CERTIFICATE OF APPROVAL FOR RECORDATION:

I, THE UNDERSIGNED, CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS IN THE SPARTANBURG COUNTY SUBDIVISION ORDINANCE AND OTHER DEVELOPMENT REQUIREMENTS OF SPARTANBURG COUNTY WITH THE EXCEPTION OF ANY VARIANCES OR CONSENT AGREEMENTS AS FOUND IN THE OFFICIAL RECORDS OF THE SPARTANBURG COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

07/18/2023
DATE:

BT
CHAIRMAN OR SECRETARY OF THE PLANNING COMMISSION
OR PLANNING DIRECTOR SPARTANBURG COUNTY

CERTIFICATE OF ACCURATE SURVEY:

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/10,000+AS SHOWN HEREON AND THE AREA(S) ARE DETERMINED BY THE D.M.D. METHOD OF AREA CALCULATION.

REFERENCE: DEED BOOK: 137-J AT PAGE 628
PLAT BOOK: 95 AT PAGE 817
BLOCK MAP: 6-33-00-010.02

STEVEN DONALD, SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR

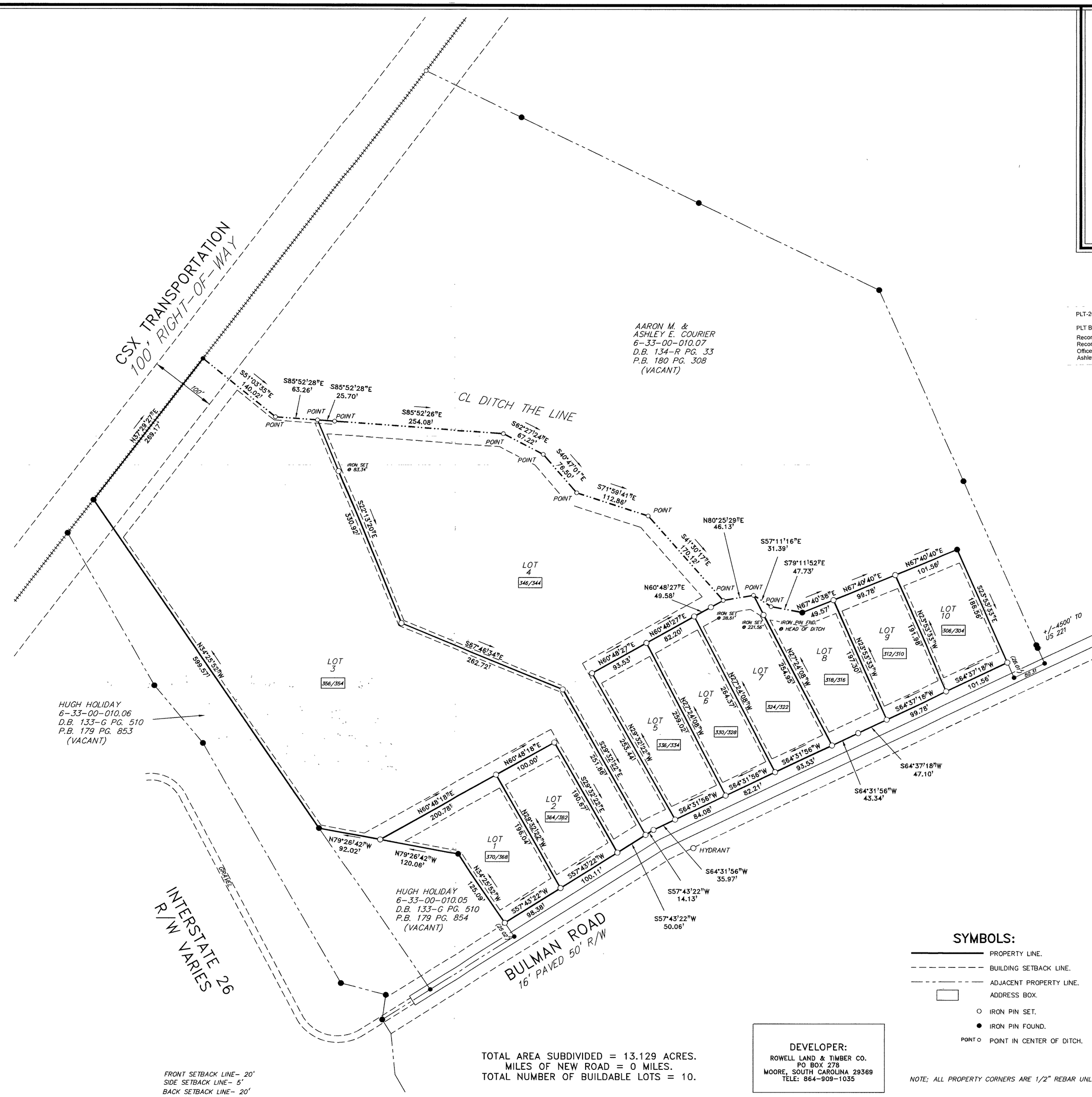
FEBRUARY 27, 2023
DATE:

