

WWE

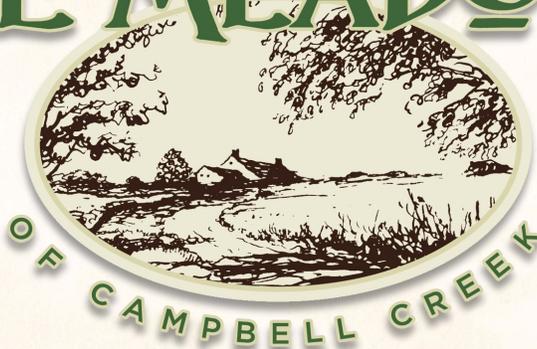
WALKER · WALLACE
& EMERSON
REALTY

PROUDLY SERVING THE

CAROLINA Foothills

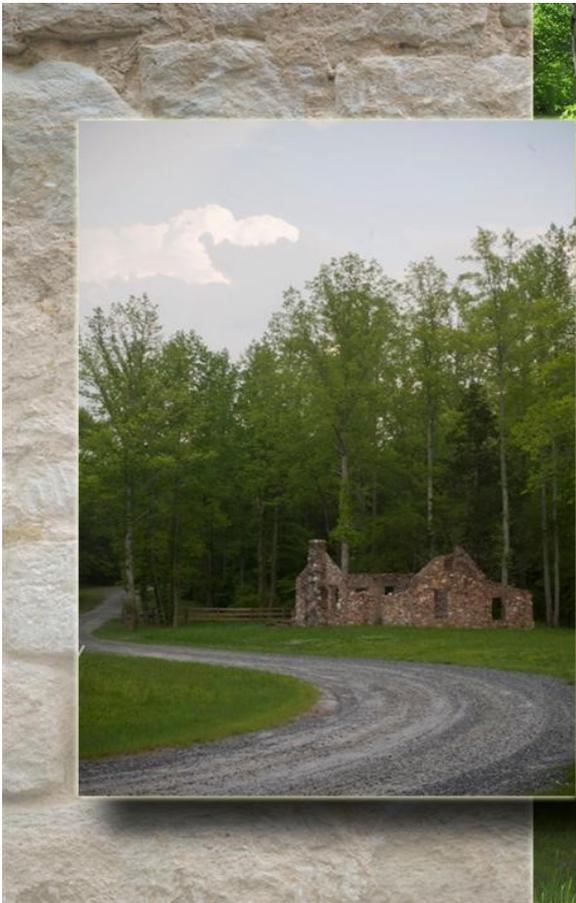


THE MEADOWS

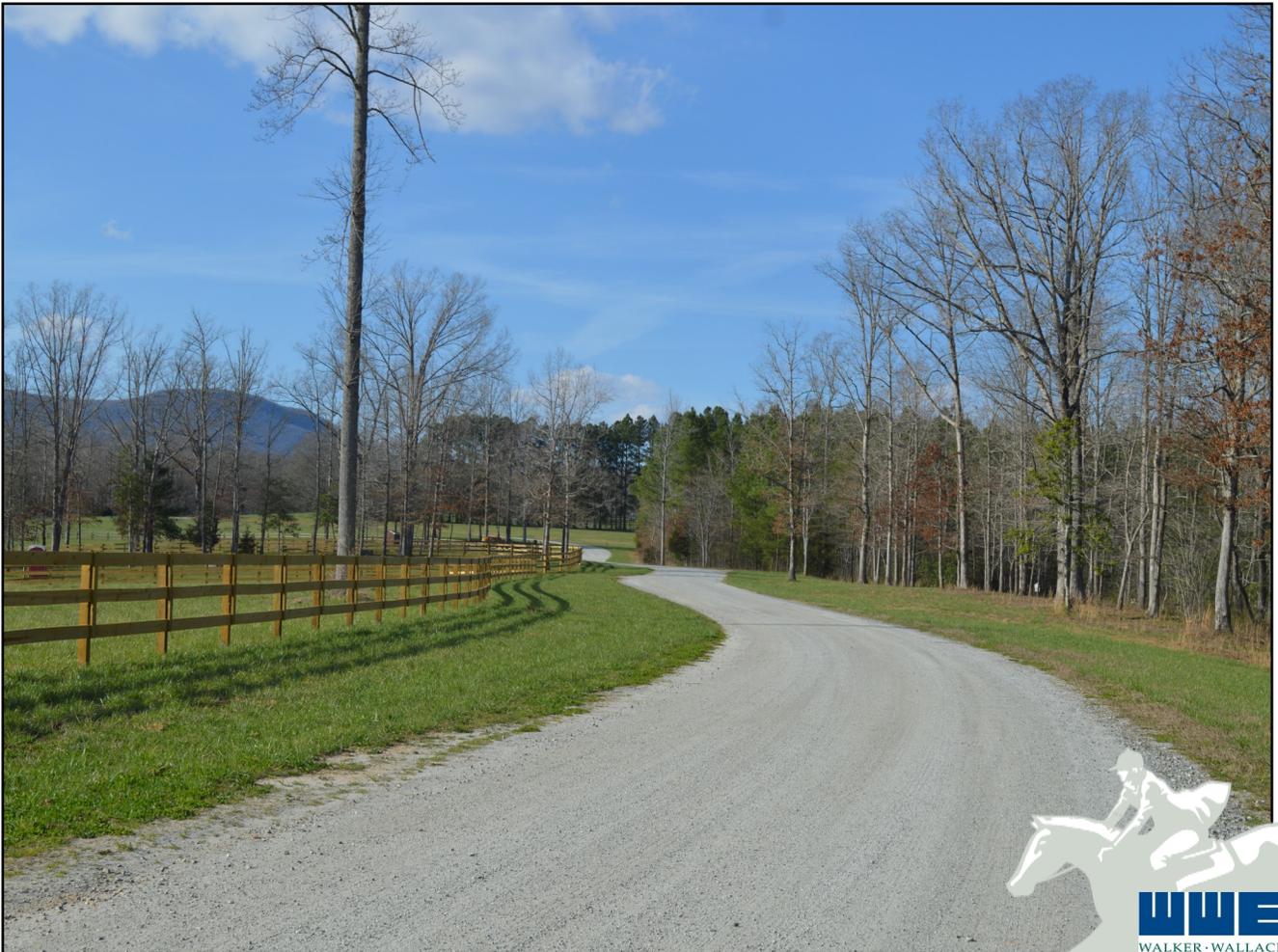


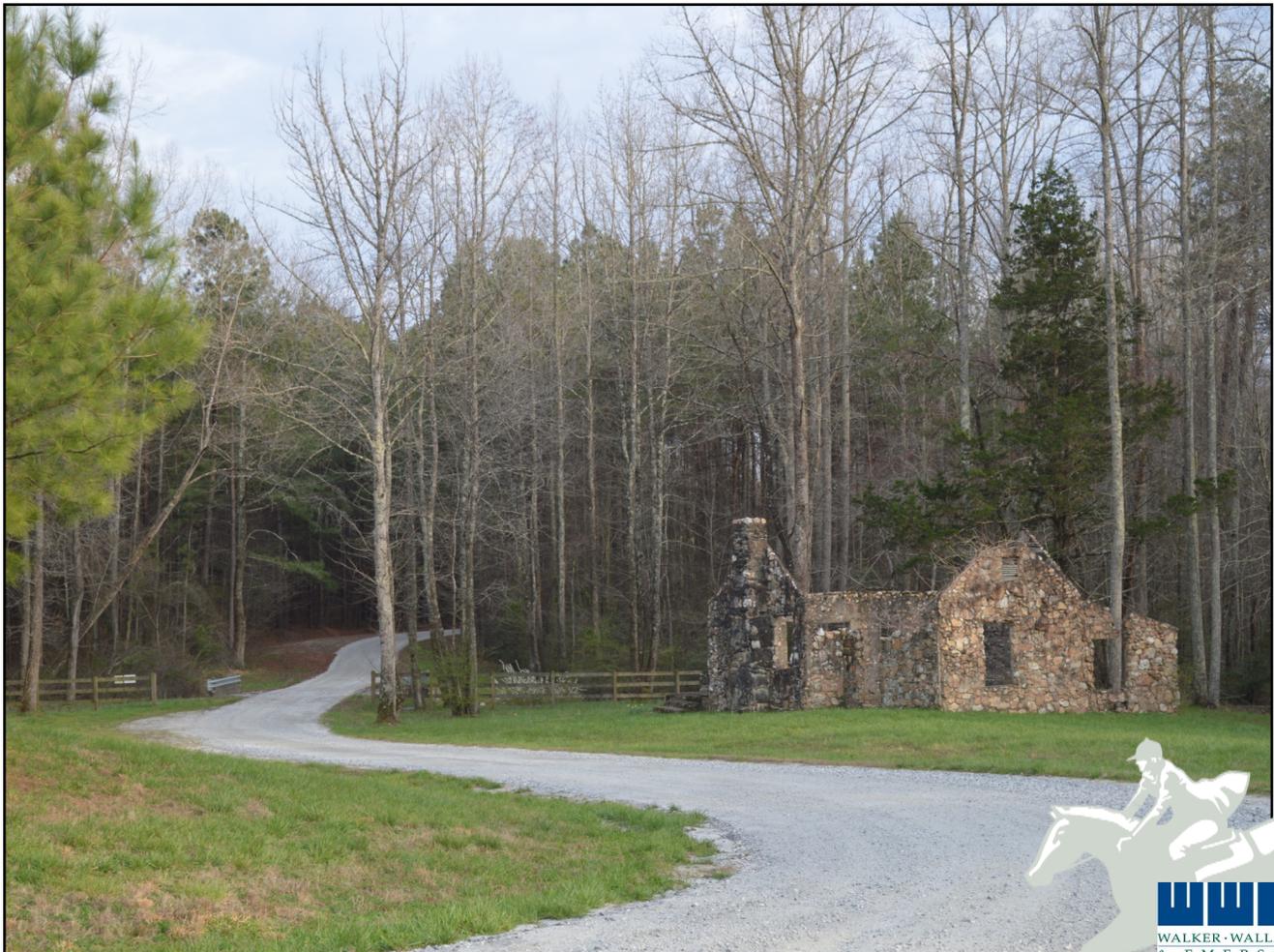
wweRealty.com

400 East Rutherford Street • Landrum, South Carolina 29356 • 864-457-2448 • 800-442-4749



WWE
WALKER-WALLACE
& EMERSON
REALTY

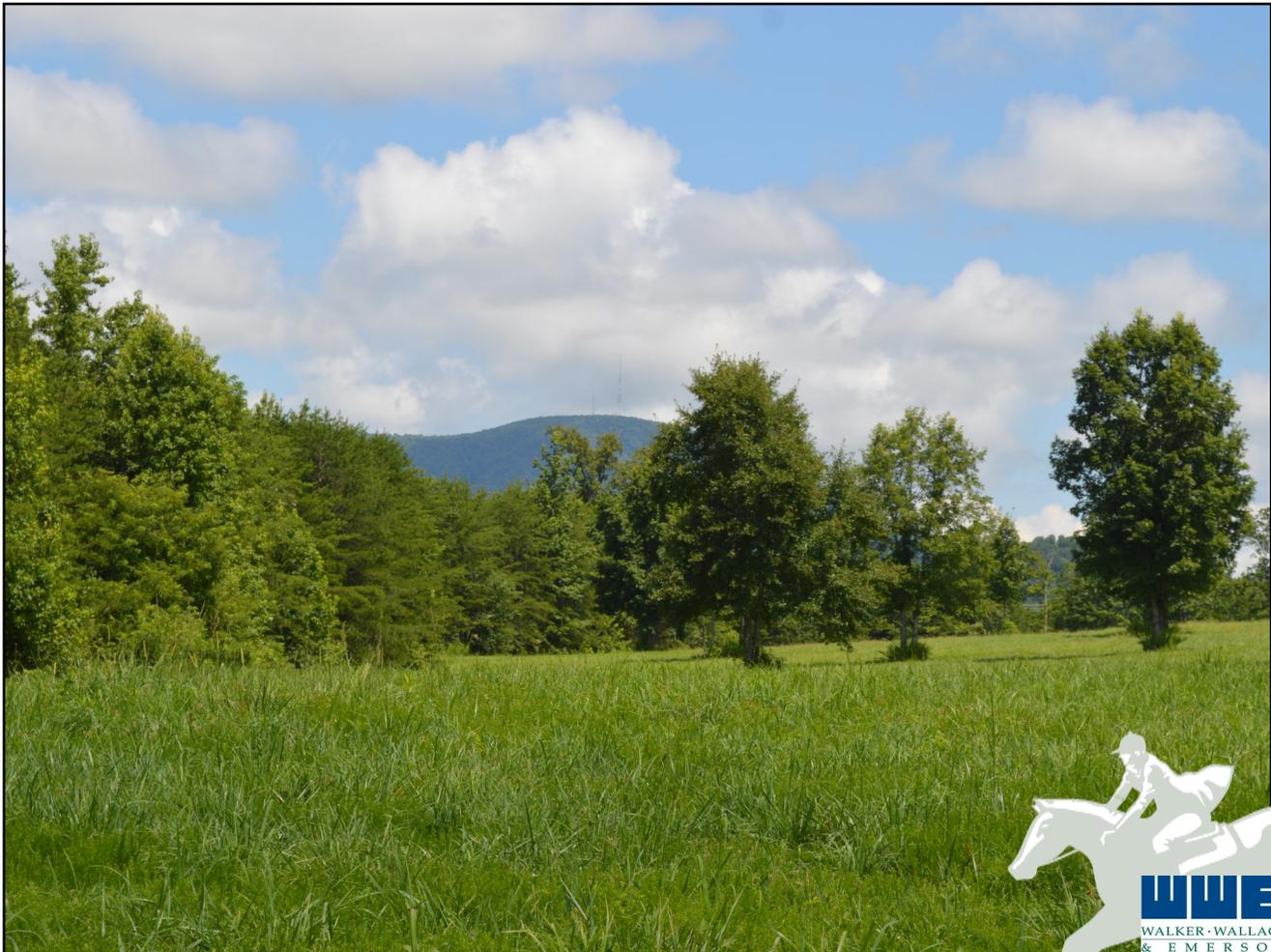












WWE
WALKER · WALLACE
& EMERSON
REALTY



The Meadows of Campbell Creek

Landrum, South Carolina

The Meadows of Campbell Creek is nestled at the base of the southernmost edge of the Blue Ridge Mountains, in the western corner of the Carolina Foothills. Farms have dotted these scenic foothills for generations. The lands at the Meadows are defined by picturesque views of the surrounding mountains and rolling pastures, hardwood forests, creeks, trails for hiking or horse back riding and the remains of a quaint stone cottage.

