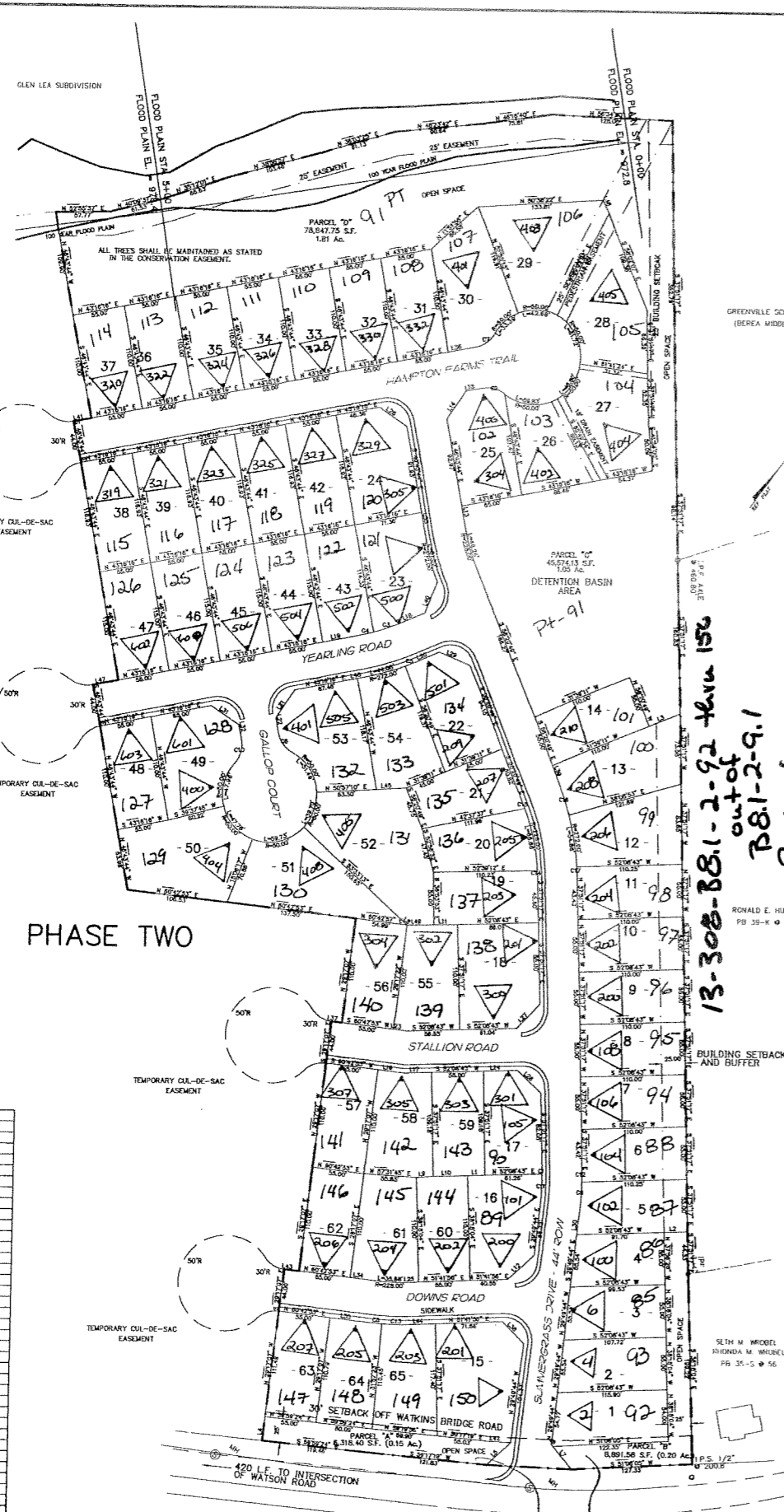


LOT No.	ACRES	S.F.
1	0.15	6,613.86
2	0.14	6,149.51
3	0.13	6,699.42
4	0.12	5,258.84
5	0.14	6,216.57
6	0.14	6,050.95
7	0.14	6,050.00
8	0.14	6,050.00
9	0.14	6,050.00
10	0.14	6,050.00
11	0.14	6,050.95
12	0.18	7,877.11
13	0.19	8,310.33
14	0.14	6,050.00
15	0.24	10,474.68
16	0.18	7,767.80
17	0.15	6,377.72
18	0.21	9,151.50
19	0.14	6,083.12
20	0.15	6,344.73
21	0.14	6,205.59
22	0.17	7,432.76
23	0.18	7,713.77
24	0.18	8,031.58
25	0.17	7,282.97
26	0.15	6,597.18
27	0.20	8,653.63
28	0.22	9,444.41
29	0.25	10,772.64
30	0.20	8,567.36
31	0.14	6,050.00
32	0.14	6,050.00
33	0.14	6,050.00
34	0.14	6,050.00
35	0.14	6,050.00
36	0.14	6,050.00
37	0.14	6,050.00
38	0.15	6,431.16
39	0.15	6,431.16
40	0.15	6,431.16
41	0.15	6,431.16
42	0.15	6,431.16
43	0.15	6,321.12
44	0.15	6,325.00
45	0.15	6,325.00
46	0.15	6,325.00
47	0.15	6,325.00
48	0.14	6,050.00
49	0.19	8,234.28
50	0.23	10,133.17
51	0.22	9,784.63
52	0.28	12,412.03
53	0.20	8,669.88
54	0.18	7,720.58
55	0.16	6,918.91
56	0.14	6,049.52
57	0.14	6,050.00
58	0.17	7,233.51
59	0.14	6,009.14
60	0.14	6,061.79
61	0.16	7,160.46
62	0.14	6,050.00
63	0.14	6,112.84
64	0.15	6,353.35
65	0.17	7,232.24



LINE	DIRECTION	DISTANCE
L1	N 51°41'56" E	18.64
L2	S 52°08'43" W	25.00
L3	S 31°39'11" W	34.92
L4	N 29°17'07" W	25.00
L5	S 11°09'13" W	35.17
L6	S 77°13'45" E	2.58
L7	S 77°13'45" E	31.87
L8	N 87°10'48" W	0.01
L9	N 50°22'53" E	18.64
L10	N 52°22'77" E	36.36
L11	N 53°08'07" E	25.28
