

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.

Signed _____
 Signed _____
 Signed _____
 Signed _____

CERTIFICATE OF ACCURACY

I, KERMIT T. BOULD 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 latitudes and departures is 1.0000, 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.

11/30/83 DATE Kermit T. Bould LICENSED ENGINEER OR REGISTERED SURVEYOR
 S.C. Registration No. 4035

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 Mesne Conveyance.

DEC 29 1983 DATE John H. Wynn DIRECTOR OF PLANNING
 GREENVILLE COUNTY PLANNING COMMISSION

SUMMARY

FILE NUMBER

83-190

PHASE I
 SUNSET FOREST
 "A HORIZONTAL PROPERTY REGIME"

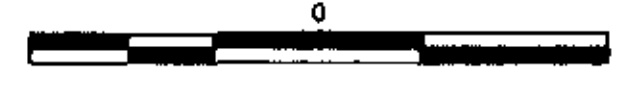
OWNER KERMIT T. BOULD
 ENGINEER OR SURVEYOR

NO. OF ACRES: 5.8098 MILES OF NEW ROADS: 0

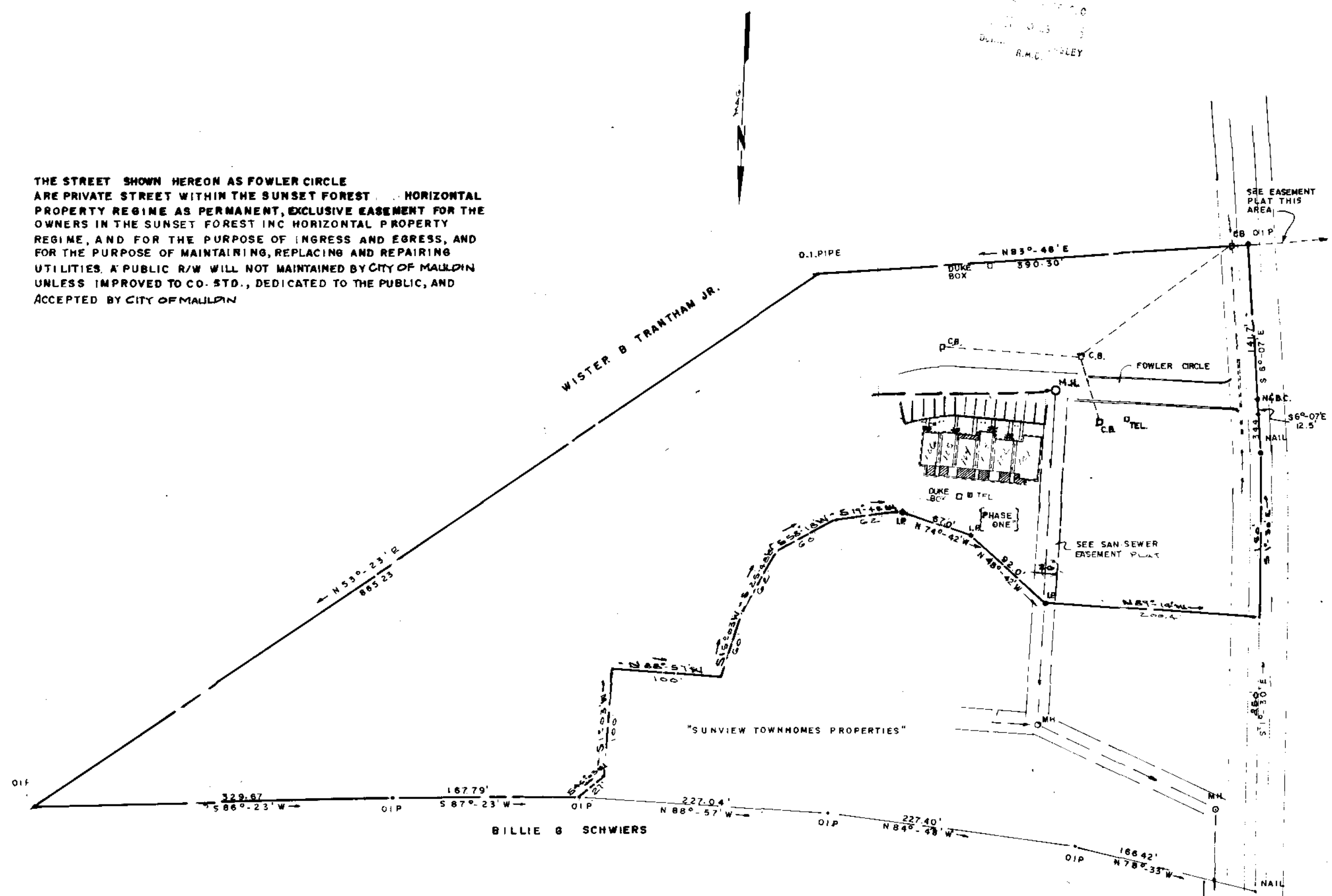
NO. OF LOTS: 1 DATE: 11/28/83

ZONE: _____

SCALE: 1" = 60'



THE STREET SHOWN HEREON AS FOWLER CIRCLE ARE PRIVATE STREET WITHIN THE SUNSET FOREST HORIZONTAL PROPERTY REGIME AS PERMANENT, EXCLUSIVE EASEMENT FOR THE OWNERS IN THE SUNSET FOREST INC HORIZONTAL PROPERTY REGIME, AND FOR THE PURPOSE OF INGRESS AND EGRESS, AND FOR THE PURPOSE OF MAINTAINING, REPLACING AND REPAIRING UTILITIES. A PUBLIC R/W WILL NOT MAINTAINED BY CITY OF MAULDIN UNLESS IMPROVED TO CO. STD., DEDICATED TO THE PUBLIC, AND ACCEPTED BY CITY OF MAULDIN



LEGEND

- W.L. WATER LINE
- S.S. SANITARY SEWER LINE
- W.M. WATER METER
- C.O. CLEAN OUTS
- F.F.YQ. FIRE HYD.
- W.V. WATER VALVE
- CONC SIDE WALK
- DUKE POWER BOX
