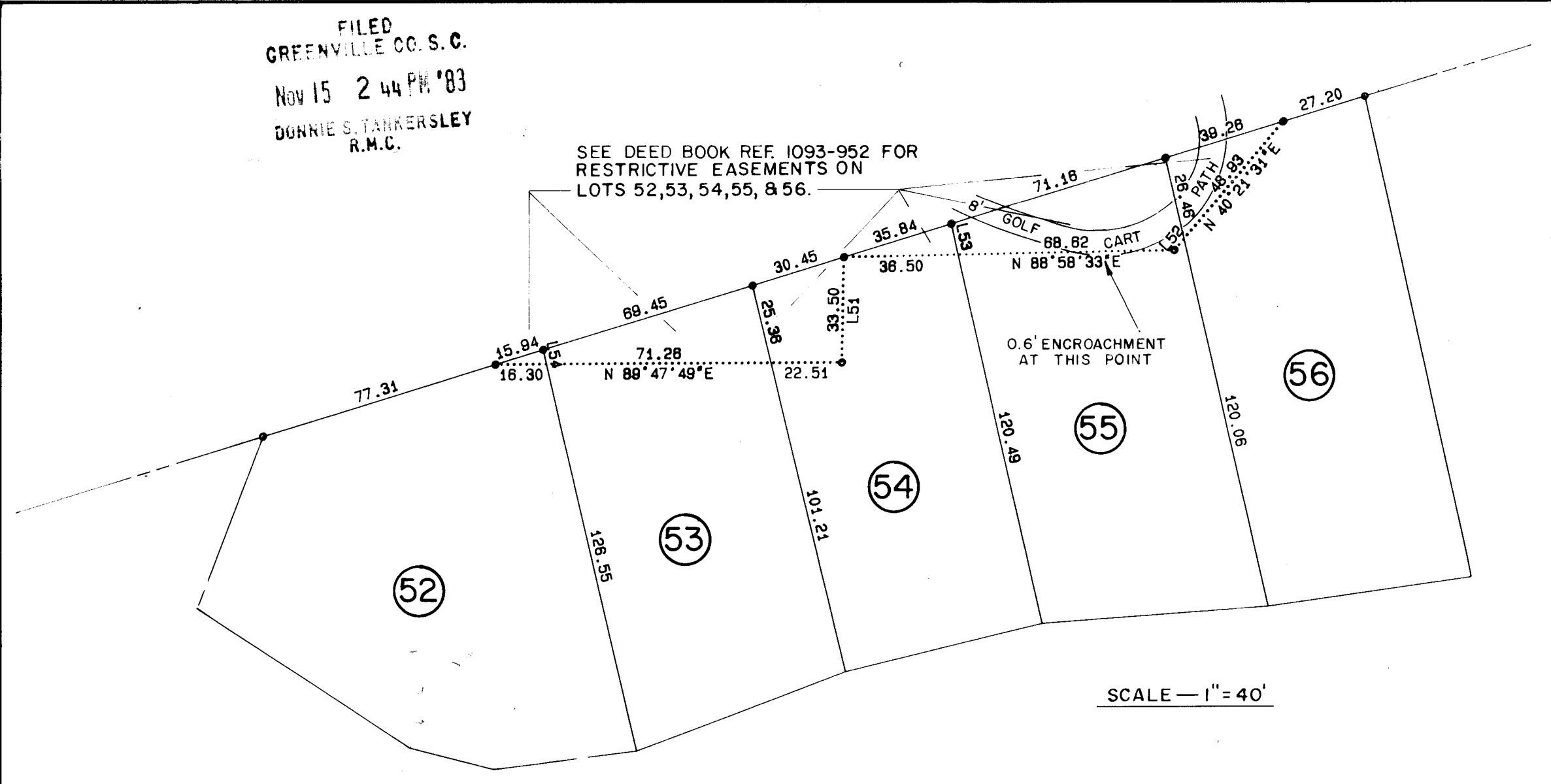
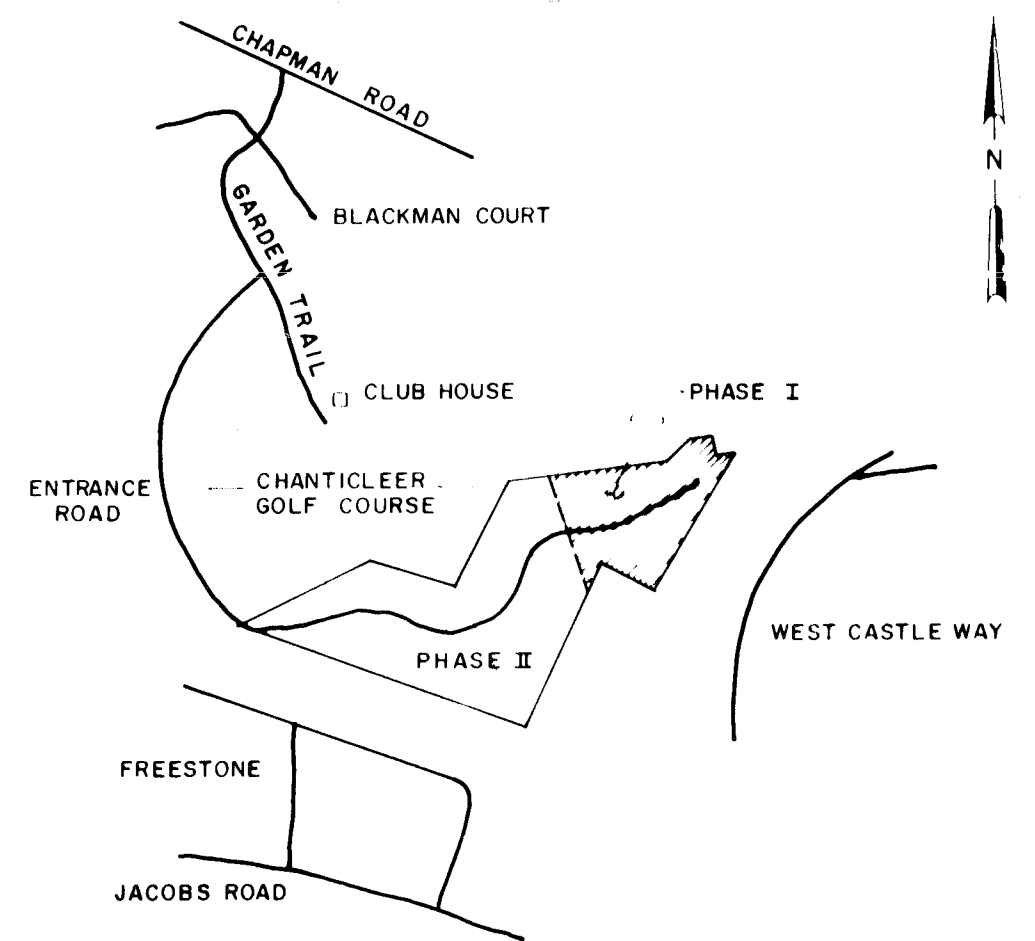


