

DATA

ZONED: C-2, COMMERCIAL
SETBACK REQUIREMENTS:
FRONT: 25'
SIDE: NONE IS REQUIRED EXCEPT ON CORNER LOTS AND LOTS ADJACENT TO ANY RESIDENTIAL DISTRICT IN WHICH CASE ALL COMMERCIAL BUILDINGS AND STRUCTURES SHALL BE SET BACK NOT LESS THAN 15 FEET FROM PROPERTY LINES. WHEN A SIDE YARD IS PROVIDED IT SHALL BE NOT LESS THAN 5 FEET IN WIDTH.
REAR: 20'
MAX. BLDG. HEIGHT: 35'

SITE AREA

PT LOT 4 PT LOT 4 & PT LOT 5
26,351 SQ.FT. 30,094 SQ.FT.
0.605 ACRES 0.691 ACRES

PARKING TABLE

TYPE OF SPACES	NO. OF SPACES
REGULAR	0
COMPACT	0
HANDICAP	0
TOTAL	0

PARKING REQUIREMENTS

AUTOMOBILE REPAIR FACILITY: TWO SPACES PER SERVICE BAY, NOT INCLUDING THE SERVICE BAY ITSELF, PLUS ONE SPACE PER EMPLOYEE AT THE LARGEST SHIFT

SOURCE OF DATA

CITY OF GREER
PLANNING AND ZONING
301 EAST FONSENETT STREET
GREER, S.C. 29615
(864) 848-5396
www.cityofgreer.org

ACCESS NOTE

DIRECT ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY OF BRANNON ROAD

ENCROACHMENTS/PROJECTIONS

NONE OBSERVED AT TIME OF SURVEY

REFERENCE PLAT

1. PLAT ENTITLED, "PROPERTY OF FRED DWAYNE CLAYTON ROSE B. CLAYTON", PREPARED BY JONES ENGINEERING SERVICE DATED OCTOBER 28, 1975, AND RECORDED OCTOBER 31, 1975 IN THE GREENVILLE COUNTY REGISTER OF DEEDS IN PLAT BOOK 5N, PAGE 102
2. PLAT ENTITLED, "SURVEY FOR BRANNON DRIVE LLC" PREPARED BY EAS PROFESSIONALS, INC. DATED MAY 22, 2012, AND RECORDED SEPTEMBER 13, 2013 IN THE GREENVILLE COUNTY REGISTER OF DEEDS IN PLAT BOOK 1162, PAGE 86
3. PLAT ENTITLED, "SURVEY FOR RICHARD SHANE ENLOE & KENNETH A. MESSER", PRAPRED BY CHAPMAN SURVEYING, CO. INC. DATED AUGUST 27, 2013

TAX ASSESSOR PARCEL NO.

T015000300300 & T015000300301

BASIS OF BEARINGS

SOUTH CAROLINA STATE PLANE COORDINATES WERE USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF AUGUST 18, 2014 THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 45045C0334E

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

SURVEYOR'S NOTES

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THE SUBJECT PROPERTY IS CONTIGUOUS TO THE WESTERN RIGHT OF WAY OF BRANNON ROAD
5. SUBJECT PROPERTY FIELD SURVEYED JUNE 25, 2018
6. OBSERVED POSTED ADDRESS: 107 & 111 BRANNON DRIVE
8. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

EXCEPTIONS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
FIDELITY NATIONAL TITLE COMPANY
COMMITMENT NO.: 18-266
DATED: JULY 9, 2018

NO SURVEY RELATED ITEMS

TITLE COMMITMENT LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR LOT OF LAND, WITH IMPROVEMENTS THEREON, SITUATED ON THE WEST SIDE OF THE BRANNON ROAD, NEAR HILLCREST DRIVE AND FAIRVIEW SCHOOL, ABOUT THREE MILES WESTWARD FROM THE CITY OF GREER, IN CHICK SPRINGS TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, BEING PART OF LOTS NO. 4 AND 5, OF THE I.B. BRANNON PROPERTY, ORIGINAL SURVEY AND PLAT BY J. EARLE FREEMAN, SURVEYOR, DATED OCTOBER 5, 1927, AND HAVING THE FOLLOWING COURSES AND DISTANCES TO-WIT:

BEGINNING AT AN IRON PIN IN THE BRANNON ROAD, CORNER OF THE NOW OR FORMER HAMPTON LOT, AND RUNNING THENCE WITH THE NOW OR FORMER HAMPTON LINE, S. 57-45 W. 18 FEET TO AN IRON PIN ON BANK OF ROAD; THENCE CONTINUING SAME COURSES, S. 5745 W. 259 FEET TO AN IRON PIN ON THE LINE NOW OR FORMERLY OF HUGHES; THENCE WITH THE NOW OR FORMER HUGHES LINE N. 72-13 W. 133.8 FEET TO AN IRON PIN ON SAID LINE; THENCE N. 57-45 E. 343.5 FEET TO A POINT IN SAID ROAD (IRON PIN BACK ON LINE AT 13 FEET); THENCE WITH SAID ROAD, S. 34-00 E. 100 FEET TO THE BEGINNING CORNER, AND CONTAINING SEVEN-TENTHS OF AN ACRES MORE OR LESS.

