



# 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 roads, streets, and easements, forever all areas so shown as indicated on said plat.

*W. C. Martin* Signed \_\_\_\_\_  
 \_\_\_\_\_ Signed \_\_\_\_\_  
 \_\_\_\_\_ Signed \_\_\_\_\_  
 \_\_\_\_\_ Signed \_\_\_\_\_

### CERTIFICATE OF ACCURACY

I, William C. Martin, 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) (a deed description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_) etc. I further certify that the error of closure as calculated by coordinates is 1.18 feet, 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.

16 JUNE 1986 DATE  
*William C. Martin* LICENSED ENGINEER OR REGISTERED SURVEYOR

S. C. Registration No. 10290

### 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 Conyers.

6/18/86 DATE  
*John H. Williams* DIRECTOR OF PLANNING  
 GREENVILLE COUNTY PLANNING COMMISSION

FILE NUMBER  
83-187

## CLIFF RIDGE COLONY

### PHASE III SHEET I

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

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			
DATE	25 FEB. 1986	FILE	1 OF 2
SCALE	1" = 100'	DATE	86003

### LEGEND

	DRAINAGE EASEMENT
	BUILDING SETBACK LINE

### NOTES

- IRON PINS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- DRAINAGE AND UTILITY EASEMENTS 5' EITHER SIDE OF ALL SIDE PROPERTY LINES AND 10' EITHER SIDE OF ALL 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 III TAKEN FROM SURVEY BY WILLIAMS AND PLUMBLEE, INC., TITLED "PLAT FOR COLLEGE PROPERTIES, INC." DATED JAN. 8, 1982.
- 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.
- THE 36' PRIVATE ROAD R/W'S ARE AN EASEMENT FOR SERVICE AND MAINTENANCE OF ALL APPURTENANT UTILITIES LOCATED WITHIN THEM.
- 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, SC AFFECTING THE WITHIN PROPERTY.
- 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.

### REVISIONS

- PLAT REVISED 12 JUNE 1986 TO SHOW CORRECTION ON LOT 253 SIDE LINE, AND EASEMENT ON LOT 259.

LINE	BEARING	DISTANCE	CURVE	RADIUS	CHORD	CHORD BEG	COMMON DRIVEWAY EASEMENT	BEARING	DISTANCE
1	N 50°10'29"W	73.03	1	435.00	85.42	N 55°15'23"E	E1	N 33°29'42"W	63.11'
2	N 87°25'10"W	62.33	2	435.00	118.77	N 87°18'55"E	E2	N 62°33'48"W	26.84'
3	N 70°52'35"W	0.74	3	435.00	47.85	N 78°08'08"E	E3	N 59°01'10"W	67.61'
4	N 70°52'34"W	7.84	4	525.11	183.84	N 71°11'35"E	E4	N 50°55'42"W	42.24'
5	N 48°04'28"E	68.40	5	525.11	21.00	N 58°57'58"E	E5	N 72°36'45"W	95.78'
6	N 88°48'58"W	58.85	6	272.00	165.82	N 41°05'42"E	E6	N 79°00'31"W	47.71'
7	N 88°48'58"W	42.36	7	232.82	80.17	N 18°11'54"E	E7	N 75°55'28"W	96.27'
8	N 77°28'02"W	42.00	8	437.00	151.45	N 82°23'50"W	E8	N 89°09'55"W	28.08'
9	N 77°28'02"W	37.79	9	437.00	11.78	N 88°51'08"E	E9	S 88°02'35"W	100.99'
10	N 80°01'18"E	42.00	10	338.87	3.32	N 88°03'44"W	E10	N 81°44'48"W	46.82'
11	N 85°35'41"W	17.91	11	471.00	108.70	N 57°48'42"E	E11	N 80°47'25"W	40.75'
12	N 59°55'53"W	45.45	12	471.00	114.45	N 71°22'58"E	E12	N 77°09'15"W	49.11'
13	N 58°08'30"E	32.09	13	471.00	23.85	N 78°48'05"E	E13	S 81°26'43"W	36.26'
14	N 25°25'08"W	34.64	14	561.10	54.83	N 78°28'28"E	E14	S 63°46'03"W	35.28'
15	N 65°01'07"E	35.70	15	561.10	123.12	N 69°22'31"E	E15	S 37°23'16"W	54.12'
16	N 30°40'08"W	38.37	16	561.11	41.88	N 80°56'54"E			
17	N 38°07'21"W	18.84	17	308.00	10.87	N 57°48'32"E			
18	N 38°07'21"W	18.47	18	308.00	179.52	N 38°51'18"E			
19	N 52°18'10"W	33.93	19	268.82	81.12	N 17°07'29"E			
20	N 68°58'44"W	15.05	20	473.00	178.34	N 83°24'48"W			
21	N 68°58'44"W	17.98	21	375.87	62.23	N 88°26'10"E			
22	N 71°58'05"W	52.39	22	50.00	45.88	N 38°11'10"W			
23	N 77°28'02"W	76.37	23	50.00	88.80	N 70°52'34"W			
24	N 71°58'05"W	49.10	24	50.00	88.80	N 48°04'28"E			
25			25	50.00	84.41	N 58°48'24"E			
26	N 88°58'45"W	26.84	26	50.00	44.23	N 10°42'02"W			
27			27	50.00	52.49	N 47°12'35"E			
28	N 38°07'21"W	37.77	28	50.00	48.88	N 73°18'01"W			
29	N 58°55'53"W	80.59	29	50.00	58.57	N 11°01'04"W			
30	N 85°36'41"W	30.85	30	50.00	82.40	N 62°02'37"E			
31	N 80°01'18"E	44.88	31	308.00	3.23	N 08°35'07"E			
32	N 58°48'11"E	54.90							
33	N 58°48'11"E	47.09							
34	N 84°00'47"E	88.71							
35	N 50°01'23"E	88.75							
36	N 84°00'47"E	55.28							
37	N 70°52'34"W	50.81							
38	N 81°02'35"W	88.31							
39	N 88°58'17"W	15.00							
40	N 08°48'40"E	18.32							
41	N 10°38'52"E	18.22							
42	N 58°01'23"E	19.75							
43	N 02°58'57"E	26.00							
44	N 58°17'32"E	13.41							
45	N 58°17'32"E	14.38							
46	N 82°47'53"W	23.13							
47	N 82°47'53"W	20.12							
48	S 52°19'10"E	10.00							
49	S 58°19'10"E	14.81							
50	S 58°49'11"W	10.00							

Plot 18 June 86  
 12-B-63

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 it meets minimum county standards.

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