

SINCLAIR & ASSOCIATES, LLC
ENGINEERS, SURVEYORS & MAPPERS
P.O. BOX 1344 DUNCAN, SC 29334
(864)949-0981 FAX (864)949-1911

GENERAL NOTES:

- This plat was prepared as a professional service for the exclusive use of the person, persons, or entity named within the heron statement and or title. Said statement does not extend to any unnamed person, persons or entity without the expressed permission of SINCLAIR & ASSOCIATES, LLC naming said person, persons, or entity.
- Although all visible easements obvious and apparent to the surveyor have been shown, SINCLAIR & ASSOCIATES, LLC does not warrant the existence or nonexistence of any other easements.
- The underground utilities shown have been located from field surveys, furnished information, and/or existing drawings. SINCLAIR & ASSOCIATES, LLC makes no guarantee that the underground utilities shown are in the exact location as indicated although SINCLAIR & ASSOCIATES, LLC does state that they are located as accurately as possible from the information available. SINCLAIR & ASSOCIATES, LLC has physically located only those underground utilities which are visibly apparent.
- SINCLAIR & ASSOCIATES, LLC does not warrant the existence or nonexistence of any hazardous waste on the survey site.
- SINCLAIR & ASSOCIATES, LLC does not warrant the existence or nonexistence of any Jurisdictional Wetlands on the survey site.
- FLOOD CERTIFICATION**
According to FEMA FIRM MAP Panel Number 75 of 275 for Spartanburg County Dated: month day, year; this site is not in a 100 Year Flood Hazard Zone. Community Panel No. 450176 00758

Note: Boundary survey was performed Blue Ridge Land Surveying, Inc.
See plat for Merle T. Page & Clarice V. Tapp dated 1-09-1995.

Owner/Developer

SKYDALE ENTERPRISES, LLC
155 WILL BOMAR ROAD
GREER, S.C. 29651
864/895-6016

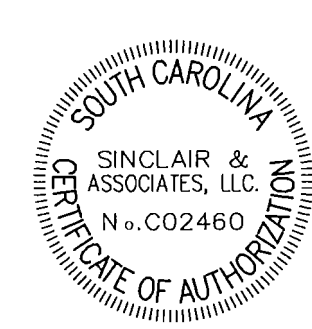
NO.	DATE	REVISION DESCRIPTION	BY
			CKD

FINAL PLAT FOR:

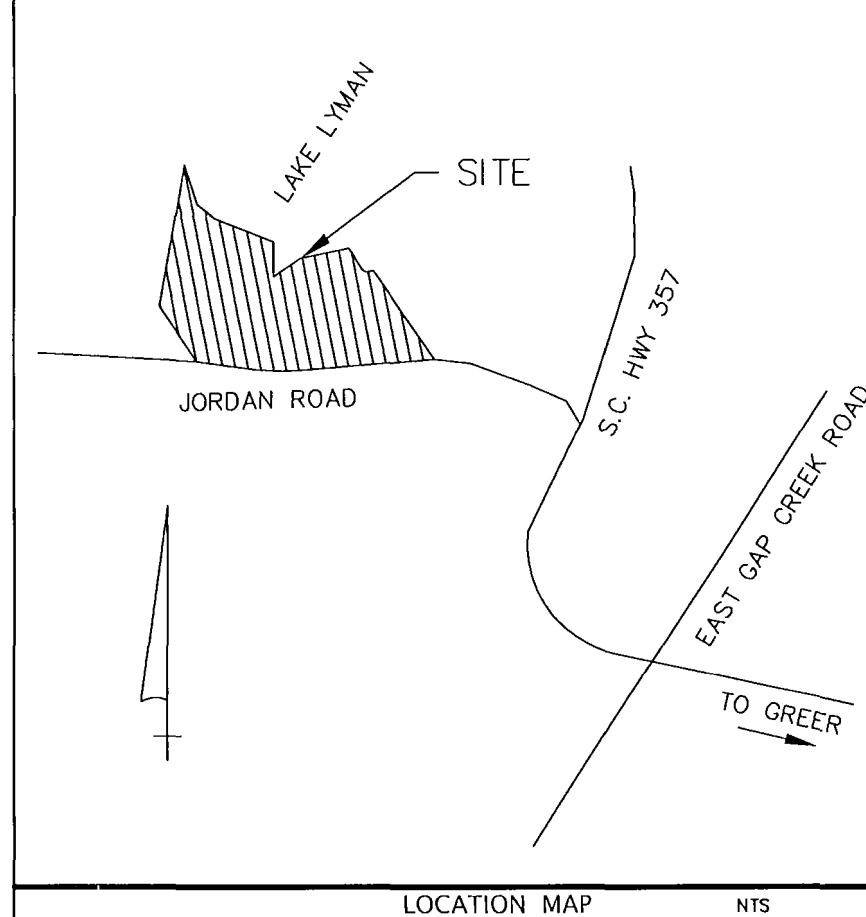
CARSHALTON BY THE BAY

LOCATED NEAR
INTERSECTION OF JORDAN ROAD
& S.C. HWY 357

SPARTANBURG COUNTY,
SOUTH CAROLINA



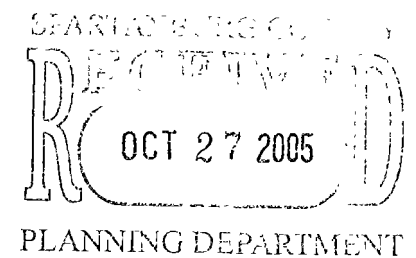
PLAT BOOK PB: 157 .p. 380	DEED BOOK DB: 83-E .p. 210
TAX MAP 5-05-00-051.00	DRAWN BY W.R. DAVIS
CHECKED BY J. R. SMITH	DATE OCTOBER 13, 2005
PROJECT NUMBER 1416	DRAWING NUMBER FP-1



LEGEND

- PROPERTY CORNER
- SPIKE / NAIL
- PT ○ POINT IN BRANCH
- ✓ HYDRANT
- ✕ POWER POLE
- OHE — OVERHEAD ELEC. LINE
- WATER LINE
- R/W RIGHT OF WAY
- () RECORD BEARING AND DISTANCE

TOTAL PROJECT:
Number of lots = 89
Miles of new road = 1.02 miles
Total area = 61.92 acres
Area in lots = 54.57 acres
Common/Open Space = 1.1 acres



N/F SPRING INDUSTRIES, INC.
S.W.D.
PB: 11-15

N/F PEGGY J. GOOD
PB: 76-809

N/F DUKE POWELL
PB: 76-809

NGS MON. FOUND
42.375'
N 1145988.49
E 1642225.63
ELEV = 868.65

SHEET 1 OF 2

GRAPHIC SCALE: 1" = 100'

Note:
Lots that have double frontage are as follows:
33, 34, 51 & 87.
These lots may be accessed from one street only.

Detention ponds are temporary and will be removed upon Spartanburg County's approval.

Site Zip Code = 29365

Note:
There is a 10' total (5' each side) drainage & utility easement along all side lot lines.

Setbacks are as follows:
Setback on Jordan Road = 30'
Front setback on interior roads = 20'
Front setback on Lots 1-5, 87-89 = 30'.
Rear setback = 20'
Side setback = 5'

