

LOCATION MAP (nts.)

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 ADOP/ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT AND THAT I/WE ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREIN SPECIFY TO PUBLIC USE AND RIGHTS, STREETS, AND EASEMENTS, FOREVER ALL AREAS 50' SHOWN OR INDICATED ON SAID PLAT"

DATE: _____ SIGNED: _____
 DATE: _____ SIGNED: _____

CERTIFICATE OF ACCURACY

"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 UNRECORDED ENCUMBRANCES, PROJECTIONS, OR SETBACKS OTHER THAN SHOWN"



WES E. SMITH
 DATE: June 14, 2005
 S.C. RES# 19857

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 AND THE EXCEPTION OF SUCH PARAGRAPHS, IF ANY, AS ARE LISTED BY THE MEMBERS 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 DEEDS, CONFORMANCE"

DATE: _____ DIRECTOR OF PLANNING
 GREENVILLE COUNTY PLANNING COMMISSION

FILE NUMBER
 04-163

THE PRESERVE AT MOUNTAIN CREEK

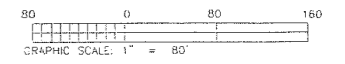
OWNER: MOUNTAIN CREEK DEVELOPMENT CO. LLC
 3501 PELHAM RD. SUITE 102
 GREENVILLE, SC 29615
 (864) 288-4230

SURVEYOR: WESLEY E. SMITH, INC.
 P.O. BOX 160373
 BOLING SPRINGS, SC 29316
 (803) 814-2454
 S.C. RES# 19857

TOTAL ACREAGE: 15.11 AC. MILES OF NEW ROAD: 0.33 MI

NO. OF LOTS: 43 LOTS DATE: June 14, 2005

ZONING: R-12 & R-20



LINE TABLE

LINE	LENGTH	BEARING
L1	39.79	N32°49'07"W
L2	23.56	S07°18'16"W
L3	26.58	S02°45'27"W
L4	26.10	S06°56'36"W
L5	23.90	S09°41'27"W
L6	29.86	N62°48'31"E
L7	24.48	N16°06'40"W
L8	27.67	N20°34'13"E
L9	22.32	N27°14'03"E
L10	18.84	N60°20'52"E
L11	14.82	N15°05'28"E
L12	16.26	S19°57'43"W
L13	29.01	N85°57'44"W
L14	4.13	N26°42'08"E
L15	2.04	N27°42'07"E
L16	33.41	N18°42'34"E

KEY:

- — DENOTES IPF 1/2" REBAR
- — DENOTES IPS 1/2" REBAR
- △ — DENOTES MAG. NAIL SET
- x — DENOTES POINT ON P/L

LOCATION: TAYLORS

DATE: MARCH 14, 2005

TMS# P/O: T29.01-1-2
 T29.01-1-2.10
 T29.02-1-1

FIELD BY: MIKE CAMBY

DRAWN BY: N.W.P.

REF:
 DEED BK'S: 2043 @ PG. 502, 2078 @ PG. 165, 1256 @ PG. 70
 PLAT BK'S: 46-1 @ PG. 37

THIS BEING THE SAME AS THAT SHOWN ON A PLAT FOR REDCLIFFE REAL ESTATE BY JEFFERY M. PLUMBLEE, DATED NOVEMBER 25, 2002 AND RECORDED IN THE GREENVILLE COUNTY RMC OFFICE IN P.B. 46-1 @ PG. 37.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

LOT INFORMATION TABLE

LOT NO.	SQ. FT.	ACERAGE	F.F.E. (FT.)
1	6,470	0.15	897.00
2	6,262	0.14	897.00
3	6,225	0.14	897.00
4	5,379	0.13	897.00
5	5,976	0.14	897.00
6	6,032	0.14	897.00
7	4,930	0.11	897.00
8	4,805	0.11	896.00
9	4,679	0.11	896.00
10	5,318	0.12	896.00
11	5,610	0.13	896.00
12	4,737	0.11	896.00
13	4,423	0.10	896.00
14	4,751	0.11	896.00
15	4,472	0.10	896.00
16	4,520	0.10	895.00
17	4,690	0.11	895.00
18	5,455	0.13	895.00
19	6,351	0.15	895.00
20	7,904	0.18	895.00
21	5,354	0.12	895.00
22	5,975	0.14	895.00
23	3,899	0.09	895.00
24	3,535	0.08	895.00
25	3,272	0.08	895.00
26	2,984	0.07	895.00
27	2,705	0.06	895.00
28	2,444	0.06	895.00
29	2,381	0.05	895.00
30	2,420	0.06	894.00
31	2,622	0.06	894.00
32	3,239	0.07	894.00
33	3,403	0.08	894.00
34	4,669	0.11	894.00
35	4,462	0.10	894.00
36	3,361	0.08	894.00
37	4,534	0.10	895.00
38	7,717	0.18	895.00
39	3,660	0.08	895.00
40	2,837	0.07	895.00
41	3,593	0.08	895.00
42	3,495	0.08	895.00
43	3,012	0.07	895.00