Enjoy direct access to miles of trails on the “GENTS” trail system (*Gowensville Equestrian Neighborhood Trail System*) in Tryon Hounds hunt country. Protected by covenants and restrictions to insure value and lifestyle.

The Meadows is situated in the Thermal Belt of the Carolina Foothills, in the heart of the Gowensville, South Carolina horse country, just a few short miles to the communities of Tryon, North Carolina and Landrum, South Carolina. The region is home to hunter pace events, dressage and carriage clubs, fox hunting, horse shows, pony clubs and an annual steeplechase. Close proximity to the horse venues of Harmon Field, FENCE and the new Tryon International Equestrian Center. This is a one of a kind location on a quiet country lane yet convenient to Greenville/Spartanburg, South Carolina and Asheville/Hendersonville, North Carolina.



A HISTORY OF "DARK CORNER"

It is ironic that one of the most picturesque areas of South Carolina—the Appalachian hills of northeastern Greenville County—is referred to as the “Dark Corner.” How this name became synonymous with the scenic region has been the subject of numerous speculations (a political rally where a visiting speaker declared local, disagreeing folks were “in the dark,” moonshine making done in the dark of night, or shady virgin timbers making roadways dark even in daylight). In actuality, the Nullifiers dubbed the area the “Dark Corner” in 1832 when local voters gave 169 votes to the American Union and only one vote to Nullification. It was a corner, they said, where the light of Nullification could never shine.

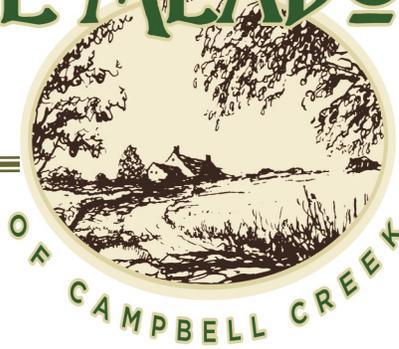
Whatever its origin, for over 150 years “Dark Corner” denoted backwoods; rugged individuals suspicious of outsiders; whiskey makers and drinkers; hellraisers; and other “darker” descriptions, fed by a sensation-minded media. Positive features rarely saw print. In recent years, the greater truth about the area has been revealed and the Corner has gone from an elusive place, which was always “a little further up the road,” to a very exclusive place. Newcomers have discovered the wonderful sense of place that is such an integral part of living in the “Dark Corner” and have joined with the natives to preserve what is here, so that the natural ambiance of the area will be available to future generations.

- Dean Campbell

Native son, Dean Stuart Campbell, has been a leading proponent for preservation of “Dark Corner’s” past, present and future. For his earliest efforts, he was dubbed “The Squire of Dark Corner” by the late Jim McAllister, columnist for The Greenville News. He gives informal talks or lectures, screens a factually-accurate documentary and conducts tours of the area.