L12	N 10°56'08" E	37.87
L13	S 48°43'44" E	22.39
L14	S 01°53'44" E	35.38
L15	S 43°16'16" W	17.21
L16	S 60°42'53" W	28.54
L17	S 52°08'43" W	29.61
L18	N 31°39'11" E	28.93
L19	N 43°16'16" E	37.58
L20	N 31°39'11" E	28.93
L21	N 01°43'44" W	35.38
L22	N 46°43'44" W	15.55
L23	S 60°42'53" W	14.38
L24	S 52°08'43" W	36.27
L25	N 51°41'56" E	10.50
L26	S 82°51'17" E	35.38
L27	S 07°08'43" W	35.38
L28	N 88°16'16" E	35.38
L29	N 78°39'11" E	35.38
L30	S 28°49'11" E	28.68
L31	N 88°16'16" E	35.38
L32	S 46°43'44" W	15.55
L33	S 48°43'44" E	23.43
L34	N 60°42'53" E	26.89
L35	N 60°42'53" E	42.26
L36	N 43°16'16" E	28.99
L37	S 60°42'53" W	10.86
L38	S 80°43'49" E	31.74
L39	S 58°20'46" E	24.39
L40	S 13°19'27" E	35.37
L41	S 43°16'16" W	18.57
L42	N 56°27'41" E	24.15
L43	N 60°42'53" E	15.38
L44	N 51°41'56" E	27.84
L45	N 50°57'10" E	31.81
L46	N 62°21'11" W	15.59
L47	N 43°16'16" E	27.59
L48	N 43°16'16" E	7.67
L49	N 53°06'56" E	29.12

**Notes**

- This property is located in a Zone C flood hazard boundary as shown on FIRM community-panel number 450089 014580 B, effective date: January 16, 1992
- There is a 10' drainage and utility easement ( 5' each side of lot line ) along side lot lines, and 10' inside of rear lot lines except as otherwise noted.
- All monumentation is 1/2" Rebar Rod Set unless otherwise noted.
- Reference is made to Plat Book 0 at page 0.
- Boundary Information taken from plat prepared by Ray Dunn Land Surveyors, Dated 9-20-2001.

