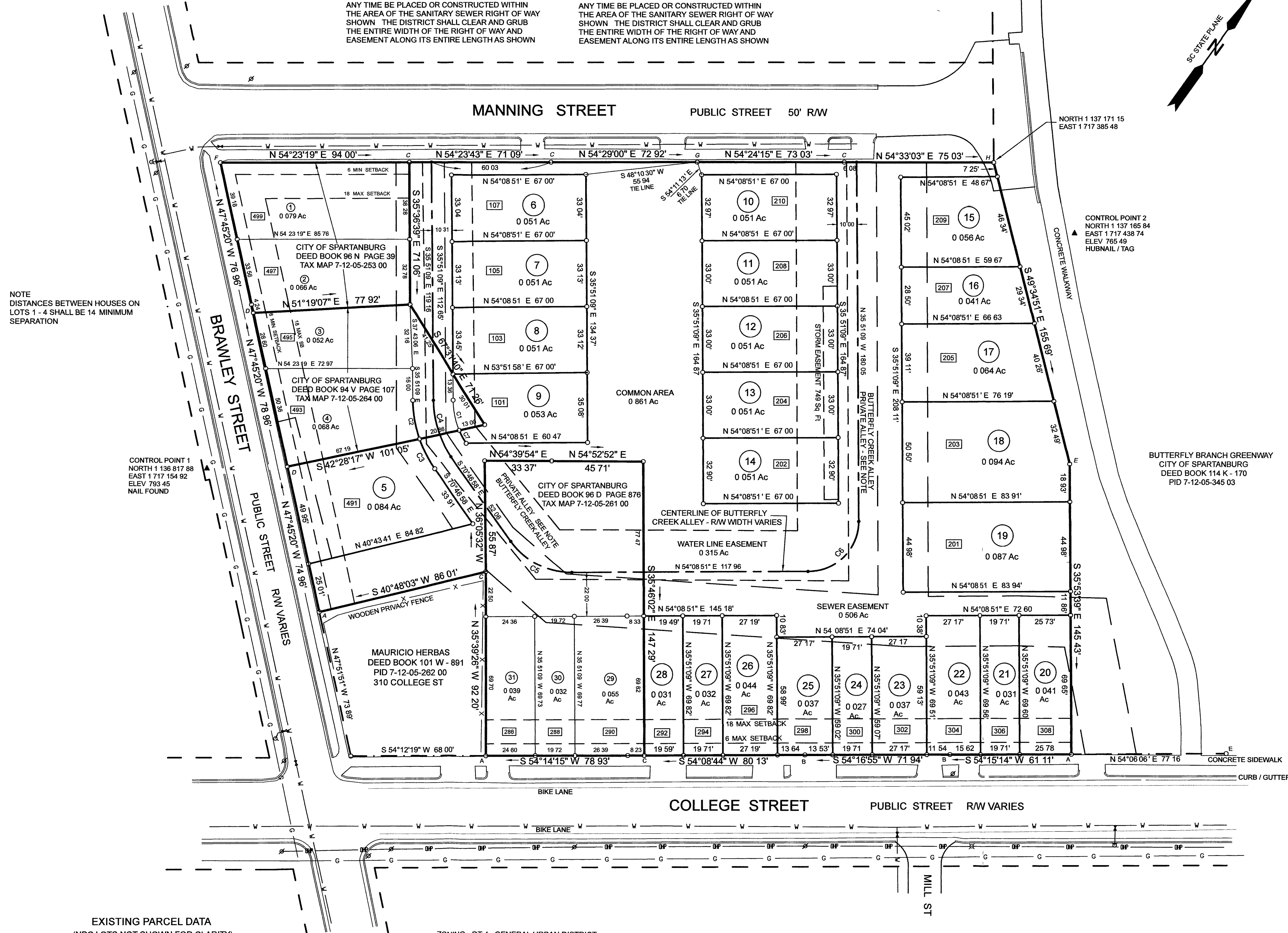


NOTICE
THE AREA INCLUDED IN THE SANITARY SEWER
RIGHT OF WAY SHALL NOT BE FILLED OVER
FILLED IN OR CUT DOWN IN ANY MANNER WHICH
WOULD CAUSE THE RAISING OR LOWERING OF
THE GROUND GRADE LEVEL BEYOND THE
ELEVATION(S) WHICH EXIST AT THE TIME OF THE
CONVEYANCE OF THE RIGHT OF WAY AND NO
BUILDING(S) OR STRUCTURE(S) OF ANY KIND
EITHER TEMPORARY OR PERMANENT SHALL AT
ANY TIME BE PLACED OR CONSTRUCTED WITHIN
THE AREA OF THE SANITARY SEWER RIGHT OF WAY
SHOWN. THE DISTRICT SHALL CLEAR AND GRUB
THE ENTIRE WIDTH OF THE RIGHT OF WAY AND
EASEMENT ALONG ITS ENTIRE LENGTH AS SHOWN

