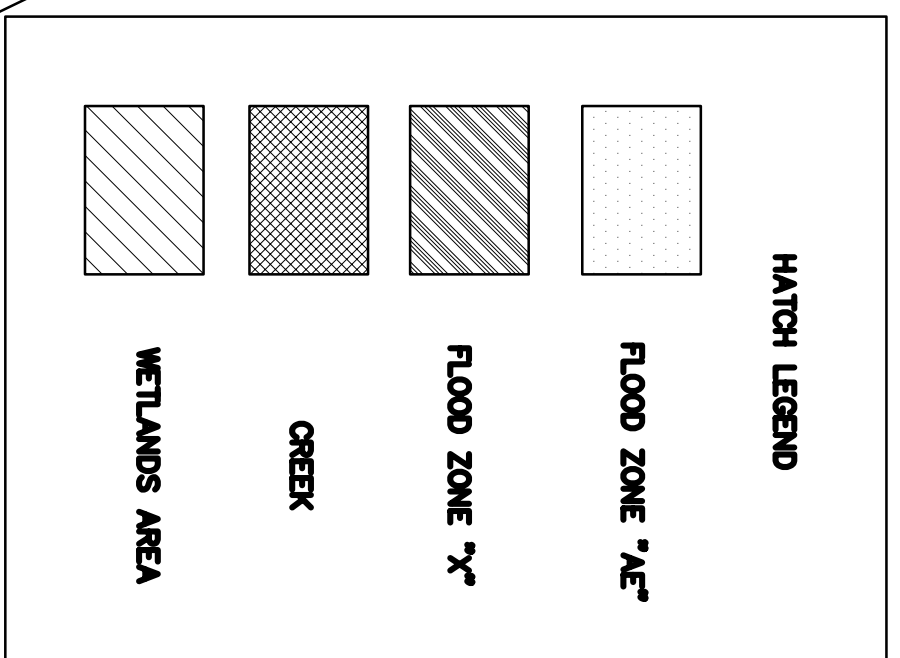
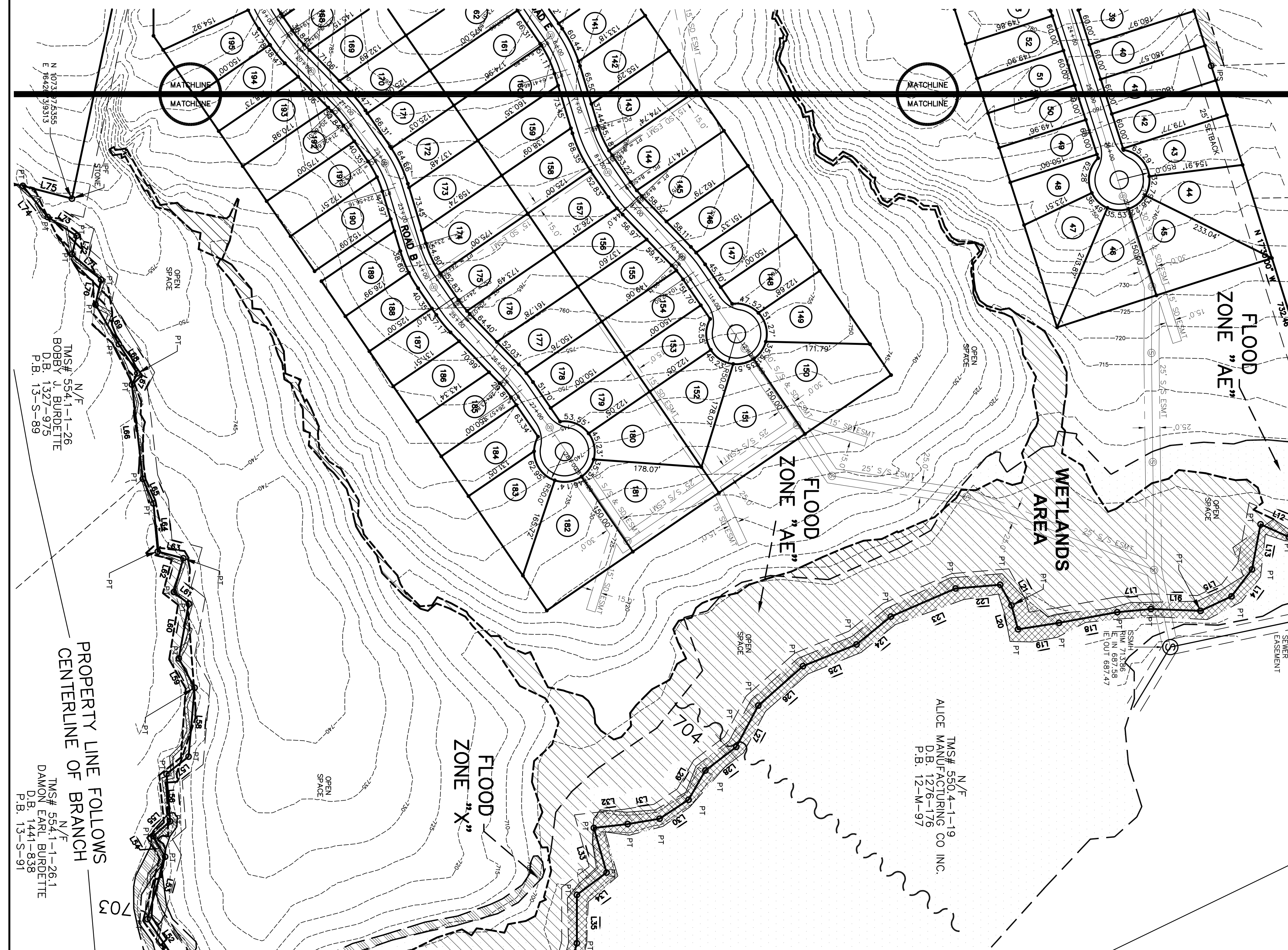
N/F  
TMS# 550.4-1-12.1  
SHARON FLYNN-BROWNING AND  
MICHAEL S. FLYNN  
D.B. 2069-1486

