

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 public use or roads, streets, and easements, forever, all areas shown to be dedicated on said plat.

7-6-83 Signed Clifton S. Likel

_____/_____/_____/ Signed _____

_____/_____/_____/ Signed _____

_____/_____/_____/ Signed _____

CERTIFICATE OF ACCURACY

J. William N. Seardon 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 (and 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.

6 July 1983 William N. Seardon
DATE LICENSED ENGINEER OR REGISTERED SURVEYOR

S. C. Registration No. #1261

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."

6-7-83 J. James Fisher
DATE DIRECTOR OF PLANNING
GREENVILLE COUNTY PLANNING COMMISSION

FILE NUMBER

83-142

CHANTICLEER TOWNS PHASE II

SUMMARY PLAT

COLLEGE PROPERTIES, INC. ARBOR ENGINEERING, INC.
OWNER SURVEYOR

NO. OF ACRES: 11.76 MILES NEW ROAD: 0.27

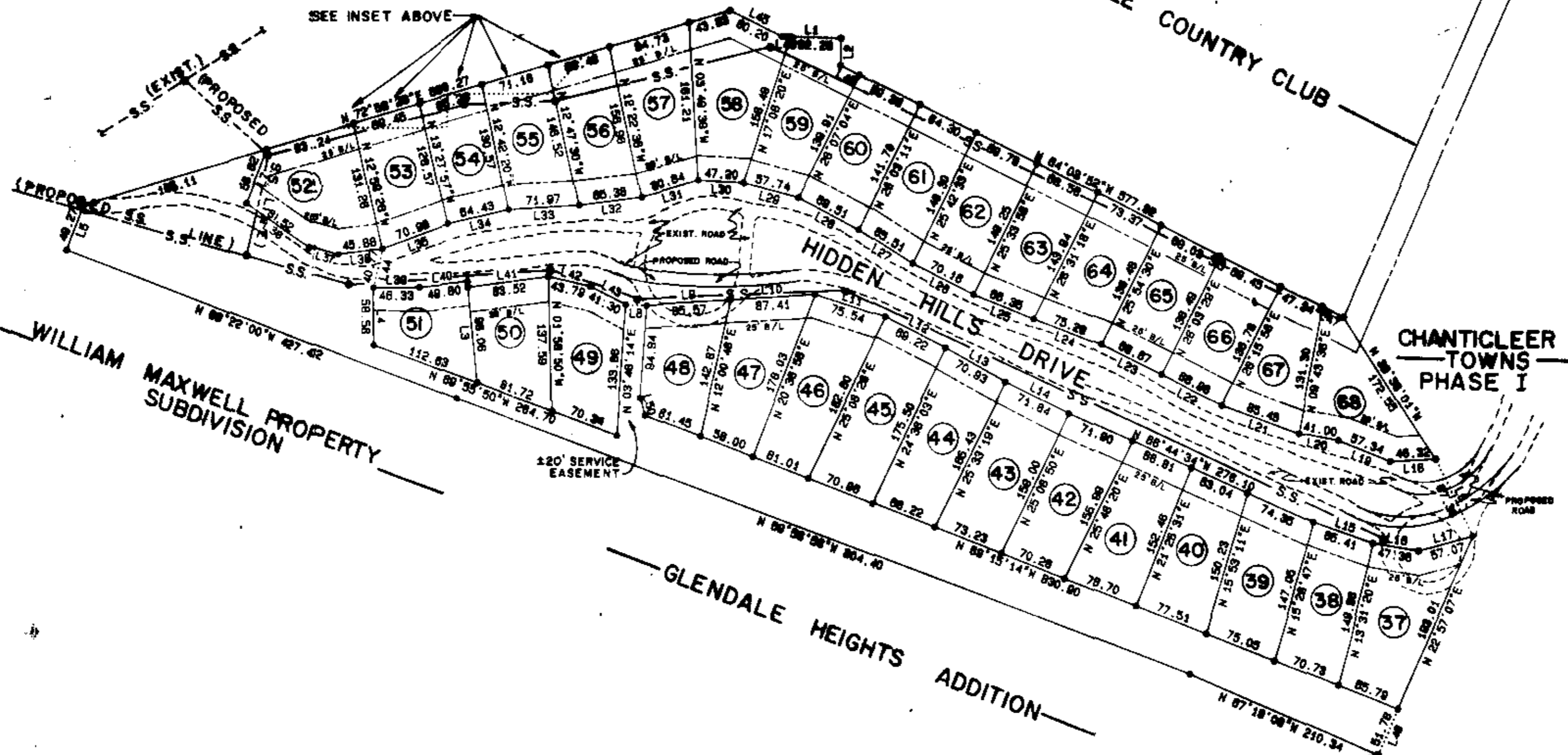
NO. OF LOTS: 32 DATE: 14 MAY 1983

100 0 100 200
scale 1"=100' feet

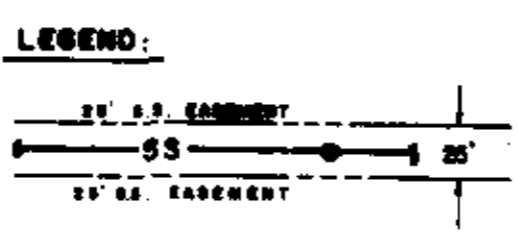
GREENVILLE SOUTH CAROLINA

HP	TAG	RHF	DATE
1"=100'			14 MAY 1983

83028



LINE	BEARING	DISTANCE
1	N 88°54'18"W	80.20
2	N 81°04'08"E	27.86
3	N 86°13'57"W	104.18
4	N 81°15'44"W	58.58
5	N 80°38'00"E	48.27
6	N 28°18'28"W	87.38
7	N 21°05'15"E	58.82
8	N 88°01'38"W	22.03
9	N 88°01'49"E	85.57
10	N 85°50'10"E	87.41
11	N 72°27'53"N	75.54
12	N 83°18'45"W	68.22
13	N 80°58'30"W	70.93
14	N 84°12'23"W	71.84
15	N 71°18'19"W	88.41
16	N 65°25'09"W	47.38
17	N 74°02'40"E	57.07
18	N 88°27'32"E	48.32
19	N 88°44'42"W	57.34
20	N 79°48'17"W	41.00
21	N 71°15'27"W	85.48
22	N 83°48'18"W	88.88
23	N 84°02'25"W	88.87
24	N 88°45'48"W	75.28
25	N 88°30'30"W	88.35
26	N 83°17'24"W	70.18
27	N 58°18'58"W	88.51
28	N 82°34'53"W	88.51
