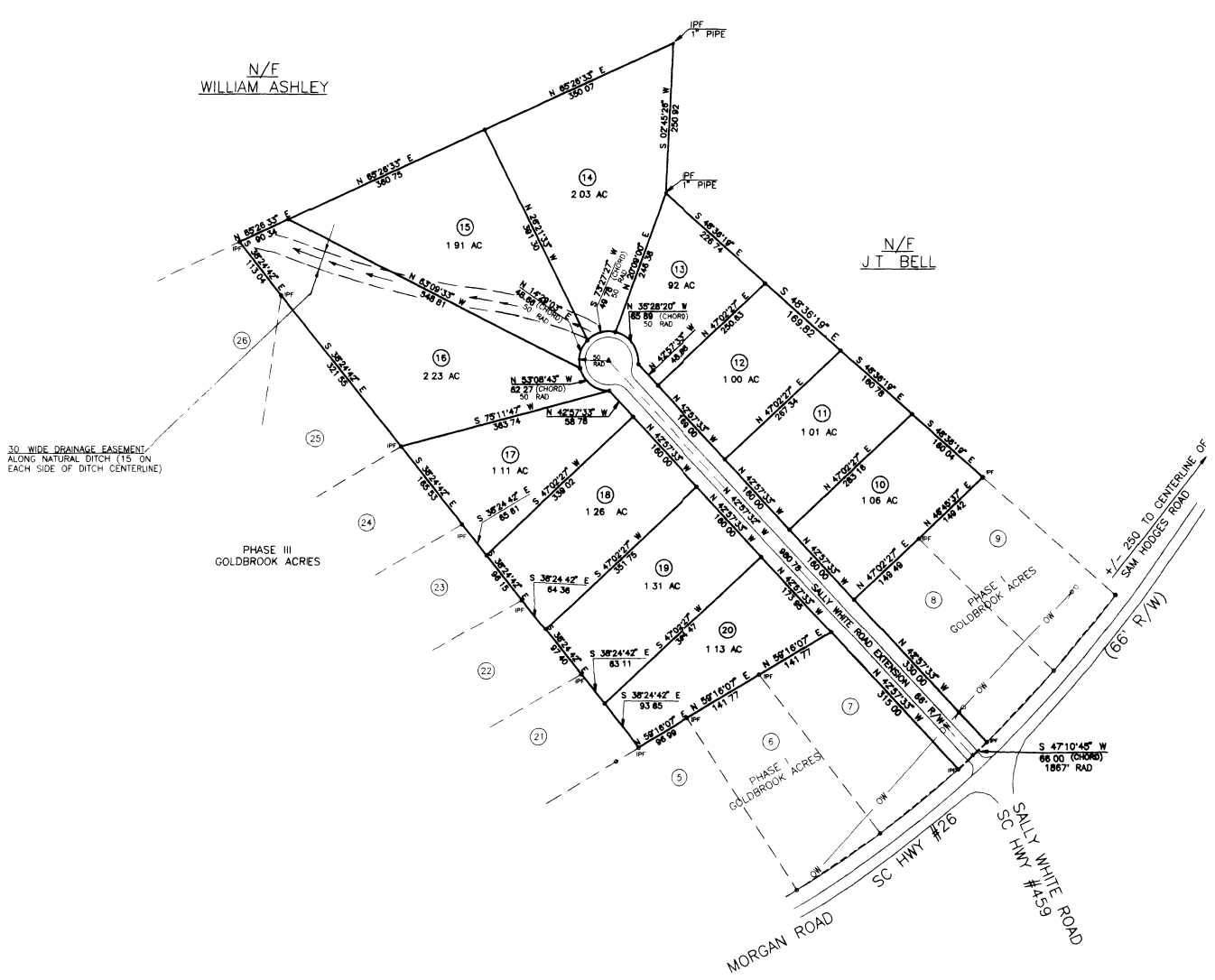


NOTES
- PROPERTY CORNERS ARE 1 1/4 PIPE SET UNLESS OTHERWISE NOTED
- TOTAL NUMBER OF LOTS = 11
- TOTAL ACREAGE OF LOTS = 14.97 ACRES
- MINIMUM LOT SIZE = .92 ACRES
- TOTAL AREA OF ROAD R/W = 1.53 ACRES
- THERE WILL BE A 20 FT EASEMENT ALONG INSIDE OF ALL EXTERIOR PROPERTY LINES OF TRACT AND A 10 FT EASEMENT ALONG EACH SIDE OF ALL INTERIOR PROPERTY LINES (20 FT TOTAL) FOR DRAINAGE AND UTILITY EASEMENT
- ALL LOTS SHALL HAVE INDIVIDUAL SEPTIC TANKS
- WATER SERVICE TO LOTS IS PROVIDED BY DONALDS-DUE WEST WATER AND SEWER AUTHORITY
- PRESENT TMS MAP # 19-00-02-017

BUILDING SETBACKS:
- 40' BUILDING SETBACK ALONG FRONT PROPERTY LINES
- 20' BUILDING SETBACK ALONG PROPERTY SIDES
- 40' BUILDING SETBACK ALONG BACK PROPERTY LINES

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP AND TO THE BEST OF MY KNOWLEGE AND BELIEF THE SUBJECT PROPERTY IS LOCATED IN ZONE X AS SHOWN HEREON COMMUNITY PANEL NUMBER 4500940025B DATED 3/18/87

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THE SURVEY SHOWN HEREIN 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 C SURVEY AS SPECIFIED THEREIN ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN

REFERENCES:
1 PLAT PREPARED BY DAVIS & FLOYD ENGINEERS FOR JAMES T BELL DATED 4/4/1957
2 GREENWOOD COUNTY TAX MAP NUMBER 19-00-02-17
