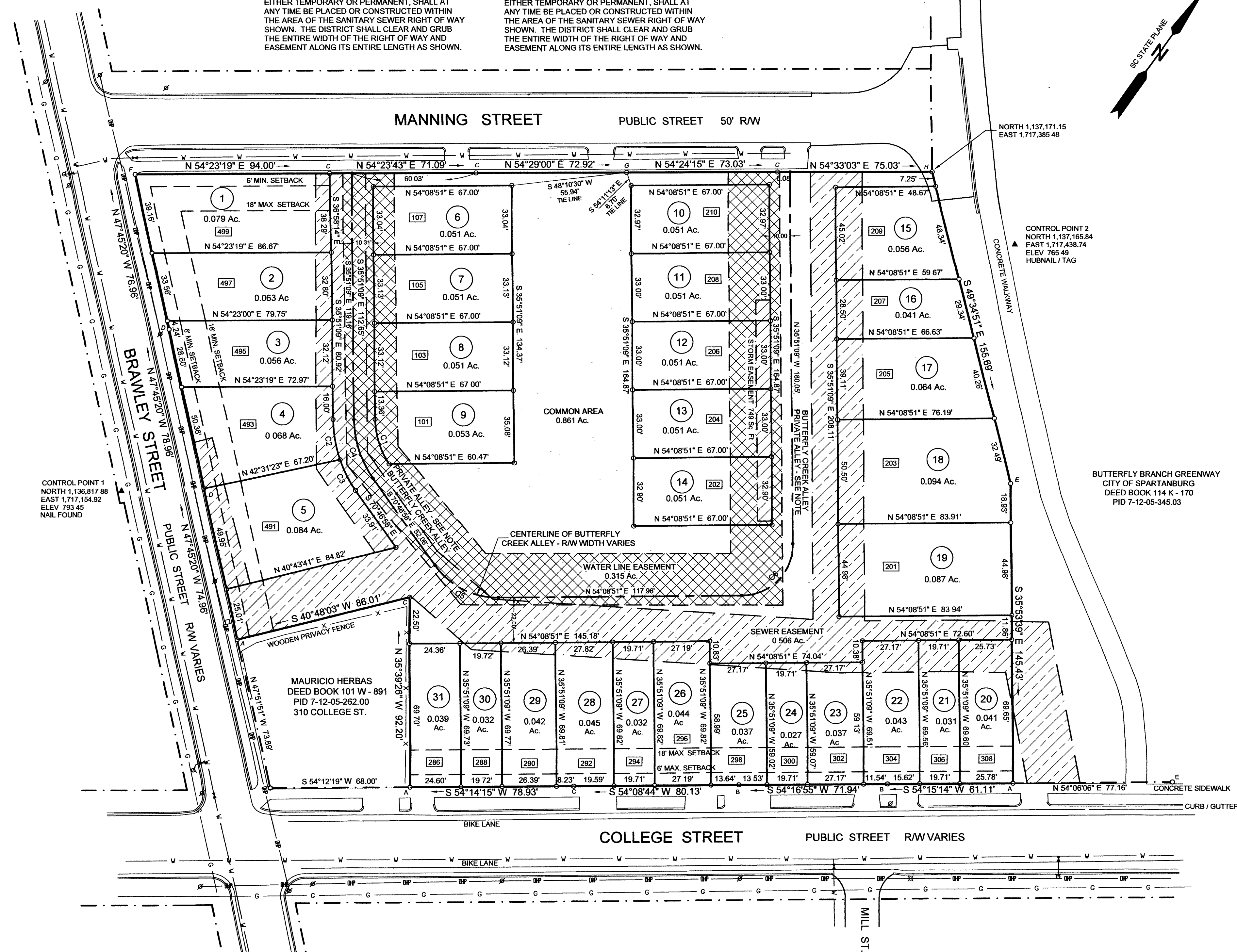


PLT-2021-69765
 PLT BK 180 PG 556-558
 Recorded 1 Pages on 12/09/2021 04:01:51 PM
 Recording Fee \$25.00
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
 Dorothy Earle, Register Of Deeds

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.



LEGEND

—○—	Property boundary line	CP ▲	Survey control point
- - -	Adjoiner property line / Road R/W	BM ⊕	Bench mark
- - - X - - -	Fence line	FH ⊕	Fire hydrant
— W —	Water line	WM ⊕	Water meter
— G —	Natural gas line	TR ⊕	Transformer
— DP —	Overhead power	TEL PED ⊕	Telephone pedestal
— S —	Storm drain	—	Road Sign
— T —	Sanitary sewer		
— F —	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		
WB ⊕	Water valve		
MB ⊕	Mailbox		
JB □	Junction Box		

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	38.38'	23.00'	22.67'	S 52°36'02" E
C2	60.00'	19.78'	19.69'	S 45°17'46" E
C3	60.00'	16.80'	16.75'	S 62°45'41" 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 08°08'51" E

COMMON AREA
SEWER EASEMENT
WATER LINE EASEMENT
STORM EASEMENT

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 (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	CITY	105 K - 25	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	CITY	96 K - 59	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

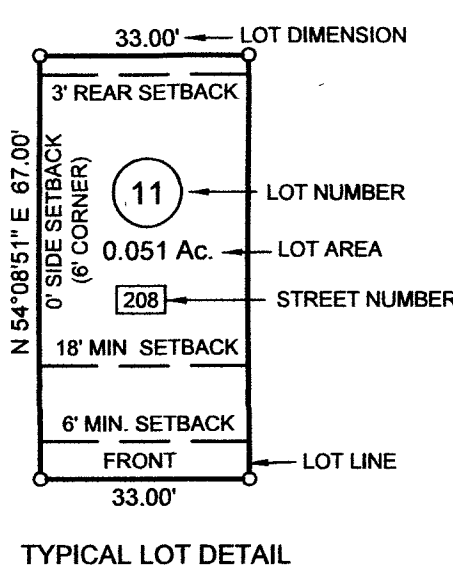
NORTHSIDE DEVELOPMENT CORPORATION
 501 HOWARD STREET SUITE A
 SPARTANBURG, SC 29303