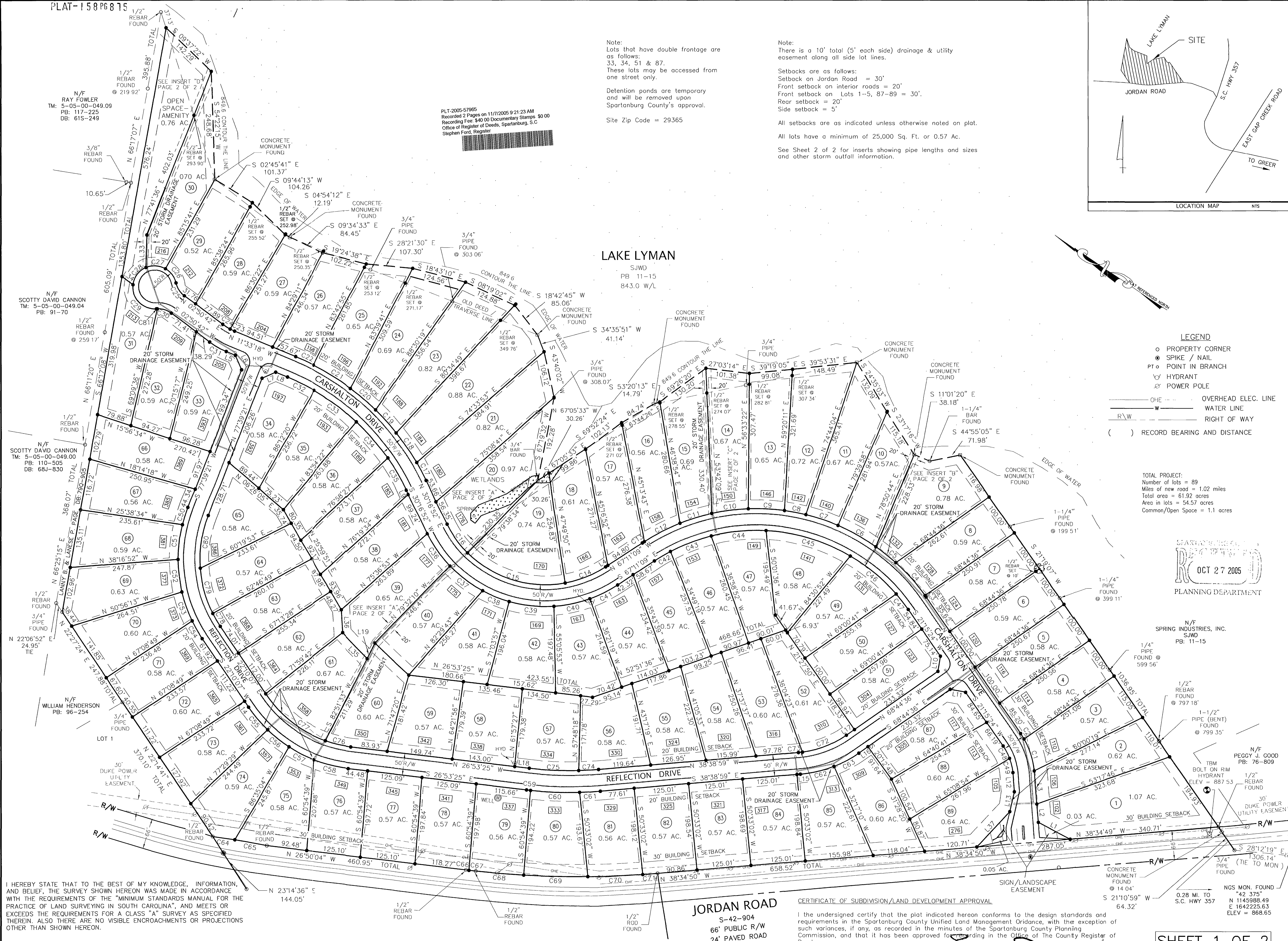
All setbacks are as indicated unless otherwise noted on plat.

All lots have a minimum of 25,000 Sq. Ft. or 0.57 Ac.

See Sheet 2 of 2 for inserts showing pipe lengths and sizes and other storm outfall information.

LAKE LYMAN

SJWD
PB 11-15
843.0 W/L



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 HEREON.

SINCLAIR & ASSOCIATES, LLC

ENGINEERS/SURVEYORS/MAPPERS
DUNCAN, SOUTH CAROLINA

15790 10-26-05
Reg. No. DATE

JORDAN ROAD
S-42-904
66' PUBLIC R/W
24' PAVED ROAD

CERTIFICATE OF SUBDIVISION/LAND DEVELOPMENT APPROVAL

I the undersigned certify that the plat indicated hereon conforms to the design standards and requirements in the Spartanburg County Unified Land Management Ordinance, with the exception of such variances, if any, as recorded in the minutes of the Spartanburg County Planning Commission, and that it has been approved for recording in the Office of the County Register of Deeds.

