

- TAX MAP -
666.1-1-13.1
THE CLIFFS AT MOUNTAIN PARK, LLC
DB 2216 PG 573

S.C. GRID NORTH (NAD 83 - 1986)

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	35.00'	27.55'	26.84'	N 13°30'52"W
C-2	50.00'	61.26'	57.50'	N 28°03'56"W
C-3	35.00'	27.55'	26.84'	S 83°18'21"W
C-4	50.00'	53.18'	50.69'	S 75°23'45"W
C-5	50.00'	87.95'	82.84'	N 54°35'32"E
C-6	35.00'	27.55'	26.84'	N 38°12'24"E
C-7	35.00'	27.55'	26.84'	N 86°11'24"E
C-8	50.00'	31.28'	30.75'	N 87°45'20"E
C-9	50.00'	36.80'	35.97'	N 45°41'18"E
C-10	50.00'	21.16'	21.00'	N 12°28'58"E
C-11	50.00'	31.28'	30.75'	N 17°33'05"W
C-12	50.00'	35.78'	35.00'	N 55°57'01"W
C-13	50.00'	74.19'	67.57'	S 81°03'06"W
C-14	35.00'	27.55'	26.84'	S 41°05'27"W
C-15	50.00'	71.46'	65.53'	S 77°53'29"W
C-16	50.00'	73.31'	66.92'	S 44°28'08"E

W29 1.03 ACRES
W28 1.05 ACRES
W27 1.05 ACRES
W26 1.52 ACRES
W25 1.63 ACRES
W24 1.69 ACRES
W23 1.47 ACRES
W22 1.45 ACRES
W21 0.76 ACRE
W20 1.34 ACRES
W19 1.57 ACRES
W18
W31
W30
W32
W37
W36
W41
W42
W69
W68
W67 0.84 ACRE
W66 0.81 ACRE
W65 0.82 ACRE
W64 4.27 ACRES
W63 3.33 ACRES
W62 2.82 ACRES
W61 4.00 ACRES
W60 4.54 ACRES
W59
W58

DUSKY WING TRAIL
BLUE BONNET TRAIL
SWEET FERN WAY
SWEETLEAF COURT
BLUE BONNET TRAIL

APPROXIMATE C/L CREEK (SEE NOTE)
UPLAND BUFFER ZONE
STREAM SIDE BUFFER ZONE

REVISED
SEE NOTES
9.20.07
DATE

CALL TABLE

NOTE: All roads are private with 50 feet right-of-way unless otherwise noted.

1. IRON PINS AT ALL CORNERS.
2. STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. (Permit No. 06-6462 AND 06-6622)
3. ALL SEWAGE TO BE HANDLED BY INDIVIDUAL SEPTIC TANKS.
4. WATER SERVICE PROVIDED BY GREENVILLE WATER SYSTEM.
5. ELECTRICAL SERVICE PROVIDED BY BLUE RIDGE ELECTRIC COMPANY.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, ZONING ORDINANCES AND RIGHTS OFWAY, OF RECORD OR NOT OF RECORD, IF ANY.
7. SETBACKS: 25' FRONT, 25' SIDE & 30' REAR

