



LOCATION MAP — NOT TO SCALE

3

PHASE 3

WALTER F. KLIMA
TM# 06620310002

N. SALUDA RIVER

1

PHASE 1

COMMON AREA

MARGARET HACCOD
TM# 06620310000

N. SALUDA RIVER

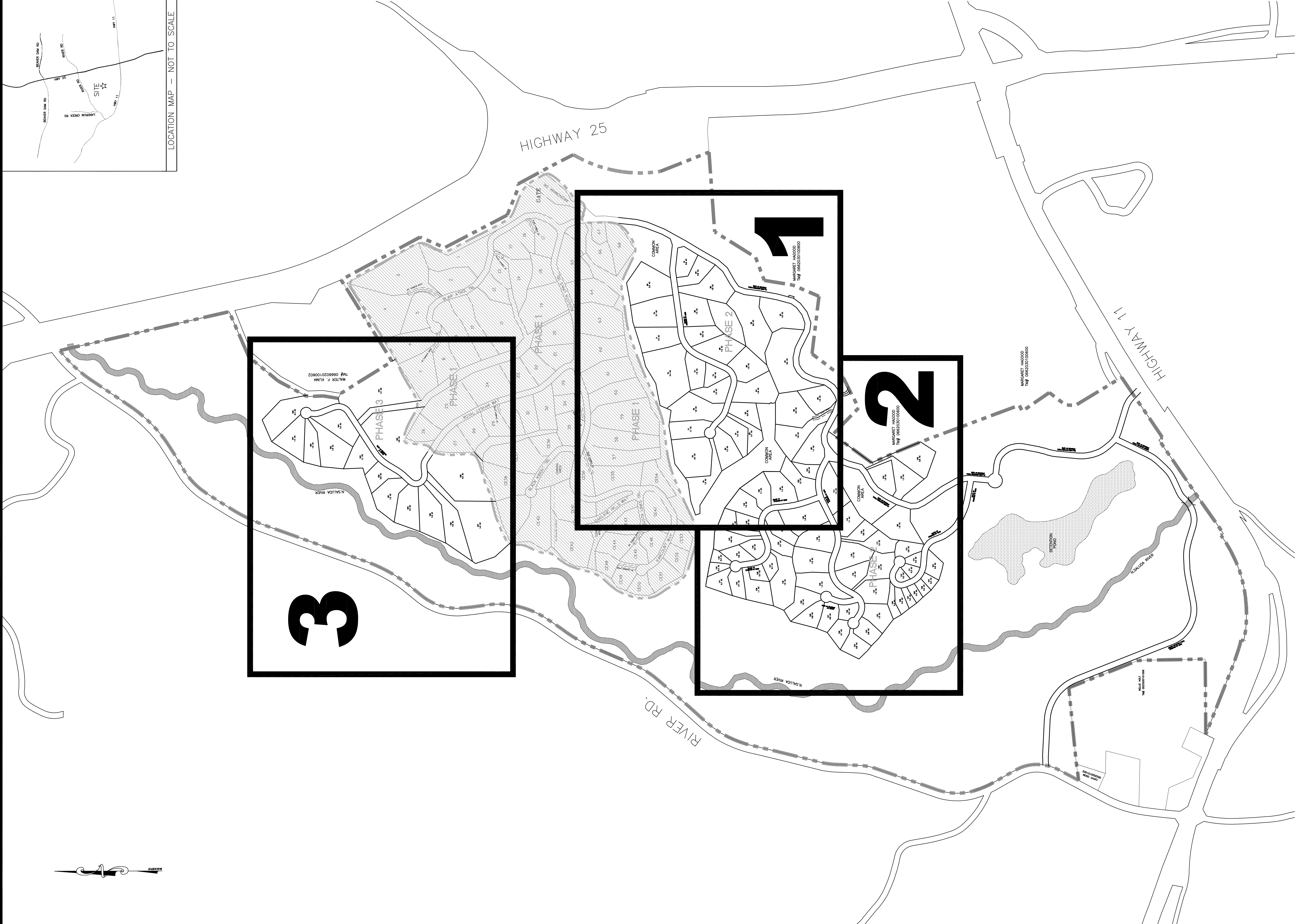
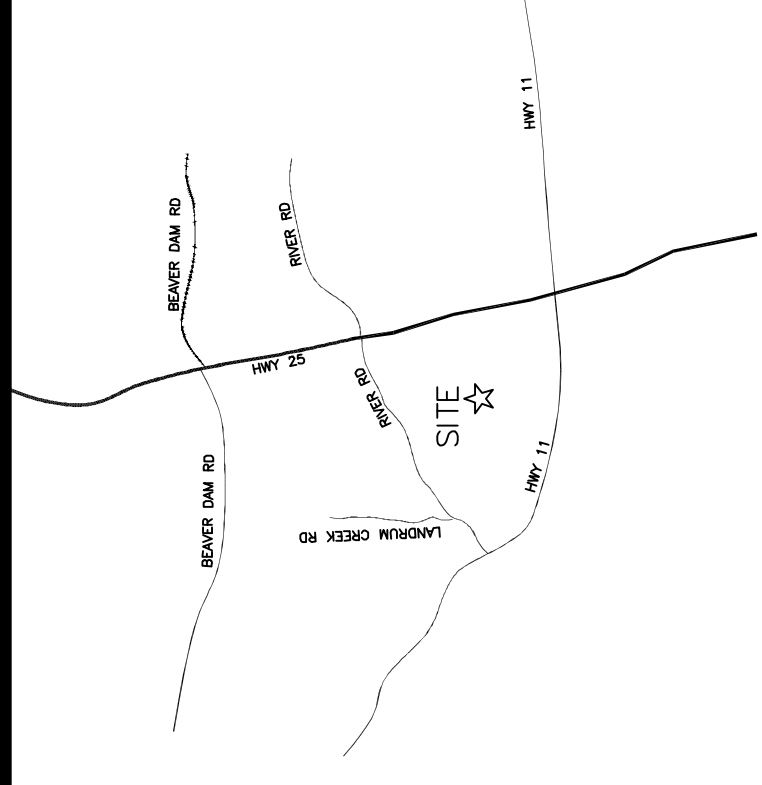
2