THE MEADOWS



TRACT #	ACRES	PRICE PER ACRE	TOTAL
1	4.41	N/A	N/A
2	17.65	SOLD	SOLD
3	11.34	SOLD	SOLD
4	11.82	\$17,000.	N/A
5	12.46	SOLD	SOLD
6	13.63	\$17,000.	\$231,710.
7	24.48	\$15,300.	\$374,544
8	22.44	\$17,100.	\$383,724.
9	14	\$21,600.	\$302,400.
10	19.64	\$15,750.	\$309,330.





NOTE: HORIZONTAL, VERTICAL, AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR PLAT PROPERTY LINES. UTILITY EASEMENTS ESTABLISHED ALONG PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.

NOTE: STORMWATER MANAGEMENT AND SEWAGE TREATMENT PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED TO ALL CONSTRUCTION ACTIVITIES. EACH INDIVIDUAL OWNER IS ADVISED TO OBTAIN NECESSARY PERMITS FROM THE LOCAL HEALTH DEPARTMENT AND APPROVED FOR THAT PROPERTY. PLAN 807-8853.

NOTE: HORIZONTAL, VERTICAL, AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR PLAT PROPERTY LINES. UTILITY EASEMENTS ESTABLISHED ALONG PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.

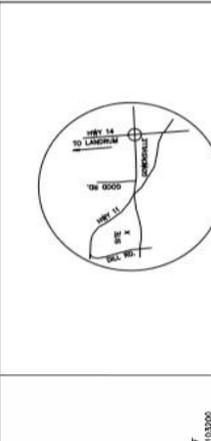
NOTE: STORMWATER MANAGEMENT AND SEWAGE TREATMENT PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED TO ALL CONSTRUCTION ACTIVITIES. EACH INDIVIDUAL OWNER IS ADVISED TO OBTAIN NECESSARY PERMITS FROM THE LOCAL HEALTH DEPARTMENT AND APPROVED FOR THAT PROPERTY. PLAN 807-8853.

NOTE: PROPERTY OWNER IS ADVISED THAT ACCESS TO A PUBLIC ROAD BY A PRIVATE ROAD WHICH EACH PROPERTY OWNER HAS AN INTEREST IN WILL NOT BE ASSIGNED AS A PUBLIC RIGHT-OF-WAY UNTIL SUCH TIME AS IT MEETS MINIMUM COUNTY STANDARDS.

NOTE: CONTOURS SHOWN WERE TAKEN FROM THE GREENVILLE COUNTY GIS WEBSITE AND WERE NOT GENERATED BY BUTLER ASSOCIATES.

NOTE: ELEVATIONS OF THE GREENVILLE COUNTY CONSERVATION BEANS OF BUILDINGS AND APPLIANCES DERIVED BY THE GREENVILLE COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. A FLOOD DAMAGE PREVENTION PERMIT MAY BE REQUIRED FOR STRUCTURES LOCATED BELOW THESE ELEVATIONS.

* NO DEVELOPMENT ALLOWED IN TRACTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE UNDERSIGNED PROPERTY AND THAT I HAVE THE RIGHT TO MAKE THE SUBDIVISION AND DEDICATE THE SAME TO THE PUBLIC. I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING SETBACKS, STREETS, AND EASEMENTS, TOGETHER WITH ALL AREAS SHOWN ON SAID PLAN.

SIGNED _____

SIGNED _____

SIGNED _____

CERTIFICATE OF ACCURACY

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

DATE _____ REGISTERED LAND SURVEYOR _____

S.C. REGISTRATION NO. _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENVILLE COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN NOTED IN THE MINUTES OF THE GREENVILLE COUNTY PLANNING COMMISSION MEETING HELD ON _____, 2010, AT _____, GREENVILLE, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

