

LAND AREA
5,459 SQ.FT.
0.13 ACRES

SURVEYOR'S NOTES:

1) 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 THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.

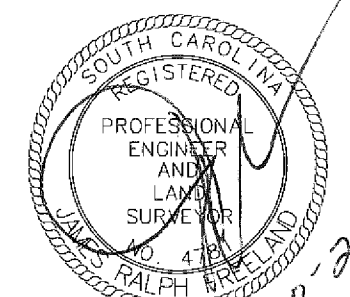
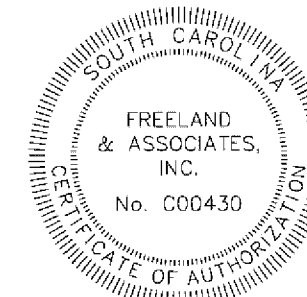
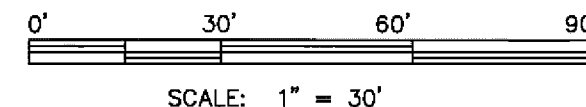
3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

4) SEE SUBDIVISION PLAT RECORDED IN BOOK C PAGE 200 FOR ADDITIONAL NOTES.



FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVE.
 GREENVILLE S.C. 29609
 TEL. (864) 271-4924 FAX: (864) 233-0315
 EMAIL: info@freeland-associates.com

DRAWN: LM	PARTY CHIEF: RH/GRACHECKED: JCC
REF. PLAT BOOK: C-200	
REF. DEED BOOK: 2428-4043	
TAX MAP : 0095000900600	
DATE OF SURVEY: 2-12-20	
DATE DRAWN: 2-14-20	
DRAWING NO: 72327	
DATE OF LAST REVISION:	



PLS: JAMES R. FREELAND
 NO: 4781

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREENVILLE

PROPERTY OF JAMES BIRNIE
LOT PART 3
SURVEY FOR
RISE PROPERTIES, INC.

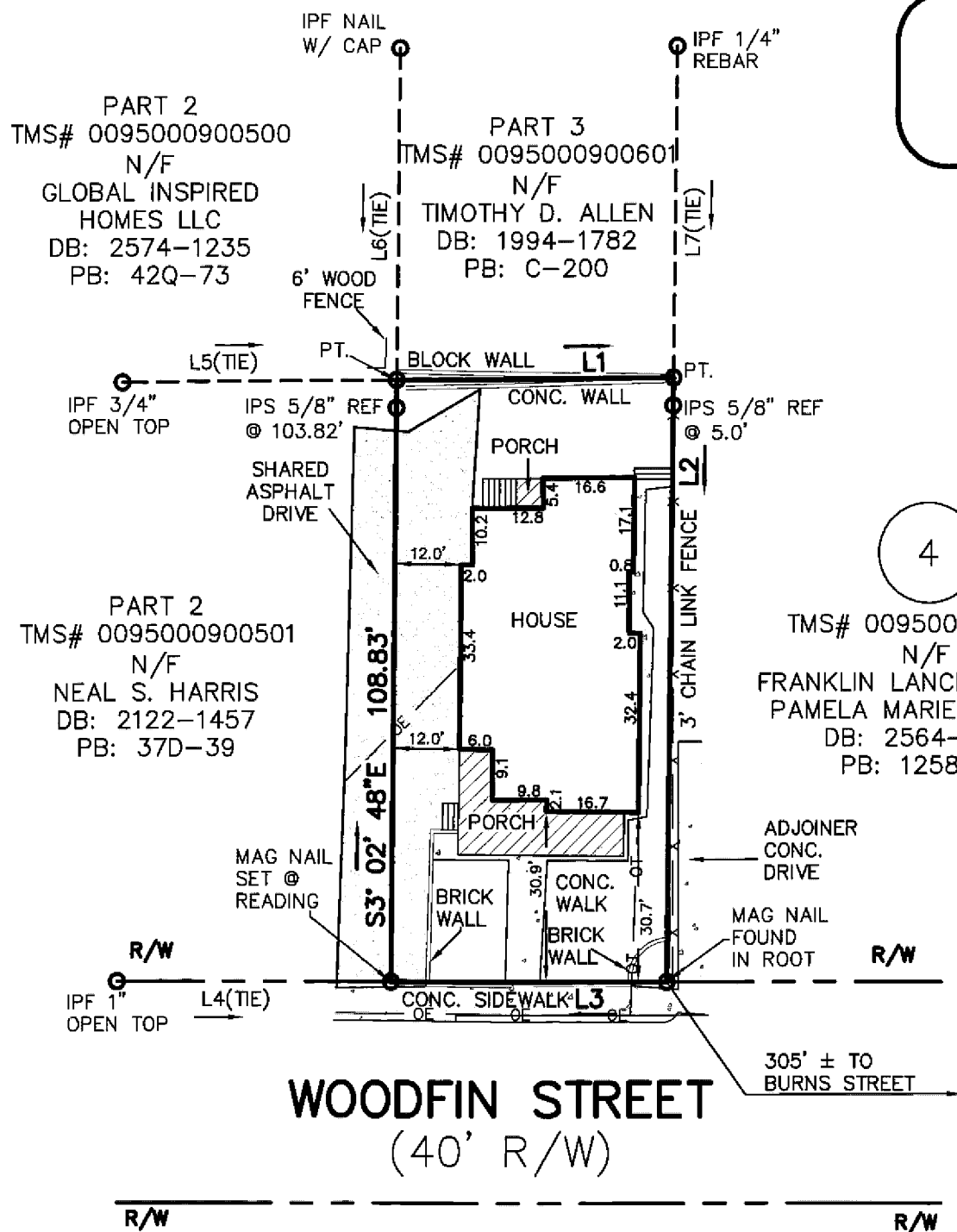
SITE ADDRESS:
 15 WOODFIN AVENUE
 GREENVILLE, SC 29605

LEGEND

- IPS IRON PIN SET
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- B/L BUILDING SETBACK LINE
- X-X-X- FENCE
- PP POWER POLE
- OE — OVERHEAD ELECTRIC LINE
- OT — OVERHEAD TELEPHONE LINE

Line Table

Line #	Length	Direction
L1	50.16	S85°57'21"W
L2	109.29	N2°56'41"W
L3	49.96	N86°28'45"E
L4(TIE)	50.08	S86°28'26"W
L5(TIE)	50.14	S85°49'16"W
L6(TIE)	60.00	N3°02'48"W
L7(TIE)	60.00	N2°56'41"W



TMS# 0095000900700
 N/F
 FRANKLIN LANCE LANFORD
 PAMELA MARIE LANFORD
 DB: 2564-4570
 PB: 1258-94

PART 2
 TMS# 0095000900500
 N/F
 GLOBAL INSPIRED
 HOMES LLC
 DB: 2574-1235
 PB: 42Q-73

PART 3
 TMS# 0095000900601
 N/F
 TIMOTHY D. ALLEN
 DB: 1994-1782
 PB: C-200

PART 2
 TMS# 0095000900501
 N/F
 NEAL S. HARRIS
 DB: 2122-1457
 PB: 37D-39

NOTICE:
 PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

Signature is only for the purpose of compliance with City / County recording requirements and not to verify the accuracy of the survey or to verify compliance with City ordinances.
 Feb 18, 2020
 Date
 [Signature]
 City Engineer or Representative