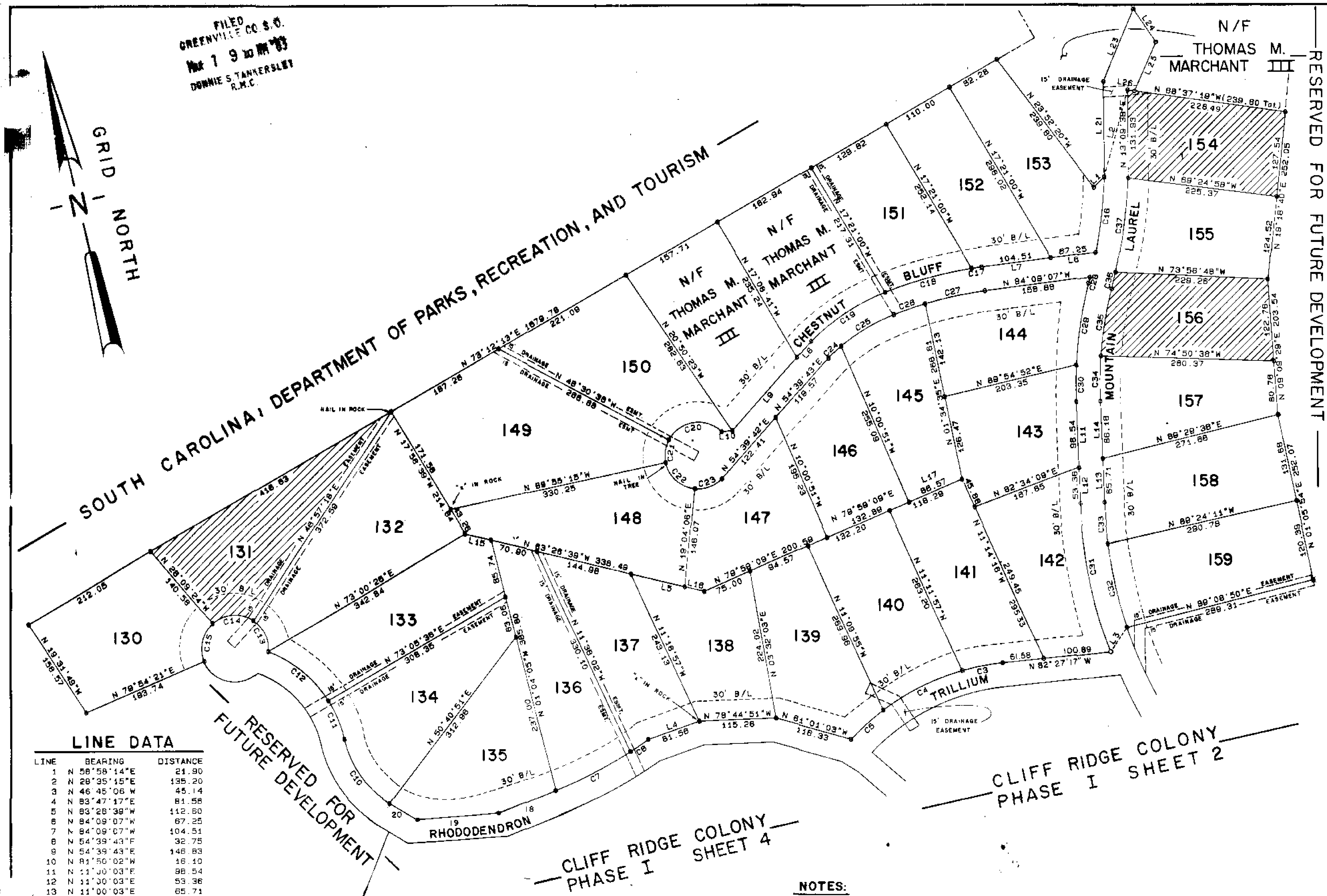
