

GREENWAY
 N/F MONTEBELLO H.O.A.
 TMS# P030000101001
 DEED BOOK: 2370 DEED PAGE: 1163
 PLAT BOOK: 45-R PLAT PAGE: 87

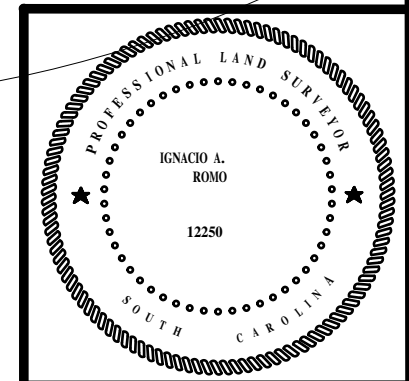
LOT 166
 N/F NATHALIE M. MORGAN
 TMS# P030000119000
 DEED BOOK: 2419 DEED PAGE: 882
 PLAT BOOK: 45-R PLAT PAGE: 87

LOT 125
 N/F KOSMER FAMILY REVOCABLE TRUST
 TMS# P030000118800
 DEED BOOK: 2476 DEED PAGE: 3285
 PLAT BOOK: 45-R PLAT PAGE: 87

LOT 165
0.82 ACRES
 (35,696 SQUARE FEET)

LOT 165, MONTEBELLO, SECTION 3
114 SORRENTO DRIVE
GREENVILLE, SC 29609
GREENVILLE COUNTY

CURVE TABLE				
Id	Radius	Arc Length	Chord	Ch Bear
C1	205.00'	51.67'	51.54'	N 80°40'58" E



IGNACIO A. ROMO, SCPLS 12250



NOTES

"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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF WAY OF RECORD OR NOT OF RECORD.

ACCORDING TO FEMA FLOODWAY DATA, THIS PROPERTY IS NOT LOCATED WITHIN AN ESTABLISHED FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE; EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR AND REFLECTS ONLY THE REFERENCES RECORDED HEREON UNLESS NOTED.

IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS NOTED.

THERE IS A 5' UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE OF ALL SIDE PROPERTY LINES AND A 5' EASEMENT ALONG EACH SIDE OF REAR PROPERTY LINES.

IGNACIO A. ROMO, PLS DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL WETLANDS OR HAZARDOUS MATERIALS ON THE SURVEY SITE.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR.

REFERENCES

BB	DB	PB	
P030000118900	2317-744	45-R-87	BRADLEY CANTRELL AND DONNA P. CANTRELL
BB	DB	PB	
BB	DB	PB	
BB	DB	PB	
BB	DB	PB	

PROPERTY SURVEY FOR

SCALE



RESEARCH	TR	CAD	BW	CHECK	TR	DATE	04-24-2016
1"= 40'		FIELD WORK	TR & MR		JOB NO.	16096	

I.A. ROMO, PLS

PO BOX 8327
 GREENVILLE, SC 29604-8327
 TEL OR TEXT: 864-905-6052

THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

SORRENTO DRIVE (50' R/W)