PHASE 2

COMMON AREA

MARGARET HACCOD
TM# 06620310000

N. SALUDA RIVER

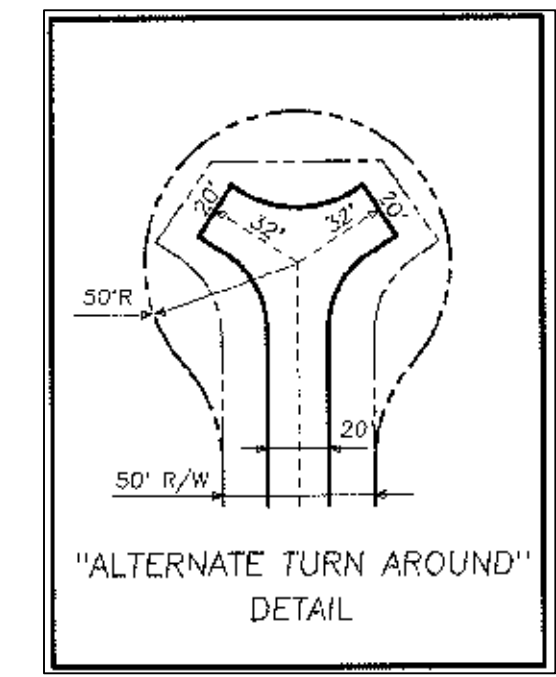
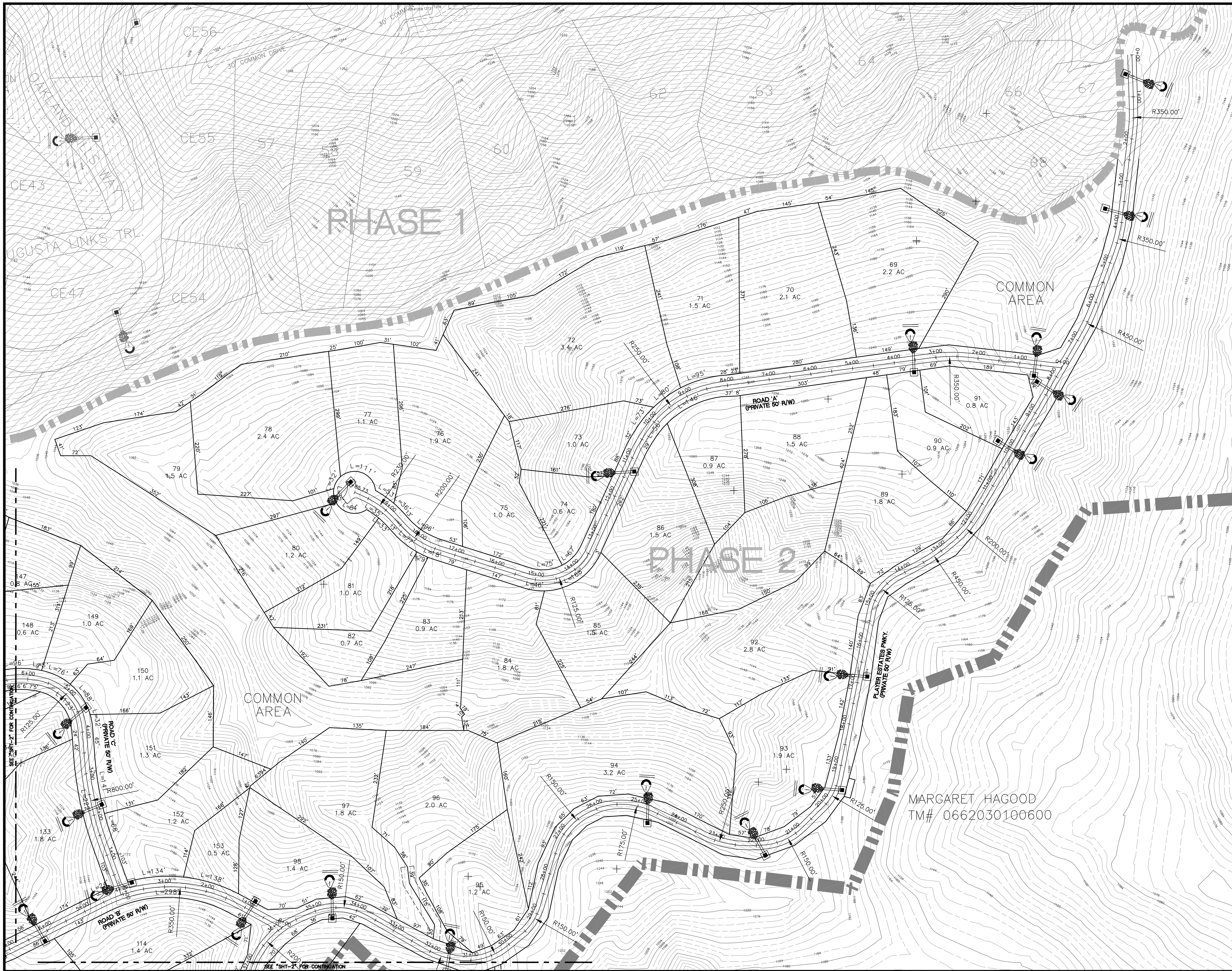


The Cliffs
COMMUNITIES

3598 Highway 11
Travelers Rest, SC 29690
PHONE: (864) 836-1120

CLIFFS ESTATES PRELIMINARY MASTER PLAN

DATE: 12-03-07



- PLAT NOTES:
1. IRON PINS AT ALL CORNERS.
 2. STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 3. ALL SEWAGE TO BE HANDLED BY INDIVIDUAL SEPTIC TANKS.
 4. WATER SERVICE PROVIDED BY GREENVILLE WATER SYSTEM.
 5. ELECTRICAL SERVICE PROVIDED BY BLUE RIDGE ELECTRIC COMPANY.
 6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, ZONING ORDINANCES AND RIGHTS OF WAY, OF RECORD OR NOT OF RECORD, IF ANY.
 7. SETBACKS: 25' FRONT, 25' SIDE & 30' REAR

NOTE: All roads are private with 50 feet right-of-way unless otherwise noted.