FILED
GREENVILLE CO. S. C.
Nov 15 2 44 PM '83
DUNNIE S. TANKERSLEY
R.M.C.

SEE DEED BOOK REF. 1093-952 FOR
RESTRICTIVE EASEMENTS ON
LOTS 52, 53, 54, 55, & 56.



SCALE - 1" = 40'



FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 and that I (we) establish the minimum building restriction lines and hereby dedicate to the public the roads, streets and easements shown on this plan.

7 6 83

Signed: *William N. Swarden*

Signed:

Signed:

Signed:

CERTIFICATE OF ACCURACY

I, William N. Swarden, 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 coordinates is 1/10,000 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.

July 1983

William N. Swarden
LICENSED ENGINEER - REGISTERED SURVEYOR

S. C. Registration No. #7261

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 Meuse Commerce.

11-15-83

F. J. Forbes
CHAIRMAN OF PLANNING
GREENVILLE COUNTY PLANNING COMMISSION

SUMMARY

FILE NUMBER

83-142

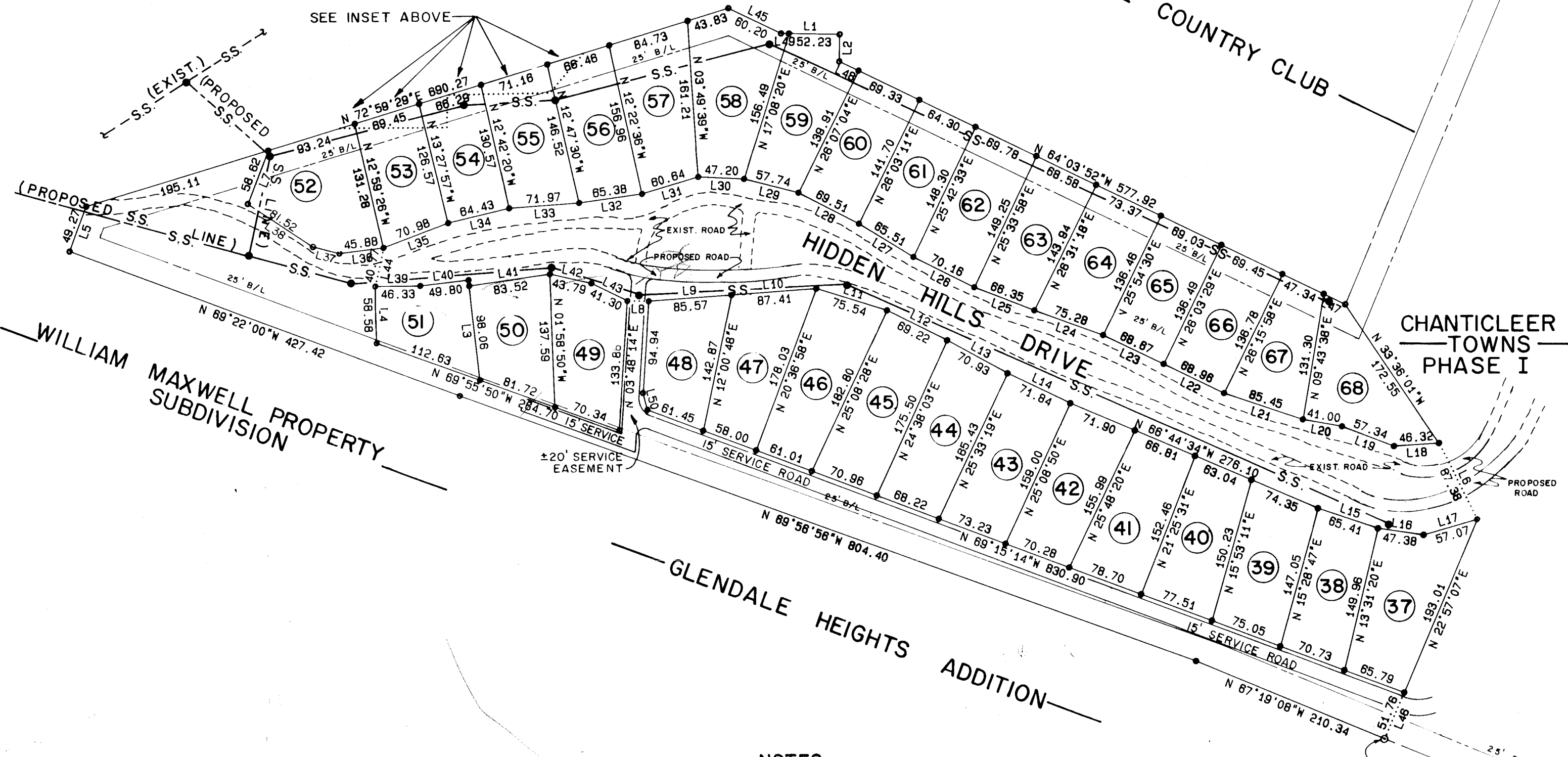
CHANTICLEER TOWNS PHASE II

SUMMARY PLAT

COLLEGE PROPERTIES, INC. OWNER

ARBOR ENGINEERING, INC. SURVEYOR

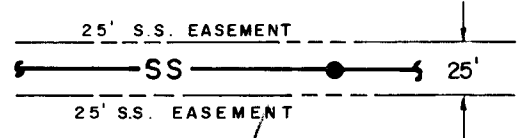
LINE	BEARING	DISTANCE
1	N 88°54'10"W	80.20
