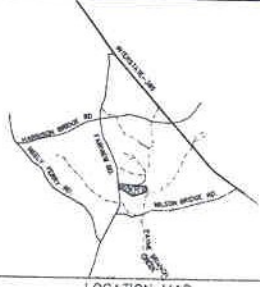


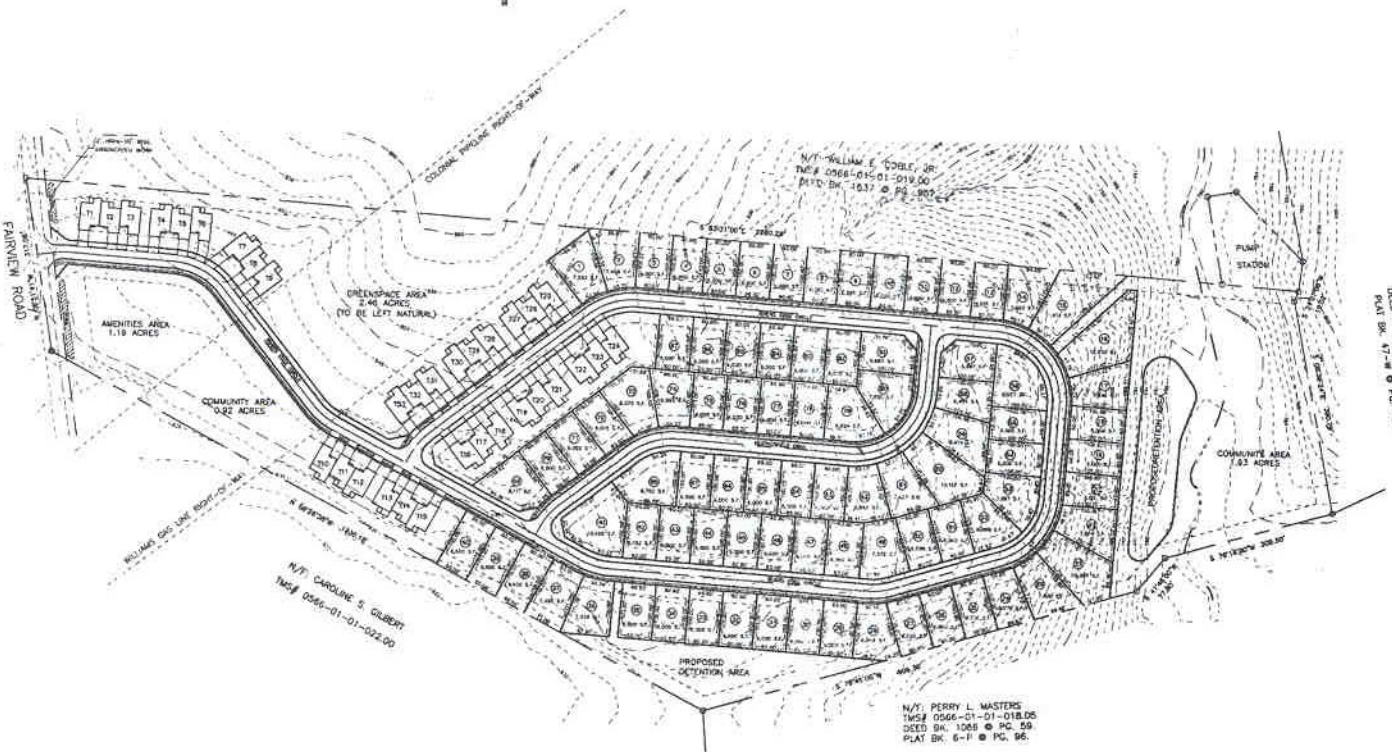
COMBINED RIGHT-OF-WAY
ENCROACHMENT DESCRIPTION:

ENCROACHING AT A 30' ROAD WIDTH IN THE CENTER OF FAIRVIEW ROAD AT THE CORNER OF LANDS NOW OR FORMERLY OWNED BY PEEBLES BURGESS JR. & BELINDA E. COBLE, JR. AND PROCEEDING ALONG SAID TOWNHIP LINE E 87°31'00" TO A POINT THERECE CONTAINING ALONG EASEMENT LINE BETWEEN BURGESS JR. & COBLE E 82°31'00" FOR A DISTANCE OF 283.81' TO A POINT WHERE BELINDA E. COBLE INTERSECTS SAID PROPERTY LINE.
THESE ENCROACHMENTS ALONG WITH BELINDA E. COBLE'S RIGHT-OF-WAY S 04°22'00" FOR A DISTANCE OF 728.81' TO A POINT ON A LINE WITH LINES NOW OR FORMERLY OWNED BY PEEBLES BURGESS JR. & BELINDA E. COBLE OR A COURSE OR COURSES THEREAFTER RUNNING ALONG SAID LINE S 87°24'00" FOR A DISTANCE OF 254.28' TO A POINT AT WHICH COURSE, COURSES, RIGHT-OF-WAYS INTERSECT SUBJECT PROPERTY.
THESE ENCROACHMENTS ALONG WITH SAID RIGHT-OF-WAY S 87°24'00" FOR A DISTANCE OF 254.28' TO THE POINT OF BEGINNING SAID COMBINED RIGHT-OF-WAY CONTAINING 2.84 ACRES.

NOTE: A STREET LIGHTING AND LANDSCAPE PLAN
WILL BE SUBMITTED FOR THIS PROJECT BEFORE
A FINAL PLAT IS SUBMITTED.



LOCATION MAP



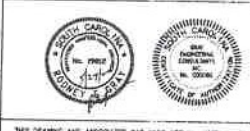
N/E/ LIBERTY PROPERTY DEVELOPMENT CORPORATION, LLC.
TRAC 0258-01-01-004-01
DEED BK. 208-8 PG. 1080
PLAT BK. 97-8 PG. 42

04-165

- SETBACKS FOR PLANNED DEVELOPMENT:
1. THERE IS A 25' BUILDING SETBACK LINE ALONG ALL EXTERIOR PROPERTY LINES.
 2. THERE IS A 20' FRONT SETBACK ALONG ALL NEW INTERNAL ROADS.
 3. THERE ARE NO SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.

- GREENVILLE COUNTY GENERAL ORDINANCES
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
 2. ALL NEW ROADS WILL HAVE A 44' R/W.
 3. THERE TO A 15' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND ALONG A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
 4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THE 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.
 5. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

SITE DATA	
TRAC	0258-01-01-010-02
TOTAL ACREAGE	37.74 AC
ACREAGE (EXTRINSIC R/W)	31.53 AC
GREENSPACE / COMMUNITY AREAS	86.50 AC
SINGLE FAMILY AREAS	120.90 AC
TOWNSHIP AREAS	86.40 AC
TOTAL UNITS	120
# OF TOWNSHIPS	35
# OF LOTS	87
TOTAL DENSITY	3.80 UNITS/AC



THIS DRAWING AND ASSOCIATED GAS FEES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF GRAY ENGINEERING CONSULTANTS, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY WAY OTHER THAN AUTHORIZED BY GRAY ENGINEERING CONSULTANTS, INC. IN WRITING.

NO.	DATE	BY	REVISION

FOR ANY ADDITIONAL INFORMATION CONCERNING THIS PROJECT CONTACT REGISTERED SIGNING ENGINEER

PRELIMINARY PLAT

FAIRVIEW CHASE SUBDIVISION

SNIPSONVILLE SOUTH CAROLINA

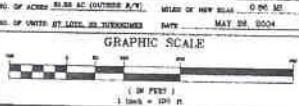
GRAY ENGINEERING CONSULTANTS, INC.
132 PILGRIM ROAD
GREENVILLE, SOUTH CAROLINA 29602
PHONE: (864) 297-3027 FAX: (864) 297-5187

SUBJECT TO
AZIMUTH CONTROL SURVEYING
WES SMITH
132 PILGRIM ROAD, STE. B
GREENVILLE, SC 29607

FAIRVIEW CHASE SUBDIVISION
TYPE OF DEVELOPMENT: **MD**

OWNER	ENGINEER
ROBERTSON BUILDING STEVE COLLINS 3000 CHURCH STREET EXTENSION ROSELAND, SC 29078 864-679-0230	GRAY ENGINEERING ROONEY GRAY, P.E. 240 JILLING ROAD GREENVILLE, SC 29615 604-297-1047

NO. OF ACRES 86.50 AC (OUTSIDE R/W) RELIEF OF NEW ROAD 0.00 AC
NO. OF UNITS 87 LOTS 86 TOWNSHIPS DATE MAY 28, 2004



CV-1
SHEET 04