**ZONING DATA -- PHASE 1**

PARCEL SIZE = 16.67 ACRES  
 PARCEL IS ZONED R10  
 TAX MAP NO. 88.1-002-009  
 TYPICAL LOT SIZE IS 55'x110' = 6,050 S.F.  
 COUNTY ROADWAY - 1,026 L.F. NEW ROADWAY  
 WATER DISTRICT IS GREENVILLE WATER DISTRICT  
 SEWER DISTRICT IS BEREA SEWER DISTRICT

**CLUSTER DEVELOPMENT**

PARCEL SIZE = 16.67 ACRES  
 OPEN SPACE - 15% - 0.81 ACRES - 2.16 ACRES PROVIDED  
 PARCEL "A" - 0.15 ACRES (6,318.40 S.F.)  
 PARCEL "B" - 0.20 ACRES (8,891.88 S.F.)  
 PARCEL "C" - 1.81 ACRES (78,847.75 S.F.)  
 2.16 ACRES (94,059 S.F.)  
 OPEN AREA IN FLOOD PLAIN - 0.46 ACRES (19,960.16 S.F.)  
 65 LOT - 73 LOT MAXIMUM (16.67x4.4 DENSITY)  
 25' MINIMUM OPEN SPACE BUFFER FROM EXISTING RES. SUBDIVISIONS  
 PARCEL "C" - DETENTION BASIN AREA 1.05 ACRES (45,574.13 S.F.)

**BUILDING SETBACKS**

FRONT YARD = NOT APPLICABLE - MUST MEET BUILDING CODES  
 SIDE YARD = NOT APPLICABLE - MUST MEET BUILDING CODES  
 REAR YARD = NOT APPLICABLE - MUST MEET BUILDING CODES  
 EXTERIOR PROPERTYLINE = 25'  
 ALONG WATKINS BRIDGE ROAD = 30'

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS, PROJECTIONS, OR SETBACKS OTHER THAN SHOWN."

