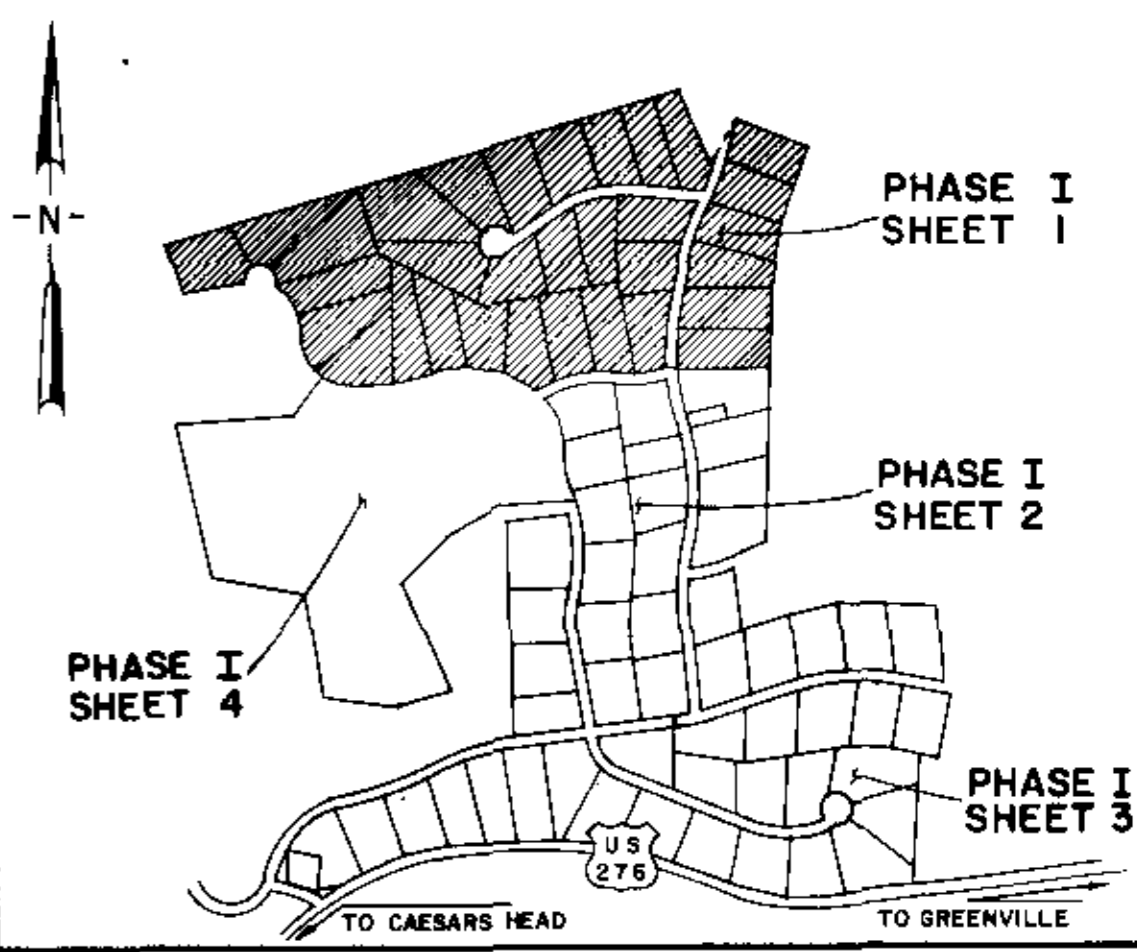
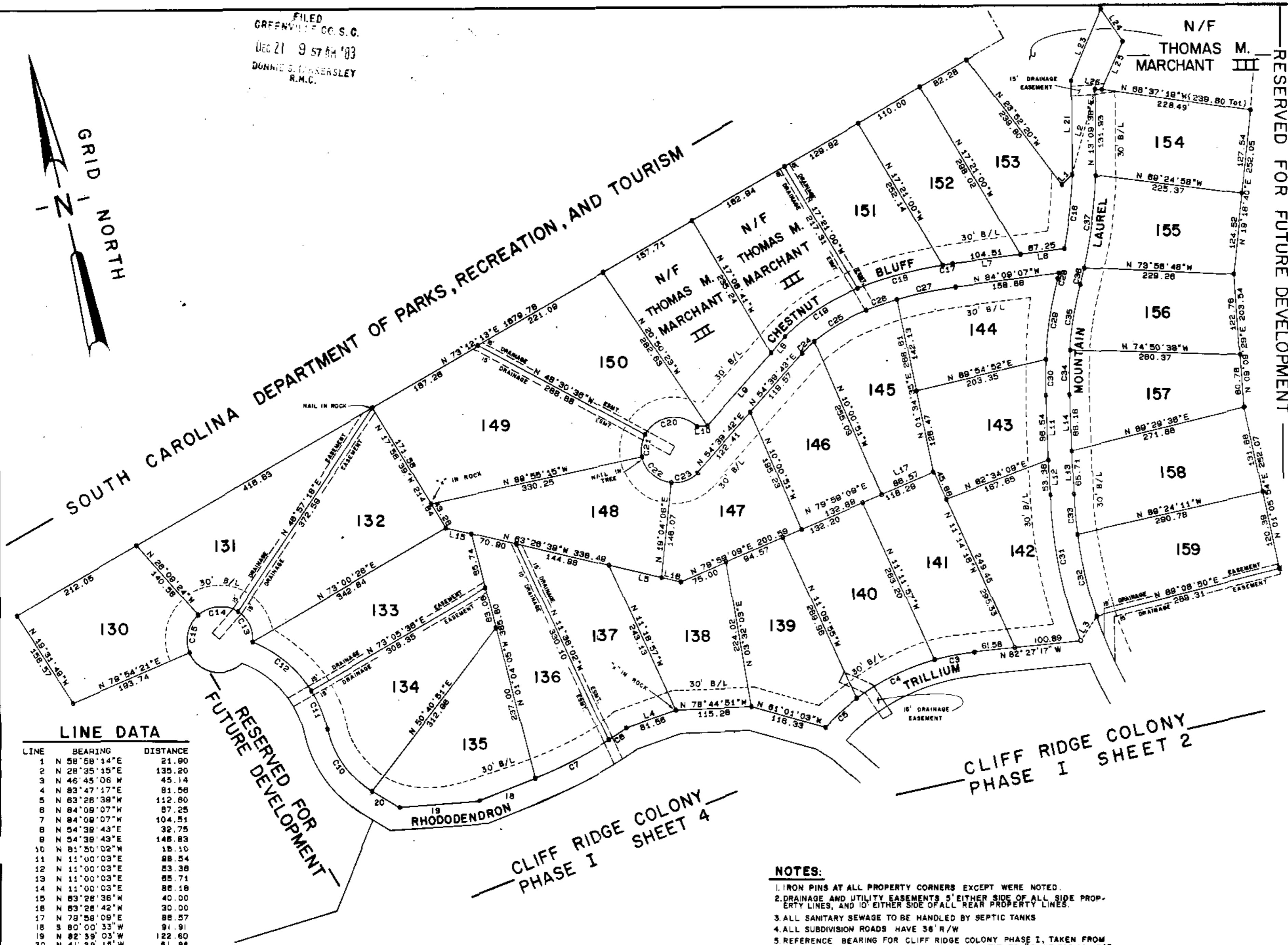
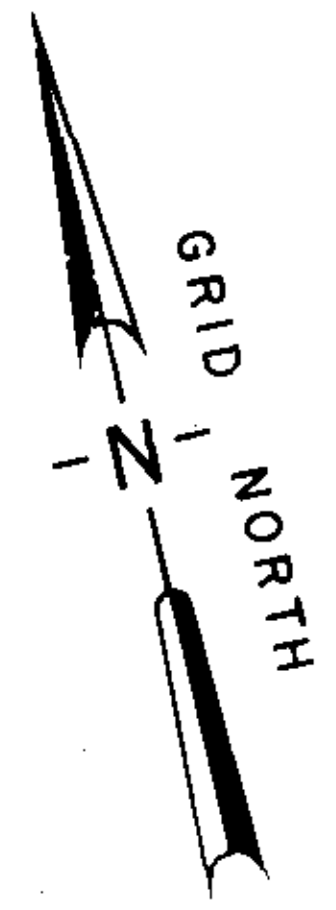


