



LINE	BEARING	DISTANCE
1	N 82°58'47"W	102.87
2	N 36°32'43"W	20.88
3	N 36°32'43"W	22.40
4	N 46°11'35"W	103.81
5	N 87°10'17"W	46.95
6	N 25°28'27"W	40.89
7	N 87°10'19"W	27.56
8	N 44°52'26"W	50.83
9	N 00°06'36"W	35.50
10	N 89°51'58"E	35.19
11	N 48°45'10"W	47.48
12	N 48°45'10"W	47.48
13	N 36°32'43"W	42.65
14	N 36°32'43"W	44.17
15	N 24°48'21"W	71.85
16	N 77°59'50"W	57.81
17	N 84°38'22"W	75.90
18	N 58°40'54"E	40.83
19	N 58°40'55"E	55.04
20	N 79°08'46"E	66.92
21	N 79°08'46"E	66.92
22	N 21°06'18"E	19.85
23	N 39°50'11"E	31.95
25	N 44°52'26"W	14.93
26	N 27°29'40"E	31.82
27	N 49°55'00"W	24.50
28	N 44°52'26"W	18.08

CURVE	RADIUS	CHORD	CHORD BRG
1	195.26	140.90	N 86°01'22"W
2	150.00	40.26	N 35°12'27"E
3	248.40	112.78	N 31°45'09"W
4	248.40	56.03	N 12°09'22"W
5	164.26	54.59	N 15°14'44"W
6	164.26	45.86	N 32°50'04"W
7	174.38	195.56	N 06°45'08"W
8	174.38	240.08	N 70°51'17"E
9	174.38	51.23	N 57°11'55"W
10	150.20	106.24	N 48°12'21"E
11	150.20	26.78	N 74°01'54"E
12	150.57	17.47	N 75°49'14"E
13	150.57	245.22	N 17°58'30"E
14	231.26	66.80	N 78°52'03"W
15	231.26	102.82	N 57°43'07"W
16	186.00	51.30	N 35°25'15"E
17	284.40	138.86	N 30°44'38"W
18	284.40	54.19	N 11°08'50"W
19	200.26	67.09	N 15°19'25"W
20	200.26	55.37	N 32°54'45"W
21	210.38	214.60	N 10°11'37"W
22	210.38	233.70	N 54°12'42"E
24	210.38	155.22	N 70°24'01"W
25	50.00	98.31	N 38°12'10"W
26	50.00	60.35	N 78°22'04"E
27	50.00	67.34	N 22°10'56"W
28	186.20	14.79	N 28°46'17"E
29	186.20	91.90	N 46°20'06"E
30	186.20	59.94	N 69°53'02"E
31	186.57	55.55	N 70°35'06"E
32	186.57	91.40	N 47°50'39"E
33	186.57	52.23	N 25°37'06"E
34	186.57	56.88	N 08°48'16"E
35	186.57	63.36	N 08°44'24"W
36	186.57	55.24	N 28°01'51"W
37	50.00	71.34	N 13°09'18"W
38	50.00	59.90	N 84°32'14"E
39	50.00	52.78	N 15°52'45"E
40	80.00	70.38	N 60°42'46"W

- 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 IV 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 HEMLOCK TR. & DELPHINIUM CT. 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, SC. AFFECTING THE WITHIN PROPERTY.
 - PLAT REVISED 10 JULY 1986 TO SHOW CHANGES TO LOTS 301, 302 & 304. LOT 303 DELETED.

LEGEND:

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

--- 10' B/L --- DRAINAGE EASEMENT

Plat Filed This 10 day of Sept 1986
And Recorded in Vol. 12-9 Page 94 at 3:50 P.M.
Thomas S. Jenkins
Register Merse Conveyance Greenville County, S.C.

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledge that ~~they~~ (we are) the owner(s) of the property shown and described hereon and that ~~we~~ (we) hereby adopt this plan of subdivision with ~~our~~ (our) free consent and that ~~we~~ (we) establish the minimum building restriction lines, and hereby dedicate ~~our~~ (our) easements, forever all areas so shown or indicated on said plat

9 9 86 Signed *J. Gary Billian*

Signed _____

Signed _____

Signed _____

CERTIFICATE OF ACCURACY

I, THOMAS A. GARRETT, certify that this plat was ~~drawn~~ (drawn under my supervision) (an actual survey made under my supervision) from ~~an actual survey~~ (made by ~~me~~ (me) using ~~description~~ (description) recorded in ~~Book~~ (Book) Page _____ that the error of closure as calculated by coordinates is _____ that the boundaries not surveyed are shown as broken lines plotted from information found in ~~Book~~ (Book) Page _____ that this plat was prepared in accordance with the Greenville County Subdivision Regulations as adopted

9/8/86 *Thomas A. Garrett*
DATE LICENSE ENGINEER OR REGISTERED SURVEYOR

S.C. Registration No. 8812

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan 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 Merse Conveyance.

D-411 DIRECTOR OF PLANNING
GREENVILLE COUNTY PLANNING COMMISSION

FILE NUMBER
86-109

CLIFF RIDGE COLONY
PHASE IV SHEET 2

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

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

NO. OF ACRES 30.28 MILES NEW ROAD 0.54

NO. OF LOTS 37 DATE 25 JULY 1986

100 0 100 200
scale feet

GREENVILLE SOUTH CAROLINA

DATE	25 JULY 1986
SCALE	1" = 100'
SHEET	2 of 2
RECORDING FEE	86016

PAID \$ _____

86-109