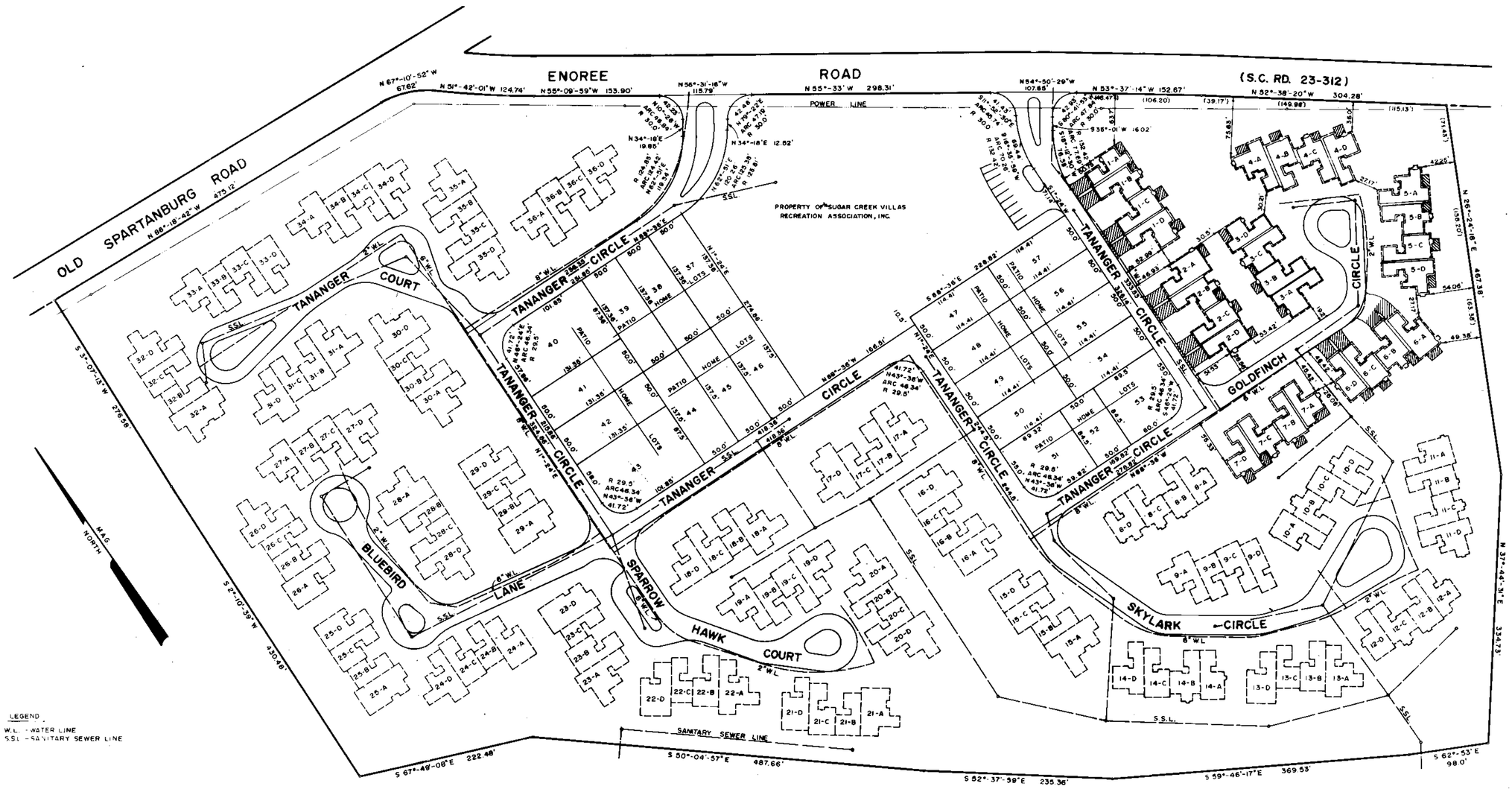
FILED
GREENVILLE CO. S.C.
SEP 15 2 59 PM '80
DONNIE S. TANKERSLEY
R.M.C.



