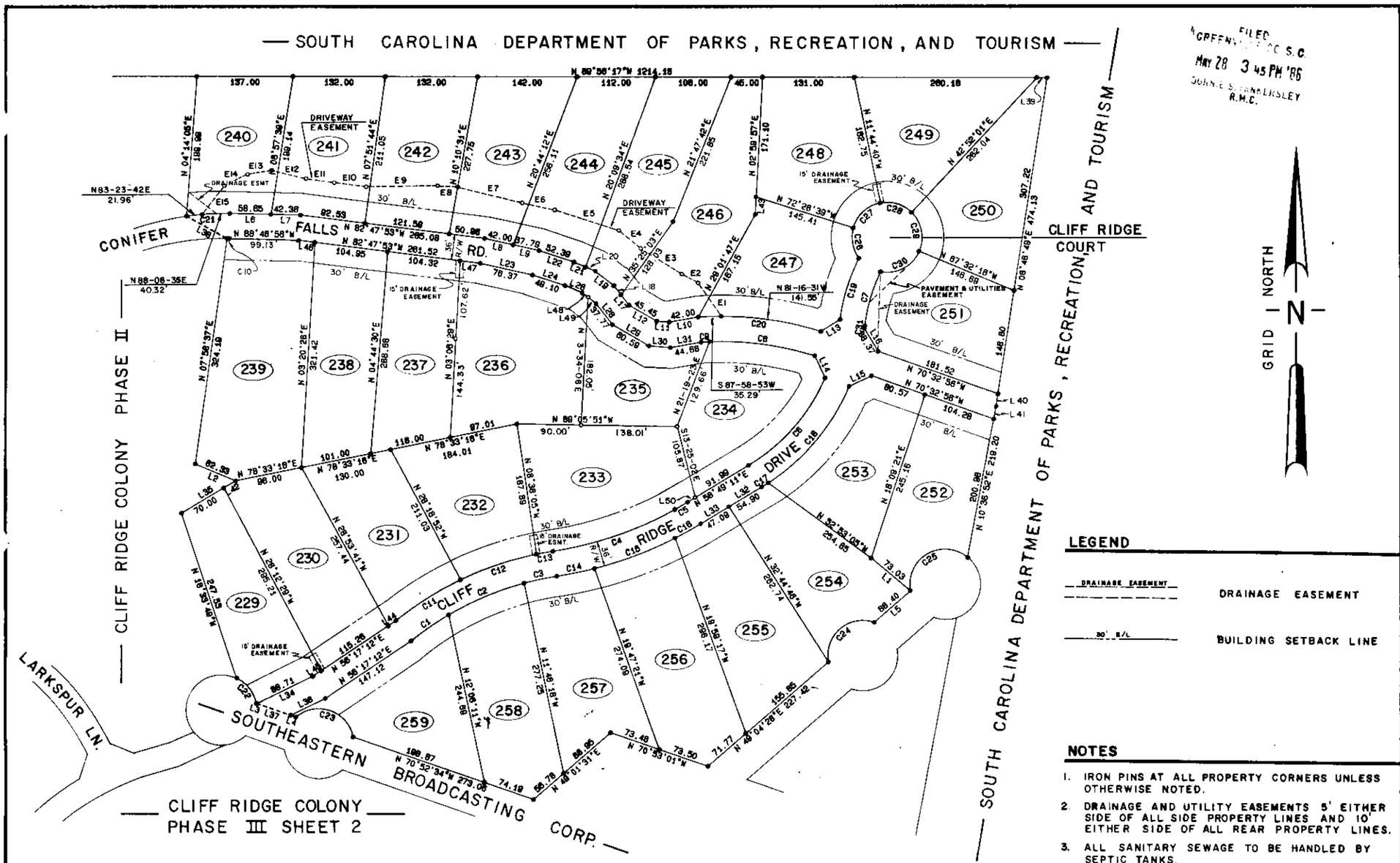
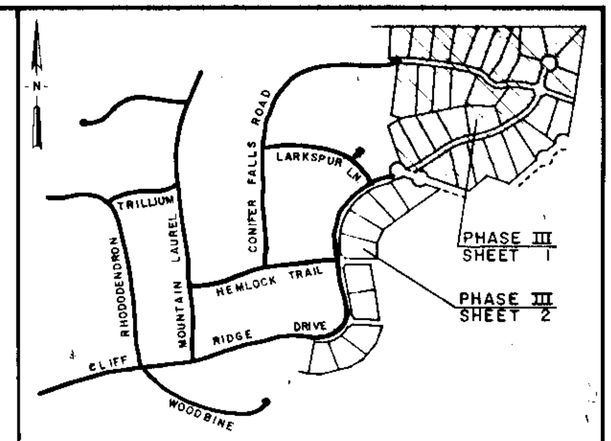