9/12/07 *Bretton M. Bretton*

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L-1	N 14°48'08"W	25.43'	L-34	S 70°05'33"W	68.61'
L-2	N 36°22'48"W	58.69'	L-35	S 70°50'33"W	61.88'
L-3	N 34°02'21"W	37.09'	L-36	S 64°56'33"W	66.86'
L-4	N 29°01'42"W	37.09'	L-37	S 69°22'43"W	23.32'
L-5	N 21°01'53"E	28.07'	L-38	S 58°25'58"W	43.71'
L-6	N 48°20'48"E	54.11'	L-39	S 87°29'12"W	66.36'
L-7	N 26°10'45"E	36.92'	L-40	S 71°15'45"W	77.71'
L-8	N 11°30'45"E	60.32'	L-41	S 60°45'23"W	53.64'
L-9	N 07°23'27"W	63.57'	L-42	S 60°45'23"W	75.75'
L-10	N 23°22'40"W	58.68'	L-43	N 71°28'19"W	69.29'
L-11	N 28°12'27"W	44.72'	L-44	S 67°12'11"W	61.37'
L-12	N 69°02'32"E	28.05'	L-45	S 47°26'44"E	35.31'
L-13	N 87°37'24"E	61.61'	L-46	S 22°02'40"E	17.09'
L-14	S 76°08'30"W	62.14'	L-47	S 07°23'27"E	52.98'
L-15	N 68°01'45"E	51.68'	L-48	S 11°35'45"E	55.91'
L-16	N 68°09'14"E	12.00'	L-49	S 48°20'49"W	55.96'
L-17	N 31°18'09"E	56.78'	L-50	S 89°48'28"W	37.49'
L-18	N 28°52'20"E	57.33'	L-51	N 48°47'53"W	34.53'
L-19	N 38°29'20"E	36.92'	L-52	S 44°59'39"W	33.33'
L-20	N 63°32'30"E	58.81'	L-53	N 36°30'50"W	51.32'
L-21	S 50°08'07"W	40.59'	L-54	N 67°55'39"W	46.13'
L-22	S 67°42'07"W	40.59'	L-55	N 66°01'52"W	44.74'
L-23	S 63°32'30"W	71.32'	L-56	S 87°37'50"E	61.05'
L-24	S 39°29'08"W	52.22'	L-57	N 89°17'21"E	79.35'
L-25	S 28°52'20"W	60.04'	L-58	S 40°00'11"E	52.09'
L-26	S 33°18'45"W	58.69'	L-59	S 16°30'45"W	57.21'
L-27	S 68°09'14"W	31.88'	L-60	S 81°35'19"E	87.04'
L-28	N 76°08'30"W	41.32'	L-61	S 88°08'29"E	102.17'
L-29	S 69°21'34"W	73.53'	L-62	N 28°10'41"E	31.65'
L-30	S 76°12'02"E	72.07'	L-63	S 89°10'02"E	61.88'
L-31	N 68°50'46"E	10.68'	L-64	S 57°48'20"E	48.22'
L-32	N 63°38'28"E	79.87'	L-65	N 53°17'15"E	62.50'
L-33	S 63°38'28"E	72.51'	L-66	S 82°36'32"E	140.85'
			L-67	S 44°49'21"W	58.20'
			L-68	N 57°39'08"W	48.03'

Each property owner is provided access to a public road by a private road of which each property owner has an undivided interest. The private access road will not be accepted and maintained as a public right-of-way until such time as it meets minimum county standards.

2007084485
Book: PLL 1050 Page: 39-39
PLAT/L
1 PG
Number 20, 2007 02-24-99 PM State Tax: \$0.00
\$10.00 Only Tax: \$0.00
FILED IN GREENVILLE COUNTY, SC

SNOWBELL WAY
BLUE BONNET TRL
BELLHAVEN TRL
BLUE BONNET TRL
TREE HAVEN TRL
SECRET HOLLOW TRL
CHERMEE ROSE TRL
HIGHROCK PKWY

LEGEND			
○	IP SET ~ 5/8" REBAR	⊗	MAGNETIC NAIL SET
●	IP FOUND (TYPE NOTED)	☁	STONE FOUND
⊕	NAIL & CAP SET	•	PT NOT FOUND OR SET
◆	NAIL & CAP FOUND	⚡	RAILROAD SPIKE

CERTIFICATE OF OWNERSHIP & DEDICATION

9 / 18 / 07 Signed Paul P. Fatz Jr.

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 B survey as specified therein.

W5B

FILED FOR RECORD IN GREENVILLE COUNTY SC RP
Book P.L. 1050 Page 39-39
20070904485 September 20, 2007 02:24:59 PM
Timothy J. Manning

SOUTH CAROLINA
 PROFESSIONAL LAND SURVEYOR
 No. 16498
 BUTLER M. BATSON

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation for Greenville County, with the exception of such variances, if any, are noted in the minutes of the Greenville County Planning Commission of Greenville County, South Carolina, and that it has been approved for recording in the office of the County Register of Mesne Conveyance.


FILE NUMBER
06.105A
Sheet 3 of 6

The Cliffs at Mountain Park
WESTVIEW
Lots W19 thru W29, LOTS W33 thru W35 & LOTS W60 thru W6

The Cliffs at Mountain Park, LLC 3598 Highway 11 Travelers Rest S.C. 29690 <hr/> OWNER(S)	LINDSEY & ASSOCIATES, INC. <hr/> SURVEYOR(S)
--	---

NO. OF ACRES	39.85	MILES OF NEW ROAD	N/A
--------------	-------	-------------------	-----

NO. OF LOTS	22	DATE:	JULY 16, 2007
-------------	----	-------	---------------

1" = 100'  Scale in feet