

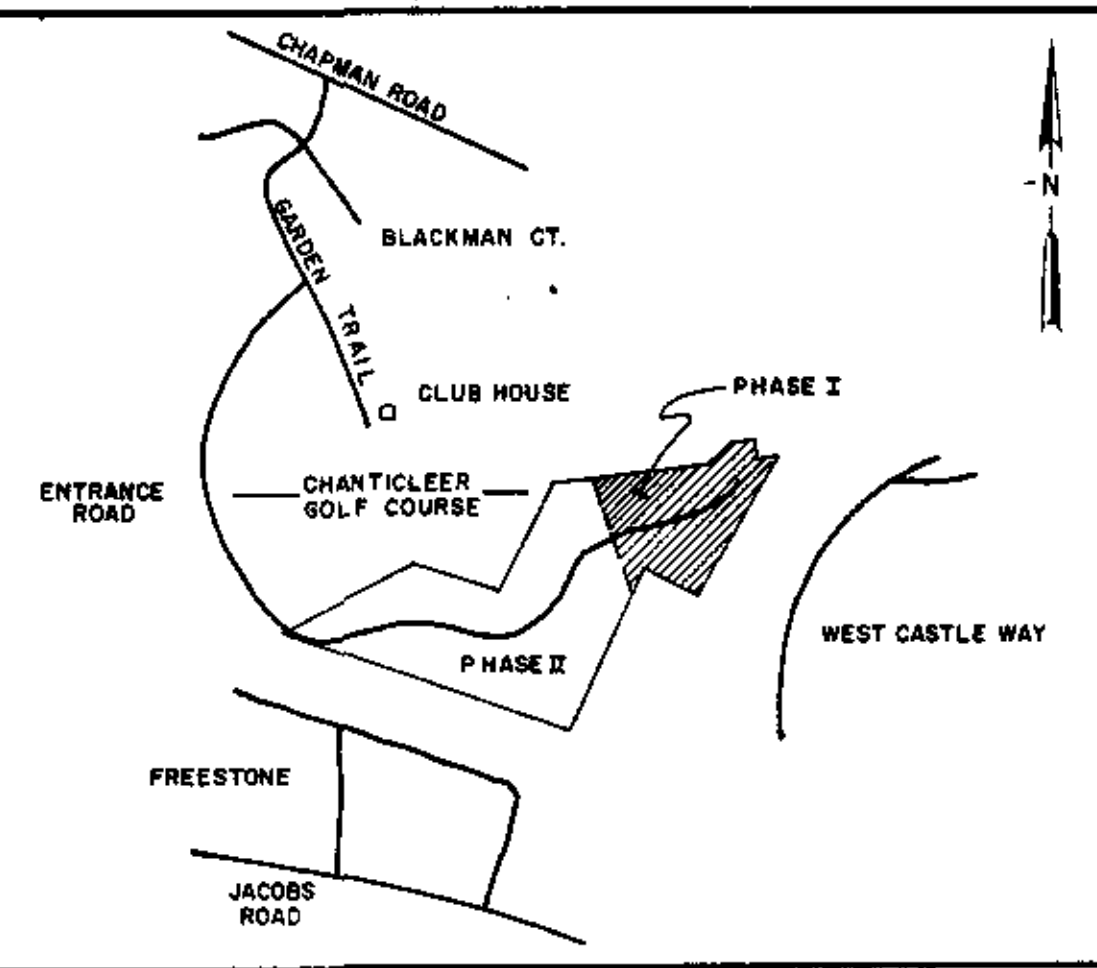
FILED
GREENVILLE CO. S.C.
NOV 15 4 04 PM '83
DORR... R.M.C.

