

LOCATION MAP

N.T.S.

**PRELIMINARY LAYOUT**  
FOR  
**NEELY FERRY**  
**COMMERCIAL DEVELOPMENT**

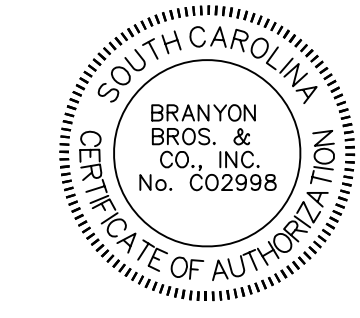
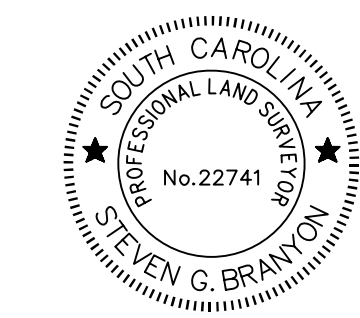
**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT."

---/--- SIGNED \_\_\_\_\_  
---/--- SIGNED \_\_\_\_\_

**CERTIFICATE OF ACCURACY**  
I, STEVEN G. BRANYON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM THE DEED DESCRIPTION IN BOOK 2015, PAGE 1455; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE GREENVILLE CITY & COUNTY SUBDIVISION REGULATIONS AS ADOPTED.

DATE: \_\_\_\_\_  
S.C. REGISTRATION NO. 22741

LICENSED ENGINEER OR REGISTERED SURVEYOR



PROFESSIONAL SEAL:

CORPORATE SEAL:

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF GREENVILLE WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF GREENVILLE PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

APPROVAL BY CITY ENGINEER

FILE NUMBER

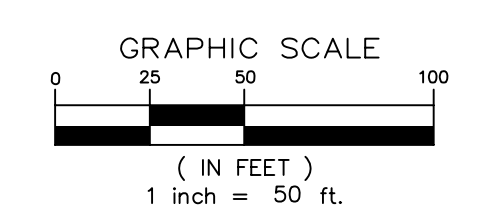
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RICHARD BENNETT  
6004 HIGHWAY 24  
TOWNVILLE, SC 29689

BRANYON LAND SURVEYING, INC.  
696 HIGHWAY 185 NORTH  
HONEA PATH, SC 29654  
(864) 369-5152  
www.branyonsurveying.com  
steve@branyonsurveying.com

OWNER SURVEYOR

NO. OF ACRES: 9.37 FEET OF NEW ROAD: 453  
NO. OF LOTS: 9 DATE: 9/28/07  
ZONED: C-2  
LAST REVISED: JUNE 4, 2009



NO.	DATE	DESCRIPTION	BY
1.	6/4/09	DRIVES & LOT LINE B/W 3&4	SGB

- \*NOTES:**
- THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONED COVENANTS, BUILDING SETBACKS, ZONING AND OTHER LAND USE REGULATIONS, RESTRICTIONS OF RECORD AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  - THIS PROPERTY IS SUBJECT TO FLOOD ZONES, FLOODWAYS AND FLOOD HAZARD AREAS OF RECORD AND NOT OF RECORD, IF ANY.
  - ALL ACREAGES INCLUDE ANY & ALL RIGHT-OF-WAYS.
  - NO STRUCTURES ARE SHOWN HEREON.
  - ALL TOPOGRAPHY OVERLAPPED AND DIGITIZED FROM GIS WEBSITE. NO TOPOGRAPHIC SURVEY BY THIS FIRM.
  - PROPOSED DRIVEWAY WIDTHS MAY VARY BASED ON PROPERTY USAGE.
  - PER SCDOT, ON NEELY FERRY ROAD, THE DISTANCE BETWEEN DRIVES(EDGE OF ASPHALT TO EDGE OF ASPHALT), SHALL BE A MINIMUM OF 220'. ALSO, DISTANCE BETWEEN DRIVES AND INTERSECTING ROAD, SHALL BE A MINIMUM OF 220'.

THIS IS A COMPOSITE/COMPILED PLAT. NO SURVEYING HAS BEEN PERFORMED BY THIS FIRM. ALL BOUNDARY INFORMATION PER REFERENCED PLATS.

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.

STEVEN G. BRANYON P.L.S. No. 22741 Date \_\_\_\_\_

N/F  
CREGGER CAPITAL INVESTMENTS, INC.  
TAX MAP# 0573010101310  
DEED BOOK: 2337/1684  
PLAT BOOK: 32-H/55

N/F  
WALTER T. BRASHIER TRUSTEE  
TAX MAP# 0573010101313  
DEED BOOK: 2105/653

N/F  
CAT REAL ESTATE HOLDINGS LLC  
TAX MAP# 0573010101302

N/F  
CAT REAL ESTATE HOLDINGS LLC  
TAX MAP# 0573010101302  
DEED BOOK: 1978/1488

**LEGEND**

- PROPERTY LINE(SURVEYED) ———
- PROPERTY LINE(NOT SURVEYED) - - - - -
- RIGHT OF WAY ———
- OVERHEAD ELECTRIC ———
- EDGE OF ASPHALT ———
- FENCE ———
- SANITARY SEWER MANHOLE (S)
- SANITARY SEWER LINE ———
- CRIMP-TOP PIPE = CTP
- OPEN-TOP PIPE = OTP
- IRON PIN SET (I)
- IRON PIN OLD(EXISTING) (O)
- CALCULATED POINT (C)
- NAIL SET (N)
- NAIL OLD(EXISTING) (O)
- UTILITY POLE (U)

**PROPERTY DESIGNATION:**  
A) TMS# 0573010101301  
B) 9.37 ACRES ON CORNER OF E. STANDING SPRINGS RD. & NEELY FERRY RD.  
**REFERENCES:**  
A) DEED BOOK: 2145 PG: 757  
B) PLAT BOOK: 49-X PG: 49  
C) PLAT BOOK: 27-S PG: 61