

VICINITY MAP

# FINAL PLAT CERTIFICATE OF OWNERSHIP

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.

9 / 15 / 80  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## CERTIFICATE OF ACCURACY

**T. C. O. RIDDLE** certify that this plat was (drawn by me) (drawn under my supervision) (an actual survey made under my supervision) made by me (date description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_ etc.) (letter); that the error of closure as calculated by latitudes and departures 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.

9/15/80  
 DATE  
**C. O. Riddle**  
 LICENSED ENGINEER OR REGISTERED SURVEYOR

S. C. Registration No. 1347

## CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plan 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 Deeds Conveyances."

4/9/84  
 DATE  
**F. James Fisher**  
 DIRECTOR OF PLANNING  
 GREENVILLE COUNTY PLANNING COMMISSION

## SUMMARY FILE NUMBER

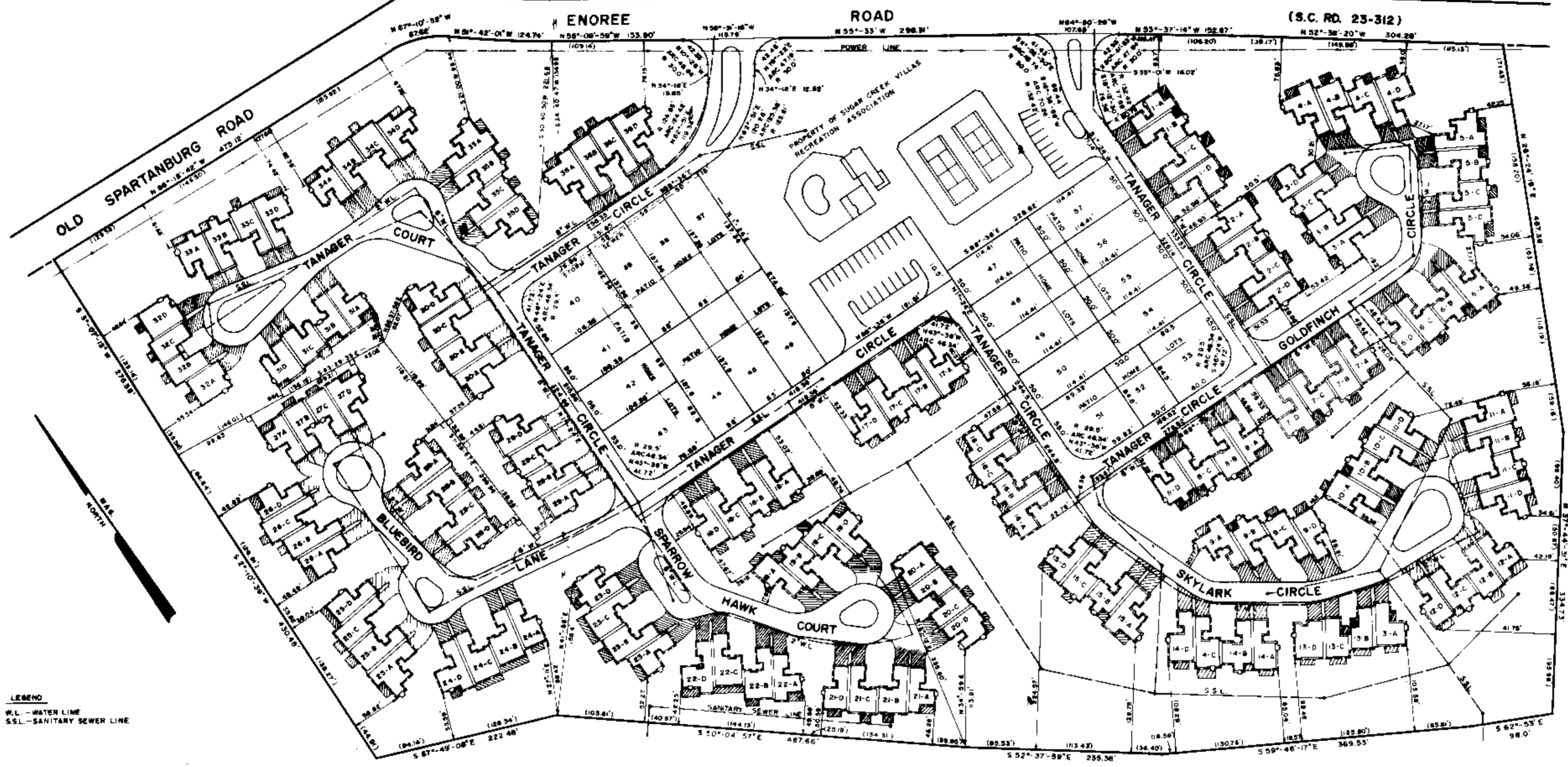
84-123

# SUGAR CREEK VILLAS

TRENDSETTER DEVELOPMENT CO., INC. OWNER  
 C. O. RIDDLE SURVEYOR

NO. OF ACRES: 30.23 MILES 0

NO. OF LOTS: 21 DATE: 9/10/80  
 AMENDED 2/24/81  
 1/21/82  
 4/4/84



LEGEND  
 W.L. - WATER LINE  
 S.S.L. - SANITARY SEWER LINE