NOTICE
THE AREA INCLUDED IN THE WATER SYSTEM
RIGHT OF WAY SHALL NOT BE FILLED OVER
FILLED IN OR CUT DOWN IN ANY MANNER WHICH
WOULD CAUSE THE RAISING OR LOWERING OF
THE GROUND GRADE LEVEL BEYOND THE
ELEVATION(S) WHICH EXIST AT THE TIME OF THE
CONVEYANCE OF THE RIGHT OF WAY AND NO
BUILDING(S) OR STRUCTURE(S) OF ANY KIND
EITHER TEMPORARY OR PERMANENT SHALL AT
ANY TIME BE PLACED OR CONSTRUCTED WITHIN
THE AREA OF THE SANITARY SEWER RIGHT OF WAY
SHOWN. THE DISTRICT SHALL CLEAR AND GRUB
THE ENTIRE WIDTH OF THE RIGHT OF WAY AND
EASEMENT ALONG ITS ENTIRE LENGTH AS SHOWN



NOTE
DISTANCES BETWEEN HOUSES ON
LOTS 1-4 SHALL BE 14 MINIMUM
SEPARATION

CONTROL POINT 1
NORTH 1 136 817 88
EAST 1 717 154 92
ELEV 783 45
NAIL FOUND

NORTH 1 137 171 15
EAST 1 717 385 48

CONTROL POINT 2
NORTH 1 137 185 84
EAST 1 717 438 74
ELEV 765 49
HUBNAIL / TAG

BUTTERFLY BRANCH GREENWAY
CITY OF SPARTANBURG
DEED BOOK 114 K - 170
PID 7-12-05-345 03

LEGEND

—○—	Property boundary line
—X—	Adjoiner property line / Road R/W
—X—	Fence line
—W—	Water line
—G—	Natural gas line
—DP—	Overhead power
—SD—	Storm drain
—S—	Sanitary sewer
—T—	Telephone / Communication line
—FB—	Fiber Optic Cable
—C—	Creek
MH ●	Proposed manhole
MH ○	Existing manhole
CB □	Catch basin / drainage structure
PP □	Power pole
LP □	Lightpole
WV □	Water valve
MB □	Mailbox
JB □	Junction Box
CP ▲	Survey control point
BM □	Bench mark
FH □	Fire hydrant
WM □	Water meter
TR □	Transformer
TEL PED □	Telephone pedestal
—R—	Road Sign

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	39.38	7.45	7.45	S 63° 53' 24" E
C2	60.00	19.72	19.63	S 45° 16' 16" E
C3	60.00	16.86	16.81	S 62° 43' 56" E
C4	49.69	30.29	29.83	S 53° 19' 04" E
C5	37.00	35.56	34.21	N 81° 40' 57" E
C6	25.00	39.27	35.36	N 09° 08' 51" E
C7	39.38	15.54	15.44	S 47° 09' 31" E

**CITY OF SPARTANBURG
PLANNING DEPARTMENT**
APPROVED THIS 25 DAY OF March, 2022
BY: *Donna Zhan*
AUTHORIZED REPRESENTATIVE

Received 3/25/2022

SITE DATA

TOTAL AREA - 107,310 Sq Ft / 2.464 Ac
NUMBER OF LOTS - 31
LENGTH OF NEW STREET - 0

STREET NUMBERS

LOT NUMBER	STREET NUMBER	STREET NAME
1	499	BRAWLEY STREET
2	497	BRAWLEY STREET
3	495	BRAWLEY STREET
4	493	BRAWLEY STREET
5	491	BRAWLEY STREET
6	107	BUTTERFLY CREEK ALLEY
7	105	BUTTERFLY CREEK ALLEY
8	103	BUTTERFLY CREEK ALLEY
9	101	BUTTERFLY CREEK ALLEY
10	210	BUTTERFLY CREEK ALLEY
11	208	BUTTERFLY CREEK ALLEY
12	206	BUTTERFLY CREEK ALLEY
13	204	BUTTERFLY CREEK ALLEY
14	202	BUTTERFLY CREEK ALLEY
15	209	BUTTERFLY CREEK ALLEY
16	207	BUTTERFLY CREEK ALLEY
17	205	BUTTERFLY CREEK ALLEY
18	203	BUTTERFLY CREEK ALLEY
19	201	BUTTERFLY CREEK ALLEY
20	308	COLLEGE STREET
21	306	COLLEGE STREET
22	304	COLLEGE STREET
23	302	COLLEGE STREET
24	300	COLLEGE STREET
25	298	COLLEGE STREET
26	296	COLLEGE STREET
27	294	COLLEGE STREET
28	292	COLLEGE STREET
29	290	COLLEGE STREET
30	288	COLLEGE STREET
31	286	COLLEGE STREET

