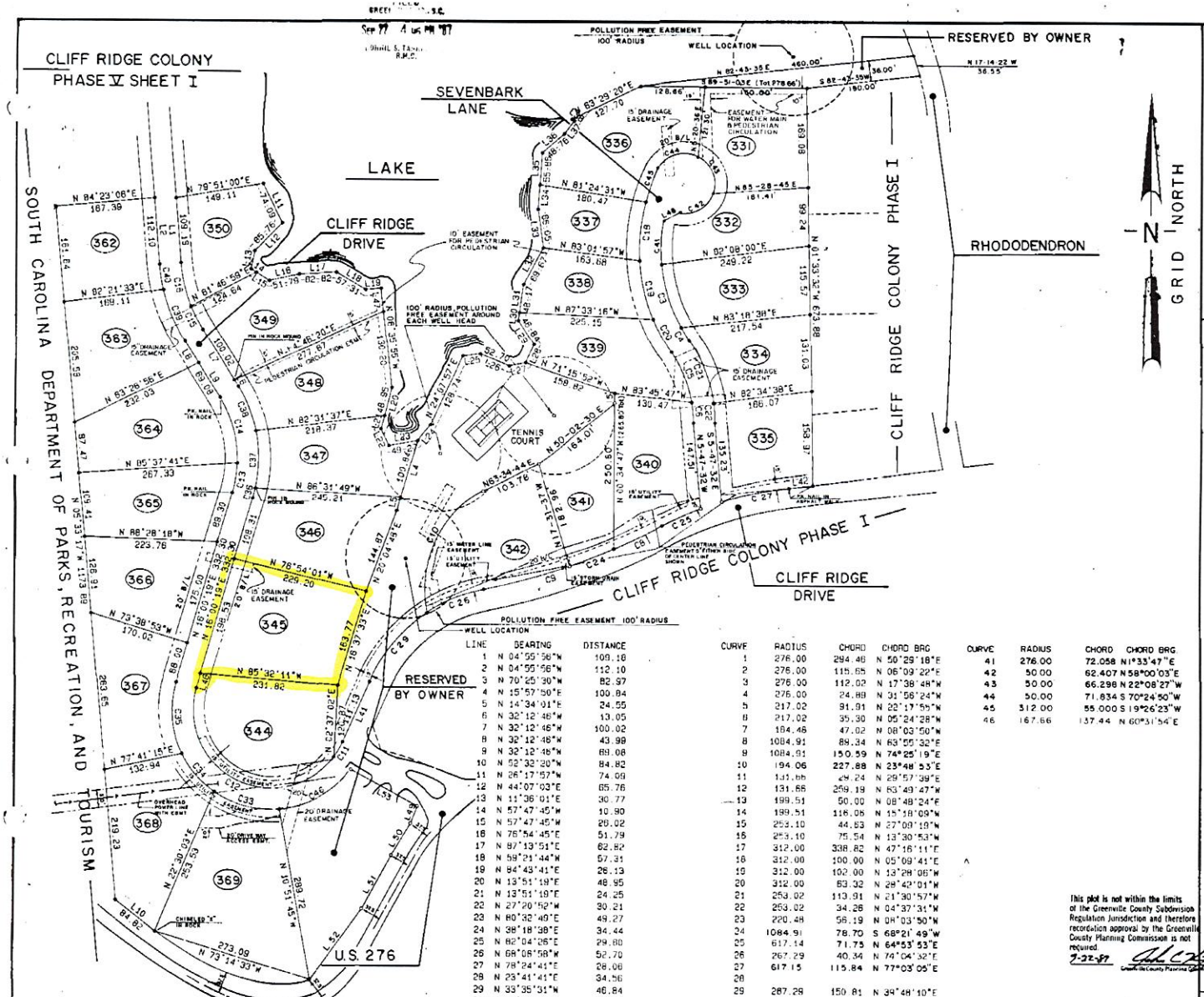


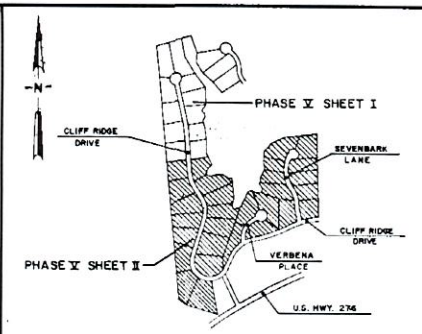


LOCATION MAP

# FINAL PLAT

## CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledge that I (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction lines, and hereby dedicate to public use as roads, streets, and easements, forever all areas as shown or indicated on said plat.

Signed _____

Signed _____

Signed _____

Signed _____

## CERTIFICATE OF ACCURACY

I hereby certify that this plat was prepared from an actual survey made under my supervision; that the ratio of precision of the unadjusted survey is 1:10,000; that the error of closure as calculated by coordinates is _____; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, Page _____; that this plat was prepared in accordance with the Greenville County Subdivision Regulations as adopted.

DATE — LICENSED ENGINEER OR REGISTERED SURVEYOR

S. C. Registration No. _____

## CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Greenville County, with the exception of such variances, if any, as 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."