NOV 07 2005

Date

Erin J. Price
Chairman, Secretary
Planning Director
Spartanburg County
Planning Commission

Chairman, Secretary
Planning Director
Spartanburg County
Planning Commission

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	175.00	25°14'33"	77.10	39.19	N 38°43'44" E	76.48
C2	175.00	04°51'04"	14.82	7.41	N 23°40'56" E	14.81
C3	475.00	00°31'41"	4.38	2.19	N 20°59'33" E	4.38
C4	475.00	12°09'57"	100.86	50.62	N 14°38'44" E	100.67
C5	475.00	07°02'02"	58.31	29.19	N 05°02'44" E	58.28
C6	475.00	12°02'51"	99.88	50.12	N 04°29'42" W	99.69
C7	475.00	09°19'08"	77.26	38.71	N 15°10'42" W	77.17
C8	475.00	06°02'02"	50.02	25.03	N 22°51'16" W	50.00
C9	475.00	10°01'45"	83.15	41.68	N 30°53'10" W	83.04
C10	475.00	10°16'19"	85.16	42.69	N 41°02'13" W	85.04
C11	474.29	09°18'51"	77.10	38.64	N 50°49'23" W	77.02
C12	475.00	11°02'57"	91.60	45.94	N 60°59'52" W	91.46
C13	475.01	00°39'49"	5.50	2.75	N 66°51'15" W	5.50
C14	250.00	23°01'21"	100.46	50.91	N 55°40'29" W	99.78
C15	250.00	55°43'17"	243.13	132.15	N 16°18'09" W	233.66
C16	250.00	18°43'23"	81.69	41.21	N 20°55'11" E	81.33
C17	575.00	04°37'16"	46.38	23.20	N 27°58'14" E	46.36
C18	575.00	08°14'44"	82.75	41.45	N 21°32'14" E	82.68
C19	575.00	06°58'46"	70.04	35.07	N 13°55'29" E	70.00
C20	575.00	07°28'43"	75.05	37.58	N 06°41'44" E	75.00
C21	575.00	09°58'38"	100.13	50.19	N 02°01'56" W	100.00
C22	575.00	04°32'03"	45.50	22.76	N 09°17'16" W	45.49
C23	125.00	05°11'32"	11.33	5.67	N 08°57'32" W	11.32
C24	125.00	09°12'27"	20.09	10.07	N 01°45'32" W	20.07
C25	50.00	41°25'51"	36.16	18.91	N 23°33'37" E	35.37
C26	50.00	48°04'30"	41.95	22.30	N 20°14'18" E	40.73
C27	50.00	53°23'17"	46.59	25.14	N 30°29'36" W	44.92
C28	50.00	60°00'00"	52.36	28.87	N 87°11'14" W	50.00
C29	50.00	101°21'22"	88.45	61.04	S 12°08'04" W	77.36
C30	50.00	38°59'53"	34.03	17.70	S 16°39'14" E	33.38
C31	175.00	14°24'00"	43.98	22.11	S 04°21'18" E	43.87
C32	525.00	07°30'09"	68.74	34.42	S 07°48'14" E	68.70
C33	525.00	13°04'33"	119.81	60.17	S 02°29'08" W	119.53
C34	525.00	12°00'41"	110.06	55.23	S 15°01'44" W	109.85
C35	525.00	09°14'47"	84.73	42.45	S 25°39'28" W	84.63
C36	300.00	17°28'21"	91.49	46.10	S 21°32'42" W	91.13
C37	300.00	18°05'12"	94.70	47.75	S 03°45'55" W	94.31
C38	300.00	12°30'33"	65.50	32.88	S 11°31'57" E	65.37
C39	300.00	19°45'48"	103.48	52.26	S 27°40'07" E	102.97
