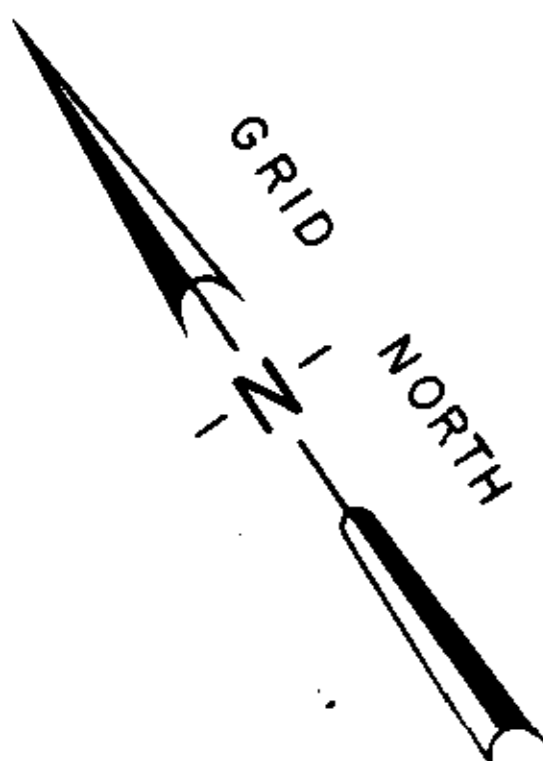


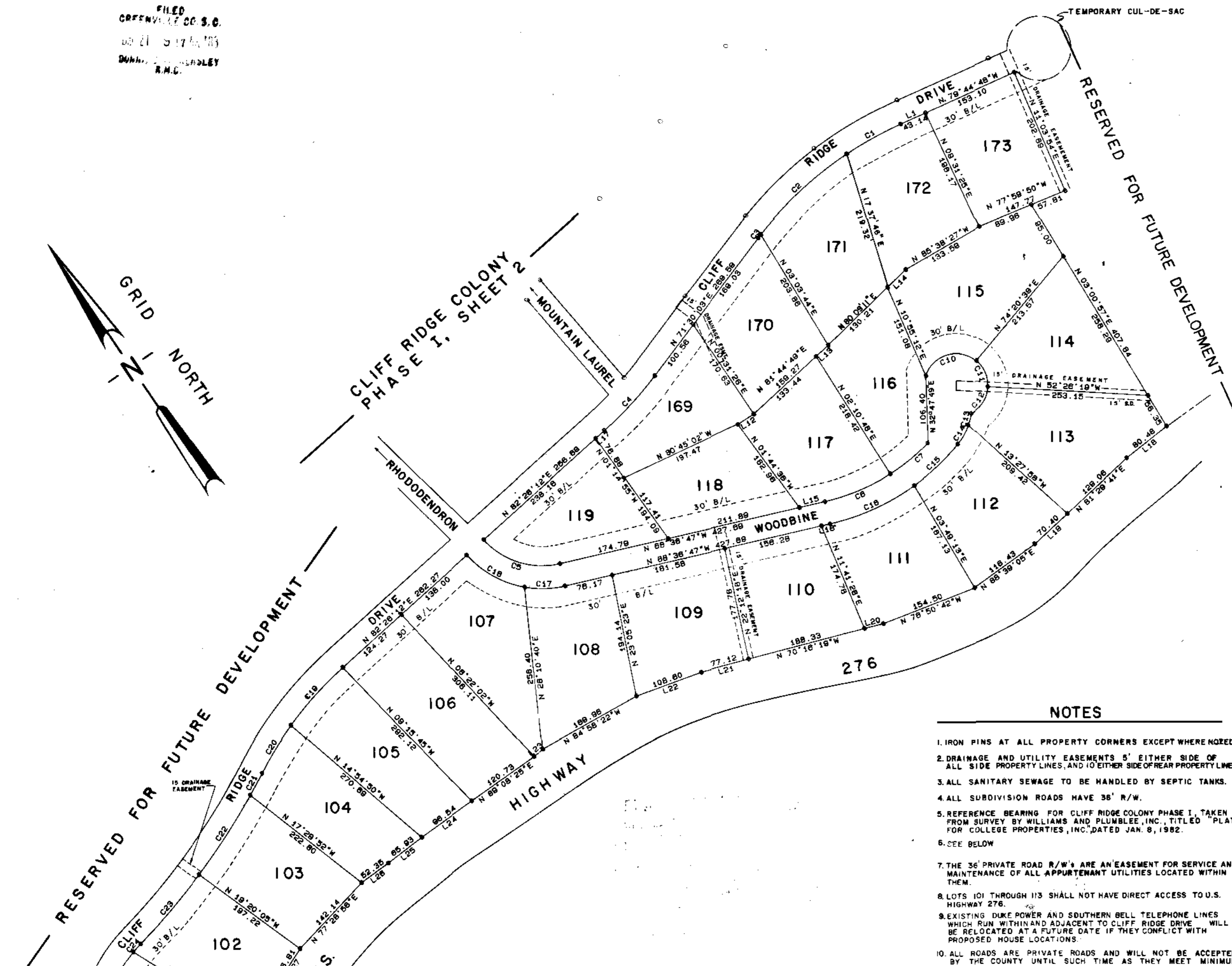
FILED
GREENVILLE CO. S.C.
DEC 15 1983
DUNN & SADDLEY
R.M.C.



