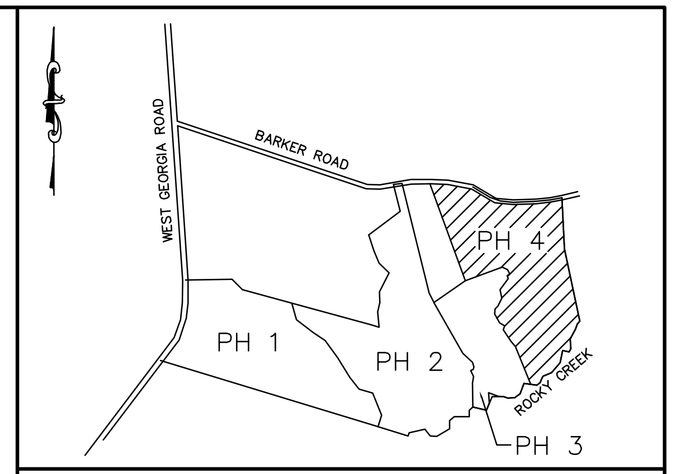
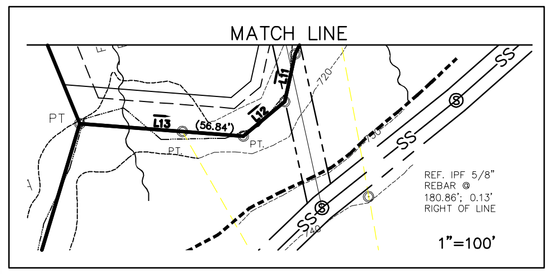


LOCATION MAP



LINE TABLE		
LINE	LENGTH	BEARING
L1	45.33'	N 38°59'31" E
L2	64.06'	N 14°35'02" E
L3	134.09'	N 24°05'20" E
L4	115.86'	N 06°48'56" W
L5	43.62'	N 24°27'54" E
L6	77.80'	S 79°32'01" E
L7	148.92'	N 08°11'59" E
L8	156.16'	N 35°52'33" E
L9	109.46'	N 63°17'43" E
L10	39.67'	N 26°25'50" E
L11	45.58'	N 12°26'07" E
L12	50.14'	N 50°16'45" E
L13	152.58'	S 85°37'09" E
L14	42.18'	S 20°33'09" W
L15	62.32'	S 59°28'51" E
L16	52.35'	S 28°42'22" E
L17	52.35'	S 28°42'22" E
L18	53.92'	S 02°16'51" W
L19	42.37'	S 48°30'47" W
L20	94.46'	S 24°49'10" W
L21	89.03'	S 10°32'41" E
L22	145.95'	S 36°11'56" W
L23	32.83'	S 19°18'30" E
L24	30.58'	S 52°02'46" W
L25	50.91'	S 24°57'05" E
L26	16.81'	N 65°48'13" E
L27	24.79'	N 59°36'59" E
L28	6.79'	N 63°50'58" E
L29	19.07'	S 62°54'08" E
L30	6.09'	S 24°11'47" E
L31	22.58'	N 65°48'13" E
L32	6.29'	N 63°50'58" E
L33	6.95'	N 83°47'04" E
L34	5.09'	S 74°17'56" E
L35	6.09'	S 24°11'47" E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	172.00'	18.57'	9.30'	18.56'	N 62°42'36" E	6°11'14"
C2	172.00'	4.45'	2.22'	4.45'	N 79°29'01" W	1°28'54"
C3	522.00'	15.45'	7.73'	15.45'	N 77°53'42" W	1°41'45"
C4	228.00'	5.13'	2.57'	5.13'	S 70°55'41" E	1°17'25"
C5	228.00'	22.84'	11.43'	22.83'	N 89°55'23" E	5°44'22"
C6	478.00'	7.25'	3.62'	7.25'	S 79°43'44" W	0°52'08"
C7	272.00'	15.83'	7.92'	15.83'	N 88°41'22" E	3°20'03"
C8	131.00'	5.24'	2.62'	5.24'	N 02°54'28" W	2°17'30"
C9	128.00'	13.82'	6.92'	13.82'	N 62°42'36" E	6°11'14"
C10	272.00'	1.47'	0.73'	1.47'	S 38°44'38" W	0°18'32"
C11	397.23'	12.14'	6.07'	12.14'	N 66°57'21" W	1°45'06"
C12	478.00'	14.38'	7.19'	14.38'	S 66°39'56" W	1°43'27"
C13	87.00'	3.65'	1.82'	3.65'	N 02°51'10" W	2°24'05"

NOTES:

1. TAX MAP 574.5-1-12.2, 574.5-1-12.4, 574.5-1-12.5 ZONING: R-12 CLUSTER

2. EACH ROAD HAS A R/W WIDTH OF 44' UNLESS OTHERWISE NOTED.

3. WIMBISH COURT HAS A R/W WIDTH OF 40'.

4. EACH CUL-DE-SAC HAS A R/W RADIUS OF 50'.

5. ALL DETENTION AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DETENTION AND COMMON AREAS.

6. A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.

7. CREDITS FOR EXISTING TREES WILL BE USED TO MEET THE MINIMUM TREE DENSITY UNIT REQUIREMENT AS STIPULATED IN THE GREENVILLE COUNTY TREE ORDINANCE. A TREE PROTECTION PLAN WILL BE PREPARED AND SUBMITTED TO THE COUNTY SHOWING THE TREE PROTECTION AREAS FOR THE TREES TO BE SAVED.