FILED
GREENVILLE CO. S.C.
MAY 28 3 45 PM '86
JOHNNIE S. HINKLEY
R.M.C.



LOCATION MAP

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 ~~to public use as roads, streets, and~~ easements forever all areas so shown or indicated on said plat.

05 27 86 Signed [signature]

Signed _____

Signed _____

Signed _____

CERTIFICATE OF ACCURACY

"I William N. Skordon certify that this plat was (~~drawn by me~~) (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 _____, etc.) (other) ; 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.

20 May 1986 — DATE

William N. Skordon — LICENSE ENGINEER OR REGISTERED SURVEYOR

S.C. Registration No. 7261

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 Mense Conveyances."

May 28 1986 — DATE

Lisa A. Horne — DIRECTOR OF PLANNING, GREENVILLE COUNTY PLANNING COMMISSION

LEGEND

DRAINAGE EASEMENT	DRAINAGE EASEMENT
30' B/L	BUILDING SETBACK LINE

NOTES

1. IRON PINS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
2. DRAINAGE AND UTILITY EASEMENTS 5' EITHER SIDE OF ALL SIDE PROPERTY LINES AND 10' EITHER SIDE OF ALL REAR PROPERTY LINES.
3. ALL SANITARY SEWAGE TO BE HANDLED BY SEPTIC TANKS.
4. ALL SUBDIVISION ROADS HAVE 36' R/W.
5. REFERENCE BEARING FOR CLIFF RIDGE COLONY PHASE III TAKEN FROM SURVEY BY WILLIAMS AND PLUMBLEE, INC., TITLED "PLAT FOR COLLEGE PROPERTIES, INC." DATED JAN. 8, 1982.
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 36' PRIVATE ROAD R/W's ARE AN EASEMENT FOR SERVICE AND MAINTENANCE OF ALL APPURTENANT UTILITIES LOCATED WITHIN THEM.
8. 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.
9. 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.
10. OWNER/DEVELOPER RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PRIVATE ROADS TO ALL PROPERTIES RESERVED FOR FUTURE DEVELOPMENT.
11. REFERENCE IS HEREBY CRAVED TO RESTRICTIVE COVENANTS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. AFFECTING THE WITHIN PROPERTY.
12. THE DRIVEWAY EASEMENT ACROSS LOTS 240-247 IS A 15' EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THESE LOTS. LINE SHOWN IS THE CENTERLINE OF EASEMENT.

LINE	BEARING	DISTANCE
1	N 50°10'28"W	73.03
2	N 67°25'10"W	62.33
3	N 70°52'35"W	0.74
4	N 70°52'34"W	7.84
5	N 46°04'28"E	66.40
6	N 88°48'56"W	56.65
7	N 88°48'56"W	42.36
8	N 77°28'02"W	42.00
9	N 77°28'02"W	37.79
10	N 60°01'18"E	42.00
11	N 65°35'41"W	17.91
12	N 59°55'53"W	45.45
13	N 58°08'30"E	32.09
14	N 25°25'08"W	34.64
15	N 65°01'07"E	35.70
16	N 30°40'08"W	38.37
17	N 38°07'21"W	18.84
18	N 38°07'21"W	18.47
19	N 52°19'10"W	33.93
20	N 66°59'44"W	15.05
21	N 66°59'44"W	17.98
22	N 71°58'05"W	52.39
23	N 77°28'02"W	78.37
24	N 71°58'05"W	48.10
26	N 66°59'45"W	26.64
28	N 38°07'21"W	37.77
29	N 59°55'53"W	60.59
30	N 65°35'41"W	30.65
31	N 60°01'18"E	44.68
32	N 58°49'11"E	54.90
33	N 58°49'11"E	47.09
34	N 64°00'47"E	88.71
35	N 59°01'23"E	89.75
36	N 64°00'47"E	55.28
37	N 70°52'34"W	50.81
38	N 61°02'35"W	66.31
39	N 88°58'17"W	15.00
40	N 08°48'49"E	18.32
41	N 10°36'52"E	18.22
42	N 59°01'23"E	19.75
43	N 02°59'57"E	25.00
44	N 56°17'12"E	13.41
45	N 56°17'12"E	14.38
46	N 82°47'53"W	23.13
47	N 82°47'53"W	29.12
48	S 52°19'10"E	10.00
49	S 52°19'10"E	14.81
50	S 58°49'11"W	10.00'

