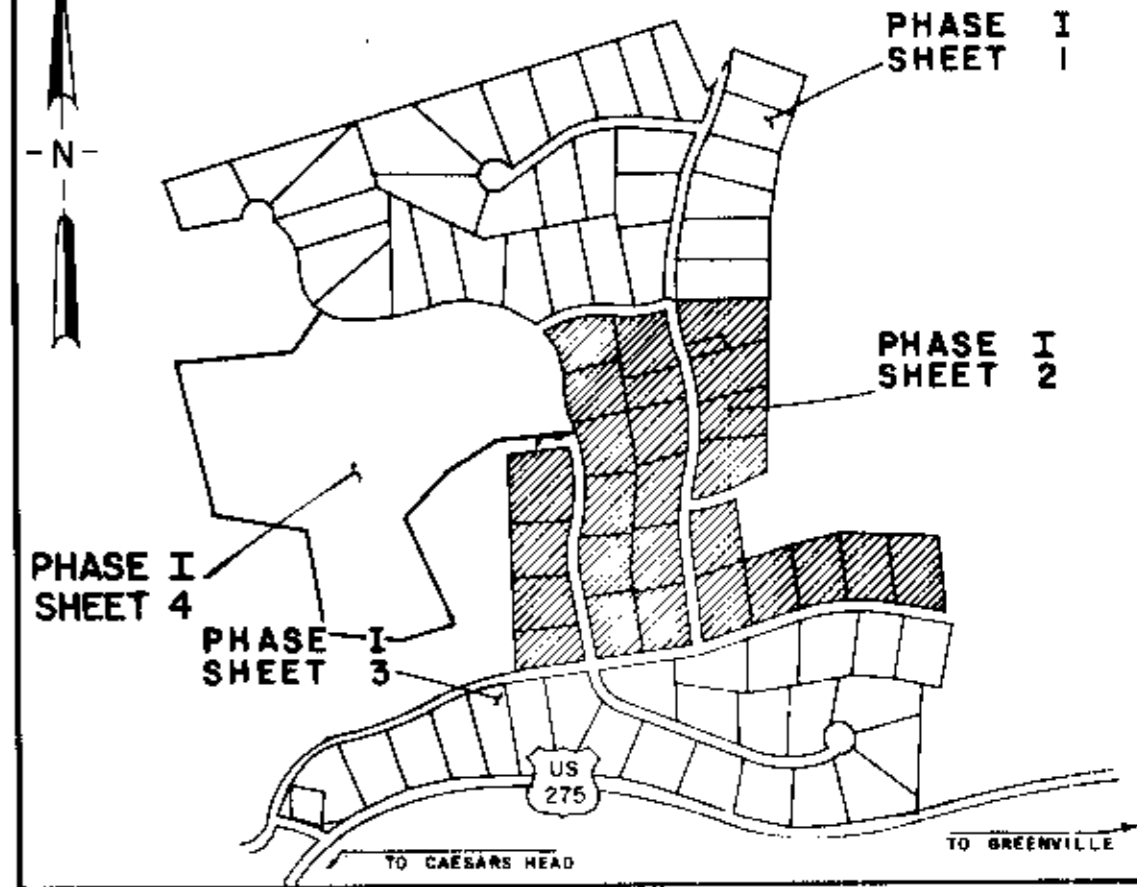
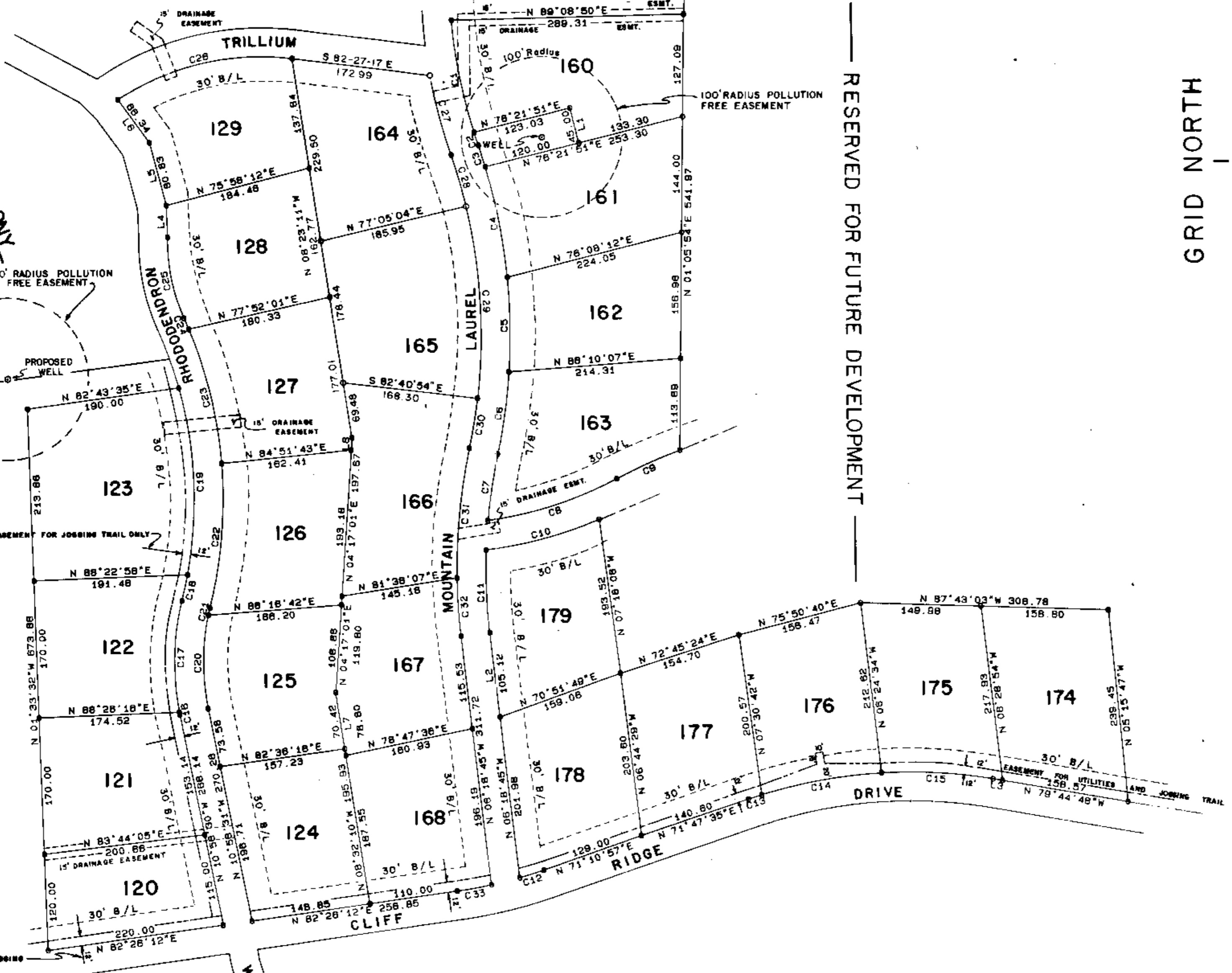