OPEN SPACE DATA (R-12 CLUSTER, OPTION 1)

TOTAL AREA: 50.79 ACRES

ALLOWABLE LOTS: 50.79 x 3.6 = 182
TOTAL LOTS: 151 LOTS

OPEN SPACE REQUIRED: 50.79 x 15% = 7.62 ACRES
OPEN SPACE PROVIDED: 10.57 ACRES

DEVELOPABLE OPEN SPACE REQ'D: 7.62 x 50% = 3.81 ACRES
DEVELOPABLE OPEN SPACE PROVIDED: 3.9 ACRES

UTILITIES

SANITARY SEWER: METROPOLITAN SEWER, 277-4442
WATER: GREENVILLE WATER SYSTEM, 241-6100
POWER: DUKE POWER, 234-4130
GAS: PIEDMONT NATURAL GAS, 235-5844
PHONE: BELLSOUTH, 255-3853
CABLE: CHARTER COMMUNICATIONS, 877-9683

MORNING MIST PHASE 4 - LOT AREA CHART

LOT #	SQ.FT.
336	12,492
337	11,943
338	12,366
339	9,538
340	11,620
341	7,519
342	9,137
343	11,728
344	11,497
345	10,209
346	8,630
347	9,057
348	8,526
349	7,116
350	7,550
351	7,805
352	7,890
353	10,092
354	9,833
355	10,765
356	11,485
357	9,786
358	11,243
359	7,960
360	7,622
361	7,673
362	9,288
363	7,333
364	9,169
365	9,429
366	9,379
367	9,053
368	6,786
369	7,034
370	6,316
371	7,282
372	6,556
373	6,664
374	9,862
375	14,277
376	12,908
377	14,484
378	9,387
379	8,616
380	7,290
381	7,663
382	7,477
383	7,292

MORNING MIST PHASE 4 - LOT AREA CHART

LOT #	SQ.FT.
384	7,181
385	11,558
386	19,091
387	24,054
388	11,188
389	10,759
390	11,646
391	11,550
392	11,652
393	11,835
394	19,409
395	17,136
396	8,349
397	7,263
398	6,775
399	6,703
400	7,133
401	8,535
402	9,258
403	12,206
404	14,447
405	7,853
406	12,801
407	12,953
408	5,678
409	7,151
410	7,263
411	7,333
412	7,402
413	7,472
414	7,452
415	7,611
416	7,681
417	7,751
418	7,820
419	7,890
420	7,976
421	16,182
422	21,267
423	10,965
424	7,205
425	7,200
426	7,200
427	7,200
428	7,200
429	7,200
430	7,199
431	13,363
432	9,690
433	8,378
434	7,200
435	7,200

MORNING MIST PHASE 4 - LOT AREA CHART

LOT #	SQ.FT.
436	7,200
437	7,200
438	7,200
439	7,200
440	7,200
441	8,378
442	9,690
443	7,200
444	7,200
445	7,200
446	7,200
447	7,200
448	7,200
449	7,200
450	11,921
451	7,469
452	7,215
453	7,200
454	7,200
455	7,200
456	7,200
457	7,200
458	7,200
459	9,496
460	10,808
461	7,200
462	7,200
463	7,200
464	7,200
465	7,200
466	7,200
467	7,200
468	7,264
469	7,616
470	10,110
471	8,041
472	7,200
473	7,200
474	7,200

MORNING MIST PHASE 4 - LOT AREA CHART

LOT #	SQ.FT.
475	7,200
476	8,074
477	7,200
478	7,200
479	7,200
480	7,200
481	7,200
482	7,271
483	9,936
484	12,479
485	11,082
486	12,402

PRELIMINARY

MORNING MIST - PHASE 4

WEST GEORGIA ACREAGE PARTNERSHIP, LLP
3101 S. HWY 14
SUITE 2
GREENVILLE, S.C. 29615
(864) 675-6071
OWNER

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, S.C. 29609
(864) 271-4924 FAX (864) 233-0315
SURVEYOR

NO. OF ACRES: 50.79

MILES OF NEW ROAD: 1.25

NO. OF LOTS: 151

DATE: 5-7-08

ZONING: R-12 CLUSTER

100' 0' 50' 100' 200' 400'

1 inch = 100 ft. (IN FEET)

31696-PH4REV4