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

NOTES
1. ALL BUILDINGS LOCATION DIMENSIONS WERE MEASURED TO BUILDINGS AND FOUNDATION 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 DUKE POWER COMPANY, SOUTHERN BELL TELEPHONE COMPANY AND TELECABLE OF GREENVILLE, INC. FOR SERVICE LINES TO BUILDINGS.
7. APPROXIMATE LOCATION OF PROPOSED BUILDINGS (9A-9D, 10C & 10D, 13A-13D, 14C-14D)
8. EACH UNIT CONSISTS OF THE SPACE BOUNDED BY THE UNDECOATED AND UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOORS AND CEILINGS.
9. SEE ADDITIONAL SHEETS FOR FLOOR PLANS
10. BUILDINGS #4, #10, 10A & 10B, 11A-11D & 11A, 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 12.5' EACH SIDE OF W.L. EXCEPT WHERE A BUILDING IS CLOSER, IN WHICH CASE IT SHALL BE 2' OFF BUILDING

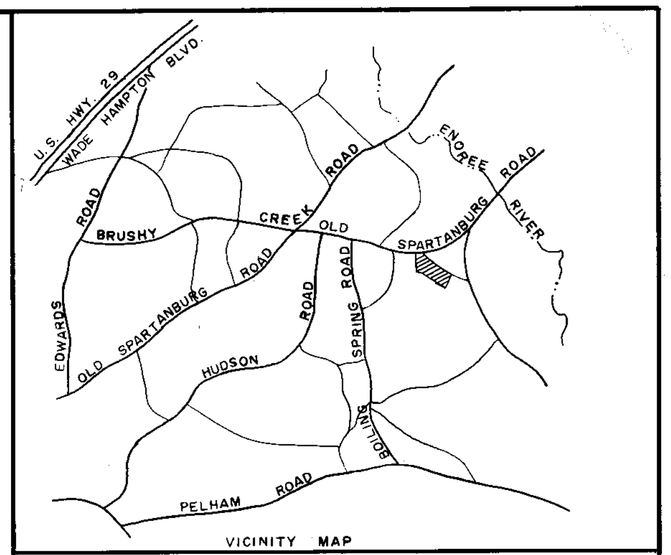
THE PROPERTY SHOWN HEREON HAS BEEN SUBMITTED TO SUGAR CREEK VILLAS HORIZONTAL PROPERTY REGIME, EXCEPT FOR THE PROPERTY IDENTIFIED AS TANANGER CIRCLE, PROPERTY OF SUGAR CREEK VILLAS RECREATION ASSOCIATION, INC. AND THE PATIO HOME LOTS.

THE STREETS SHOWN HEREON KNOWN AS GOLDFINCH CIRCLE, SKYLARK CIRCLE, SPARROW HAWK COURT, BLUEBIRD LANE AND TANANGER 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 TANANGER 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 MAINTAINING, REPLACING 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.

CERTIFICATE
THIS IS TO CERTIFY THAT WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE PROPERTY LINES AN BUILDINGS ARE AS SHOWN HEREON, THAT THE BUILDINGS LOCATED ON SHOWN PROPERTY DO NOT ENCROACH OR PROJECT ON ADJACENT STREETS OR PROPERTY, AND THAT NO ADJACENT BUILDINGS OR WALLS ENCROACH OR PROJECT ON SHOWN PROPERTY; AND THAT BUILDING LOCATIONS ARE CORRECT.
C.O. Riddle
C.O. RIDDLE R.E.S. #1347

7-X-40

Plat Filed This 15 day of Sept. 19 80
and Recorded in Vol. 7-X Page 40 at 2:59 P.M.
Tankersley
Register Mesne Conveyance Greenville County, S. C.



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 Signed John C. Cottman
___ / ___ / ___ Signed _____
___ / ___ / ___ Signed _____
___ / ___ / ___ Signed _____

CERTIFICATE OF ACCURACY

"I, C. O. RIDDLE, 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 1/10000, 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 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 Mense Conveyance."

9-15-80 — DATE
F. James Fobes — DIRECTOR OF PLANNING, GREENVILLE COUNTY PLANNING COMMISSION

SUMMARY

FILE NUMBER
80-150

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

SCALE: 1" = 100'
100 50 0 100 200 300