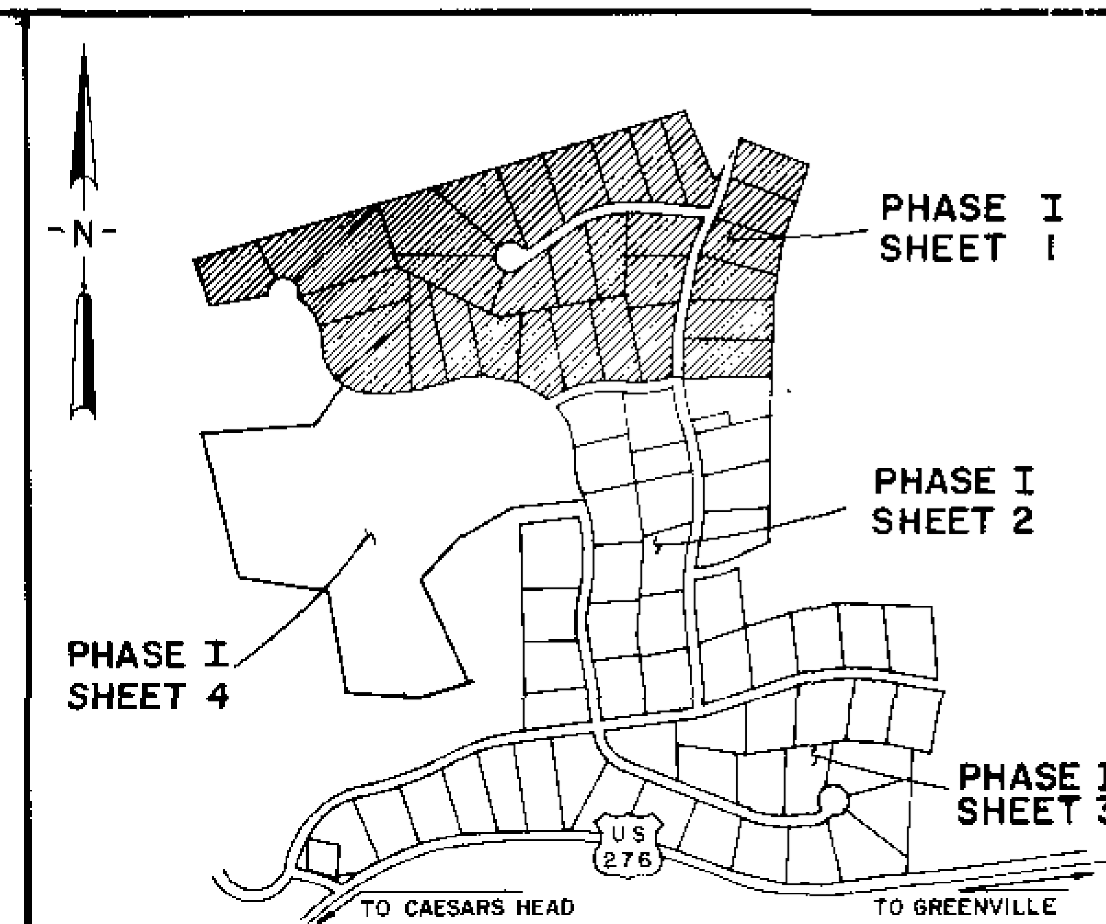


