

FILED
GREENVILLE CO. S.C.
DEC 21 9 57 AM '83
DUNN & PARKERSLEY
R.M.C.

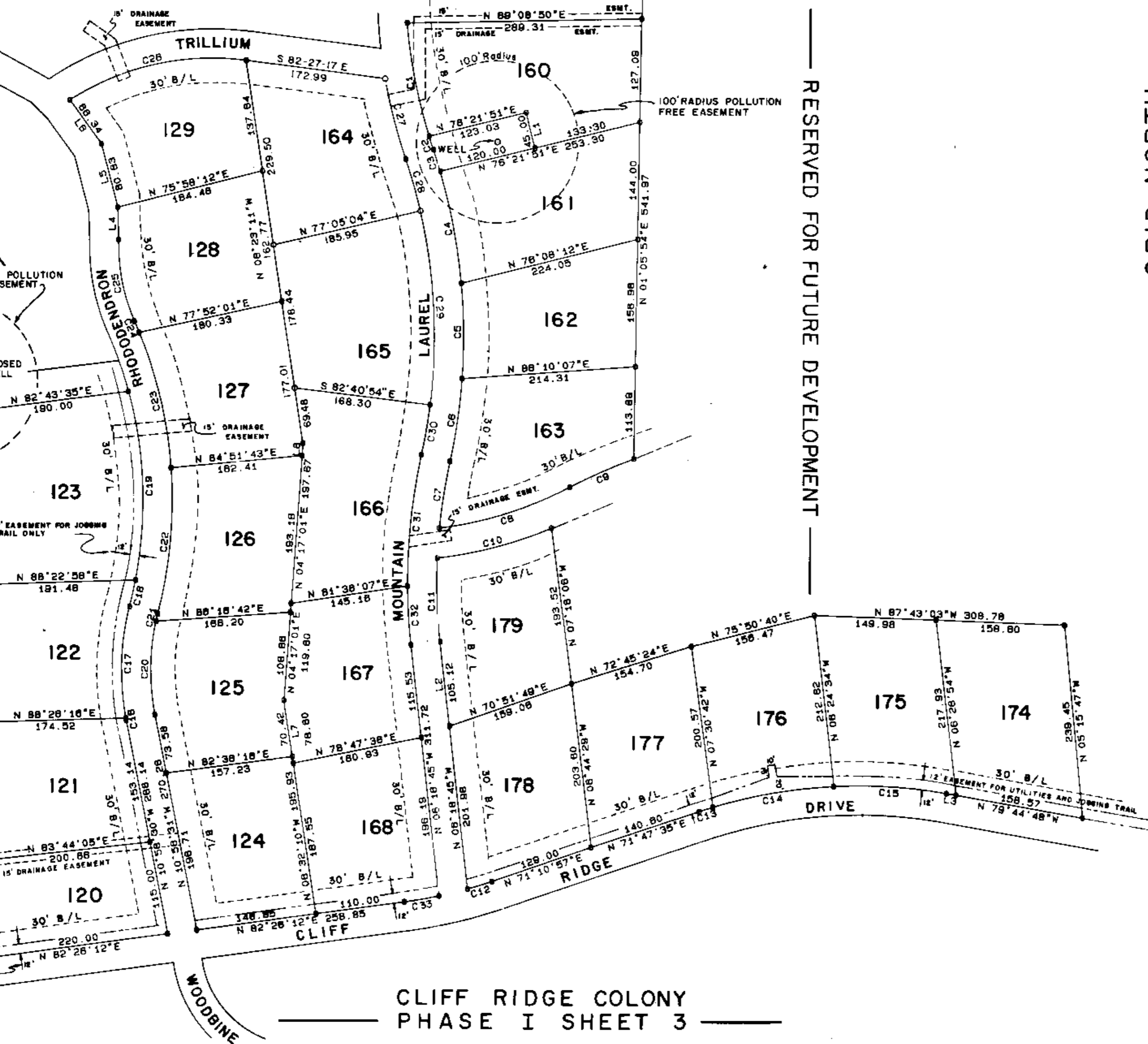
CLIFF RIDGE COLONY
PHASE I SHEET 1

CLIFF RIDGE COLONY
PHASE I SHEET 4

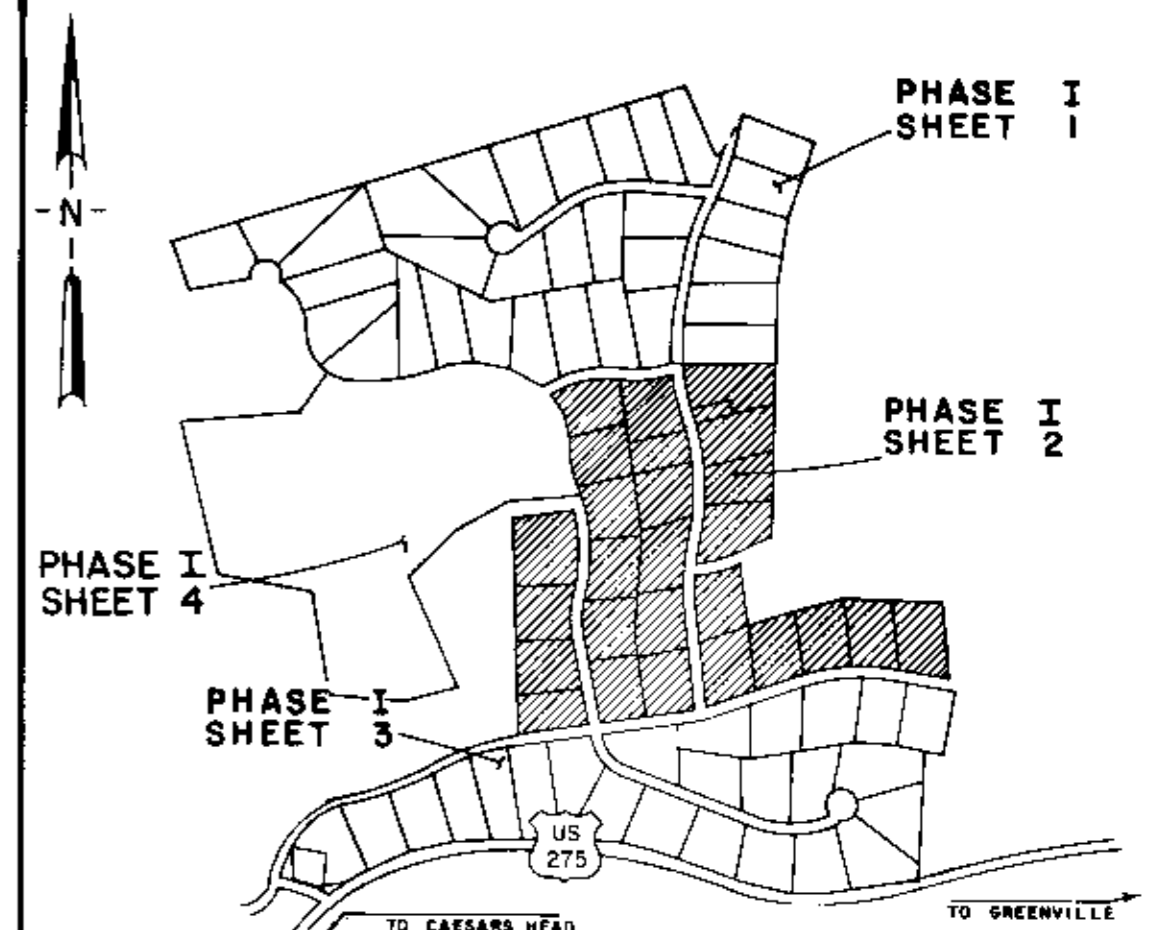
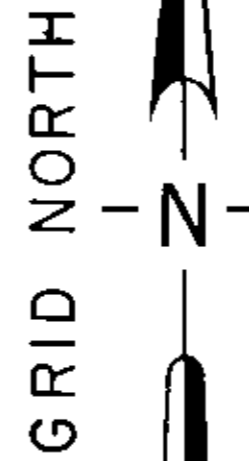
100' RADIUS POLLUTION
FREE EASEMENT

RESERVED FOR
FUTURE DEVELOPMENT

100' RADIUS POLLUTION
FREE EASEMENT



RESERVED FOR FUTURE DEVELOPMENT



FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned hereby acknowledge that I am one of the owners of the property shown and described herein and that I will hereby adopt this plat of subdivision with my four fellow owners and that we warrant the minimum building restrictions shown and hereby dedicate easements for all areas shown on this plat.