Each property owner is provided access to a public road by a private road owned and maintained by a property owners association in which, by virtue of owning a lot, the owner will be a mandatory member subject to assessments for such maintenance.

There is a 10 feet Drainage and Utilities Easement each side of all interior lot and division lines, and 10 feet inside all outside boundary lines, except where otherwise noted.

There is a 20' Easement (10' each side) along all natural and Roadway Drainages.

This property is subject to all of the terms, provisions, conditions, rights, privileges, restrictions, obligations and easements set forth in the Declarations of Covenants, Conditions and Restrictions for Cliffs Mountain Park, and as may thereafter be modified or amended.

The area of the Water Quality Buffer is to remain undisturbed. The property Owner's Association is responsible for maintaining the Water Quality Buffer in its undisturbed condition.

There is a 45' Buffer on all creeks, consisting of a Stream Side Buffer Zone and a Upland Buffer Zone as described herein:

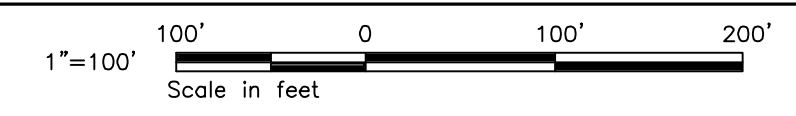
Stream Side Buffer Zone - Permitted uses of this zone include flood control structures, stream bank stabilization and restoration, footpaths, utility and road crossings and select undergrowth clearing by hand.
(30' each side of centerline of creek)

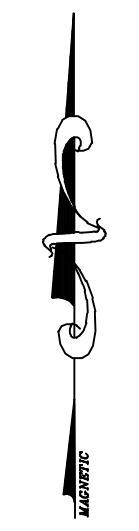
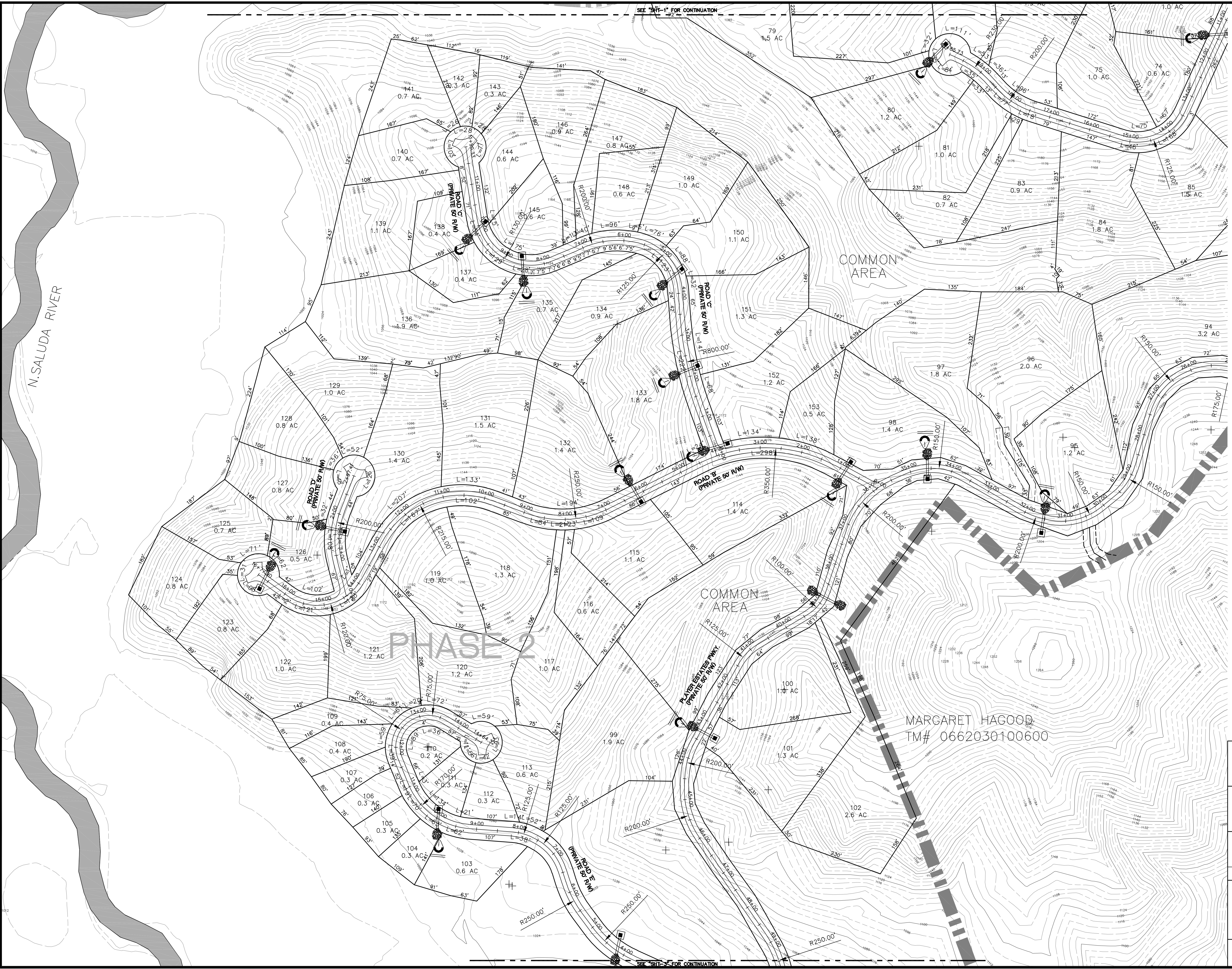
Upland Buffer Zone - Grading is permitted in this zone with no tree root damage. Grass or other suitable ground covers may be planted. Personal gardens, gazebos, decks and other structures less than 150 square feet in size are permitted in the Upland Buffer Zone.
(15' each side of Stream Side Buffer Zone)