FILED
GREENVILLE CO. S.C.
Dec 21 9 57 AM '83
DUNNIE S. HENSLEY
R.M.C.



RESERVED FOR FUTURE DEVELOPMENT

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge that I am, we are the owners 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 and indicated on this plat

12 15 82 Signed *Thomas A. Garrett*
Signed
Signed
Signed

CERTIFICATE OF ACCURACY

I, Thomas A. Garrett 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) (field description recorded in Book _____ Page _____) (Book _____ Page _____) etc. (other) that the area of closure as calculated by coordinates is 1,100.00 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

8 Dec 1982 *Thomas A. Garrett*
DATE 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 as 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. Commissioners

Dec 20, 1983 *John S. Cowling*
DATE COUNTY REGISTER

REVISED
DEC 20, 1983
DATE

FILE NUMBER
82-114

CLIFF RIDGE COLONY PHASE I SHEET I

COLLEGE PROPERTIES, INC. ARBOR ENGINEERING, INC.

LINE DATA

LINE	BEARING	DISTANCE
1	N 58°58'14"E	21.90
2	N 28°35'15"E	135.20
3	N 46°45'06"W	45.14
4	N 83°47'17"E	81.58
5	N 83°28'38"W	112.80
6	N 84°09'07"W	87.25
7	N 84°09'07"W	104.51
8	N 54°38'43"E	32.75
9	N 54°38'43"E	148.83
10	N 81°50'02"W	18.10
11	N 11°00'03"E	98.54
12	N 11°00'03"E	53.38
13	N 11°00'03"E	85.71
14	N 11°00'03"E	88.18
15	N 83°28'38"W	40.00
16	N 83°28'42"W	30.00
17	N 78°58'09"E	88.57
18	S 80°00'33"W	91.91
19	N 82°50'03"W	122.60
20	N 41°29'15"W	51.98

CURVE DATA

CURVE	CHORD BRG	CHORD	ARC	RADIUS
3	N 87°23'38"W	81.23	82.04	359.84
4	N 77°03'38"E	132.38	133.15	359.84
5	N 81°19'27"E	65.55	65.85	359.84
6	N 68°17'09"E	32.00	32.00	881.40
7	N 75°57'10"E	128.38	128.57	881.40
8				
9				
10	N 21°58'43"W	118.39	121.55	153.21
11	N 08°58'42"E	82.87	82.87	185.45
12	N 37°01'48"W	118.81	118.82	185.45
13	N 12°04'02"W	51.38	53.84	50.00
14	N 80°35'40"W	81.04	85.88	50.00
15	N 25°50'42"E	58.88	82.73	50.00
16	N 18°55'08"E	113.80	114.01	778.71
17	N 84°51'08"W	15.08	15.08	817.73
18	N 88°11'15"E	134.74	135.01	817.73
19	N 88°57'08"E	132.78	133.75	820.00
20	N 85°17'15"W	80.14	82.97	50.00
21	N 21°15'46"E	34.50	35.23	50.00
22	N 34°55'35"W	58.78	82.84	50.00
23	N 83°31'28"E	43.12	44.58	50.00
24	N 80°37'57"E	28.30	28.31	284.00
25	N 72°38'25"E	81.88	82.38	284.00
26	N 84°21'42"E	48.48	48.47	581.73
27	N 88°40'38"W	81.78	81.88	581.73
28	N 27°18'18"E	8.85	8.85	778.71
29	N 21°50'03"E	124.54	124.75	820.04
30	N 13°32'08"E	54.84	54.88	820.04
31	N 01°52'37"E	227.34	228.31	748.73
32	N 00°21'58"E	127.71	127.90	880.73
33	N 08°22'29"E	82.38	82.40	880.73
34	N 14°18'32"E	87.74	87.78	884.04
35	N 22°37'27"E	101.27	101.40	884.04
36	N 28°41'21"E	25.78	25.78	812.71
37	N 20°44'51"E	142.59	142.78	812.71

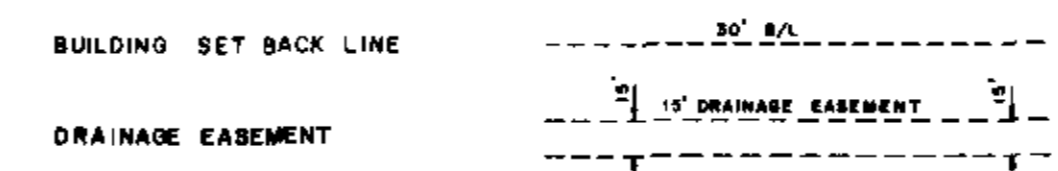
LINE DATA

LINE	BEARING	DISTANCE
21	N 11°07'07"E	135.90'
23	N 36°40'11"E	125.59'
24	S 21°01'21"E	59.30'
25	S 36°31'22"W	79.72'
26	N 68°37'19"W	11.11'

NOTES:

- IRON PINS AT ALL PROPERTY CORNERS EXCEPT WERE NOTED.
- DRAINAGE AND UTILITY EASEMENTS ON EITHER SIDE OF ALL SIDE PROPERTY LINES, AND ON 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 I, 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 APURTENANT UTILITIES LOCATED WITHIN THEM.
- LOTS 101 THROUGH 113 SHALL NOT HAVE DIRECT ACCESS TO U.S. HIGHWAY 278.
- 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 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.

LEGEND



REVISIONS

- PLAT REVISED 5 JAN 1983 TO SHOW LOTS RESERVED BY OWNER
- PLAT REVISED 03 FEB 1983 TO SHOW ADDITIONAL NOTES.
- PLAT REVISED 14 DEC 83 TO DELETE SEPTIC TANK RESTRICTIONS.

9-N-64

ES. of ...
M.A.C.P. ...

Arbor Engineering, Inc.
PO BOX 263, GREENVILLE, S.C.
LANDSCAPE ARCHITECTS ENGINEERS RECREATIONAL PLANNERS

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

scale 1"=100' feet
GREENVILLE SOUTH CAROLINA
DRAWN HP DESIGN TAG CHECK RHF DATE 6 DEC. 1982
SCALE 1"=100' FILE NO. 1 of 1 81260