N/F  
TMS# 554.1-1-26.1  
BOBBY J. BURDETTE  
D.B. 1327-973

N/F  
TMS# 554.1-1-26  
BOBBY J. BURDETTE  
D.B. 13-S-89

N/F  
TMS# 554.1-1-26.1  
DAMON EARL BURDETTE  
D.B. 1441-838

N/F  
TMS# 554.1-1-26.1  
DAMON EARL BURDETTE  
D.B. 13-S-91



**OPEN SPACE DATA FOR R-15 CLUSTER (OPTION #2)**

MAXIMUM ALLOWABLE LOTS: 114.20 \* 2.9 = 331

TOTAL LOTS PROVIDED: 219

TOTAL OS REQUIRED: 114.20 \* 30% = 34.26 AC

TOTAL OS PROVIDED: 49.88 AC

**UTILITIES**

SANITARY SEWER: METROPOLITAN SEWER, 277-4442

WATER: GREENVILLE WATER SYSTEM, 241-6100

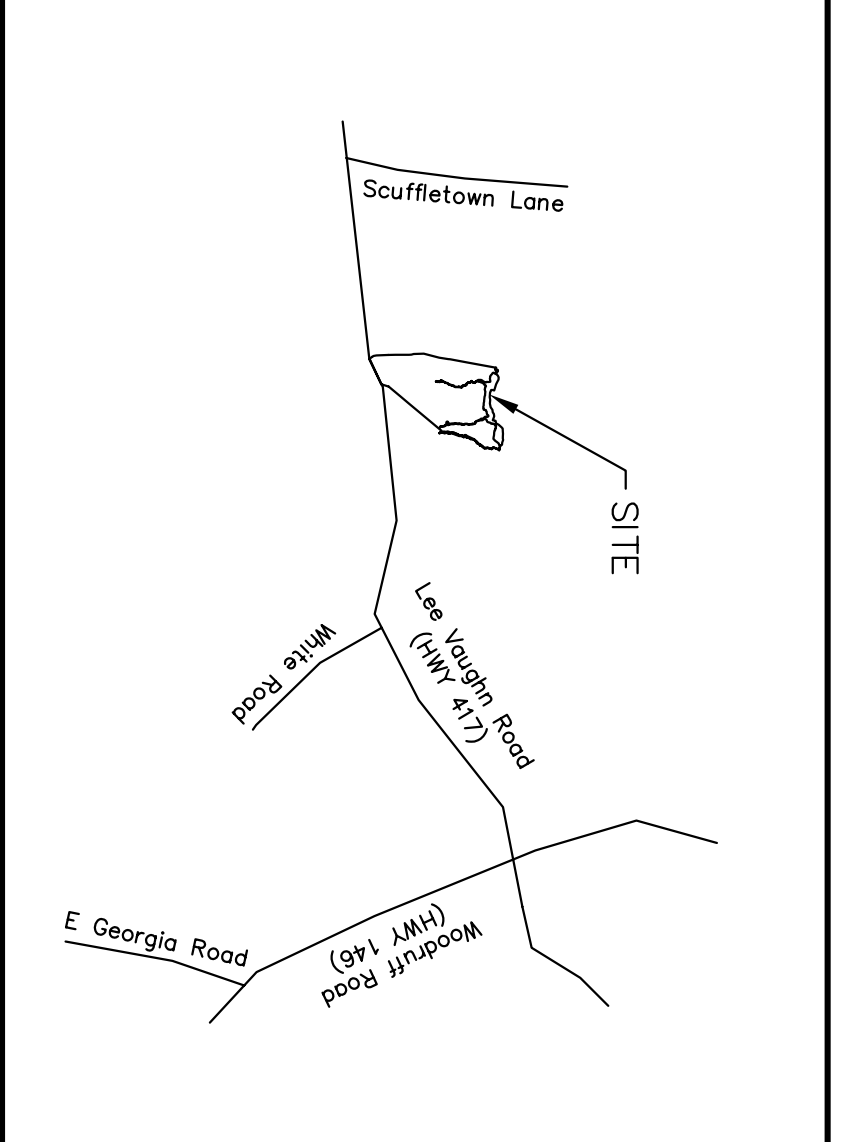
GAS: FOUNTAIN INN NATURAL GAS, 882-0042

PHONE: BELLSOUTH, 255-3853

CABLE: CHARTER COMMUNICATIONS, 877-9683

- NOTES:
- TAX MAP 554.1-1-25. ZONING: R-15 CLUSTER
  - EACH ROAD HAS A MIN WIDTH OF 44'.
  - EACH CUL-DE-SAC HAS A MIN RADIUS OF 50'.
  - ALL DETENTION, OPEN SPACE, AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DETENTION AREAS, OPEN SPACE, OR COMMON AREAS.
  - NO VEHICULAR ACCESS FROM STRANING SPRINGS ROAD TO LOTS 1, 85, 86, AND 219. ALL ACCESS TO BE INTERNAL.
  - THERE IS A 50' BUILDING SETBACK FROM THE EXISTING ROAD RIGHTS-OF-WAY.
  - THERE IS A 25' BUILDING SETBACK FROM THE EXTERIOR PROPERTY LINE.
  - NEITHER THE DEVELOPER, PROPERTY OWNERS, NOR ANY ADVISORY COMMITTEE BOARD SHALL BE GRANTED PERMISSION TO REMOVE OR DESTROY TREES OR NATURAL VEGETATION FROM THE OPEN SPACE AND/OR BUFFER AREA WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE PLANNING COMMISSION. NORMAL MAINTENANCE AND THE REMOVAL OF DEAD OR FALLING TREES ARE PERMITTED AND RECOMMENDED.
  - THE REMOVAL OF TREES OR NATURAL VEGETATION IS PERMITTED IN THE DEVELOPED PHASES FOR THE PURPOSE OF UTILITY EASEMENTS, PASSIVE RECREATIONAL USES AND DRAINAGE WAVES WITH THE WRITTEN PERMISSION OF THE PLANNING COMMISSION.
  - OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED.