CLIFF RIDGE COLONY
PHASE I SHEET 1

CLIFF RIDGE COLONY
PHASE I SHEET 4



GRID NORTH
N

RECORDED
MAR 7 9 30 AM '83
DONNIE S. TANKERSLEY
R.M.C.

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned hereby certifies that the above is the correct and true plat of the property shown and described hereon and that the same is a true and correct copy of the original plat as the same is on file in the office of the Register of Deeds for the County of Greenville, South Carolina.

12 15 82

CERTIFICATE OF ACCURACY

I, Thomas A. Garrett, certify that the above is a true and correct copy of the original plat as the same is on file in the office of the Register of Deeds for the County of Greenville, South Carolina.

FILED

CERTIFICATE OF APPROVAL FOR RECORDING

3/7/83

FILE NUMBER

82-114

CLIFF RIDGE COLONY

PHASE I SHEET 2

COLLEGE PROPERTIES, INC. ARBOR ENGINEERING, INC.

LINE DATA

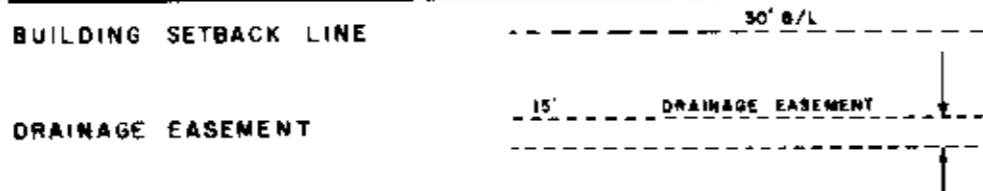
LINE	BEARING	DISTANCE
1	N 13°38'09"W	45.00
2	N 08°19'45"W	105.12
3	N 79°44'48"W	11.89
4	N 01°57'00"W	39.72
5	N 14°24'48"W	80.83
6	N 35°40'36"W	86.34
7	N 08°32'09"W	78.80
8	N 04°17'02"E	15.42