16500
SOUTH CAROLINA REGISTRATION NO.

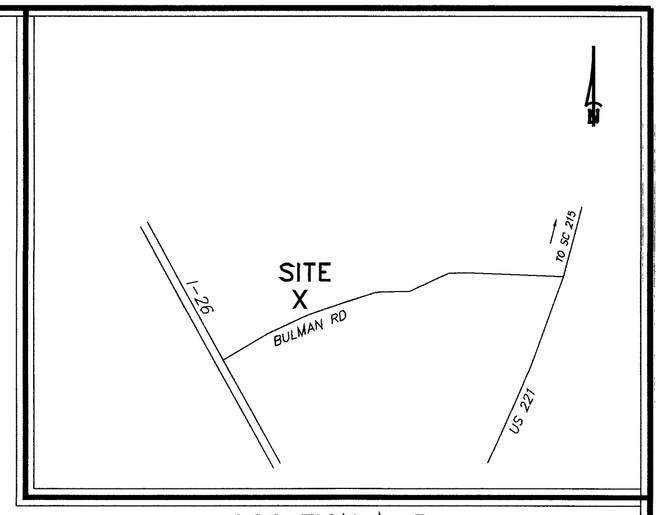
Before any land disturbing activities occur on any parcel, all applicable grading, encroachment, development, and building permits must be obtained from Spartanburg County prior to the commencement of any construction. Permits may also be required by DHEC and SCDOT.

SPARTANBURG COUNTY PLANNING DEPARTMENT

07/18/2023 12:58:06 PM



LOCATION MAP:
NOT TO SCALE



PLT-2023-31768

PLT BK 183 PG 984-984
Recorded 1 Pages on 08/17/2023 10 28 33 AM
Recording Fee: $25 00
Office of REGISTER OF DEEDS, SPARTANBURG, S C
Ashley B Williams, Register Of Deeds

SOUTH CAROLINA GRID NORTH (NAD 83)

LOT ACREAGE

LOT 1= 0.563 ACRES
LOT 2= 0.444 ACRES
LOT 3= 5.553 ACRES
LOT 4= 3.631 ACRES
LOT 5= 0.522 ACRES
LOT 6= 0.494 ACRES
LOT 7= 0.566 ACRES
LOT 8= 0.469 ACRES
LOT 9= 0.446 ACRES
LOT 10= 0.441 ACRES

SEPTIC TANK NOTE:

AS OF THIS DATE FEBRUARY 27, 2023, LOTS 1 THRU 10 HAVE NOT RECEIVED APPROVAL FROM SCDHEC FOR SEPTIC TANK SYSTEMS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT SCDHEC FOR APPROVAL OF A SEPTIC TANK IF/WHEN DEVELOPMENT TAKES PLACE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE GRANTED TO A BUILDING/USE WITHOUT A SEPTIC SYSTEM (OR PUBLIC SEWER).