**NOTES:**  
 1. ALL BUILDING LOCATION DIMENSIONS WERE MEASURED TO BUILDINGS AND FOUNDATIONS EXISTING IN THE FIELD ON SEPT. 9, 1980.  
 2. ALL INTERIOR ANGLES IN UNITS ARE 90° UNLESS OTHERWISE NOTED.  
 3. COMMON ELEMENTS -  
 4. UNIT BOUNDARY  
 5. LIMITED COMMON ELEMENTS  
 6. EASEMENTS EXIST TO DUNE POWER COMPANY, SOUTHERN BELL TELEPHONE COMPANY AND TELECOM OF GREENVILLE, INC. FOR SERVICE LINES TO BUILDINGS.  
 7. APPROXIMATE LOCATION OF PROPOSED BUILDINGS (9A-9D, 10C, 10D, 15A-15D, 16C-16D)  
 8. EACH UNIT CONSISTS OF THE SPACE BOUNDED BY THE UNDERCOATED AND UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOORS AND CEILINGS.  
 9. SEE ADDITIONAL SHEETS FOR FLOOR PLANS.  
 10. BUILDINGS 8A-8D, 10A, 10B, 11A-11D, 14A, 14B HAVE THE FOUNDATION IN PLACE.  
 11. WATER LINE EASEMENTS EXIST TO THE GREENVILLE WATER SYSTEM.  
 12. SANITARY SEWER EASEMENTS EXIST TO METROPOLITAN SEWER SUBDISTRICT AND ARE 12" EACH SIDE OF C.L. EXCEPT WHERE A BUILDING IS CONSTRUCTED, IN WHICH CASE IT SHALL BE 2' OFF BUILDING.  
**NOTE: PHASE II**  
 PLAT AMENDED FEBRUARY 24, 1981 AS FOLLOWS:  
 (1) REVISE PATIO HOME LOTS NUMBERS 37 THROUGH 46  
 (2) SHOW AS-BUILT DRIVEWAYS FOR UNITS 44-49 AND 7A-7D  
 (3) AS-BUILT SURVEY FOR UNITS 8A THROUGH 17D  
 (4) UNITS 18A-18D UNDER CONSTRUCTION  
 (5) CORRECT SPELLING OF TANAGER CIRCLE & TANAGER COURT