BEARINGS	DISTANCE
1 N 23°03'00"E	28.23
2 N 23°03'00"E	28.23
3 N 23°03'00"E	15.46
4 N 27°17'08"E	25.08
5 N 47°41'18"N	38.00
6 N 50°37'38"E	30.00
7 N 57°48'38"E	46.00
8 N 57°50'01"E	15.88
9 N 51°38'17"E	45.00
10 N 44°38'08"E	77.00
11 N 28°54'32"E	74.00
12 N 18°04'20"E	70.00
13 N 18°55'04"E	70.00
14 N 22°48'58"E	80.88
15 N 48°20'45"E	46.37
16 N 71°21'27"E	89.81
17 N 47°41'19"E	73.80
18 N 30°21'56"E	19.00
19 N 82°56'17"E	30.15
20 N 82°56'17"E	24.83
21 N 82°56'17"E	25.28
22 N 59°44'59"E	49.15
23 N 05°54'40"E	80.51
24 N 18°45'53"W	54.25
25 N 35°08'00"W	77.83
26 N 35°08'00"W	80.27
27 N 18°45'53"W	82.22
28 N 05°54'40"E	53.32
29 N 52°28'03"W	80.07
30 N 38°48'12"E	73.68
31 N 83°02'10"W	82.42
32 N 84°57'15"W	58.60
33 N 84°29'55"E	48.08
34 N 34°33'14"E	38.21
35 N 03°38'28"E	38.23
36 N 17°29'48"W	20.71
37 N 37°18'12"W	84.11
38 N 42°38'35"W	70.81
39 N 18°40'39"W	81.02
40 N 12°46'51"E	88.83
41 N 88°05'48"E	82.38
42 N 87°25'31"E	71.38
43 N 80°50'55"E	66.00
44 N 88°18'38"W	36.28
45 N 41°14'20"W	81.80
46 N 24°03'00"W	25.33
47 N 21°10'25"E	70.00
48 N 28°53'11"E	85.44
49 N 49°28'11"E	53.00
50 N 58°41'38"E	90.70
51 N 66°18'48"E	82.80
52 N 73°38'58"W	55.00
53 N 71°54'00"W	80.00
54 N 81°21'30"E	65.00
55 N 81°22'11"E	60.00
56 N 45°51'27"E	72.00
57 N 31°18'56"E	70.00
58 N 70°43'02"W	13.20
59 N 41°14'20"W	73.99
60 N 19°17'47"W	28.43
61 N 84°34'48"W	27.85
62 N 26°18'29"W	87.38
63 N 19°21'43"E	80.51
64 N 02°08'12"W	27.16
65 N 42°15'40"E	25.00

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	47°08'29"	55.00	45.27	24.00	44.00	N 35°51'54"W
2	41°31'52"	55.00	39.87	20.85	38.00	N 80°12'31"W
3	37°08'22"	55.00	35.82	18.48	35.00	N 80°28'22"E
4	33°48'28"	55.00	32.47	16.72	32.00	N 25°00'26"E
5	31°38'12"	55.00	30.36	15.58	30.00	N 07°43'54"W
6	87°40'50"	55.00	84.87	38.88	61.28	N 57°23'55"W

NOTES:

- IRON PINS AT ALL PROPERTY CORNERS EXCEPT WHERE NOTED.
- DRAINAGE AND UTILITY EASEMENTS 10' ALONG ALL REAR PROPERTY LINES AND AS OTHERWISE SHOWN.
- THE PRIVATE ROADS SHOWN ON THIS PLAN HAVE A VARYING RIGHT-OF-WAY WIDTH. AN EASEMENT IS RESERVED FOR SERVICE AND MAINTENANCE OF ALL APPURTENANT UTILITIES LOCATED WITHIN THE ROAD RIGHT-OF-WAY.
- A RIGHT OF INGRESS AND EGRESS ACROSS THE PRIVATE ROADS TO GARDEN TRAIL IS HEREBY GRANTED TO ALL OWNERS OF NUMBERED LOTS. SAID PRIVATE ROADS WILL BE OWNED (OR HAVE EASEMENT RIGHTS) BY A HOME OWNERS ASSOCIATION OF WHICH ALL LOT OWNERS WILL BE MEMBERS.
- 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 OWNERS TO THE COUNTY.
- RIGHT-OF-WAY ON ALL SANITARY SEWER LINES SHOWN IN LEGEND.
- UTILITIES ARE LOCATED IN HIDDEN HILLS DRIVE AND IN HIDDEN HILLS COURT EXCEPT AS SHOWN.
- THE WATER DISTRIBUTION SYSTEM IS A PRIVATELY OWNED FACILITY AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 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, SOUTH CAROLINA AFFECTING THE WITHIN PROPERTY.
- EXISTING ROADS SHOWN ON THIS PLAN MAY BE SHIFTED WITHIN THE RIGHT-OF-WAY TO IMPROVE ALIGNMENT OR GRADE.
- OWNER DEVELOPER RESERVES THE RIGHT TO SLIGHTLY RELOCATE EXISTING DRIVE IN THE AREA OF LOTS 13-21.
- PLAT REVISED 22/JULY/1983 TO SHOW 15' SERVICE ROAD.
- PLAT REVISED 4 NOV 1983 TO DELETE 25' B/L ALONG FRONTS OF LOTS AND ADD 25' B/L ALONG OUT BOUNDS PROPERTY LINES.
- ALL SETBACK LINE REQUIREMENTS (OTHER THAN THE REAR EXTERIOR PROPERTY LINE) SHALL BE ESTABLISHED BY THE ARCHITECTURAL COMMITTEE PURSUANT TO ARTICLE 8 SECTION 13 OF THE RESTRICTIONS (SEE D.B. 1189-Pp. 215).



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 herein 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.

5 26 83 Signed *W. Gray Gilliam*
 11 4 83 Signed *W. Gray Gilliam*
 Signed _____
 Signed _____

CERTIFICATE OF ACCURACY

I, **WILLIAM H. SHARDON**, certify that this plat was drawn by me (drawn under my supervision) from actual survey made under my supervision from last-orient survey made by me (dated description recorded in Book _____ Page _____) and that I (we) further certify that the error of closure as calculated by coordinates is 1:10,000 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.

15 Nov 1983
 7261
 Registration No. _____

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 Deeds, Greenville, South Carolina.