LINE	LENGTH	BEARING
L1	98.02'	N 68°17'06" W
L2	48.92'	N 59°52'14" W
L3	21.77'	N 43°35'46" W
L4	43.40'	N 34°47'30" W
L5	58.77'	N 31°34'02" W
L6	61.98'	N 43°48'50" W
L7	50.00'	N 19°28'20" W
L8	50.72'	N 73°42'49" E
L9	47.43'	N 30°33'38" W
L10	34.72'	N 40°01'01" E
L11	45.58'	S 86°18'55" E
L12	51.11'	S 65°43'06" E
L13	75.72'	N 10°44'44" E
L14	55.89'	N 37°12'46" E
L15	56.26'	N 64°52'54" E
L16	81.98'	S 87°56'36" E
L17	59.85'	N 84°39'10" E
L18	97.81'	N 78°38'53" E
L19	65.50'	N 81°06'13" E
L20	40.76'	S 15°13'22" E
L21	38.86'	S 28°38'36" E
L22	73.75'	N 85°15'15" E
L23	116.45'	N 66°32'27" E
L24	72.98'	N 50°55'27" E
L25	95.30'	N 67°58'50" E
L26	98.31'	N 48°32'55" E
L27	77.19'	N 28°02'59" E
L28	64.14'	N 52°39'41" E
L29	55.63'	N 29°51'49" E
L30	57.15'	N 56°45'30" E
L31	53.42'	N 80°25'23" E
L32	56.09'	N 83°31'41" E
L33	76.54'	N 19°53'53" W
L34	61.28'	N 53°04'26" E
L35	78.74'	N 00°01'03" E
L36	108.70'	N 14°45'43" E
L37	34.24'	N 22°53'59" E
L38	83.45'	N 57°40'37" E
L39	48.10'	N 58°54'38" E
L40	83.33'	N 63°43'52" E
L41	46.19'	N 63°15'59" E
L42	35.28'	N 50°44'56" E
L43	72.07'	N 80°50'12" E
L44	56.89'	N 65°33'04" E
L45	55.14'	S 61°58'54" E
L46	66.77'	N 78°06'36" E
L47	51.04'	N 73°42'27" E
L48	23.59'	S 27°23'46" W
L49	145.94'	S 0°04'36" E
L50	58.34'	S 71°46'38" E
L51	108.74'	S 08°18'49" E
L52	86.47'	S 34°17'42" E
L53	106.95'	S 15°48'15" W
L54	38.18'	S 29°58'34" E
L55	37.28'	S 48°45'02" W
L56	78.41'	S 04°26'21" E
L57	46.19'	S 51°48'05" W
L58	114.06'	S 05°02'53" W
L59	54.98'	S 28°28'22" E
L60	91.36'	S 10°20'21" W
L61	31.45'	S 51°19'12" E
L62	43.57'	S 15°47'26" W
L63	75.85'	S 76°13'34" E
L64	79.62'	S 03°06'30" E
L65	44.33'	S 23°24'17" E
L66	156.96'	S 08°37'42" E
L67	20.61'	S 28°00'01" W
L68	75.89'	S 32°22'57" E
L69	59.86'	S 30°34'11" E
L70	41.94'	S 12°42'50" W
L71	63.70'	S 48°45'57" E
L72	31.34'	S 14°03'48" W
L73	56.93'	S 56°53'21" E
L74	67.49'	S 38°37'05" E
L75	83.66'	S 75°26'14" W
L76	129.20'	S 11°53'46" W
L77	263.00'	S 11°53'46" W
L78	202.89'	S 09°53'14" E



**PRELIMINARY**  
(SHEET 2 OF 2)

**LEE VAUGHN ROAD**

LANDCRAFT MANAGEMENT, LLC  
7 N. LAURENS ST., SUITE 508  
GREENVILLE, S.C. 29609  
(864) 421-9388

FREELAND & ASSOCIATES, INC.  
7 N. LAURENS ST., SUITE 508  
GREENVILLE, S.C. 29609  
(864) 271-4924 FAX (864) 233-0315

OWNER: \_\_\_\_\_ SURVEYOR: \_\_\_\_\_

NO. OF ACRES: 114.20      MILES OF NEW ROAD: 1.62

NO. OF LOTS: 219      ZONING: R-15 CLUSTER      DATE: 3-1-06

1" = 100 FT. (IN FEET)

57197-PRE