NOTE: ALL PROPERTY LINES ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENT.

FRONT SETBACK LINE- 20'
SIDE SETBACK LINE- 5'
BACK SETBACK LINE- 20'

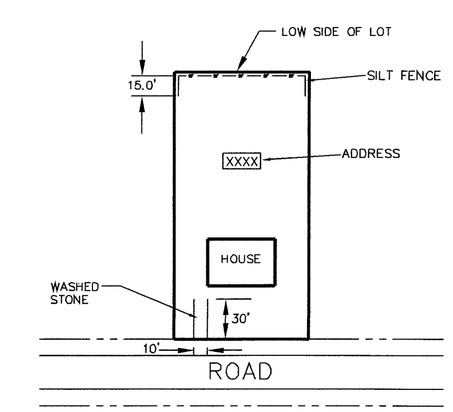
TOTAL AREA SUBDIVIDED = 13.129 ACRES.
MILES OF NEW ROAD = 0 MILES.
TOTAL NUMBER OF BUILDABLE LOTS = 10.

DEVELOPER:
ROWELL LAND & TIMBER CO.
PO BOX 278
MOORE, SOUTH CAROLINA 29369
TELE: 864-909-1035

SYMBOLS:

- PROPERTY LINE.
- BUILDING SETBACK LINE.
- ADJACENT PROPERTY LINE.
- ADDRESS BOX.
- IRON PIN SET.
- IRON PIN FOUND.
- POINT O — POINT IN CENTER OF DITCH.

NOTE; ALL PROPERTY CORNERS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.



TYPICAL LOT LAYOUT
NOT TO SCALE

DATE:	DESCRIPTION:	BY:	CK:

REVISION SCHEDULE

MINOR SUBDIVISION PLAT:

DEER CREEK ESTATES

DUPLEX DEVELOPMENT ROEBUCK, 29376

BEING ALL THE SAME PROPERTY DESCRIBED IN DEED BOOK 137-J PAGE 628 AND SHOWN IN PLAT BOOK 95 PAGE 817.

EXCEPT AS SHOWN AND/OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING ITEMS, OTHER THAN THOSE VISIBLE AT THE TIME OF THE SURVEY FIELD WORK: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH OR TITLE COMMITMENT MAY DISCLOSE.

LOCATION: ROEBUCK
COUNTY: SPARTANBURG STATE: SOUTH CAROLINA
DATE: 22 MARCH 2023 BLOCK MAP: SHEET: 6-33-00 PARCEL: 010.02 WEST/BURNS MIKE WEST
SCALE: 1" = 80'
-80 -40 0 80 160 240

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

TRINITY LAND SURVEYING, LLC
129 GLADYS COURT, SPARTANBURG, SC 29301
TELE: 864-576-9865
TELE: 864-576-2790
FAX: 864-576-9424
EMAIL: trinityps@outlook.com

SEAL: SOUTH CAROLINA GRIVEAR JR. NO.5446 TRINITY LAND SURVEYING, LLC AUTHORIZED

SEAL: SOUTH CAROLINA REGISTERED PROFESSIONAL NO. 25439 SURVEYOR STEVEN W. DONALD

I HEREBY CERTIFY TO: ROWELL LAND & TIMBER CO.
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 OF A CLASS 'A' SURVEY AS SPECIFIED THEREIN.

THAT THIS PROPERTY ☐ IS ☒ IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL45083C-0376-D OF THE FLOOD INSURANCE RATE MAPS FOR SPARTANBURG COUNTY DATED 6 JANUARY 2011.

STEVEN W. DONALDI SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR

THE CERTIFICATE(S) ABOVE SHALL ONLY APPLY IF THIS SHEET CONTAINS THE SIGNATURE OF THE SURVEYOR AND THE SURVEYORS SEAL HAS BEEN EMBOSSED.

PLT BK 183 PG 984