CLIFF RIDGE COLONY
PHASE I, SHEET 2

TEMPORARY CUL-DE-SAC

RESERVED FOR FUTURE DEVELOPMENT



LINE DATA

LINE	BEARING	DISTANCE
1	N 78°44'48"W	43.14
2	N 00°37'37"W	88.38
3	N 72°40'15"W	88.47
4	N 05°35'26"E	107.83
5	N 78°33'10"W	108.72
6	N 05°35'26"E	7.00
7	N 77°52'54"E	69.35
8	N 55°37'59"E	71.35
9	N 53°43'26"W	15.44
10	N 73°05'25"W	70.15
11	N 23°35'11"E	67.48
12	N 87°20'02"W	30.00
13	N 81°44'42"E	25.83
14	N 80°08'11"E	40.33
15	N 88°38'47"W	41.00
16	N 88°38'47"W	13.98
17	N 82°28'12"E	18.53
18	N 85°58'18"E	80.48
19	N 81°32'55"E	70.40
20	N 88°55'52"W	30.84
21	N 70°33'50"W	77.12
22	N 75°51'18"W	108.30
23	N 84°13'33"E	17.34
24	N 88°43'56"E	88.54
25	N 86°58'28"E	85.33
26	N 88°23'51"E	82.35
27	N 87°18'34"E	85.31
28	N 85°12'18"E	88.37
29	N 84°21'07"E	35.26
30	N 83°49'59"W	44.77
31	N 81°29'36"W	19.54
32	N 20°39'40"W	37.83