THE PROPERTY SHOWN HEREON HAS BEEN SUBMITTED TO SUGAR CREEK VILLAS HORIZONTAL PROPERTY REGIME, EXCEPT FOR THE PROPERTY IDENTIFIED AS TANAGER CIRCLE, PROPERTY OF SUGAR CREEK VILLAS RECREATION ASSOCIATION, INC. AND THE PATIO HOME LOTS.  
 THE STREETS SHOWN HEREON KNOWN AS GOLDFINCH CIRCLE, SKYLARK CIRCLE, SPARROW COURT, HAWK COURT AND TANAGER COURT ARE PRIVATE STREETS WITHIN SUGAR CREEK VILLAS HORIZONTAL PROPERTY REGIME AS PERMANENT, EXCLUSIVE EASEMENTS FOR THE UNIT OWNERS IN SUGAR CREEK VILLAS HORIZONTAL PROPERTY REGIME. THE STREET SHOWN HEREON KNOWN AS TANAGER CIRCLE IS A PRIVATE STREET OWNED BY SUGAR CREEK VILLAS RECREATION ASSOCIATION, INC. AS A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF UNIT OWNERS IN SUGAR CREEK VILLAS HORIZONTAL PROPERTY REGIME AND THE OWNERS OF PATIO HOME LOTS SHOWN HEREON FOR THE PURPOSE OF ingress and egress and for the PURPOSE OF MAINTENANCE, REPAIRING AND REPAIRING UTILITIES. SAID EASEMENT SHALL BE PERMANENT, SHALL BE FOR THE BENEFIT OF THE PROPERTY IN SUGAR CREEK VILLAS HORIZONTAL PROPERTY REGIME, ITS UNIT OWNERS, AND THE OWNERS OF SAID PATIO HOME LOTS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL RUN WITH THE PROPERTY. ALL STREETS SHOWN HEREON ARE NOT PUBLIC RIGHTS OF WAY AND WILL NOT BE MAINTAINED BY GREENVILLE COUNTY UNLESS IMPROVED TO COUNTY STANDARDS, DEDICATED TO THE PUBLIC, AND ACCEPTED BY GREENVILLE COUNTY.  
**NOTE: PHASE III**  
 PLAT AMENDED AUGUST 25, 1981 AS FOLLOWS:  
 (1) SHOW AS-BUILT DRIVEWAYS FOR UNITS 8A-9D, 13A-13D & 16A-17D  
 (2) AS-BUILT SURVEY FOR UNITS 10A THROUGH 31D, 32A THROUGH 34D  
 (3) FOUNDATION SURVEY FOR UNITS 22A THROUGH 23D & 25A THROUGH 26D  
 (4) AS-BUILT SURVEY FOR PARKING LOT AND POOL ON RECREATION ASSN PROPERTY  
**NOTE: AMENDED 1-21-82 TO REVISE PATIO HOME LOTS 37 THROUGH 46 AND LINE BETWEEN LOTS 37 & 46 AND RECREATION AREA.**

**NOTE: PHASE IV**  
 PLAT AMENDED MAY 18, 1982 AS FOLLOWS:  
 (1) AS-BUILT SURVEY FOR UNITS 22A THROUGH 25D  
 (2) AS-BUILT DRIVEWAYS FOR UNITS 18A THROUGH 18D AND 20C THROUGH 21D  
 (3) REVISE DRAWING OF UNIT 21A AND ADD AS-BUILT DECKS AND PORCHES ON UNITS 18A-18C, 21B-21D & 24D  
**NOTE: PHASE V**  
 PLAT AMENDED APRIL 28, 1983 TO SHOW AS-BUILT SURVEY FOR UNITS 28A THROUGH 30D  
**NOTE: REVISED OCTOBER 12, 1983 AS FOLLOWS:**  
 (1) ENLARGED PORCH ON UNIT 25B  
 (2) ADD PORCHES TO UNITS 27B & 27C  
 (3) AS-BUILT SURVEY OF FOUNDATIONS FOR UNITS 31A THROUGH 36D.  
**NOTE: REVISED NOVEMBER 8, 1983 TO SHOW AS-BUILT SURVEY OF FOUNDATIONS FOR UNITS 36A THROUGH 36D.**  
**NOTE: PHASE VI**  
 PLAT AMENDED APRIL 4, 1984 TO SHOW AS-BUILT SURVEY OF UNITS 31A THROUGH 36D

**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 ENROACH OR PROJECT ON ADJACENT STREETS OR PROPERTY, AND THAT NO ADJACENT BUILDINGS OR WALLS ENROACH OR PROJECT ON SHOWN PROPERTY, AND THAT BUILDING LOCATIONS ARE CORRECT.

31465

APR 9 1984

9-W-98  
 Plat Filed This 9th April 1984  
 and Recorded in Vol. 9-1-84 p. 98 at 12:22 P.M.  
 Bonnie S. Sankowicz

REVISED  
 4/9/84  
 DATE

RECORDING FEE  
 \$5.00