29	N 75°28'48"W	87.74
30	N 87°08'30"W	47.20
31	N 73°28'44"E	88.84
32	N 82°04'40"E	88.38
33	N 85°48'21"E	71.97
34	N 78°28'14"E	84.43
35	N 88°15'17"E	70.88
36	N 82°57'20"E	45.88
37	N 78°35'24"W	27.00
38	N 58°36'01"W	81.52
39	N 88°27'57"E	48.33
40	N 83°10'18"E	48.80
41	N 81°44'57"E	88.52
42	N 77°08'58"W	48.78
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	51.78
47	N 84°03'52"W	24.88
48	N 84°03'52"W	21.88
49	N 88°54'18"W	7.87
50	N 14°27'21"W	17.88
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



1. ~~ALL LOTS OF ALL PROPERTY OWNERS EXCEPT WHERE NOTED.~~
2. DRAINAGE AND UTILITY EASEMENTS 10' ALONG ALL ROSS PROPERTY LINES AND AS OTHERWISE SHOWN.
3. 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.
4. 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.
5. 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.
6. RIGHT-OF-WAY ON ALL SANITARY SEWER LINES SHOWN IN LEGEND.
7. UTILITIES ARE LOCATED IN HIDDEN HILLS DRIVE AND IN HIDDEN HILLS COURT EXCEPT AS SHOWN.
8. THE WATER DISTRIBUTION SYSTEM IS A PRIVATELY OWNED FACILITY AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
9. OWNER DEVELOPER RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PRIVATE ROADS TO ALL PROPERTIES RESERVED FOR FUTURE DEVELOPMENT.
10. REFERENCE IS HEREBY MADE TO RESTRICTIVE COVENANTS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA AFFECTING THE WITHIN PROPERTY.
11. EXISTING ROADS SHOWN ON THIS PLAT MAY BE SHIPPED WITHIN THE RIGHT-OF-WAY TO IMPROVE ALIGNMENT OR GRADE.

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

Plat Filed This 7th day of July 1983
And Recorded in Vol. 9W Page 3 of 12 R.L.M.
Arbor Engineering, Inc.
Registered Professional Engineer Greenville County, S. C.

9-W-3