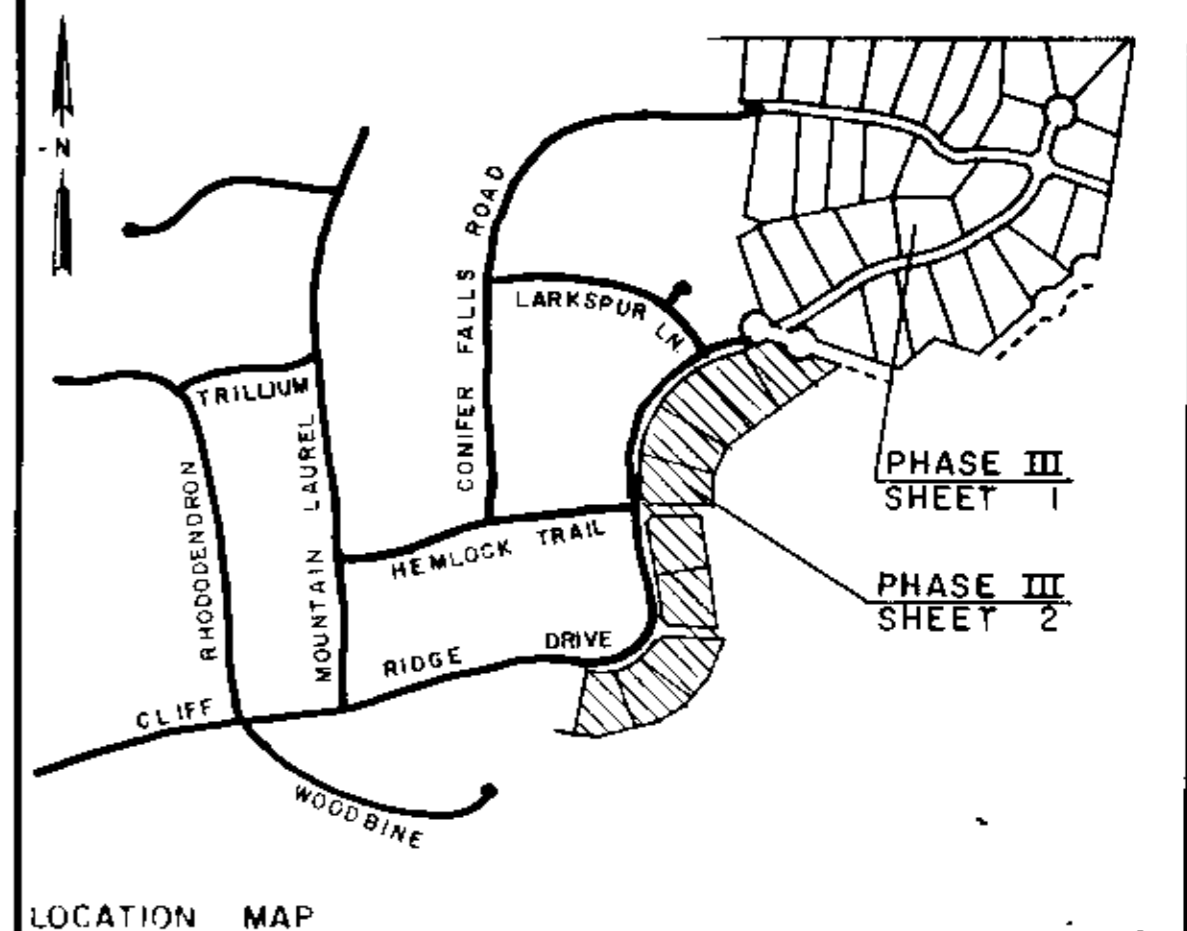