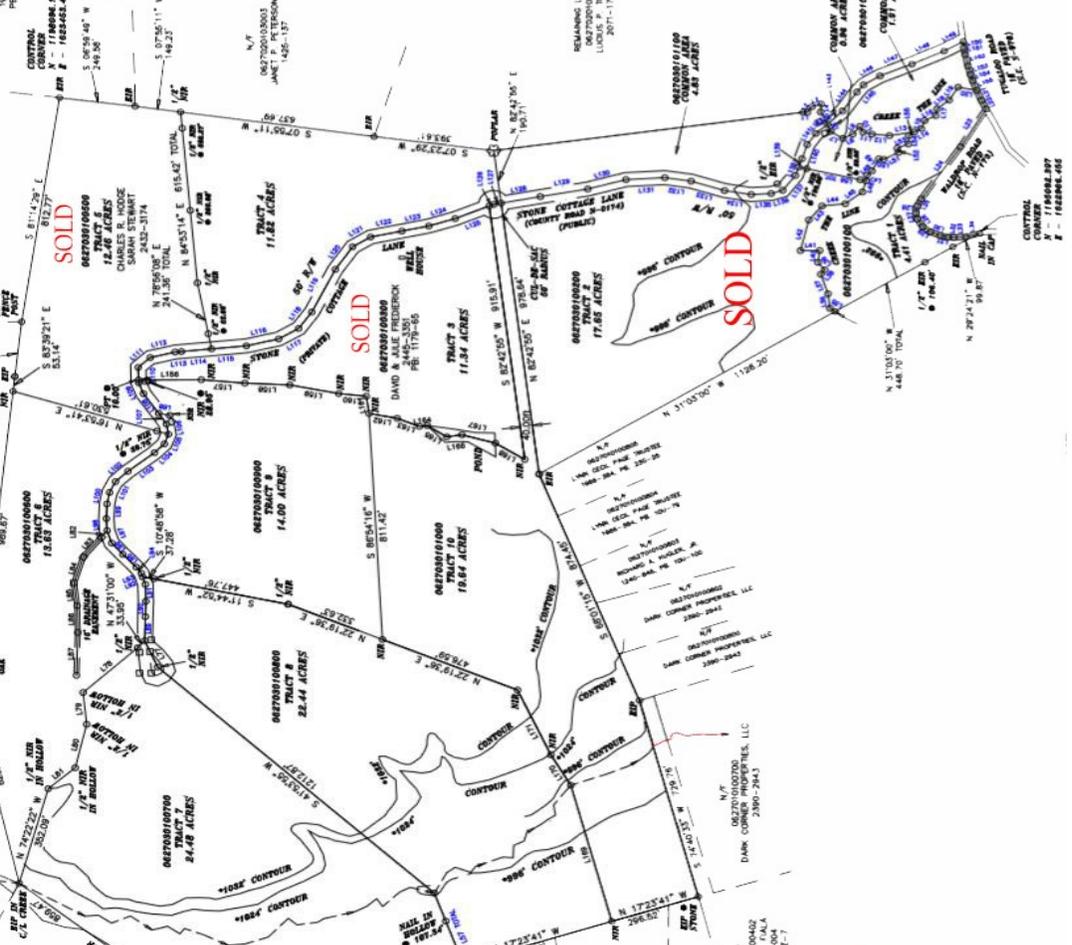
2010 _____ AUTHORIZED REPRESENTATIVE GREENVILLE COUNTY PLANNING COMMISSION

FINAL SUBDIVISION PLAT FOR THE MEADOWS OF CAMPBELL CREEK

OWNER: **THE MEADOWS OF CAMPBELL CREEK CONDOMINIUMS, LLC**
 400 E. RUTY LAUREL, GREENVILLE, SC 29601
 853-859-5380

REGISTERED REPRESENTATIVE: **WALKER WALLACE & FERGUSON, P.A.**
 1000 W. WALKER BLVD., SUITE 200, GREENVILLE, SC 29601
 853-859-5380

DATE: 07/01/2014
 REVISION: 06/10/2014





For additional information about
The Meadows of Campbell Creek
Please contact :

Madelon Wallace

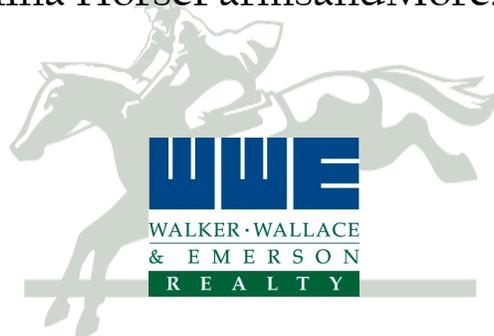
Broker/Owner

864-316-3484 *cell*

800-442-4749 *toll free*

MadelonWWE@aol.com

Carolina HorseFarmsandMore.com



Walker, Wallace & Emerson Realty
400 East Rutherford Street Suite 100
Landrum, South Carolina 29356
www.wweRealty.com