C40	300.00	16°04'55"	84.20	42.38	S 45°35'29" E	83.93
C41	300.00	13°33'13"	70.97	35.65	S 60°24'33" E	70.80
C42	425.00	05°44'42"	42.61	21.33	S 64°18'48" E	42.60
C43	425.00	13°36'32"	100.95	50.71	S 54°38'11" E	100.71
C44	425.00	17°08'03"	127.10	64.03	S 39°15'54" E	126.62
C45	425.00	27°24'23"	203.29	103.63	S 16°59'41" E	201.36
C46	425.00	18°27'01"	136.86	69.03	S 05°56'01" W	136.27
C47	425.00	06°05'52"	45.23	22.64	S 18°12'27" W	45.21
C48	125.00	14°36'40"	31.88	16.03	S 28°33'43" W	31.79
C49	125.00	15°28'58"	33.78	16.99	S 43°36'32" W	33.68
C50	325.00	07°21'49"	41.77	20.91	S 73°58'26" W	41.74
C51	325.00	14°17'09"	81.03	40.73	S 63°08'57" W	80.82
C52	325.00	13°18'16"	75.47	37.90	S 49°21'15" W	75.30
C53	325.00	12°21'41"	70.12	35.20	S 36°31'16" W	69.98
C54	325.00	08°10'19"	46.35	23.22	S 26°15'16" W	46.31
C55	325.00	12°02'38"	68.32	34.28	S 16°08'48" W	68.19
C56	325.00	11°07'27"	63.10	31.65	S 04°33'45" W	63.00
C57	325.00	11°27'26"	64.99	32.60	S 06°43'41" E	64.88
C58	325.00	14°26'02"	81.87	41.15	S 19°40'25" E	81.66
C59	825.00	00°39'19"	9.43	4.72	S 27°13'05" E	9.43
C60	825.00	07°48'32"	112.44	56.31	S 31°27'00" E	112.35
C61	825.00	03°17'43"	47.45	23.73	S 37°00'08" E	47.44
C62	275.00	16°32'53"	79.42	39.99	S 46°55'25" E	79.15
C63	275.00	13°32'45"	65.01	32.66	S 61°58'14" E	64.86
C64	1626.33	01°49'35"	51.84	25.92	S 25°41'07" E	51.84
C65	1626.33	02°37'26"	74.48	37.25	S 23°27'37" E	74.47
C66	2239.82	00°10'27"	6.81	3.41	N 26°38'11" W	6.81
C67	2239.82	00°23'46"	15.49	7.74	N 26°55'18" W	15.49
C68	2133.79	02°56'29"	109.54	54.78	N 28°52'57" W	109.53
C69	2133.79	03°57'24"	147.35	73.71	N 32°19'53" W	147.32
C70	2133.79	03°21'47"	125.25	62.64	N 35°59'29" W	125.23
C71	2133.79	00°55'02"	34.16	17.08	N 38°07'53" W	34.16
C72	225.00	27°46'11"	109.05	55.62	N 54°51'31" W	107.99
C73	225.00	02°19'26"	9.13	4.56	N 39°48'42" W	9.13
C74	775.00	03°21'57"	45.53	22.77	N 36°58'01" W	45.52
C75	775.00	08°23'37"	113.53	56.87	N 31°05'14" W	113.43
C76	275.00	12°29'25"	59.95	30.09	N 20°38'43" W	59.83
C77	275.00	37°16'35"	178.94	92.76	N 04°14'00" E	175.80
C78	275.00	07°05'47"	34.06	17.05	N 25°43'00" E	34.04
C79	275.00	22°30'27"	108.03	54.72	N 40°31'07" E	107.34
C80	275.00	25°53'00"	124.23	63.19	N 64°42'51" E	123.18
C81	50.00	02°23'26"	2.09	1.04	S 37°20'54" E	2.09

