

Property Lines, Setbacks, and Easements in Stonehurst Subdivision
Updated 5/6/2026 by John Boska

This document explains property lines, setbacks, and easements in Stonehurst. This is not legal advice, so please consult with your lawyer if you need that. The important documents are your lot survey, and the four master plats for the subdivision, which are in the public Pickens County land records as follows:

Phase 1 plat, Book of Plats (BKP) 606, Page 70

Phase 2 plat, BKP 607, Page 248

Phase 3A plat, BKP 610, Page 3

Phase 3B plat, BKP611, Page 3

Property Lines:

Your lot survey will show you your property lines (the property you own). All the lots had 0.5 inch diameter metal rods placed in each corner of the lot during the initial survey. In some cases, an electrical box may have been at that location and the property corner scratched into the top of the box. Most, if not all, of these rods should still be in the ground. Ryan Homes provided lot surveys to most homeowners at closing. Surveys after about March 2019 say "THIS IS NOT A SURVEY", but contain similar info to a lot survey. Lot surveys were recorded in County land records up to about March 2019, then Ryan Homes stopped recording them (it was not required) but gave a copy at closing.

The streets were laid out with a 50 ft right-of-way, as required by the City, and have been deeded to the City. The paved area of the street was required to be at least 24 ft wide, and that is what it is. This means the City owns about 25 ft each side of the center of the road. If you want to find your metal property rods in your front yard, measure about 25 ft from the center of the road and start looking there. It may not be exact however.

Setbacks or Building Lines (B/L on the lot surveys):

The City required setbacks to keep houses from being built on the edge of lots. Our setbacks are 20 ft from the front property line, 15 ft from the rear line, and 7.5 ft from the interior (side) lot lines.

Easements:

Your lot survey may show some easements but there can be more. The master plats show additional easements. Your deed typically says it is subject to easements affecting the property. These easements have to be recorded in the land records somewhere. An easement is for property you own, but you give permission for another entity to use it for a specific purpose.

Stormwater Drainage Easements:

Most lots are graded to drain water to the rear of the lot, with some drainage to the street. The master plats state that there is a 10 ft easement inside all exterior lot lines and a 5 ft easement on each side of all interior lot lines for water drainage and utilities. The interior lot lines have low swales to allow water to drain. Don't put anything in these easements that stops water from draining to the storm drains. Most storm drains are located in the street or in the back yards. They are all connected to the stormwater pond by underground pipes (the stormwater

sewer system). Most lots have a buried stormwater pipe, usually in the back yard. It has a 20 ft easement (10 ft each side of the pipe) to the City, and is shown on your lot survey. One way to visualize the pipe is to locate the nearest two drains and draw a straight line between them. The City's position seems to be that no sheds, fences, or trees should be located in this easement, but the City has not enforced that. The HOA does not enforce City or County rules, only the HOA covenants.

Sewer Easements:

Most sewer pipes are buried in the streets, and gravity drain to the end of Henley Ct, where they connect to a large sewer pipe which gravity drains to the 18 Mile Creek pumping station, located behind 45 Wiltshire. The large sewer pipe passes through the backyards of 97 to 53 Wiltshire (odd numbers only), where it has a 30 ft easement (15 ft each side of the pipe) to Easley Combined Utilities (ECU) as shown on the lot surveys.

From the pumping station, a discharge pipe runs up the south side of the subdivision through all the backyards, starting at 45 Wiltshire. There is a 30 ft easement (15 ft each side of the pipe) as shown on the lot surveys (Force Main Sewer Line). It exits the subdivision at 123 Thames Valley. ECU has special rules for this easement (no fences, sheds, trees, bushes, etc.) and has enforced it with legal action. These rules are found in a public document in the land records, book of deeds (BKD) 1792, page 332. There is also a gravity-drain sewer line in that same easement, extending from 15 Wiltshire to 45 Wiltshire (odd numbers only), as shown on the lot surveys.