12 15 82

Thomas A. Garrett
Signed

CERTIFICATE OF ACCURACY

I, Thomas A. Garrett certify that this plat was prepared by me (drawn under my supervision) or actual survey made under my supervision from field notes and a deed description recorded on Book Page 10,000, that the boundaries shown are shown as broken lines plotted from information found on Book Page 10,000 that this plat was prepared in accordance with the Greenville County Subdivision Regulations as adopted.

E. D. C. E. E. Thomas A. Garrett
100 S. ...

Registration No 8812

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Greenville County, with the exception of such variances of 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 Meigs Lunsford.

DEC 29 1983 *John H. Edwards*
PLANNING COMMISSION

REVISED
DEC 20, 1993
DATE

FILE NUMBER

82-114

**CLIFF RIDGE COLONY
PHASE I SHEET 2**

COLLEGE PROPERTIES, INC. ARBOR ENGINEERING, INC.

NO. OF ACRES 118.7 ± MILES NEW ROAD 1.67
NO. OF LOTS 81 DATE 06 DEC 82

scale 1" = 100' feet
GREENVILLE SOUTH CAROLINA
DRAWN H.P. TAG CHECKED R.H.F. DATE 06 DEC. 82
SCALE 1" = 100' FILE 2 OF 4 81260

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

LINE DATA

LINE	BEARING	DISTANCE
1	N 13° 38' 08" W	45.00
2	N 08° 18' 45" W	105.12
3	N 79° 44' 48" W	51.93
4	N 01° 57' 00" W	39.72
5	N 14° 24' 48" W	80.83
6	N 35° 40' 38" W	58.34
7	N 08° 32' 08" 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' 28" 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' 18" E	83.43	83.48	677.55
8	N 72° 41' 24" E	168.81	168.48	482.00
9	N 56° 21' 24" E	88.22	88.29	880.98
10	N 75° 28' 08" E	145.38	145.86	518.00
11	N 01° 56' 38" 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	151.48	151.84	815.47
15	N 88° 14' 55" W	139.38	139.88	815.47
16	N 10° 44' 56" W	2.50	2.50	317.10
17	N 02° 02' 49" E	138.02	139.14	317.10
18	N 12° 45' 22" E	33.47	33.48	515.11
19	N 02° 09' 23" W	232.82	234.85	515.11
20	N 00° 52' 25" E	115.44	118.28	281.10
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° 56' 52" W	15.03	15.03	551.11
25	N 10° 47' 20" W	102.48	103.37	228.88
26	N 77° 23' 08" E	223.08	227.75	228.88
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' 57" W	62.73	62.75	682.63
31	N 01° 01' E	162.35	162.70	713.55
32	N 08° 30' E	72.62	72.65	713.55
33	N 08° 18' 14" E	43.17	43.18	580.00

LEGEND

BUILDING SETBACK LINE 30' B/L
DRAINAGE EASEMENT 15' DRAINAGE EASEMENT

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 CRAVED TO RESTRICTIVE COVENANTS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. AFFECTING THE WITHIN PROPERTY.

REVISIONS

- PLAT REVISED 5 JAN 1983 TO SHOW LOTS RESERVED BY OWNER.
- PLAT REVISED 3 FEB 1983 TO SHOW ADDITIONAL NOTES.
- PLAT REVISED 14 DEC 83 TO DELETE SEPTIC TANK RESTRICTIONS.

9-W-65 19719
John H. Edwards
PLANNING COMMISSION
M.A.C.P. Registered Professional Engineer
Registered Professional Engineer Greenville County, S.C.