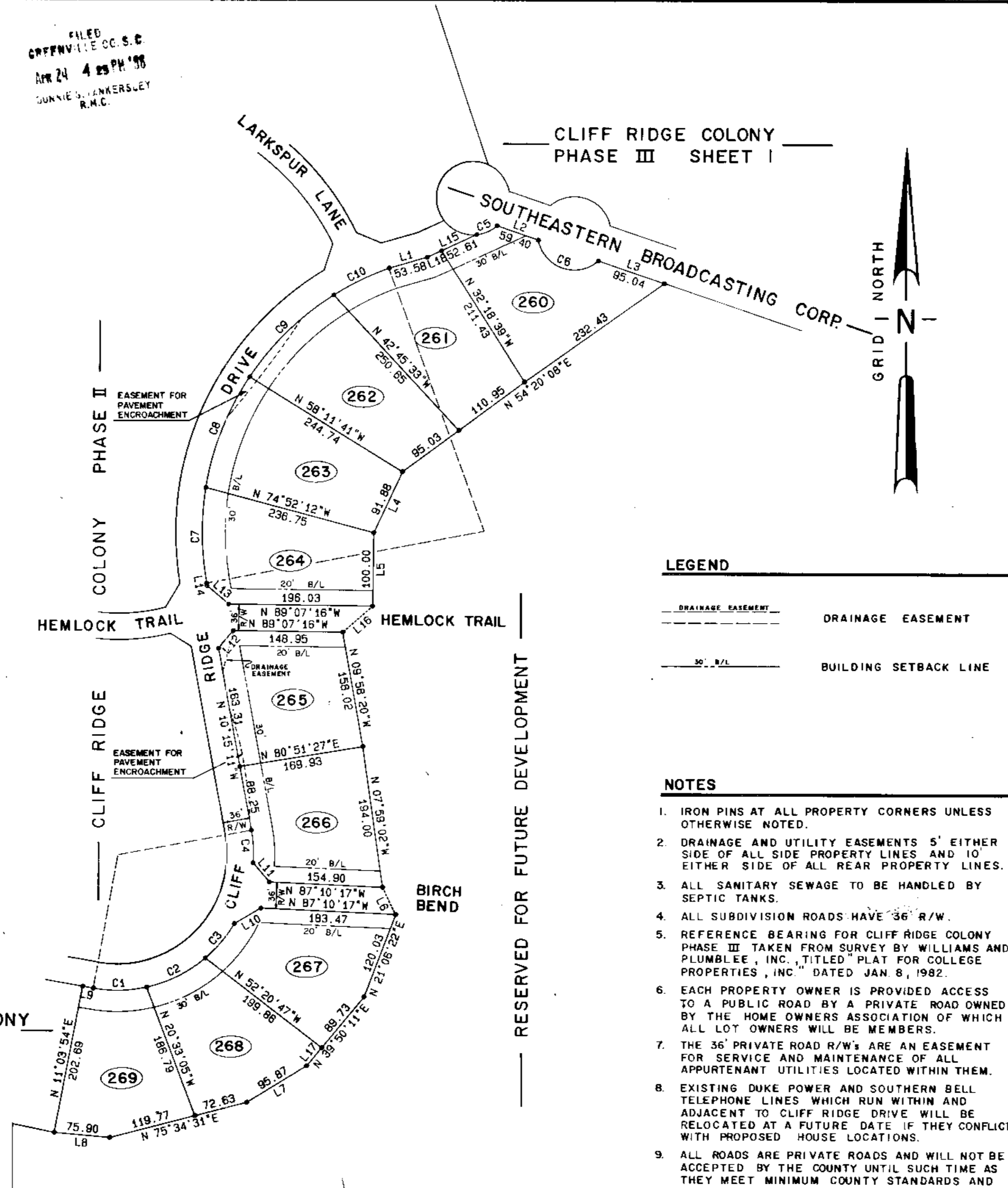