TOTAL PROJECT:
Number of lots = 89
Miles of new road = 1.02 miles
Total area = 61.92 acres
Area in lots = 54.57 acres
Common/Open Space = 1.10 acres

CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction lines, and hereby dedicate to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat."

11 / 7 / 05

Signed Daniel K. Fox

11 / 7 / 05

Signed [Signature]

/ /

Signed _____

/ /

Signed _____

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 06°10'11" W	82.98'
L2	N 51°21'01" E	41.93'
L3	N 51°21'01" E	76.16'
L4	N 67°11'09" W	6.19'
L5	S 11°33'18" E	58.80'
L6	S 33°03'01" W	35.60'
L7	S 56°56'59" E	35.11'
L8	S 11°33'18" E	29.37'
L9	S 30°16'52" W	10.80'
L10	S 66°15'24" W	35.36'
L11	S 23°44'36" E	35.36'
L12	S 51°21'01" W	44.09'
L13	S 69°25'15" W	46.62'
L14	S 22°10'07" W	16.28'
L15	S 38°38'59" E	7.72'
L16	S 68°44'36" E	25.56'
L17	N 68°44'36" W	22.56'
L18	N 26°53'25" W	33.64'
L19	S 82°51'33" W	40.00'
L20	S 56°00'52" W	11.69'
L21	S 67°05'33" E	69.12'
L22	N 89°27'03" W	52.16'
L23	N 34°54'02" W	36.38'
L24	N 76°08'58" W	70.53'
L25	N 55°00'41" W	74.35'
L26	N 84°25'09" W	21.92'
L27	N 02°02'47" E	12.70'
L28	N 57°36'54" E	15.39'
L29	S 79°46'43" E	25.55'
L30	S 55°33'18" E	69.83'
L31	S 68°20'47" E	69.39'
L32	S 44°04'35" E	13.70'
L33	N 57°42'52" E	74.08'
L34	N 02°50'42" E	31.38'
L35	N 13°03'40" E	81.26'
L36	N 52°53'56" E	52.02'
L37	N 80°49'12" W	110.20'

Note:
There is a 10' total (5' each side) drainage & utility easement along all side lot lines.

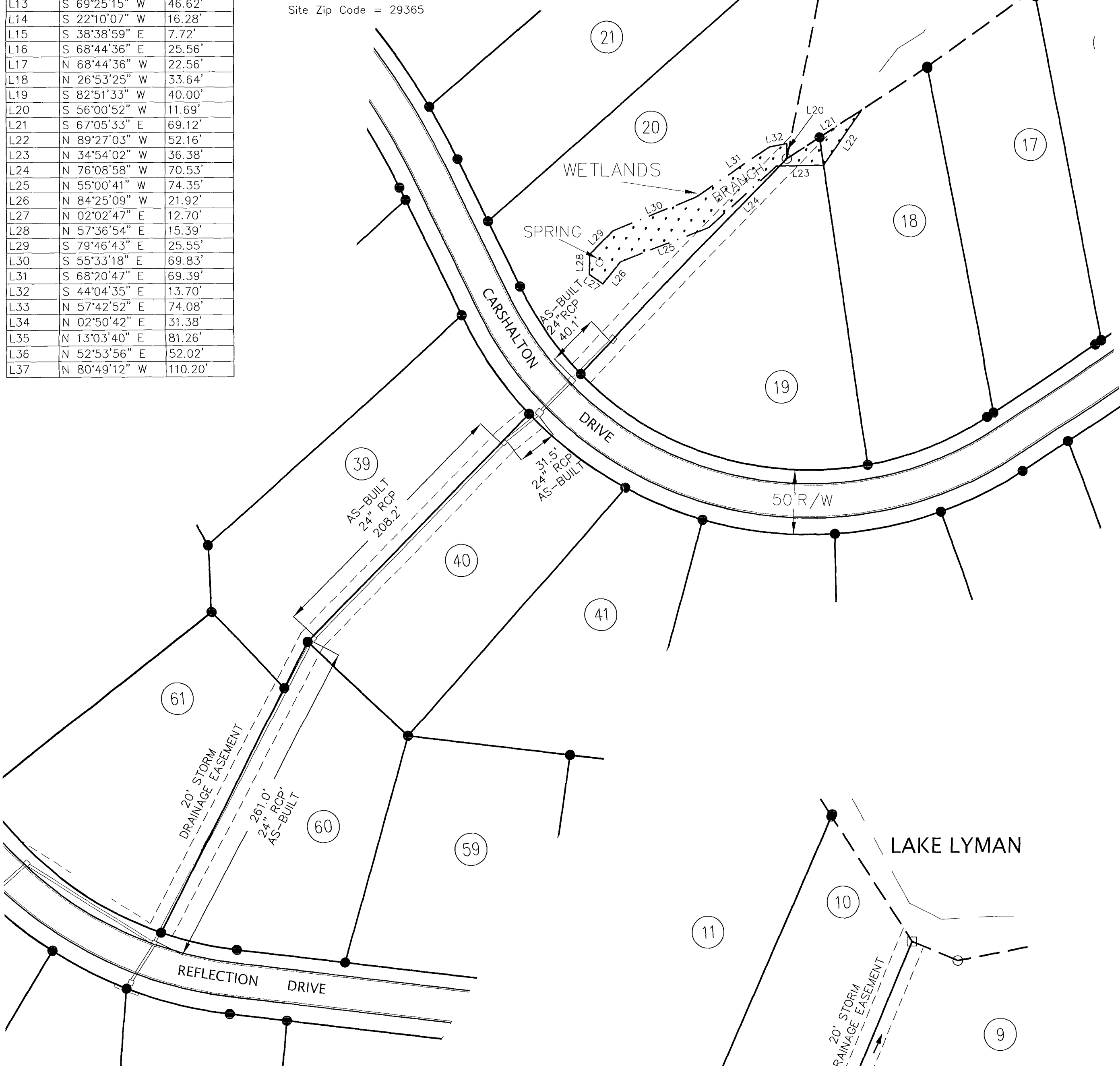
Setbacks are as follows:
Setback on Jordan Road = 30'
Front setback on interior roads = 20'
Front setback on Lots 1-5, 87-89 = 30'.
Rear setback = 20'
Side setback = 5'