ENGINEER

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

SURVEYOR

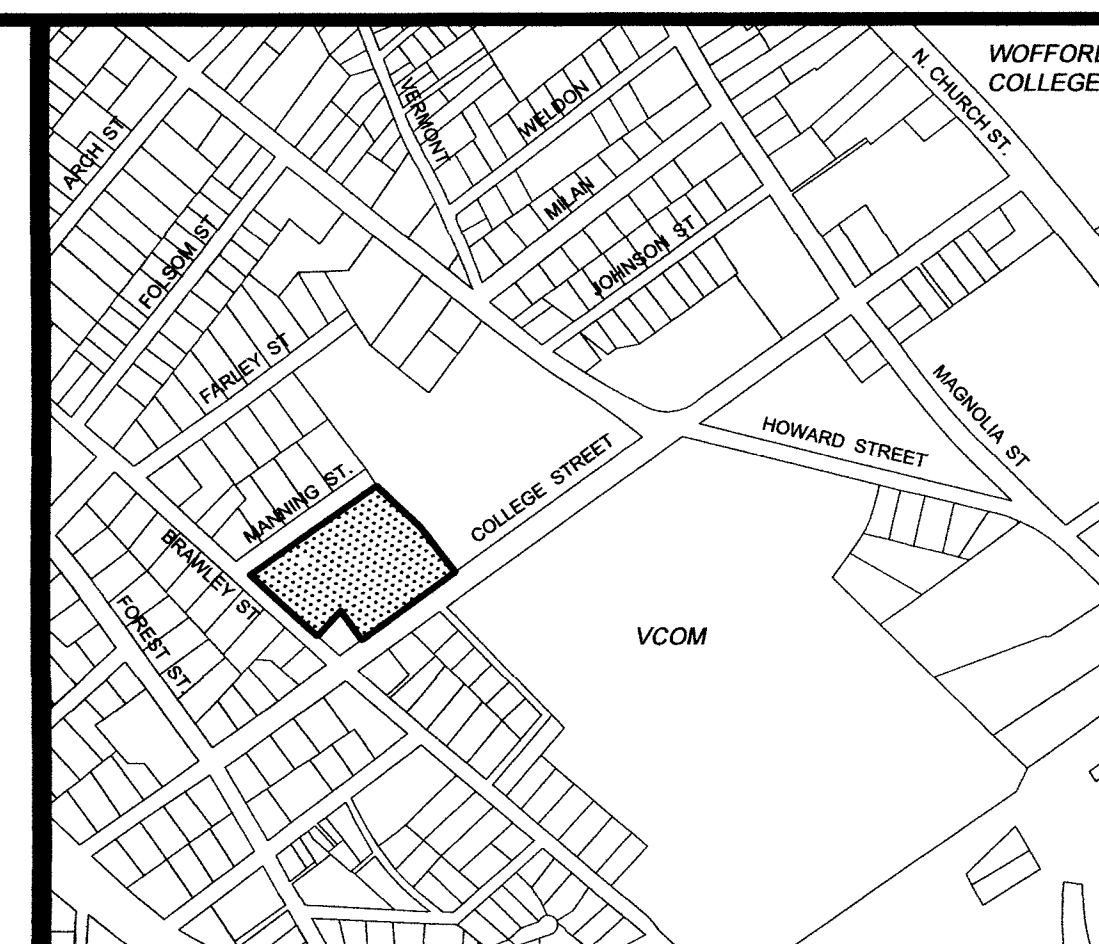
LAVENDER, SMITH & ASSOCIATES, INC.
 2900 EAST MAIN STREET
 SPARTANBURG, SC 29307



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

CITY OF SPARTANBURG
 PLANNING DEPARTMENT
 APPROVED THIS 07 DAY OF December 2021
 BY: *Nam Zhou*
 AUTHORIZED REPRESENTATIVE

Received 12/09/2021



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

- The coordinates shown on this map are SC State Plane obtained from the SC VRS 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" crimped pipe found E - #5 rebar found
 B - 1/2" pipe found F - Mag nail found
 C - 3/4" pipe found G - #3 rebar found
 D - #4 rebar found H - Mag spike found

DRAWING FILE: 19033_VILLAGE
 DRAWING NUMBER: 1 OF 1

REVISIONS

NO.	BY	DATE	DESCRIPTION

SCALE: 1" = 30'



LAVENDER, SMITH & ASSOCIATES, INC.
 LAND SURVEYORS & MAPPERS

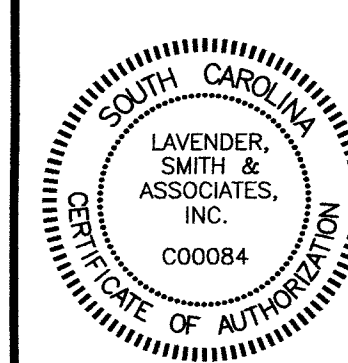
2900 EAST MAIN STREET
 SPARTANBURG, S.C. 29307
 PHONE 864.579.0067
 EMAIL: Lsaasurvey@bellsouth.net

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
 FIELD BY: DRL
 DRAWN BY: AS NOTED
 REFERENCE: 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."

David R. Lavender
 S.C. Professional Land Surveyor No. 7258

