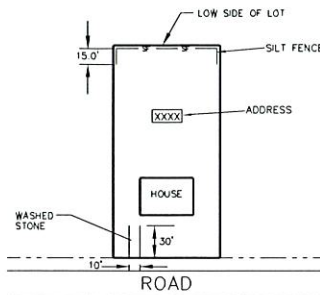


SEPTIC TANK NOTE:

AS OF THIS DATE MARCH 4, 2022, LOTS 1 AND 2 HAVE NOT RECEIVED APPROVAL FROM SCDEH FOR SEPTIC TANK SYSTEMS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT SCDEH FOR APPROVAL OF A SEPTIC TANK IF WHEN DEVELOPMENT TAKES PLACE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE GRANTED TO A BUILDING/USE WITHOUT A SEPTIC SYSTEM (OR PUBLIC SEWER).

WELL NOTE:

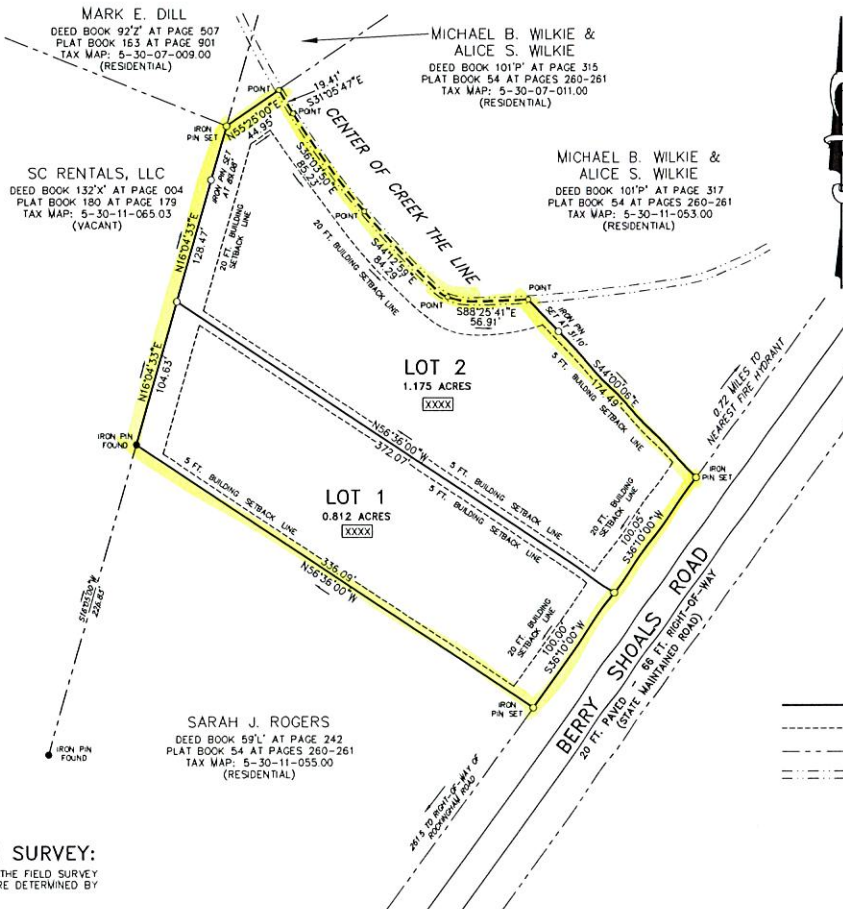
AS OF THIS DATE MARCH 4, 2022, LOTS 1 AND 2 HAVE NOT RECEIVED APPROVAL FROM SCDEH FOR A WELL. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT SCDEH FOR APPROVAL FOR A WELL IF WHEN DEVELOPMENT TAKES PLACE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE GRANTED TO A BUILDING/USE WITHOUT A WELL (OR PUBLIC WATER).



TYPICAL LOT LAYOUT
NOT TO SCALE



LOCATION MAP:
NOT TO SCALE



SYMBOLS:

- PROPERTY LINE.
- BUILDING SETBACK LINE.
- ADJACENT PROPERTY LINE.
- CREEK.
- IRON PIN SET.
- IRON PIN FOUND.
- POINT IN CENTER OF CREEK.

