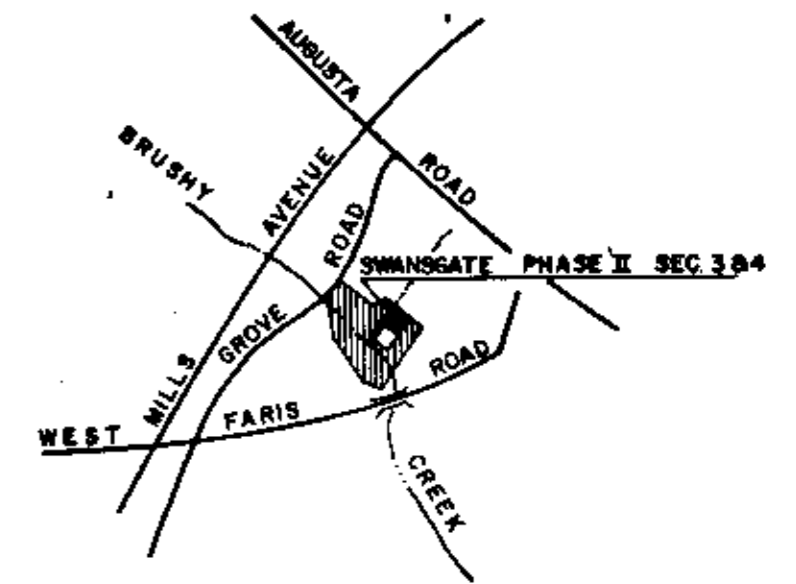


FILED
GREENVILLE S.C.
Sep 26 11 44 AM '83
DONNIE S. WINSLEY
R.M.C.

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	32°01'17"	50.00	27.84	14.35	27.58	N 48°33'32"W
2	42°00'38"	50.00	36.86	19.20	35.84	N 12°32'35"W

LINE	BEARING	DISTANCE
1	N 44°20'00"W	52.91
2	N 44°20'00"W	24.75
3	N 45°12'00"E	69.67
4	N 47°56'29"W	82.78
5	N 45°50'00"W	4.20
6	N 45°12'00"E	57.47
7	N 81°32'17"W	18.33
8	N 42°40'03"W	4.00
9	N 47°56'29"W	2.87
10	N 44°48'00"W	9.00
11	N 44°48'00"W	9.00
12	N 40°50'00"W	11.91
13	N 44°52'11"W	14.84
14	N 28°13'59"E	15.48
15	N 45°50'00"W	17.44
16	N 45°12'00"E	3.60
17	N 25°08'11"E	38.78
18	N 58°20'08"E	41.08
19	N 14°37'27"E	46.48



MAGNETIC

SWANSGATE PHASE I

SWANSGATE PHASE II SEC 1

LEGEND



TYPICAL 25' SANITARY SEWER EASEMENT

NOTES

- EACH PROPERTY OWNER IS PROVIDED ACCESS TO A PUBLIC ROAD BY PRIVATE ROADS OVER WHICH EACH PROPERTY OWNER HAS A PERPETUAL NONEXCLUSIVE EASEMENT. THE PRIVATE ROADS SHOWN HEREON WILL BE MAINTAINED BY OWNER AND/OR ONE OR MORE HOMEOWNERS ASSOCIATIONS. THE PRIVATE ACCESS ROADS WILL NOT BE ACCEPTED AND MAINTAINED AS PUBLIC RIGHTS OF WAY UNTIL SUCH TIME AS THEY MEET MINIMUM CITY STANDARDS.
- IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- REFERENCE PLAT BY W.R. WILLIAMS, JR. DATED 7/24/83 AND TITLED 'SWANSGATE', PB 9W-Pp. 25.
- REFERENCES 9W-13, 9W-14, 9W-25.
- PLAT BY WILLIAMS NOV. 12, 1982 REVISED FEB. 17, 1983.
- DEED 1187-49.
- THE 50' PRIVATE ROAD R/W IS AN EASEMENT FOR SERVICE AND MAINTENANCE OF ALL APPURTENANT UTILITIES LOCATED WITHIN IT.

RECORDING FEE
PAID \$5.00

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

SEP 26 1983

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.

9-21-83
Signed: Thomas A. Garrett
U.S. Retirement Corp.
Signed: _____
Signed: _____
Signed: _____

CERTIFICATE OF ACCURACY

T. THOMAS A. GARRETT certifies 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 (based on description recorded in Book _____ Page _____ Book _____ Page _____) (based on 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.

21 SEPT 1983
DATE
THOMAS A. GARRETT
LICENSED ENGINEER OR REGISTERED SURVEYOR
S. C. Registration No. 8812

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 Conveyance."

7-26-83
DATE
F. J. FOLKES
DIRECTOR OF PLANNING
GREENVILLE COUNTY PLANNING COMMISSION

83-176

FILE NUMBER
SUMMARY

SHEET 1 OF 2

SWANSGATE
PHASE II SECTION 384

U.S. RETIREMENT CORPORATION OWNER
ARBOR ENGINEERING, INC. SURVEYOR

NO. OF ACRES 5.13 MILES NEW ROAD 0
NO. OF LOTS 32 DATE 30 AUG 1983

40 0 40 80
SCALE 1" = 40'

GREENVILLE SOUTH CAROLINA
H.P. T.A.G. DATE
SCALE 1" = 40' FILE T.A.G. DATE SAME
1 OF 2 83209