11-15-83

SUMMARY

FILE NUMBER

83-132

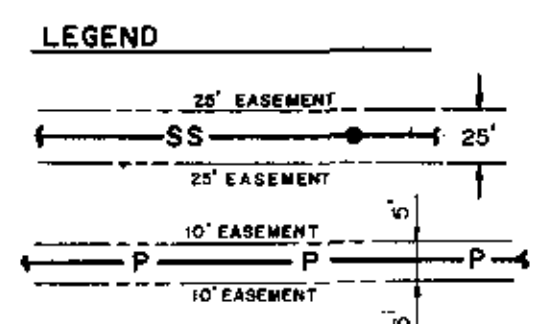
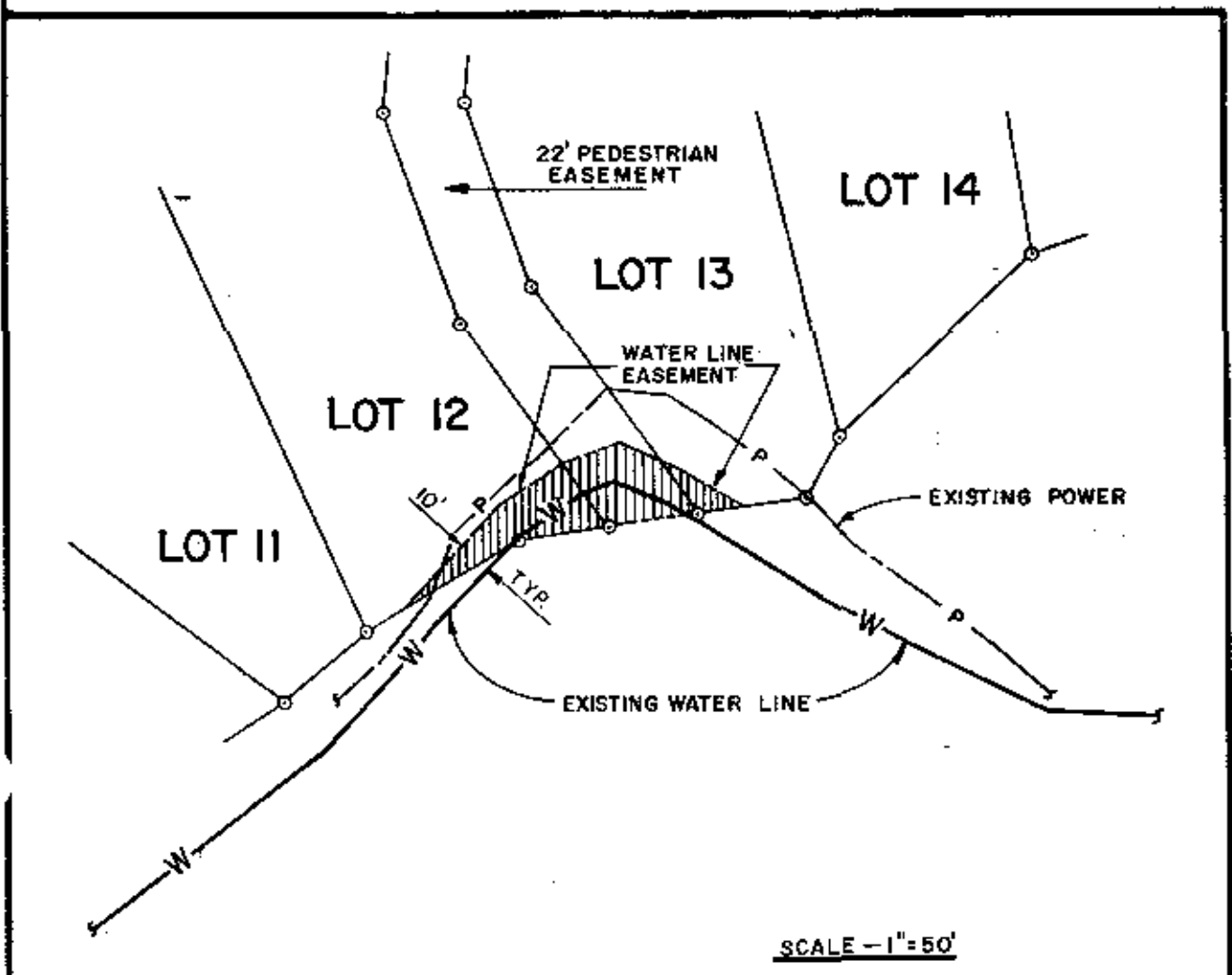
CHANTICLEER TOWNS

PHASE I

SUMMARY PLAT

COLLEGE PROPERTIES, INC. ARBOR ENGINEERING, INC.

Plat Filed This 15th day of Nov 1983
 And Recorded in Vol. 91 Page 55
Dennis J. Tankersley
 Register Mease Conveyance Greenville County, S. C.

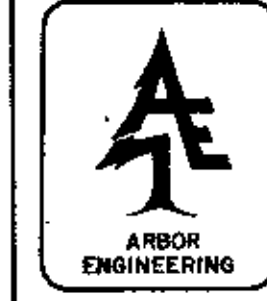


TYPICAL 25' SANITARY SEWER EASEMENT
 TYPICAL 10' POWER LINE EASEMENT

RECORDING FEE \$ 5.00

REVISED
 11-15-83
 DATE

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



William H. Shardon
 11-15-83
 SEAL

NO. OF ACRES: 21.91	MILES NEW ROAD: 0.27
NO. OF LOTS: 36	DATE: 19 MAY 1983
100 0 100 200 scale 1"=100' feet	
GREENVILLE SOUTH CAROLINA DRAWN BY HP TAG DATE 19 MAY 1983 SCALE FILE TAG RHF DATE 1"=100' FILE DWS NO. 1 of 1 83028	

MICROFILMED