CERTIFICATE OF ACCURATE SURVEY:

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/10,000 AS SHOWN HEREON AND THE AREA(S) ARE DETERMINED BY THE D.M.D. METHOD OF AREA CALCULATION.

REFERENCE: DEED BOOK: 131'P' AT PAGE 916
PLAT BOOK: 54 AT PAGES 260-261
BLOCK MAP: 5-30-11-054.00

I ALSO CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE SPARTANBURG COUNTY UNIFIED LAND MANAGEMENT ORDINANCE.

Joseph C. Whisenant
JOSEPH C. WHISENANT, SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR

MARCH 4, 2022
DATE:

25439
SOUTH CAROLINA REGISTRATION NO.

CERTIFICATE OF APPROVAL FOR RECORDATION:

I, THE UNDERSIGNED, CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS IN THE SPARTANBURG COUNTY SUBDIVISION ORDINANCE AND OTHER DEVELOPMENT REQUIREMENTS OF SPARTANBURG COUNTY WITH THE EXCEPTION OF ANY VARIANCES OR CONSENT AGREEMENTS AS FOUND IN THE OFFICIAL RECORDS OF THE SPARTANBURG COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE:

CHAIRMAN OR SECRETARY OF THE PLANNING COMMISSION
OR PLANNING DIRECTOR SPARTANBURG COUNTY

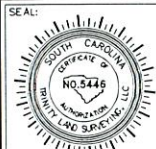
DEVELOPER:

ALVINA LUKYANETS
308 MEADOWPARK LANE
DUNCAN, SOUTH CAROLINA 29334
TEL: 723-224-5470

MINOR SUBDIVISION PLAT FOR:

Lukyanets Subdivision
SINGLE FAMILY RESIDENTIAL - DUNCAN AREA - 29334
BEING LOT NO. 74 OF THE SILVER LAKE ESTATES SUBDIVISION AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 54 AT PAGES 260-261. ALSO SEE DEED BOOK 131'P' AT PAGE 916.

EXCEPT AS SHOWN AND/OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING ITEMS OTHER THAN THOSE VISIBLE AT THE TIME OF THE SURVEY FIELD WORK: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, JOINING OF ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH OR TITLE COMMITMENT MAY DISCLOSE.



I HEREBY CERTIFY TO: VIOLETTA LUKYANETS
THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF A CLASS 'A' SURVEY AS SPECIFIED THEREIN.
THAT THE PROPERTY IS ☐ IS ☒ IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL NO. 45085C-0238-E OF THE FLOOD INSURANCE RATE MAPS FOR SPARTANBURG COUNTY DATED MAY 4, 2021.
Joseph C. Whisenant
JOSEPH C. WHISENANT, SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
THE CERTIFICATE(S) ABOVE SHALL ONLY APPLY IF THIS SHEET CONTAINS THE SIGNATURE OF THE SURVEYOR AND THE SURVEYOR'S SEAL HAS BEEN EMBOSSED.

TOTAL AREA SUBDIVIDED = 1.947 ACRES.
MILES OF NEW ROAD = 0 MILES.
TOTAL NUMBER OF BUILDABLE LOTS = 2.

LOCATION: 650 BERRY SHOALS ROAD, DUNCAN, SC 29334			
COUNTY: SPARTANBURG	STATE: SOUTH CAROLINA		
DATE: MARCH 4, 2022	BLOCK MAP: SHEET: 5-30-11	PARCEL: 54.00	WEST/BURNS JOE WHISENANT
SCALE: 1" = 60'			
-60 -30 0 60 120 180			
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR			
TRINITY LAND SURVEYING, LLC			
ADDRESS: 129 GLADYS COURT, SPARTANBURG, SC 29301			
TEL: 864-576-9885		FAX: 864-576-9424	
TEL: 864-576-2790		EMAIL: trinitygc@outlook.com	