**EXISTING PARCEL DATA
(NDC LOTS NOT SHOWN FOR CLARITY)**

PARCEL ID	OWNER	DEED	AREA
7-12-05-257 00	NDC	112 F - 10	14194 Sq Ft / 0.326 Ac
7-12-05-258 00	NDC	114 S - 866	8869 Sq Ft / 0.204 Ac
7-12-05-259 00	NDC	102 J - 61	10518 Sq Ft / 0.242 Ac
7-12-05-260 00	NDC	135 R - 88	11760 Sq Ft / 0.270 Ac
7-12-05-261 00	CITY	96 D - 876	11650 Sq Ft / 0.267 Ac
7-12-05-263 00	NDC	102 J - 59	6880 Sq Ft / 0.158 Ac
7-12-05-264 00	CITY	94 V - 107	6422 Sq Ft / 0.147 Ac
7-12-05-253 00	CITY	96 N - 39	6301 Sq Ft / 0.145 Ac
7-12-05-254 00	NDC	116 X - 759	8818 Sq Ft / 0.202 Ac
7-12-05-255 00	NDC	101 G - 57	10939 Sq Ft / 0.251 Ac
7-12-05-256 00	NDC	135 R - 83	10959 Sq Ft / 0.252 Ac

NDC - NORTHSIDE DEVELOPMENT CORPORATION
CITY - CITY OF SPARTANBURG

ZONING - DT 4 GENERAL URBAN DISTRICT

SETBACKS -
FRONT - 6 MINIMUM / 18 MAXIMUM
REAR - 3 MINIMUM
SIDES - 6 MINIMUM (CORNER) / 0' (INTERIOR)

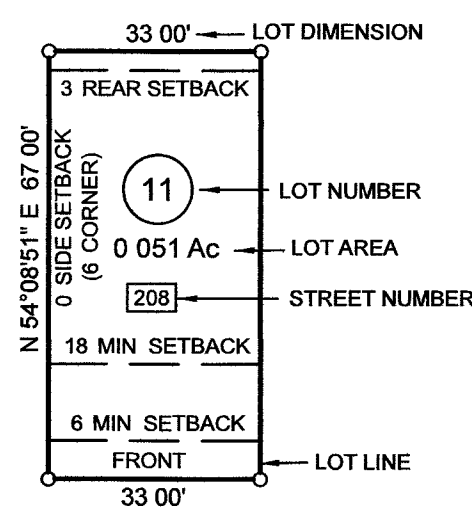
OWNER / DEVELOPER
NORTHSIDE DEVELOPMENT CORPORATION
501 HOWARD STREET SUITE A
SPARTANBURG, SC 29303