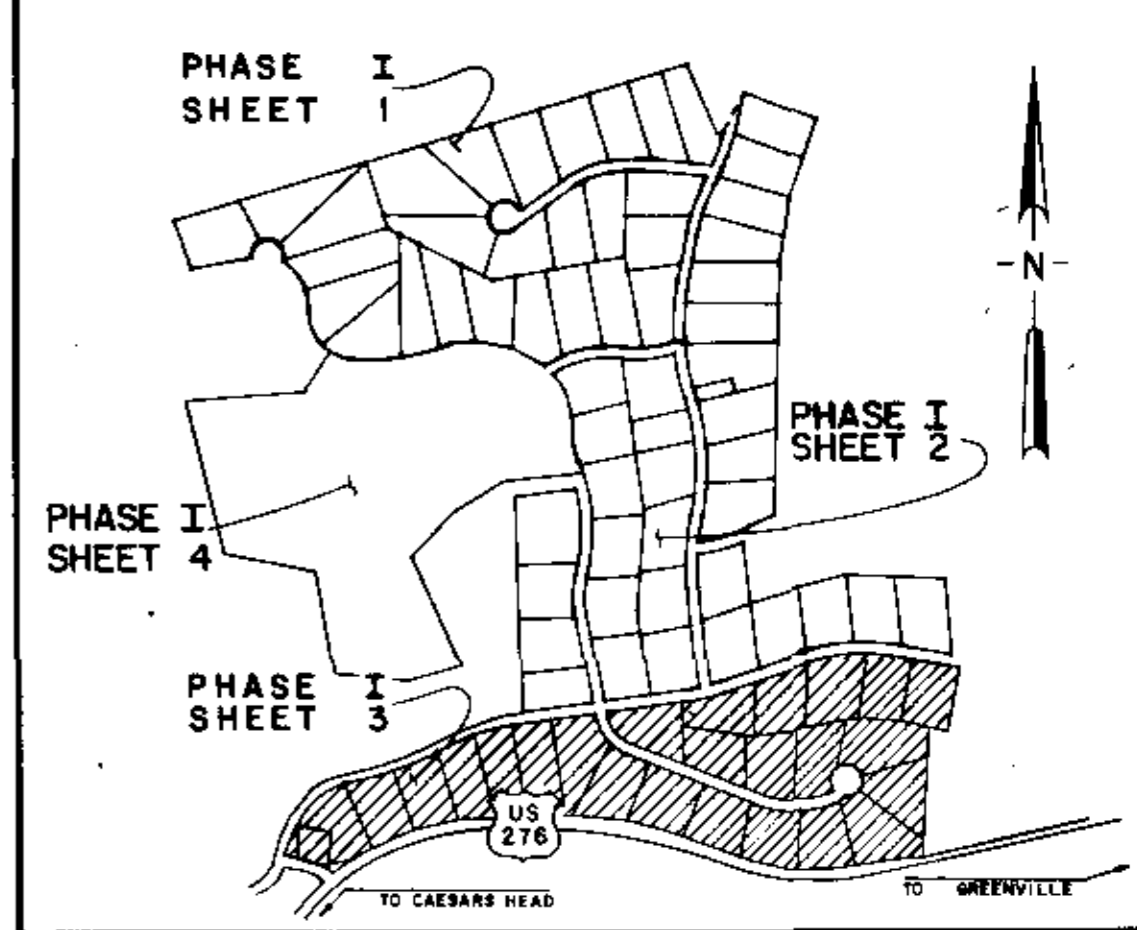
CURVE DATA

CURVE	CHORD BRG	CHORD	ARC	RADIUS
1	N 84°32'48"W	88.88	87.08	579.47
2	N 81°25'28"E	185.81	188.71	579.46
3	N 71°50'49"E	7.00	7.00	579.46
4	N 76°58'08"E	117.38	117.57	818.00
5	N 38°05'18"W	125.73	131.88	123.77
6	N 78°25'49"W	112.88	113.43	331.00
7	N 85°08'37"E	76.18	76.35	331.00
8				
9				
10	N 71°34'39"W	82.83	87.80	50.00
11	N 10°57'10"E	44.78	48.44	50.00
12	N 88°48'59"E	48.87	51.08	50.00
13	N 48°22'38"E	18.79	19.82	88.55
14	N 83°40'29"E	34.19	34.36	88.58
15	N 81°04'10"E	85.33	85.60	387.00
16	N 80°03'57"W	145.74	146.72	387.00
17	N 59°07'31"W	83.64	84.07	158.77
18	N 28°38'02"W	104.23	106.17	158.77
19	N 78°22'52"E	122.81	122.84	581.14
20	N 85°56'44"E	88.78	88.85	581.15
21	N 82°33'27"E	38.80	38.81	1120.91
22	N 87°20'52"E	148.52	148.83	1120.91
23	N 74°46'27"E	141.84	141.83	1120.91
24	N 78°17'17"E	17.07	17.08	231.28
25	N 48°47'38"E	188.25	204.88	231.28
26	N 83°24'28"W	25.77	25.88	78.81