2	N 01°08'08"E	27.86
3	N 06°13'57"W	104.18
4	N 01°15'44"W	58.58
5	N 20°38'00"E	49.27
6	N 28°18'29"W	87.38
7	N 21°05'15"E	58.62
8	N 88°01'38"W	22.03
9	N 88°01'48"E	85.57
10	N 85°50'10"E	87.41
11	N 72°27'53"W	75.54
12	N 63°18'45"W	69.22
13	N 60°58'38"W	70.93
14	N 64°12'23"W	71.84
15	N 71°28'18"W	65.41
16	N 81°25'08"W	47.38
17	N 74°02'40"E	57.07
18	N 88°27'32"E	46.32
19	N 88°44'42"W	57.34
20	N 78°48'17"W	41.00
21	N 74°15'27"W	85.45
22	N 83°48'10"W	88.98
23	N 84°02'25"W	88.87
24	N 88°45'48"W	75.28
25	N 88°39'35"W	66.35
26	N 83°17'24"W	70.18
27	N 58°18'58"W	85.51
28	N 82°34'53"W	89.51
29	N 75°28'48"W	57.74
30	N 87°08'36"W	47.20
31	N 73°28'44"E	80.64
32	N 82°04'40"E	85.38
33	N 85°48'21"E	71.97
34	N 78°28'14"E	84.43
35	N 89°15'17"E	70.98
36	N 82°57'29"W	45.88
37	N 75°33'24"W	27.00
38	N 56°38'01"W	81.52
39	N 89°27'57"E	46.33
40	N 83°10'18"E	49.80
41	N 81°44'57"E	83.52
42	N 77°08'56"W	43.78
43	N 83°38'23"W	41.30
44	N 12°21'41"E	40.77
45	N 84°03'52"W	80.20
46	N 22°57'07"E	51.76
47	N 84°03'52"W	24.86
48	N 84°03'52"W	21.88
49	N 88°54'10"W	7.97
50	N 14°27'21"W	17.89
51	N 01°11'41"E	33.50
52	N 40°21'31"E	4.75
53	N 12°42'20"W	10.08
54	N 12°58'28"W	4.73