ENGINEER

SITE DESIGN INC.
225 ROCKY CREEK ROAD
GREENVILLE, SC 29615

SURVEYOR

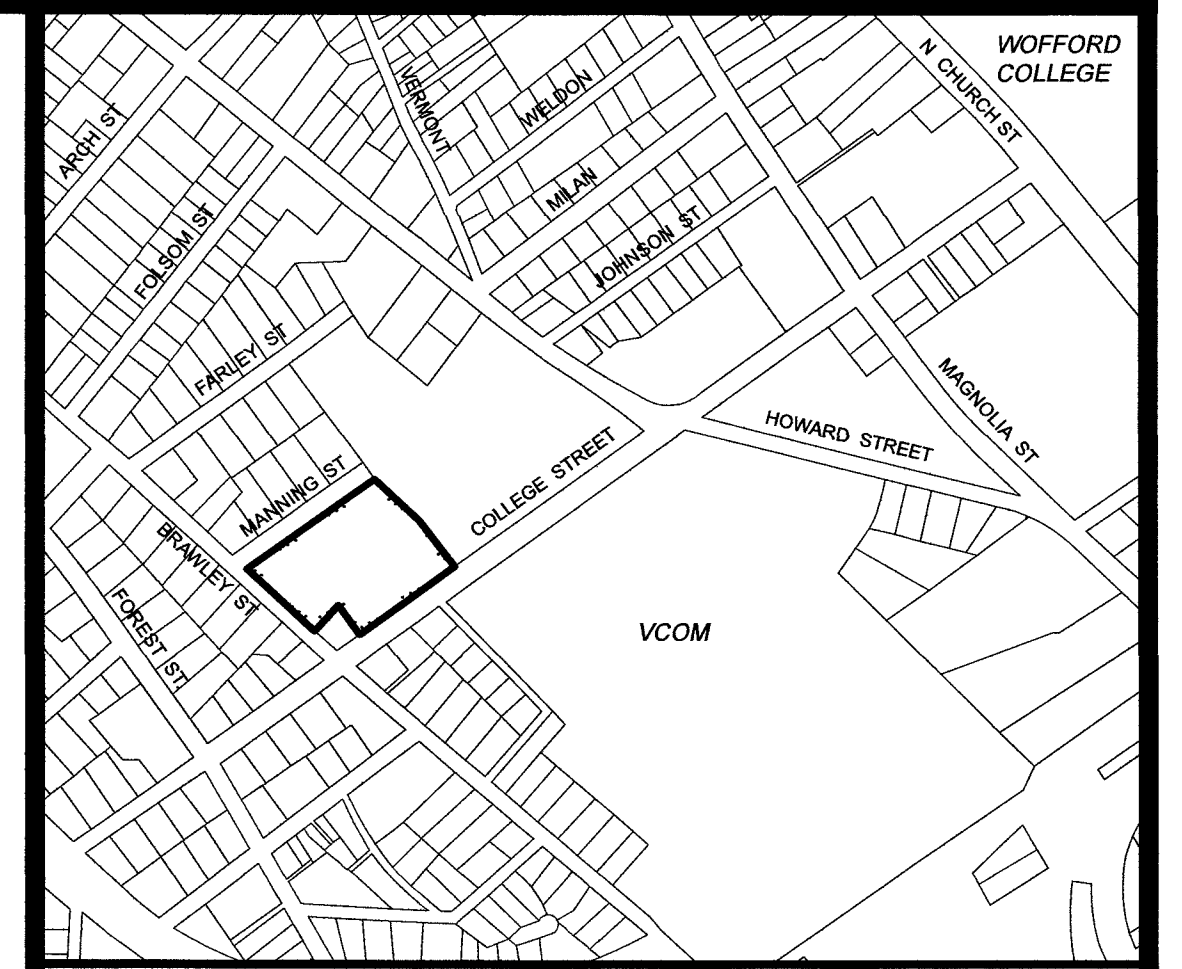
LAVENDER, SMITH & ASSOCIATES INC
2900 EAST MAIN STREET
SPARTANBURG, SC 29307



TYPICAL LOT DETAIL

NOTE
BUTTERFLY CREEK ALLEY IS A PRIVATE ALLEY -
NOT MAINTAINED BY THE CITY OF SPARTANBURG

PLT 2022 15786
PLT BK 181 PG 121 121
Recorded 1 Pages on 03/28/2022 10 42 56 AM
Recording Fee \$25.00
Office of REGISTER OF DEEDS - SPARTANBURG S C
Dorothy Earle - Register Of Deeds



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

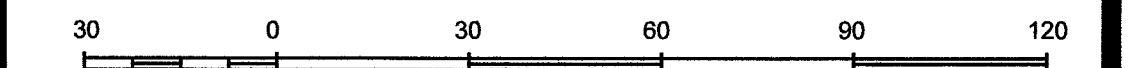
- The coordinates shown on this map are SC State Plane obtained from the SC VRIS Network. The horizontal datum is NAD83 2011. All distances on this map are horizontal ground unless noted otherwise. The project combined factor is 1.00001003.
- This plat not valid without the surveyor's original signature and embossed seal.
- Some utilities may be on this parcel that are not shown.
- Corner Descriptions: A - 1/2" cramped pipe found, B - 1/2" pipe found, C - 3/4" pipe found, D - #4 rebar found, E - #5 rebar found, F - Mag nail found, G - #3 rebar found, H - Mag spike found.

DRAWING FILE	DRAWING NUMBER
19033_VILLAGE	1 OF 1

REVISIONS

NO	BY	DATE	DESCRIPTION
1	DRL	3/04/22	Add 3 existing City of Spartanburg lots

SCALE 1" = 30'



LAVENDER, SMITH & ASSOCIATES, INC
LAND SURVEYORS & MAPPERS

2900 EAST MAIN STREET
SPARTANBURG S C 29307
PHONE 864.579.0067
EMAIL Lsasurvey@bellsouth.net

**SUBDIVISION SURVEY FOR
THE VILLAGE AT CREEKSIDE**

PREPARED FOR THE
NORTHSIDE DEVELOPMENT CORPORATION

LOCATED ADJACENT TO THE BUTTERFLY
BRANCH GREENWAY

STATE	SOUTH CAROLINA
COUNTY	SPARTANBURG
TAX MAP	AS NOTED
DATE	DECEMBER 01, 2021 See Revisions
FIELD BY	DRL
DRAWN BY	DRL
REFERENCE	AS NOTED
FILE	19033



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 also there are no visible encroachments or
projections other than shown.

Donna Zhan
S C Professional Land Surveyor No 7258