MARGARET HAGOOD
TM# 0662030100600

PRELIMINARY PLAT
(SHEET 1 OF 3)
CLIFFS ESTATES
PHASES 2 & 3
TRACTS 69 THRU 168

The Cliffs at Mountain Park, LLC 3598 Highway 11 Travelers Rest, S.C. 29690		LINDSEY & ASSOCIATES, INC.	
OWNER(S)		SURVEYOR(S)	
NO. OF ACRES	180	MILES OF NEW ROAD	4
NO. OF LOTS	100	DATE:	December 3, 2007
ZONED	UNZONED		





SEE SHEET 1 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

COMMON AREA

COMMON AREA

PHASE 2

MARGARET HAGOOD
TM# 0662030100600

PRELIMINARY PLAT
(SHEET 2 OF 3)

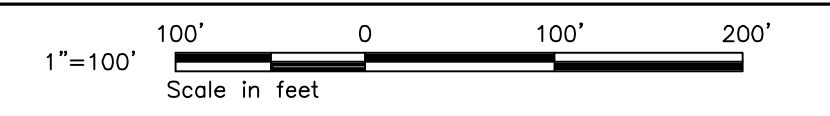
CLIFFS ESTATES
PHASES 2 & 3
TRACTS 69 THRU 168

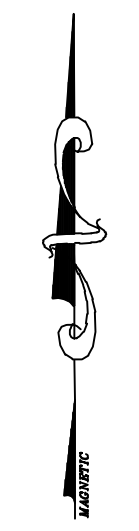
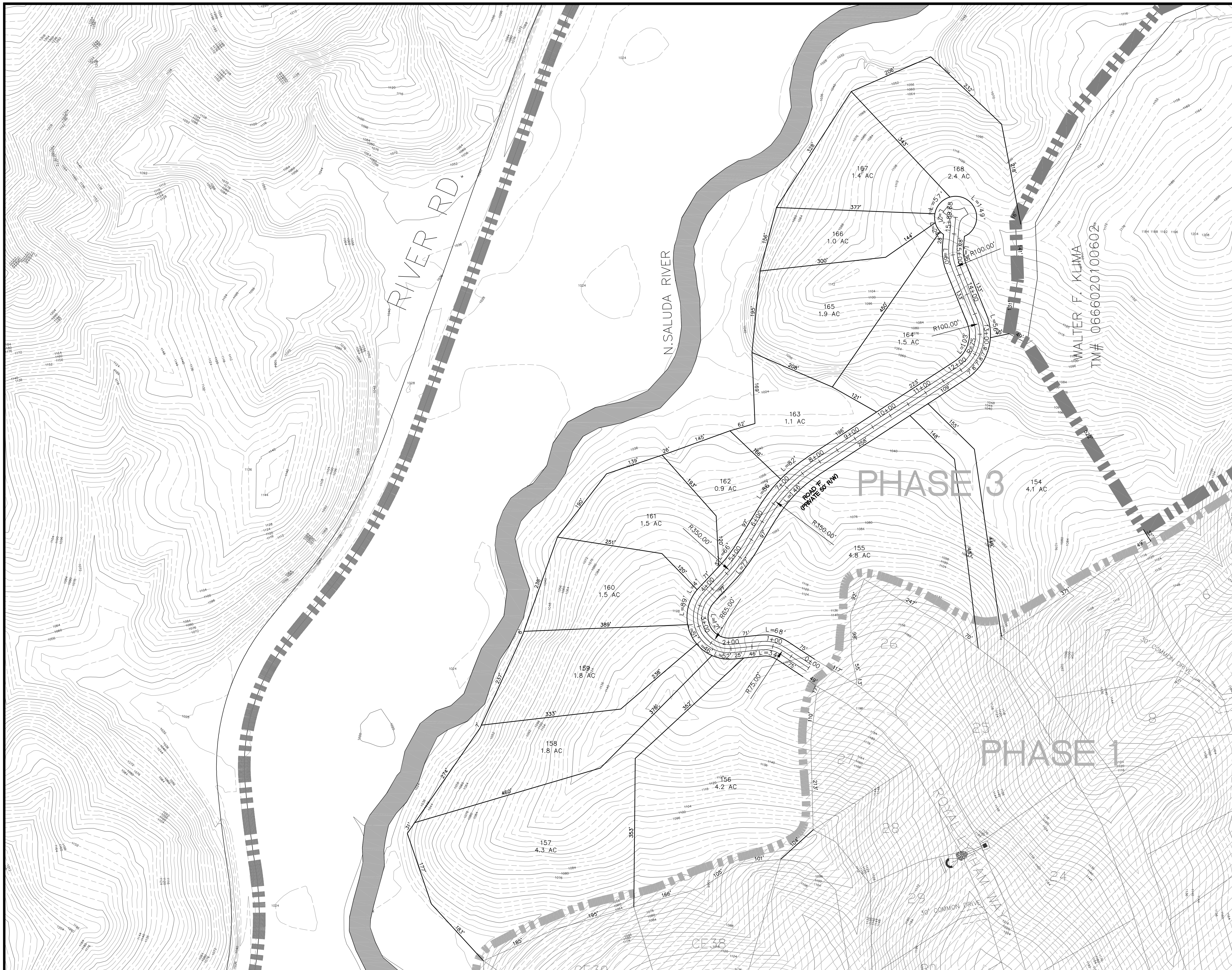
The Cliffs at Mountain Park, LLC
3598 Highway 11
Travelers Rest, S.C. 29690
OWNER(S)
LINDSEY & ASSOCIATES, INC.
SURVEYOR(S)

NO. OF ACRES 180 MILES OF NEW ROAD 4

NO. OF LOTS 100

ZONED UNZONED DATE: December 3, 2007





PRELIMINARY PLAT
(SHEET 3 OF 3)
CLIFFS ESTATES
PHASES 2 & 3
TRACTS 69 THRU 168

The Cliffs at Mountain Park, LLC
3598 Highway 11
Travelers Rest, S.C. 29690
OWNER(S)
LINDSEY & ASSOCIATES, INC.
SURVEYOR(S)

NO. OF ACRES 180 MILES OF NEW ROAD 4

NO. OF LOTS 100

ZONED UNZONED DATE: December 3, 2007