NOTES:

- IRON PINS AT ALL PROPERTY CORNERS EXCEPT WHERE NOTED.
- DRAINAGE AND UTILITY EASEMENTS 10' ALONG ALL REAR PROPERTY LINES AND AS OTHERWISE SHOWN.
- THE PRIVATE ROADS SHOWN ON THIS PLAT HAVE A VARYING RIGHT-OF-WAY WIDTH. AN EASEMENT IS RESERVED FOR SERVICE AND MAINTENANCE OF ALL APPURTENANT UTILITIES LOCATED WITHIN THE ROAD RIGHT-OF-WAY.
- A RIGHT OF INGRESS AND EGRESS ACROSS THE PRIVATE ROADS TO GARDEN TRAIL IS HEREBY GRANTED TO ALL OWNERS OF NUMBERED LOTS. SAID PRIVATE ROADS WILL BE OWNED (OR HAVE EASEMENT RIGHTS) BY A HOME OWNERS ASSOCIATION OF WHICH ALL LOT OWNERS WILL BE MEMBERS.
- 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 OWNERS TO THE COUNTY.
- RIGHT-OF-WAY ON ALL SANITARY SEWER LINES SHOWN IN LEGEND.
- UTILITIES ARE LOCATED IN HIDDEN HILLS DRIVE AND IN HIDDEN HILLS COURT EXCEPT AS SHOWN.
- THE WATER DISTRIBUTION SYSTEM IS A PRIVATELY OWNED FACILITY AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- OWNER DEVELOPER RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PRIVATE ROADS TO ALL PROPERTIES RESERVED FOR FUTURE DEVELOPMENT.
- REFERENCE IS HEREBY CRAVED TO RESTRICTIVE COVENANTS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA AFFECTING THE WITHIN PROPERTY.
- EXISTING ROADS SHOWN ON THIS PLAT MAY BE SHIFTED WITHIN THE RIGHT-OF-WAY TO IMPROVE ALIGNMENT OR GRADE.
- PLAT REVISED 22/JULY/1983 TO SHOW 15' SERVICE ROAD.
- PLAT REVISED 4 NOV 1983 TO DELETE 25' B/L ALONG FRONTS OF LOTS AND ADD 25' B/L ALONG OUT BOUNDS PROPERTY LINES.
- ALL SETBACK LINE REQUIREMENTS (OTHER THAN THE REAR EXTERIOR PROPERTY LINE) SHALL BE ESTABLISHED BY THE ARCHITECTURAL COMMITTEE PURSUANT TO ARTICLE 8 SECTION 13 OF THE RESTRICTIONS (SEE D.B. 1189 - P. 215.)

LEGEND:



15887

9-N-53

Plat Filed This 15th day of Nov 1983
And Recorded in Vol. 9W Page 53 at 2:44 P.M.
Dunnie S. Tankersley
Register Mens Conveyance Greenville County, S. C.

REVISED
11-15-83
DATE

Arbor Engineering, Inc.
P.O. BOX 263, GREENVILLE, S.C.
LANDSCAPE ARCHITECTS ENGINEERS RECREATIONAL PLANNERS

Arbor Engineering

NO. OF ACRES: 11.76	MILES NEW ROAD: 0.27
NO. OF LOTS: 32	DATE: 14 MAY 1983
GREENVILLE SOUTH CAROLINA	
DRAWN HP	DESIGN TAG
SCALE 1"=100'	FILE
CHECK RHF	DATE 14 MAY 1983
DWG. NO.	1 of 1
	83028