- SOU BELL BOX
- MH MANHOLE
- OIP OLD IRON PIN
- NIP NEW IRON PIN

NOTES

1. ALL BUILDING LOCATION DIMENSIONS WERE MEASURED TO BUILDING EXISTING IN THE FIELD
2. ALL INTERIOR ANGLES IN UNITS ARE 90° UNLESS OTHERWISE NOTED.
3. EASEMENTS EXIST TO DUKE POWER CO., SOUTHERN BELL TEL. CO., AND TELECABLE OF GREENVILLE, INC. FOR SERVICE LINES TO BUILDINGS.
4. EACH UNIT SHALL CONSTITUTE A SINGLE FREEHOLD ESTATE AND SHALL CONSIST OF ALL OF THE SPACE BOUNDED BY THE UNDECORATED AND/OR UNFINISHED INTERIOR SURFACE OF ITS PERIMETER WALL, LOAD BEARING WALLS, LOWERMOST FLOORS, UPPERMOST CEILINGS, WINDOWS AND WINDOW FRAMES, DOORS AND DOOR FRAMES.
5. SEE ADDITIONAL SHEETS FOR FLOOR PLAIN.
6. WATER LINE EASEMENTS EXIST TO THE GREENVILLE WATER SYSTEM.
7. SANITARY SEWER EASEMENTS EXIST TO METROPOLITAN SEWER SUBDISTRICT AND ARE 12.5' EA. SIDE OF C.
8. SEE SEPERATE PLAT ON APPROVED STORM WATER PIPING, APPROVED BY GREENVILLE CO AND CROSSES FOWLER RD.
9. COMMON ELEMENTS _____
10. UNIT BOUNDARY _____
11. LIMITED COMMON ELEMENT // // // // //

CERTIFICATE

THIS IS TO CERTIFY THAT WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE PROPERTY LINES AND BUILDINGS ARE AS SHOWN HEREON; THAT THE BUILDINGS LOCATED ON SHOWN PROPERTY DO NOT ENCR OACH OR PROJECT ON ADJACENT STREETS OR PR. PERTY, AND THAT NO ADJACENT BUILDINGS OR WALLS ENCR OACH OR PROJECT ON SHOWN PROPERTY; AND THAT BUILDING LOCATIONS ARE CORRECT.

Kermit T. Bould
 KERMIT T. BOULD S.C. REG. 4035

9-W-69
 DEC 21 1983 1973

APPROVED BY _____
 GREENVILLE COUNTY PLANNING COMMISSION