DATE — DIRECTOR OF PLANNING, GREENVILLE COUNTY PLANNING COMMISSION

This plat is not within the limits of the Greenville County Subdivision Regulation Jurisdiction and therefore recordation approval by the Greenville County Planning Commission is not required.

7-22-87

Director, Greenville County Planning Commission

FILE NUMBER
87-174

CLIFF RIDGE COLONY

PHASE V SHEET 2

COLLEGE PROPERTIES, INC. — OWNER

ARBOR ENGINEERING, INC. — SURVEYOR

SEP 23 1987

14313

## NOTES

1. IRON PINS AT ALL PROPERTY CORNERS EXCEPT WHERE NOTED.
2. DRAINAGE AND UTILITY EASEMENTS 5' EITHER SIDE OF ALL SIDE PROPERTY LINES AND 10' EITHER SIDE OF REAR LINES.
3. ALL SANITARY SEWAGE TO BE HANDLED BY SEPTIC TANKS.
4. ALL SUBDIVISION ROADS HAVE 50' R/W.
5. REFERENCE BEARING FOR CLIFF RIDGE COLONY PHASE V, TAKEN FROM SURVEY BY WILLIAMS AND PLUMBLEE, INC. TITLED "PLAT FOR COLLEGE PROPERTIES, INC.", DATED JAN 8, 1986.
6. EACH PROPERTY OWNER IS PROVIDED ACCESS TO A PUBLIC ROAD BY A PRIVATE ROAD OWNED BY THE HOME OWNERS ASSOCIATION OF WHICH ALL LOT OWNERS WILL BE MEMBERS.
7. THE 30' PRIVATE ROAD R/W'S ARE AN EASEMENT FOR SERVICE AND MAINTENANCE OF ALL APPURTENANT UTILITIES LOCATED WITHIN THEM.
8. [illegible] EASEMENT FOR PEDESTRIAN CIRCULATION ON ALL LOT LINES [illegible]
9. EXISTING SURF POWER AND SOUTHERN BELL TELEPHONE LINES WHICH RUN WITHIN AND ADJACENT TO CLIFF RIDGE DRIVE WILL BE RELOCATED AT A FUTURE DATE IF THEY CONFLICT WITH PROPOSED HOUSE LOCATIONS, UNLESS THEY LIE WITHIN DEDICATED EASEMENTS.
10. ALL ROADS ARE PRIVATE ROADS AND WILL NOT BE ACCEPTED BY THE COUNTY UNTIL SUCH TIME AS THEY MEET MINIMUM COUNTY STANDARDS AND ARE DEDICATED BY THE OWNER TO THE COUNTY.
11. OWNER/DEVELOPER RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PRIVATE ROADS TO ALL PROPERTIES RESERVED FOR FUTURE DEVELOPMENT.
12. REFERENCE IS HEREBY MADE TO RESTRICTIVE COVENANTS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. AFFECTING THE WITHIN PROPERTY.
13. A VEHICULAR AND A PEDESTRIAN ACCESS EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND USE OF WELLS, POWER AND WATER LINES, FIRE PROTECTION STANDPIPE, AND TENNIS COURT SHALL BE PROVIDED ACROSS PROPERTY DESIGNATED RESERVED BY OWNER AND LOCATED BETWEEN CLIFF RIDGE DRIVE AND THE LAKE.

| LINE | BEARING | DISTANCE |
|---|---|---|
| 1 | N 04°55'56"W | 109.18 |
| 2 | N 04°55'56"W | 112.10 |
| 3 | N 70°25'30"W | 82.97 |
| 4 | N 15°57'50"E | 100.84 |
| 5 | N 14°34'01"E | 24.55 |
| 6 | N 32°12'46"W | 13.05 |
| 7 | N 32°12'46"W | 100.02 |
| 8 | N 32°12'46"W | 43.98 |
| 9 | N 32°12'46"W | 89.08 |
| 10 | N 52°32'20"W | 84.82 |
| 11 | N 26°17'57"W | 74.09 |
| 12 | N 44°07'03"E | 65.76 |
| 13 | N 11°36'01"E | 30.77 |
| 14 | N 57°47'45"W | 10.90 |
| 15 | N 57°47'45"W | 20.02 |
| 16 | N 76°54'45"E | 51.79 |
| 17 | N 87°13'51"E | 62.82 |
| 18 | N 59°21'44"W | 57.31 |
| 19 | N 84°43'41"E | 26.13 |
| 20 | N 13°51'19"E | 48.95 |
| 21 | N 13°51'19"E | 24.25 |
| 22 | N 27°20'52"W | 30.21 |
| 23 | N 80°32'49"E | 49.27 |
| 24 | N 38°18'38"E | 34.44 |
| 25 | N 82°04'26"E | 29.80 |
| 26 | N 68°08'58"W | 52.70 |
| 27 | N 78°24'41"E | 28.08 |
| 28 | N 23°41'41"E | 34.56 |
| 29 | N 33°35'31"W | 46.84 |
| 30 | N 07°33'12"E | 14.46 |
| 31 | N 07°33'12"E | 48.17 |
| 32 | N 27°41'30"E | 89.67 |
| 33 | N 08°35'12"W | 85.05 |
| 34 | N 03°59'04"E | 41.49 |
| 35 | N 03°59'04"E | 55.86 |
| 36 | N 48°16'09"E | 48.76 |
| 37 | N 36°29'10"E | 27.48 |
| 38 | N 54°03'13"W | 4.71 |
| 39 | | |
| 40 | | |
| 41 | N 23°35'11"E | 111.13 |
| 42 | N 82°28'12"E | 40.05 |
| 43 | N 10°57'43"W | 86.53 |
| 44 | N 10°57'43"W | 88.89 |
| 45 | | |
| 46 | N 16°00'19"E | 25.46 |
| 47 | N 08°35'55"W | 39.26 |
| 48 | N 61°22'33"E | 32.33 |
| 49 | S 20°33'50"W | 30.49 |
| 50 | S 30°08'33"W | 63.12 |
| 51 | S 27°19'55"W | 102.73 |
| 52 | S 37°02'48"W | 146.25 |
| 53 | S 61°32'56"E | 128.09 |