FILED  
GREENVILLE CO. S.C.  
APR 24 4 25 PM '86  
DUNNIE S. HANKERSLEY  
R.M.C.

LINE	BEARING	DISTANCE
1	N 74°06'51"E	53.58
2	N 70°52'34"W	59.40
3	N 70°52'34"W	95.04
4	N 25°04'17"E	91.88
5	N 00°52'44"E	100.00
6	N 25°28'27"W	40.89
7	N 58°40'54"E	95.87
8	N 84°38'22"W	75.90
9	N 79°44'48"W	14.74
10	N 58°47'55"E	41.92
11	N 38°50'19"W	39.89
12	N 40°18'46"E	31.76
13	N 49°41'14"W	38.62
14	N 10°15'11"W	3.20
15	N 65°14'14"E	74.16
16	N 48°53'30"E	53.81
17	N 39°50'11"E	31.95
18	N 65°14'14"E	21.56

CURVE	RADIUS	CHORD	CHORD BRG
1	185.00	72.60	N 88°56'14"E
2	185.00	89.33	N 63°38'59"E
3	185.00	61.18	N 40°09'38"E
4	185.00	44.69	N 03°18'59"W
5	50.00	30.10	N 66°38'35"E
8	50.00	86.60	N 70°52'34"W
7	383.00	130.65	N 00°25'57"W
8	383.00	161.75	N 21°34'43"E
9	383.00	159.61	N 45°47'45"E
10	383.00	83.90	N 64°06'38"E



**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 as roads, streets, and easements (wherever all areas so shown or indicated on said plat

Signed *D. Jerry Gillman*

**LEGEND**

--- DRAINAGE EASEMENT --- DRAINAGE EASEMENT

--- 30' B/L --- BUILDING SETBACK LINE

- NOTES**
- IRON PINS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
  - DRAINAGE AND UTILITY EASEMENTS 5' EITHER SIDE OF ALL SIDE PROPERTY LINES AND 10' EITHER SIDE OF ALL REAR PROPERTY LINES.
  - ALL SANITARY SEWAGE TO BE HANDLED BY SEPTIC TANKS.
  - ALL SUBDIVISION ROADS HAVE 36' R/W.
  - REFERENCE BEARING FOR CLIFF RIDGE COLONY PHASE III 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.
  - 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.

**CERTIFICATE OF ACCURACY**

*J. 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 plat made by me) (used description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ etc.) (other) that the error of closure is \_\_\_\_\_ that the boundaries not shown are broken lines plotted from information found in Book \_\_\_\_\_ Page \_\_\_\_\_ that this plat was prepared in accordance with the Greenville County Subdivision Regulations adopted 4/24/86

DATE *4/24/86* *Thomas A. Garrett*  
LICENSED ENGINEER OR ARCHITECT

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, and that it has been approved for recording in the office of the County Register of Messrs. Conveyance."

*4-24-86* *Spa & Home*  
DATE DIRECTOR OF PLANNING  
GREENVILLE COUNTY PLANNING COMMISSION

**FILE NUMBER**  
*83-187*

**CLIFF RIDGE COLONY**  
**PHASE III SHEET 2**

COLLEGE PROPERTIES, INC. OWNER	ARBOR ENGINEERING, INC. SURVEYOR
NO. OF ACRES <u>7.19</u>	MILES NEW ROAD <u>0</u>
NO. OF LOTS <u>10</u>	DATE <u>25 FEB. 1986</u>
<p>100 0 100 200 scale feet</p> <p>GREENVILLE SOUTH CAROLINA</p> <p>HP/RES WCM WCM DATE 25 FEB. 1986</p> <p>SCALE 1"=100' 2 OF 2 86003</p>	

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

Each property owner is provided access to a public road by a private road of which each property owner has an undivided interest. The private access road will not be accepted and maintained as a public right of way until such time it meets minimum county standards.

3-1957  
*1.2-B-49*  
APR 24 1986  
*Plot 12-B-49 April 19, 86*  
*Dunnie S. Hankersley*

*83-187*