3 PLAT PREPARED FOR ATLANTIC COAST PROPERTIES INC BY R M GADDY AND ASSOCIATES INC DATED 4/15/1996
4 PLAT FOR ATLANTIC COAST PROPERTIES INC FOR GOLDBROOK ACRES PHASE 1 BY R M GADDY AND ASSOCIATES INC DATED 4/15/1996
5 PLAT FOR ATLANTIC COAST PROPERTIES INC FOR GOLDBROOK ACRES PHASE 3 BY R M GADDY AND ASSOCIATES INC DATED 4/22/1997

NOTES
OW = OVER HEAD WIRES
P = POWER POLE
ALL PROPERTY CORNERS ARE IRON PIN SET 1" PIPE (IPS) UNLESS OTHERWISE NOTED
IPF = 1" PIPE UNLESS OTHERWISE NOTED

Filed this 31 day Dec 98
and recorded in Vol 108 Page 115
PAT DARRAGH
G.C.C.P. AND C.C.G.S. GREENWOOD CO. SC
TM # 19-11-02-017

OWNER/DEVELOPER
JERRY HOLMES
ATLANTIC COAST PROPERTIES INC
ROUTE 2 BOX 244
JOHNSTON, SOUTH CAROLINA 29832
803-275-4755

100 0 100 200
GRAPHIC SCALE

12/3/98

SUBJECT PROPERTY IS LOCATED IN GREENWOOD COUNTY, SOUTH CAROLINA

NUMBER	DATE	BY	DESCRIPTION
			REVISIONS

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
R M GADDY AND ASSOCIATES, INC No C00243

PREPARED FOR
ATLANTIC COAST PROPERTIES, INC

GOLDBROOK ACRES
PHASE 2

FINAL PLAT

R M GADDY AND ASSOCIATES, INC.
LAND SURVEYING AND SITE ENGINEERING
P.O. BOX 160 BALLENTINE, SC 29002 803-781-8619

Richard M. Gaddy

DESIGNED BY	MG
DRAWN BY	TTC
CHECKED BY	MG
SCALE	1" = 100
DATE	8/17/1998
SHEET NO	1 OF 1
	MORGAN5