CURVE DATA

CURVE	CHORD BRG	CHORD	ARC	RADIUS
1	N 11°00'22"W	142.08	142.33	880.73
2	N 17°43'29"W	17.27	17.27	880.73
3	N 17°20'24"W	27.83	27.83	718.63
4	N 10°37'38"W	140.35	140.57	718.63
5	N 00°19'49"W	117.59	117.72	718.63
6	N 08°28'28"E	103.04	103.13	718.63
7	N 09°03'19"E	83.43	83.48	877.55
8	N 72°41'24"E	168.81	169.48	482.00
9	N 68°21'24"E	86.22	86.23	650.96
10	N 75°29'06"E	145.38	145.86	518.00
11	N 01°56'36"W	103.24	103.34	877.55
12	N 73°02'35"E	31.22	31.22	580.00
13	N 72°18'27"E	17.33	17.33	815.47
14	N 80°10'54"E	151.46	151.84	815.47
15	N 88°14'55"W	139.38	139.69	815.47
16	N 10°44'56"W	2.50	2.50	317.10
17	N 02°02'49"E	136.02	136.14	317.10
18	N 12°45'22"E	33.47	33.48	515.11
19	N 02°08'23"W	232.82	234.85	515.11
20	N 00°52'25"E	143.44	146.26	291.10
21	N 13°39'53"E	8.30	8.30	281.10
22	N 05°11'14"E	180.80	181.41	551.11
23	N 13°12'13"W	171.88	172.38	551.11
24	N 22°58'52"W	15.03	15.03	551.11
25	N 10°47'20"W	102.49	103.37	228.89
26	N 77°23'08"E	223.08	227.75	323.64
27	N 14°20'58"W	102.51	102.59	716.73
28	N 15°40'57"W	65.91	65.94	682.63
29	N 02°47'55"W	239.82	241.07	682.63
30	N 09°57'06"E	62.73	62.73	682.63
31	N 06°03'10"E	162.35	162.70	713.55
32	N 03°23'45"W	72.62	72.65	713.55
33	N 80°18'14"E	43.17	43.18	580.00

INDICATES LOT THAT IS RESERVED BY OWNER. LOTS 109, 110, 112, 113, 114, 131, 154, 156 AND 171 HAVE NOT BEEN APPROVED FOR SEPTIC TANKS.

LEGEND



REVISED

1. PLAT REVISED 5 JAN 1983 TO SHOW LOTS RESERVED BY OWNER.
 2. PLAT REVISED 3 FEB 1983 TO SHOW ADDITIONAL NOTES.
 Plat Filed This 7 day of March 1983
 And Recorded in Vol. 9-F Page 53 at 9:10 A.M.
 Donnie S. Tankersley
 Register of Deeds Greenville County, S.C.
 22152

9F-53

RECORDING FEE
 PAID \$5.00

NOTES

- IRON PINS AT ALL PROPERTY CORNERS EXCEPT WHERE NOTED.
- DRAINAGE AND UTILITY EASEMENTS 5' EITHER SIDE OF ALL SIDE PROPERTY LINES AND 10' EITHER SIDE OF REAR LINES.
- ALL SANITARY SEWAGE TO BE HANDLED BY SEPTIC TANKS.
- ALL SUBDIVISION ROADS HAVE 36' R/W.
- REFERENCE BEARING FOR CLIFF RIDGE COLONY PHASE I, TAKEN FROM SURVEY BY WILLIAMS AND PLUMBLEE, INC., TITLED PLAT FOR COLLEGE PROPERTIES, INC., DATED JAN 8, 1982.
- EACH PROPERTY OWNER IS PROVIDED ACCESS TO A PUBLIC ROAD BY A PRIVATE ROAD OWNED BY THE HOME OWNERS ASSOCIATION OF WHICH ALL LOT OWNERS WILL BE MEMBERS.
- THE 36' PRIVATE ROAD R/W'S ARE AN EASEMENT FOR SERVICE AND MAINTENANCE OF ALL APPURTENANT UTILITIES LOCATED WITHIN THEM.
- LOTS 101 THROUGH 113 SHALL NOT HAVE DIRECT ACCESS TO U.S. HIGHWAY 276.
- EXISTING DUKE POWER AND SOUTHERN BELL TELEPHONE LINES WHICH RUN WITHIN AND ADJACENT TO CLIFF RIDGE DRIVE WILL BE RELOCATED AT A FUTURE DATE IF THEY CONFLICT WITH PROPOSED HOUSE LOCATIONS.
- ALL ROADS ARE PRIVATE ROADS AND WILL NOT BE ACCEPTED BY THE COUNTY UNTIL SUCH TIME AS THEY MEET MINIMUM COUNTY STANDARDS AND ARE DEDICATED BY THE OWNER TO THE COUNTY.
- OWNER/DEVELOPER RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PRIVATE ROADS TO ALL PROPERTIES RESERVED FOR FUTURE DEVELOPMENT.
- REFERENCE IS HEREBY GRAVED TO RESTRICTIVE COVENANTS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. AFFECTING THE WITHIN PROPERTY.

Arbor Engineering, Inc.
 PO BOX 265, GREENVILLE, S.C.
 LANDSCAPE ARCHITECTS ENGINEERS PLANNERS

NO. OF ACRES	119.7 ±	MILES NEW ROAD	1.67
NO. OF LOTS	81	DATE	06 DEC 82
scale 1"=100'		feet	
GREENVILLE		SOUTH CAROLINA	
HP	TAG	RHF	06 DEC 82
scale 1"=100'		2 of 4 81260	