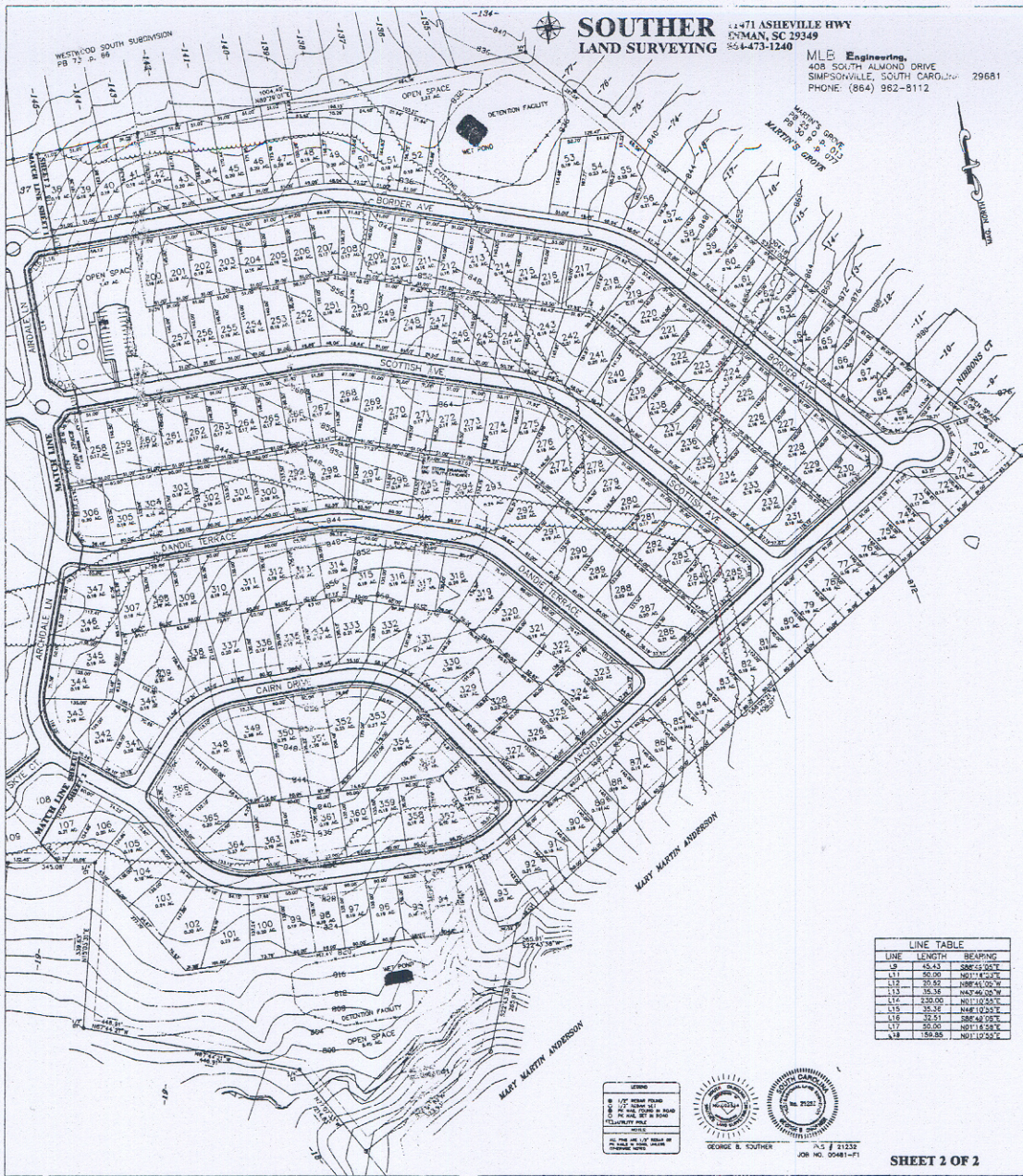


**SOUTHERN
LAND SURVEYING**

2471 ASHEVILLE HWY
DUNMAN, NC 28749
254-473-1240

M.E. Engineering,
408 SOUTH ALMOND DRIVE
SIMPSONVILLE, SOUTH CAROLINA 29681
PHONE: (864) 982-8112



LOCATION MAP

NOTES:

- 1) AS A WHOLE, 5 FOOT DRAINAGE & UTILITY EASEMENTS ESTABLISHED ALONG NORTH & INTERIOR REAR PROPERTY LINES & 10 FOOT EASEMENTS ESTABLISHED ALONG OUTLINE EASEMENTS OF SUBDIVISION, UNLESS ALTERNATE PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- 2) ROADS HAVE A RIGHT-OF-WAY WIDTH OF 50'
- 3) EACH CUL-DE-SAC HAS A RADIUS OF 50'
- 4) OPEN SPACE AREAS WILL BE OWNED BY THE HOMEOWNERS' ASSOCIATION. MAINTENANCE OF THE OPEN SPACE AREAS IS THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.
- 5) MINIMAL BUILDING SETBACK LINES: FRONT - 70'
- 6) TOTAL OPEN SPACE - 11.88 ACRES THIS SECTION.
7) OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED.

TAX MAP AND
LEGAL REFERENCES:

- ALL OF 0566-02-01-01-G13.01
DB 1289 p. 269
PB 13 R p. 47
- ALL OF 0566-02-01-01-013.04
DB 1314 p. 247
PB 15 B p. 83
- ALL OF 0566-02-01-01-013.06
DB 1354 p. 904
PB 16 U p. 67
- ALL OF 0566-02-01-01-013.08
DB 1631 p. 1029
- ALL OF 0566-02-01-01-013.10
DB 1685 p. 410
- ALL OF 0566-02-01-01-013.11
DB 1354 p. 903
PB 16 U p. 66
- PART OF 0566-02-01-01-013.12
DB 835(23)-0333

03-219B

PRELIMINARY PLAN FOR
FOX TRACE SUBDIVISION
CITY OF SIMPSONVILLE

ZONING: PD

MEELY FARM-1, LLC
DEVELOPER

MEELY FARM, LLC
300 PLYMOUTH DRIVE
BOILING SPRING, SC 29316
(864) 674-2002
DEVELOPER

WALTER LAND SURVEYING
1117 ASHEVILLE HWY
DUNMAN, SC 29749
(864) 473-1240
SURVEYOR

TAX MAP REFERENCE:

0566-02-01-01-AS LISTED

NO. OF ACRES 81.82 AC. TOTAL

NO. OF LOTS 205 TOTAL

MILES OF NEW ROAD 0.00

0.00

0.00

1 inch = 100 ft. (30 FEET)

LINE	LENGTH	BEARING
L1	25.43	S86°25'30"E
L2	50.00	N01°14'00"E
L3	20.52	S86°44'00"W
L4	25.38	N42°40'00"E
L5	100.00	N111°00'00"E
L6	15.50	N46°00'00"E
L7	22.51	S86°40'00"E
L8	50.00	N01°14'00"E
L9	25.50	N111°00'00"E

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS
I, GEORGE B. SOUTHER, being a duly licensed and qualified Professional Land Surveyor in the State of South Carolina, do hereby certify that I am the author of the foregoing plat and that it is a true and correct copy of the original as the same appears in my files.



GEORGE B. SOUTHER
No. 73231
JOB NO. 00481-01