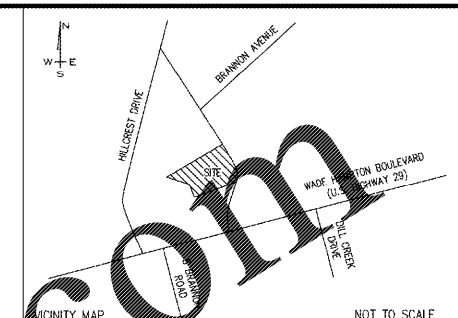
THIS BEING THE SAME PROPERTY CONVEYED TO RICHARD C. CARNAHAN AND REBEKAH S. CARNAHAN BY DEED OF KENNETH A. MESSER AND RICHARD SHANE ENLOE, RECORDED FEBRUARY 5, 2016 IN DEED BOOK 2481 AT PAGE 4583, GREENVILLE COUNTY ROD.

TAX MAP NO. T015-00-03-003.00

AND ALSO,

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING KNOWN AND DESIGNATED AS A PORTION OF LOT 4 OF I.B. BRANNON PROPERTY AND BEING MORE ACCURATELY SHOWN ON A RECENT SURVEY OF THE PROPERTY OF FRED DWAYNE CLAYTON AND ROSE B. CLAYTON MADE BY JONES ENGINEERING SERVICE ON OCTOBER 28, 1975, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SC IN PLAT BOOK 5-N AT PAGE 102, AND BEING MORE SPECIFICALLY SHOWN AS 0.604 ACRES, MORE OR LESS, ON A PLAT ENTITLED "SURVEY FOR BRANNON DRIVE, LLC", PREPARED BY EAS PROFESSIONALS, INC., DATED MAY 22, 2012 AND RECORDED IN PLAT BOOK 1162 AT PAGE 86 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, REFERENCE TO THE LATTER PLAT IS HEREBY GRAVED FOR A MORE COMPLETE METES AND BOUNDS DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO RICHARD C. CARNAHAN AND REBEKAH S. CARNAHAN BY DEED OF RIGBY RENTAL PROPERTY, LLC, RECORDED FEBRUARY 5, 2016 IN DEED BOOK 2481 AT PAGE 4573, GREENVILLE COUNTY ROD.



SURVEYOR'S CERTIFICATE

TO: NTW, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR SURVEYS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 25, 2018
DATE OF PLAT OR MAP: JUNE 27, 2018

BY: JUSTIN A. McDANIEL, P.L.S.



S.C. REG. NO. 28588
STATE OF SOUTH CAROLINA

THIS BEING THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 18-266 BEARING AN EFFECTIVE DATE OF JULY 9, 2018.

S.C. CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

TOPO NOTES:
1. ELEVATIONS ARE BASED ON NAVD83 (SCVRS)
2. CONTOURS ARE SHOWN AT 1' INTERVALS

CAUTION



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

- BL BUILDING LINE
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CT CRIMP TOP
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- IPO IRON PIN OLD-O
- IPS IRON PIN SET-O
- N&C NAIL & CAP
- OT OPEN TOP
- RS REBAR
- ROP REINFORCED CONC PIPE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- SSE SS EASEMENT
- TEL TELEPHONE PEDESTAL
- EM ELECTRIC METER
- CB CATCH BASIN
- DI DROP INLET
- ELEC TRANS
- X90.0 ELEVATION
- PP FIRE HYDRANT
- GM GAS METER
- UP LIGHT POLE
- PP POWER POLE
- GA GUY ANCHOR
- SDMH SD MANHOLE
- SSMH SS MANHOLE
- TMH TELEPHONE MANHOLE
- CO CLEAN OUT
- TC/BC TOP/BOTTOM CURB
- TW/BW TOP/BOTTOM WALL
- VSP VITRIFIED CLAY PIPE
- WM WATER METER
- WV WATER VALVE
- CTV CABLE TV
- FLNK LINE
- FDC FIBER OPTIC CABLE
- GAS GAS LINE
- OHP OVERHEAD POWER
- OHT OVERHEAD TELEPHONE
- SD STORM DRAIN
- SS SANITARY SEWER
- UGP UNDERGROUND POWER
- UGT UNDERGROUND TEL
- W WATER LINE
- PI POST INDICATOR VALVE

SHEET 1 of 2

**"ALTA / NSPS LAND TITLE SURVEY"
FOR
NTW, LLC**

107 & 111 BRANNON DRIVE
GREENVILLE COUNTY
GREER, SOUTH CAROLINA

DATE 6/25/2018	FIELD CREW HB	DRAWN BY HS	CHECKED BY JG/ACJ
SCALE 1"=30'	30 0 30 60		

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
600 EAST WASHINGTON STREET, SUITE B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

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WWW.LDILine.com



DATE	REVISION	BY	AP'VD