| CURVE | RADIUS | CHORD | CHORD BRG |
|---|---|---|---|
| 1 | 276.00 | 294.46 | N 50°29'18"E |
| 2 | 276.00 | 115.65 | N 06°09'22"E |
| 3 | 276.00 | 112.02 | N 17°38'48"W |
| 4 | 276.00 | 24.88 | N 31°56'24"W |
| 5 | 217.02 | 91.91 | N 22°17'55"W |
| 6 | 217.02 | 35.30 | N 05°24'28"W |
| 7 | 184.46 | 47.02 | N 08°03'50"W |
| 8 | 1084.91 | 88.34 | N 63°55'32"E |
| 9 | 1084.91 | 150.59 | N 74°25'19"E |
| 10 | 194.06 | 227.88 | N 23°48'53"E |
| 11 | 131.66 | 29.24 | N 29°57'39"E |
| 12 | 131.66 | 259.19 | N 63°49'47"W |
| 13 | 199.51 | 50.00 | N 08°48'24"E |
| 14 | 199.51 | 116.06 | N 15°18'09"W |
| 15 | 253.10 | 44.83 | N 27°09'19"W |
| 16 | 253.10 | 75.54 | N 13°30'53"W |
| 17 | 312.00 | 338.82 | N 47°16'11"E |
| 18 | 312.00 | 100.00 | N 05°09'41"E |
| 19 | 312.00 | 102.00 | N 13°28'06"W |
| 20 | 312.00 | 83.32 | N 28°42'01"W |
| 21 | 253.02 | 113.91 | N 21°30'57"W |
| 22 | 253.02 | 34.26 | N 04°37'31"W |
| 23 | 220.48 | 56.19 | N 08°03'50"W |
| 24 | 1084.91 | 78.70 | S 68°21'49"W |
| 25 | 617.14 | 71.73 | N 64°53'53"E |
| 26 | 267.29 | 40.34 | N 74°04'32"E |
| 27 | 617.15 | 115.84 | N 77°03'05"E |
| 28 | | | |
| 29 | 287.28 | 150.81 | N 39°48'10"E |
| 30 | | | |
| 31 | | | |
| 32 | | | |
| 33 | 167.66 | 113.49 | N 75°29'23"W |
| 34 | 167.66 | 84.77 | N 41°03'51"W |
| 35 | 167.66 | 121.33 | N 05°12'28"W |
| 36 | 235.51 | 19.15 | N 13°40'32"E |
| 37 | 235.51 | 98.00 | N 00°24'52"W |
| 38 | 235.51 | 81.95 | N 22°11'37"W |
| 39 | 289.10 | 89.54 | N 22°54'09"W |
| 40 | 289.10 | 43.66 | N 09°15'44"W |

| CURVE | RADIUS | CHORD | CHORD BRG |
|---|---|---|---|
| 41 | 276.00 | 72.058 | N 1°33'47"E |
| 42 | 50.00 | 62.407 | N 58°00'03"E |
| 43 | 50.00 | 66.298 | N 22°08'27"W |
| 44 | 50.00 | 71.834 | S 70°24'50"W |
| 45 | 312.00 | 55.000 | S 19°26'23"W |
| 46 | 167.66 | 137.44 | N 60°31'54"E |

## LEGEND

BUILDING SETBACK LINE — 20' B/L

DRAINAGE EASEMENT — 10' DRAINAGE EASEMENT

**Arbor Engineering, Inc.**
PO BOX 265 GREENVILLE, S.C.
LANDSCAPE ARCHITECTS ENGINEERS RECREATIONAL PLANNERS

ARBOR ENGINEERING

SEAL

NO. OF ACRES 22.49 MILES NEW ROAD 0.5

NO. OF LOTS 28 DATE SAME

100 0 100 200
scale 1" = 100' feet

GREENVILLE SOUTH CAROLINA

| DRAWN | DESIGN | CHECK | DATE |
|---|---|---|---|
| HP/RES | BES | BES | 12 JAN. 1987 |

SCALE 1" = 100' PLAT 9-21-87 JOB NO. 86017.500