ZONING DATA
 PARCEL SIZE = 15.11 ACRES
 PARCEL IS ZONED R12 AND R20
 TAX MAP NO. 1029-01-01-002 0.11 40.02.10 AND 1025-02-01-00100
 TYPICAL LOT SIZE IS 37,700' ± = 2,590 S.F.
 COUNTY ROADWAY - 1,700 LF NEW ROADWAY
 WATER DISTRICT IS GREENVILLE WATER DISTRICT
 SEWER DISTRICT IS TAYLORS SEWER DISTRICT

CLUSTER DEVELOPMENT (OPTION 2)
 PARCEL SIZE = 8.47(R12) + 6.64(R20) = 15.11 ACRES
 R12 - OPEN SPACE - 30% = 2.54 ACRES
 R20 - OPEN SPACE - 43% = 3.99 ACRES
 OPEN SPACE = 5.53 ACRES - 8.52 ACRES PROVIDED

R12 - 18 LOTS PROVIDED - 30 LOT MAXIMUM (8.47x3.6 DENSITY)
 R20 - 26 LOTS PROVIDED - 13 LOT MAXIMUM (6.64x2.1 DENSITY)
 43 TOTAL LOTS PROVIDED - 43 LOT MAXIMUM

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

INTERPRETED FLOOD LINE WAS DERIVED FROM FIRM #45045C03370'S FLOOD ELEVATIONS AND SUPERIMPOSED ONTO FLOODPLAIN TOPOGRAPHY. TOPOGRAPHY ELEVATION WAS DETERMINED BY TRAVERSING TO USGS MONUMENT AT TAYLORS FIRE AND SEWER DEPT. (PIE-ED0986).

- NOTE:**
- THERE IS A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES; EXCEPT WHERE OTHERWISE NOTED.
 - NEW ROAD WILL HAVE A 44' R/W.
 - A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. THE STORMWATER PERMIT NUMBER IS 02-5392. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 - GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE AREAS. THE PRESERVE AT MOUNTAIN CREEK'S HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE STORM DRAINAGE AREAS.
 - THE PRESERVE AT MOUNTAIN CREEK'S HOME OWNER ASSOCIATION TO OWN AND MAINTAIN ALL OPEN SPACE. OPEN SPACE IS PROTECTED BY A CONSERVATION EASEMENT AGREEMENT RECORDED WITH GREENVILLE COUNTY.
 - OPEN SPACE MUST NOT BE DISTURBED OR GRADED IN WITHOUT PRIOR CONSENT OF GREENVILLE COUNTY. HOWEVER NORMAL MAINTENANCE AND REMOVAL OF DEAD OR FALLEN TREES IS PERMITTED AND RECOMMENDED.
 - OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED.
 - THIS SUBDIVISION HAS ZERO LOT LINE HOUSING. THEREFORE, THERE ARE NO STANDARD SIDE DRAG EASEMENTS. THE EASEMENTS ALONG THE SIDE PROPERTY LINES ARE 3- FEET EXCEPT WHERE THE BUILDINGS ARE PLACED WITHIN ZERO TO FIVE FEET OFF THE SIDE PROPERTY LINE. THEN THE EASEMENTS ARE LIMITED TO THE AREA BETWEEN THE BUILDING AND THE PROPERTY LINE. THESE HOMES WILL NOT BE ELIGIBLE FOR GREENVILLE COUNTY OFF-RIGHT-OF-WAY ASSISTANCE DUE TO THE DIMINISHED EASEMENTS.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	28.81	50.00	28.41	S02°46'16"W
C2	27.93	50.00	27.53	S22°52'27"E
C3	26.57	50.00	26.16	S59°17'46"E
C4	28.23	50.00	27.85	N88°02'01"E
C5	28.68	50.00	28.28	N54°31'47"E
C6	17.53	30.00	17.28	S12°52'20"E
C7	8.37	30.00	8.34	S11°42'27"W
C8	41.31	50.00	40.15	S52°45'54"W
C9	31.9	30.00	31.6	N86°23'37"E
C10	35.91	322.00	35.90	N330°00'0"E
C11	35.00	322.00	34.99	N08°48'14"E
C12	37.95	322.00	37.95	N00°00'00"E
C13	37.09	322.00	37.07	N00°16'14"W
C14	37.79	322.00	37.76	N02°55'54"W
C15	36.61	322.00	36.59	N09°11'00"W
C16	37.01	322.00	37.01	N02°00'00"E
C17	37.11	322.00	37.09	N32°57'00"W
C18	35.01	322.00	34.99	N30°12'00"W
C19	25.44	340.88	25.42	N68°41'11"W
C20	22.71	300.00	22.71	N45°00'00"E
C21	23.27	340.88	23.27	N75°30'13"W