CURVE	RADIUS	CHORD	CHORD BRG
1	435.00	85.42	N 55°15'23"E
2	435.00	118.77	N 67°18'55"E
3	435.00	47.85	N 78°08'06"E
4	525.11	183.84	N 71°11'35"E
5	525.11	21.00	N 59°57'56"E
6	272.00	165.62	N 41°05'42"E
7	232.82	80.17	N 16°11'54"E
8	437.00	151.45	N 82°23'50"W
9	437.00	11.78	N 86°51'06"E
10	339.87	3.32	N 89°03'44"W
11	471.00	108.70	N 57°48'42"E
12	471.00	114.45	N 71°22'58"E
13	471.00	23.85	N 79°48'05"E
14	561.10	54.83	N 78°28'28"E
15	561.10	123.12	N 69°22'31"E
16	561.11	41.88	N 60°58'54"E
17	308.00	10.87	N 57°48'32"E
18	308.00	179.52	N 39°51'18"E
19	268.82	91.12	N 17°07'29"E
20	473.00	176.34	N 83°24'46"W
21	375.87	82.23	N 86°28'10"E
22	50.00	45.88	N 38°11'10"W
23	50.00	86.80	N 70°52'34"W
24	50.00	88.80	N 49°04'28"E
25	50.00	94.41	N 59°48'24"E
26	50.00	44.23	N 10°42'02"W
27	50.00	52.49	N 47°12'35"E
28	50.00	46.88	N 73°18'01"W
29	50.00	56.57	N 11°01'04"W
30	50.00	82.40	N 82°02'37"E
31	308.00	3.23	N 08°35'07"E

LINE	COMMON DRIVEWAY BEARING	EASEMENT DISTANCE
E1	N 33-29-42 W	63.11'
E2	N 62-33-48 W	26.84'
E3	N 59-01-10 W	67.61'
E4	N 50-55-42 W	42.24'
E5	N 72-36-45 W	95.78'
E6	N 79-00-31 W	47.71'
E7	N 75-55-28 W	98.27'
E8	N 89-09-55 W	28.08'
E9	S 88-02-35 W	100.99'
E10	N 81-44-48 W	46.82'
E11	N 80-47-25 W	40.75'
E12	N 77-09-15 W	49.11'
E13	S 81-26-43 W	36.26'
E14	S 63-46-03 W	35.28'
E15	S 37-23-16 W	54.12'

MAY 2

Plat Filed This 28 day of May 19 86
in Vol. 12-B Page 57 at 3:45 PM
[signature]
Greenville County, S.C.

12B-57

39446

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.
5-28-86 [signature]
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.
Greenville County Planning Commission

FILE NUMBER 83-187

CLIFF RIDGE COLONY

PHASE III SHEET 1

COLLEGE PROPERTIES, INC. — OWNER

ARBOR ENGINEERING, INC. — SURVEYOR

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

ARBOR ENGINEERING

SEAL

NO. OF ACRES 23.73 — MILES NEW ROAD 0.47

NO. OF LOTS 31 — DATE 25 FEB. 1986

100 0 100 200
scale feet

GREENVILLE — SOUTH CAROLINA

DRAWN	DESIGN	CHECK	DATE
H.P./RES	WCM	WCM	25 FEB. 1986
SCALE	FILE	DWG NO.	
1"=100'		1 OF 2	86003