All setbacks are as indicated unless otherwise noted on plot.

All lots have a minimum of 25,000 Sq. Ft. or 0.57 Ac.
Lots that have double frontage are as follows:
33, 34, 51 & 87. These lots may be accessed from one street only.

Detention ponds are temporary and will be removed upon Spartanburg County's approval.

Site Zip Code = 29365



INSERT "A"

1" = 60'

INSERT "B"

1" = 60'

LAKE LYMAN

INSERT "C"

1" = 60'

LAKE LYMAN

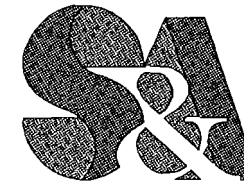
INSERT "D"

1" = 60'

SHEET 2 OF 2

0 100 200 300
GRAPHIC SCALE: 1" = 100'

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SINCLAIR & ASSOCIATES, LLC
ENGINEERS, SURVEYORS & MAPPERS
P.O. BOX 1344 DUNCAN, SC 29334
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- FLOOD CERTIFICATION
According to FEMA FIRM Map Panel Number 75 of 275 for Spartanburg County Dated: month day, year; This site is not in a 100 Year Flood Hazard Zone Community Panel No. 450176 00759

Note: Boundary survey was performed Blue Ridge Land Surveying, Inc.
See plat for Merle T. Page & Clarice V. Tapp dated 1-09-1995.

Owner/Developer

SKYDALE ENTERPRISES, LLC
155 WILL BOMAR DRIVE
GREER, S.C. 29651
864/895-6016

NO.	DATE	REVISION DESCRIPTION	BY
			CKD

FINAL PLAT

FOR:

CARSHALTON BY THE BAY

LOCATED NEAR
INTERSECTION OF JORDAN ROAD
& S.C. HWY 357

SPARTANBURG COUNTY,
SOUTH CAROLINA



PLAT BOOK PB: 157 p. 380	DEED BOOK DB: 83-E p. 210
TAX MAP 5-05-00-051.00 & 051.01	DRAWN BY W.R. DAVIS
CHECKED BY J. R. SMITH	DATE OCTOBER 13, 2005
PROJECT NUMBER 1416	DRAWING NUMBER FP-1