I.A. Romo, SC PLS #12250

**\*\*\* NOTES \*\*\***

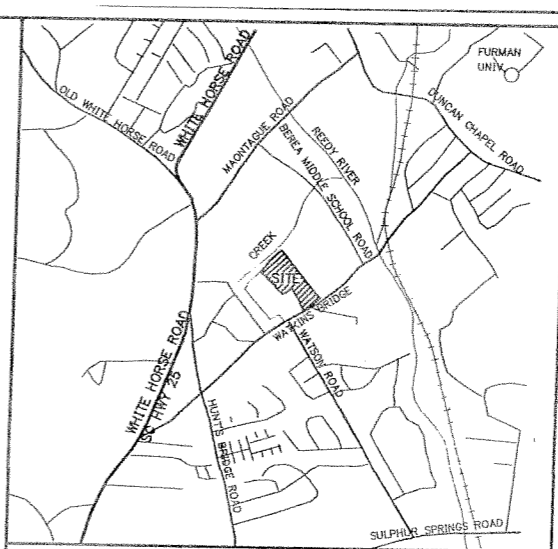
- 1.) IRON PINS AT ALL CORNERS (1/2" REBAR)
- 2.) OPEN SPACE SHALL NOT BE FURTHER DIVIDED.
- 3.) LOTS 1,15,27,28,29,30,31,32,33,34,35 AND 36 SHALL HAVE INTERNAL ACCESS ONLY.
- 4.) ALL TREES IN THE OPEN AREA SHALL BE MAINTAINED AS STATED IN THE RECORDED CONSERVATION EASEMENT.
- 5.) SIDEWALKS ARE REQUIRED.
- 6.) AN EASEMENT IS RESERVED FOR SERVICE AND MAINTENANCE OF ALL APPURTENANT UTILITIES LOCATED WITHIN THE ROAD.
- 7.) REFERENCE IS HEREBY DRAVED TO RESTRICTIVE COVENANTS RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S.C. AFFECTING THE WITHIN PROPERTY.
- 8.) COMMON AREA IS SHOWN OUTSIDE THE LOT LINES.
- 9.) EASEMENTS EXIST TO DUKE POWER COMPANY, BELLSOUTH, CHARTER COMMUNICATIONS, PIEDMONT NATURAL GAS AND FOR WATER AND SEWAGE SERVICE LINES TO ALL LOTS.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	228.00'	2.13'	1.07'	2.13'	N 37°35'13" W
C2	30.00'	26.90'	13.82'	25.10'	S 68°00'01" W
C3	228.00'	26.78'	14.41'	28.76'	N 35°16'07" E
C4	228.00'	17.46'	8.73'	17.45'	N 41°04'59" E
C5	272.00'	11.07'	5.54'	11.07'	N 32°49'09" E
C6	30.00'	26.87'	14.41'	25.98'	S 72°23'18" E
C7	30.00'	25.90'	13.82'	25.10'	N 18°32'31" E
C8	272.00'	12.68'	6.34'	12.68'	N 32°37'20" W
C9	272.00'	26.52'	13.27'	26.51'	N 58°22'45" E
C10	30.00'	26.87'	14.41'	25.98'	N 21°04'12" W
C11	228.00'	29.81'	14.92'	29.78'	N 33°34'27" W
C12	272.00'	11.58'	5.79'	11.58'	N 36°38'06" W
C13	272.00'	30.12'	15.06'	30.11'	N 54°52'16" E
C14	228.00'	8.64'	4.32'	8.64'	N 38°56'24" W
C15	228.00'	6.24'	3.12'	6.24'	N 57°33'45" W
C16	272.00'	30.83'	15.43'	30.82'	N 55°05'58" W
C17	272.00'	11.57'	5.79'	11.57'	N 39°04'25" W

GREENVILLE COUNTY IS NOT RESPONSIBLE FOR AND DOES NOT PROVIDE MAINTENANCE OF THE DETENTION BASIN. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL UTILITY MAINTENANCE REQUIRED ON THE DETENTION BASIN IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND STATUTES.

I HEREBY NOTIFY GREENVILLE SOIL AND WATER THAT THE HOMEOWNERS ASSOCIATION OF HAMPTON FARMS SUBDIVISION WILL MAINTAIN THE DETENTION BASIN IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND STATUTES.

**EAST Hampton Properties, L.L.C.**  
 OWNER/PERSON FINANCIALLY RESPONSIBLE



**Final Plat**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I (AM/ARE) THE OWNERS 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, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAN."

3 / 17 / 2003 SIGNED: *[Signature]* Atty.  
 SIGNED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

"I, I.A. ROMO, 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 \_\_\_\_\_ (OTHER); THAT THE ERROR OF CLOSURE AS CALCULATED BY THE LEAST SQUARES METHOD IS 1/10000. 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."

I.A. Romo, SC PLS No. 12250

**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 MESSE CONVEYANCE."

03 / 17 / 03 SIGNED: *[Signature]*  
 Date: \_\_\_\_\_ DIRECTOR OF PLANNING  
 Greenville County  
 Planning Commission

**01-256**  
**FILE NUMBER**

**Proposed Subdivision For Hampton Farms Subdivision - PHASE 1 - (REVISED)**  
**REMAINDER OF LOTS ADDED TO LOTS 3-6,16 & 17**

**PROPERTIES**  
 East Hampton Farms-LLC I.A. ROMO, PLS  
 Owner Surveyor  
**PROPERTIES**  
 East Hampton Farms LLC 217 East Stone Avenue  
 1850 Pemberton Place Suite #2  
 Marietta, GA 30062 Greenville, SC 29609

**Greenville County, South Carolina**  
 Scale: 1" = 80'  
 No. of Acres - 16.67 Acres Miles of new  
 No. of Lots - 65 Road - 0.536 (2,831 L.F.)  
 ZONING - R10  
 Date - September 18, 2002  
 REV. 10-11-02  
 REV. 3-14-03 DR. ESMT. LOT 27

