

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREAS OF MINIMAL FLOOD HAZARD);

ZONE "X"(SHADED)
(0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE);

ZONE "AE"
(WITH BFE OR DEPTH)

ZONE "AE"(FLOODWAY)
(REGULATORY FLOODWAY)

PER NFIP FIRM COMMUNITY PANEL NOS. 45045C0319E & 45045C0382E
EFFECTIVE DATE: 8-18-2014.

ZONING INFORMATION:

ZONED: RM-2

SETBACK LINE

FRONT: 20'
SIDE: 5' FOR SINGLE-FAMILY DETACHED AND DUPLEX; 15' FOR OTHER USES.
BACK: 15'
MAXIMUM BUILDING HEIGHT: 40'

LEGEND:

- TBM TEMPORARY BENCHMARK
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- CB CATCH BASIN
- RCP REINFORCED CONCRETE PIPE
- ⊙ SSMH SANITARY SEWER MANHOLE
- SS SANITARY SEWER LINE
- 5' CONTOUR
- 1' CONTOUR
- ===== STORM DRAIN PIPE

SURVEYOR'S NOTES:

- 1) 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 THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- 2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD, INCLUDING RESTRICTIONS GOVERNING THORNTON HALL SUBDIVISION.
- 3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 4) SEE SUBDIVISION PLAT RECORDED IN BOOK 1195 PAGE 10 FOR ADDITIONAL NOTES.

POSSIBLE PROJECTIONS:

NONE OBSERVED

LAND AREA:
10,448 SQ.FT.
0.240 ACRES

BASIS OF BEARINGS AND BENCHMARK:

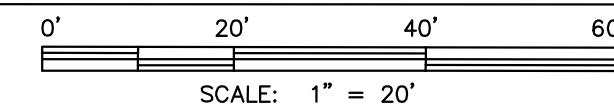
ELEVATIONS ARE BASED ON GPS "RTK" OBSERVATION OF SCGS MONUMENT "23 039"

NAD 83 - NAVD 88



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	CF	PARTY CHIEF:	CJ	CHECKED:	JCC
REF. PLAT BOOK:	1195-10				
REF. DEED BOOK:	2651-5331				
TAX MAP :	0176010100900				
DATE OF SURVEY:	4-13-2022				
DATE DRAWN:	4-20-2022				
DRAWING NO:	76947				
DATE OF LAST REVISION:					

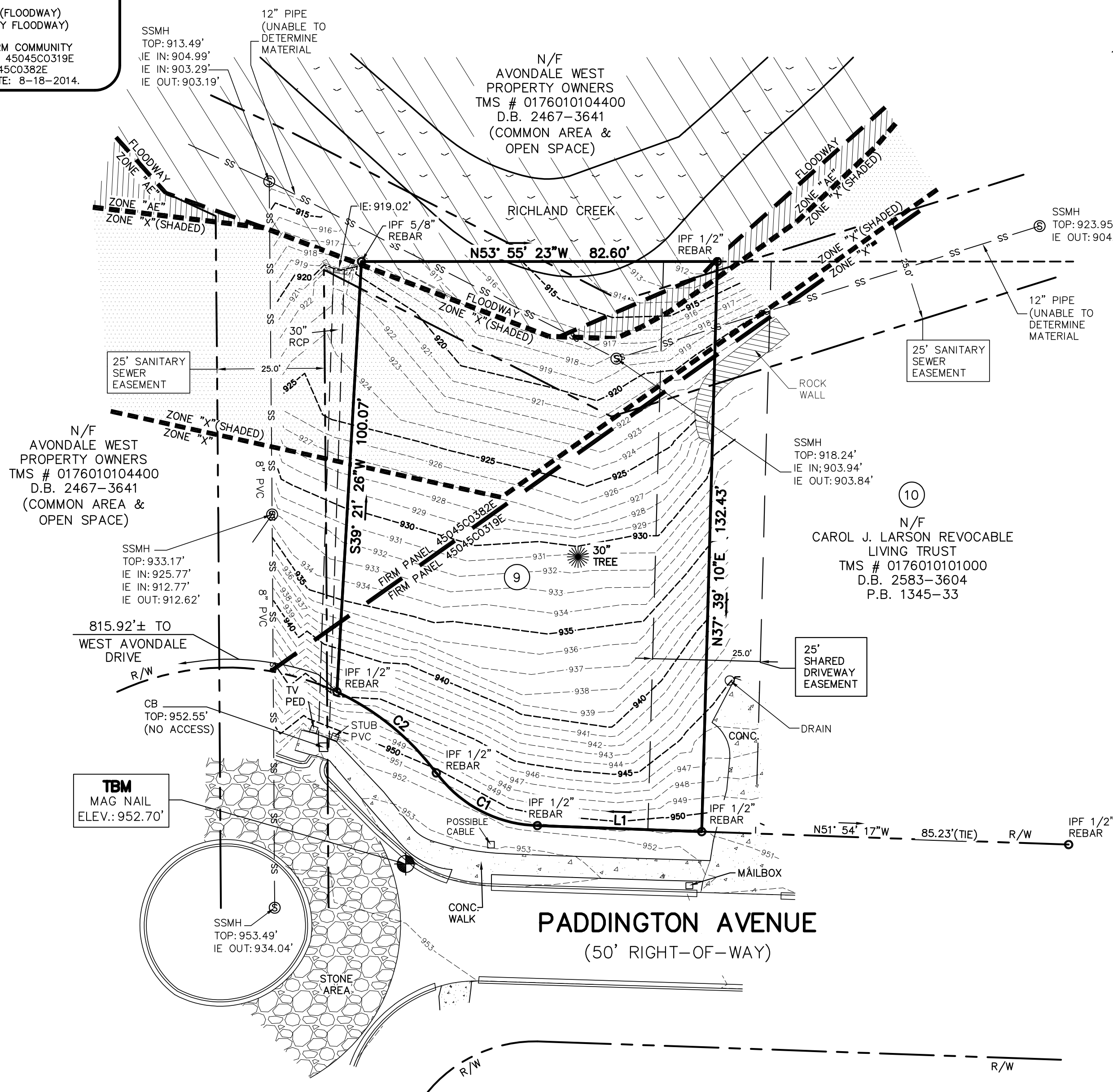


PLS: JAMES R. FREELAND
NO: 4781

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREENVILLE

THORNTON HALL
LOT 9
TOPOGRAPHIC AND BOUNDARY
SURVEY FOR
YOSHI KIRSCH

SITE ADDRESS:
PADDINGTON AVENUE
GREENVILLE, SC 29609



NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

Line Table

Line #	Length	Direction
L1	38.17	S51°49'56"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.41	30.00	52°21'28"	N26°20'43"W	26.47
C2	30.09	60.00	28°44'12"	S14°42'42"E	29.78