NOTES

- IRON PINS AT ALL PROPERTY CORNERS EXCEPT WHERE NOTED.
- DRAINAGE AND UTILITY EASEMENTS 5' EITHER SIDE OF ALL SIDE PROPERTY LINES, AND 10' EITHER SIDE OF REAR PROPERTY LINES.
- ALL SANITARY SEWAGE TO BE HANDLED BY SEPTIC TANKS.
- ALL SUBDIVISION ROADS HAVE 36' R/W.
- REFERENCE BEARING FOR CLIFF RIDGE COLONY PHASE I, TAKEN FROM SURVEY BY WILLIAMS AND PLUMBLEE, INC., TITLED "PLAT FOR COLLEGE PROPERTIES, INC.", DATED JAN. 8, 1982.
- SEE BELOW
- THE 36' PRIVATE ROAD R/W'S ARE AN EASEMENT FOR SERVICE AND MAINTENANCE OF ALL APPURTENANT UTILITIES LOCATED WITHIN THEM.
- LOTS 101 THROUGH 113 SHALL NOT HAVE DIRECT ACCESS TO U.S. HIGHWAY 276.
- EXISTING DUKE 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.
- 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.
- OWNER / DEVELOPER RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PRIVATE ROADS TO ALL PROPERTIES RESERVED FOR FUTURE DEVELOPMENT.
- REFERENCE IS HEREBY CRAVED TO RESTRICTIVE COVENANTS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. AFFECTING THE WITHIN PROPERTY.
- EACH PROPERTY OWNER IS PROVIDED ACCESS TO A PUBLIC ROAD BY A PRIVATE ROAD OWNED BY THE HOME OWNERS ASSOCIATION OF WHICH ALL OWNERS SHALL BE MEMBERS.

9-W-66
87218



FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledge that I am (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 easements, forever, all areas so shown or indicated on said plat

Dec 15 82 Signed *Clifton S. Rickett*
Signed _____
Signed _____
Signed _____

CERTIFICATE OF ACCURACY

"I Thomas A. Garrett certify that this plat was ~~drawn~~ (drawn under my supervision) (an actual survey made under my supervision) from (an actual survey made by me) (deed description recorded in Book _____ Page _____ Book _____ Page _____) (other) that the error of closure as calculated by coordinates is 1:10000 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

Dec 15 1982 DATE
Thomas A. Garrett LICENSED ENGINEER OR REGISTERED SURVEYOR
S. C. Registration No. 8811

CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plat shown herein 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 Messrs. Conservators

Dec 20 1983 DATE
John J. Conway JR. COUNTY CLERK
REVISED
DEC 20, 1983
DATE

FILE NUMBER
82-114
CLIFF RIDGE COLONY
PHASE I, SHEET 3

COLLEGE PROPERTIES, INC. ARBOR ENGINEERING, INC.
OWNER SURVEYOR

NO. OF ACRES: 118.7 * MILES NEW ROAD: 1.67
NO. OF LOTS: 81 DATE: 6 DEC 1982

100 0 100 200
scale 1"=100'
GREENVILLE SOUTH CAROLINA
DATE 6 DEC 1982
SCALE 1"=100' FILE TAG RHF DATE 6 DEC 1982
SCALE 1"=100' FILE TAG RHF DATE 6 DEC 1982
3 of 4 81260

Arbor Engineering, Inc.
P.O. BOX 263, GREENVILLE, S.C.
LANDSCAPE ARCHITECTS ENGINEERS RECREATIONAL PLANNERS
ARBOR ENGINEERING

LEGEND
BUILDING SETBACK LINE 30' B/L
DRAINAGE EASEMENT 15'
REVISED
1. PLAT REVISED 5 JAN. 1983 TO SHOW LOTS RESERVED BY OWNER.
2. PLAT REVISED 3 FEB. 1983 TO SHOW ADDITIONAL NOTES.
3. PLAT REVISED 14 DEC 83 TO DELETE SEPTIC TANK RESTRICTIONS.