FILED
GREENVILLE CO. S.C.
Mar 1 9 10 AM '83
DONNIE S. TANKERSLEY
R.M.C.



LINE DATA

LINE	BEARING	DISTANCE
1	N 58°58'14"E	21.90
2	N 28°35'15"E	135.20
3	N 46°45'06"W	45.14
4	N 83°47'17"E	81.56
5	N 83°28'39"W	112.60
6	N 84°09'07"W	67.25
7	N 84°09'07"W	104.51
8	N 54°39'43"E	32.75
9	N 54°39'43"E	146.83
10	N 81°50'02"W	16.10
11	N 11°00'03"E	98.54
12	N 11°00'03"E	53.36
13	N 11°00'03"E	65.71
14	N 11°00'03"E	86.18
15	N 63°26'38"W	40.00
16	N 63°28'42"W	30.00
17	N 79°59'09"E	86.57
18	S 80°00'33"W	91.91
19	N 82°39'03"W	122.60
20	N 41°29'15"W	51.96

CURVE DATA

CURVE	CHORD BRG	CHORD	ARC	RADIUS
3	N 87°23'39"W	81.93	82.01	359.84
4	N 77°03'38"E	132.39	133.15	359.84
5	N 81°13'27"E	65.55	65.85	359.84
6	N 89°17'09"E	32.00	32.00	881.40
7	N 75°57'10"E	128.39	128.57	881.40
8				
9				
10	N 21°58'43"W	118.38	121.55	153.21
11	N 08°58'42"W	82.87	82.97	185.45
12	N 37°01'48"W	116.61	118.82	185.45
13	N 12°04'02"W	51.38	53.94	50.00
14	N 80°35'40"W	81.04	85.88	50.00
15	N 25°50'42"E	58.89	62.73	50.00
16	N 19°55'09"E	113.90	114.01	778.71
17	N 84°51'09"W	15.09	15.09	617.73
18	N 88°11'15"E	134.74	135.01	617.73
19	N 89°57'08"E	132.78	133.75	320.00
20	N 85°17'15"W	80.14	82.87	50.00
21	N 21°15'48"E	34.50	35.23	50.00
22	N 34°55'35"W	58.79	62.84	50.00
23	N 83°31'28"E	43.12	44.58	50.00
24	N 80°37'57"E	28.30	28.31	284.00
25	N 72°38'25"E	91.98	92.39	284.00
26	N 84°21'42"E	49.48	49.47	581.73
27	N 88°40'38"W	81.78	81.88	581.73
28	N 27°18'18"E	8.85	8.85	778.71
29	N 21°50'03"E	124.54	124.75	820.04
30	N 13°32'08"E	54.84	54.86	820.04
31	N 01°52'32"E	227.34	228.31	716.73
32	N 00°21'58"E	127.71	127.90	680.73
33	N 08°22'29"E	82.38	82.40	680.73
34	N 14°19'32"E	87.74	87.78	584.04
35	N 22°37'27"E	101.27	101.40	584.04
36	N 28°41'21"E	25.78	25.78	812.71

LINE DATA

LINE	BEARING	DISTANCE
21	N 11°07'07"E	135.90'
23	N 36°40'11"E	125.59'
24	S 21°01'21"E	59.30'
25	S 36°31'22"W	79.72'
26	N 68°37'19"W	11.11'

(hatched box) 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.

Plat Filed This 1 day of March 1983
And Recorded in Vol. 9F Page 52 at 9:10 A.M.

9F-52

NOTES:

1. IRON PINS AT ALL PROPERTY CORNERS EXCEPT WERE NOTED.
2. DRAINAGE AND UTILITY EASEMENTS 5' EITHER SIDE OF ALL SIDE PROPERTY LINES, AND 10' EITHER SIDE OF ALL REAR PROPERTY LINES.
3. ALL SANITARY SEWAGE TO BE HANDLED BY SEPTIC TANKS
4. ALL SUBDIVISION ROADS HAVE 36' R/W
5. 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.
6. 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.
7. THE 36' PRIVATE ROAD R/W's ARE AN EASEMENT FOR SERVICE AND MAINTENANCE OF ALL APPURTENANT UTILITIES LOCATED WITHIN THEM.
8. LOTS 101 THROUGH 113 SHALL NOT HAVE DIRECT ACCESS TO U.S. HIGHWAY 276.
9. 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.
10. 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.
11. OWNER/DEVELOPER RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PRIVATE ROADS TO ALL PROPERTIES RESERVED FOR FUTURE DEVELOPMENT.
12. REFERENCE IS HEREBY CRAVED TO RESTRICTIVE COVENANTS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. AFFECTING THE WITHIN PROPERTY.

LEGEND

BUILDING SET BACK LINE — 30' B/L

DRAINAGE EASEMENT — 15' DRAINAGE EASEMENT

REVISIONS

1. PLAT REVISED 5 JAN. 83 TO SHOW RESERVED LOTS.
2. PLAT REVISED 3 FEB. 83 TO SHOW ADDITIONAL NOTES.

3-2-83
5.00

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 [illegible] easements, streets, areas to the public as noted on the plat.

12 15 82 Signed [signature]

Signed

Signed

Signed

CERTIFICATE OF ACCURACY

I Thomas A. Garrett 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 ...) [illegible] 1:10000 [illegible] surveyed are shown is [illegible]

8 Dec 1982 — [signature]
DATE — REGISTERED LAND SURVEYOR

S.C. Registration No. 8812

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 [illegible] County Register of Mesne Conveyance.

3/7/83 [signature]

FILE NUMBER
82-114

CLIFF RIDGE COLONY

PHASE I SHEET I

COLLEGE PROPERTIES, INC. — ARBOR ENGINEERING, INC.

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

SEAL

NO. OF ACRES: 118.7± MILES NEW ROAD: 1.67
NO. OF LOTS: 81 DATE: 6 DEC. 1982

scale 1" = 100'
100 0 100 200 feet

GREENVILLE SOUTH CAROLINA
DRAWN HP CHECKED TAG DESIGN RHF DATE 6 DEC. 1982
SCALE 1" = 100' FILE DWG NO 1 of 4 81260