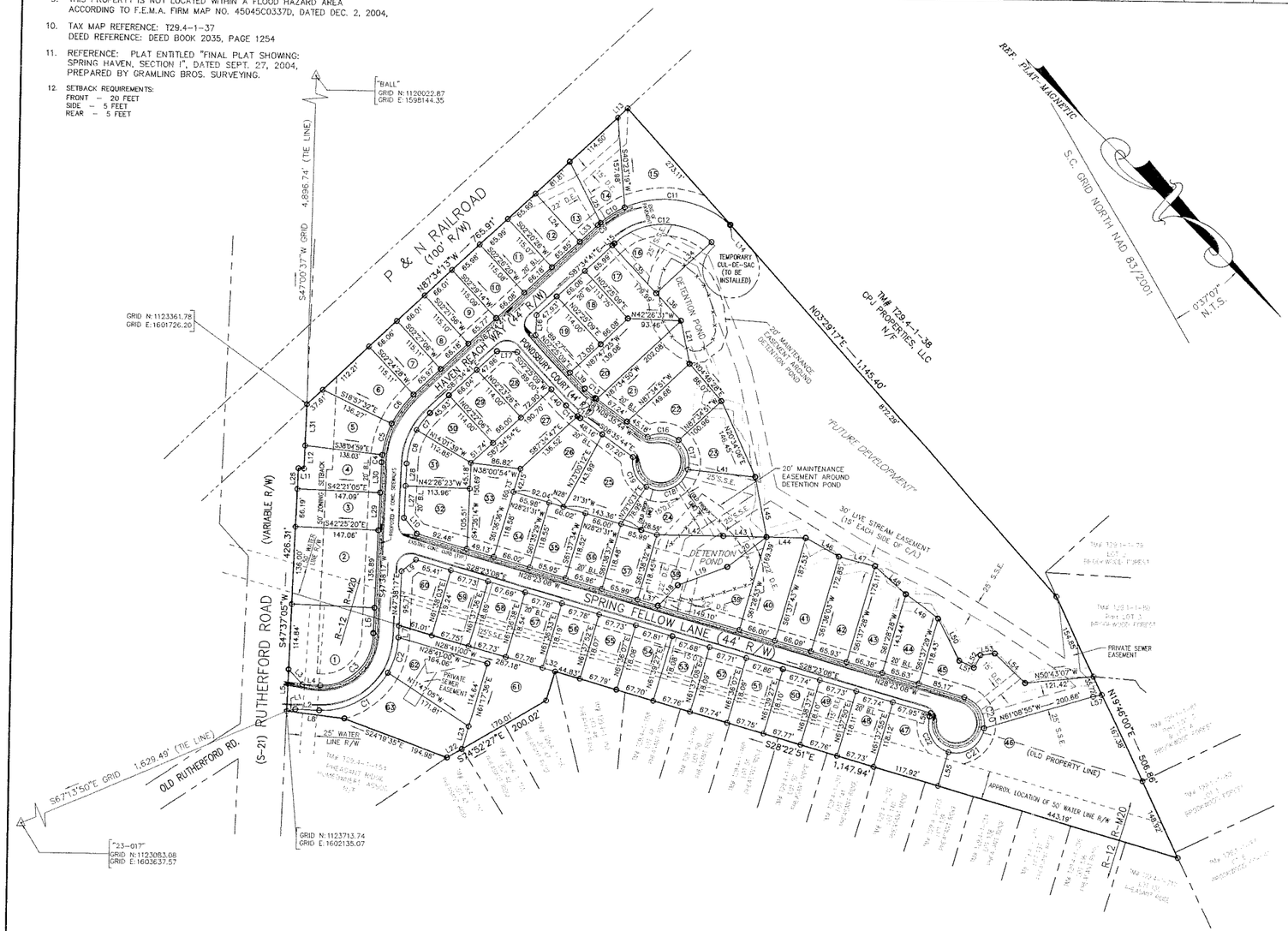
GENERAL NOTES

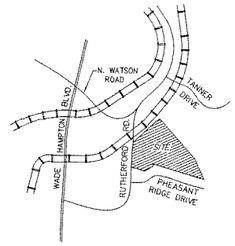
1. ALL LOTS TO HAVE INTERNAL ACCESS ONLY. NO ACCESS TO OR FROM RUTHERFORD ROAD.
2. ALL NEW ROADS WILL HAVE A 44' R/W.
3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
4. A STORM WATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. (PLAN NO. 03-5542)
5. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREAS. SPRING HAVEN HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION POND.
6. 4' CONCRETE SIDEWALKS TO BE INSTALLED AS SHOWN.
7. PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY, AND OR RESTRICTIONS OF RECORD OR EFFECTING THE PROPERTY.
8. ALL PROPERTY CORNERS ARE 5/8" REBAR, UNLESS OTHERWISE NOTED.
9. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FIRM MAP NO. 45045C0337D, DATED DEC. 2, 2004,
10. TAX MAP REFERENCE: T29.4-1-37
    DEED REFERENCE: DEED BOOK 2035, PAGE 1254
11. REFERENCE: PLAT ENTITLED "FINAL PLAT SHOWING: SPRING HAVEN, SECTION I", DATED SEPT. 27, 2004, PREPARED BY GRAMLING BROS. SURVEYING.
12. SETBACK REQUIREMENTS:
    FRONT - 20 FEET
    SIDE - 5 FEET
    REAR - 5 FEET

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIST.
C1	145.25	134.00	N73°27'04"W	138.25
C2	65.35	134.00	S61°34'26"W	64.70
C3	146.93	90.00	N89°08'03"W	131.15
C4	12.98	172.00	N49°47'54"E	12.97
C5	57.48	172.00	N61°32'01"E	57.21
C6	64.03	172.00	N81°46'18"E	63.66
C7	38.23	128.00	N83°50'06"E	38.09
C8	61.77	128.00	N61°27'13"E	61.18
C9	6.02	172.00	S86°29'42"E	6.02
C10	51.22	172.00	S76°57'38"E	51.03
C11	198.71	172.00	S35°19'54"E	187.85
C12	186.90	128.00	S45°40'09"E	170.74
C13	24.61	128.00	N03°05'17"W	24.57
C14	27.45	172.00	N02°09'12"W	27.42
C15	5.61	172.00	N07°39'39"W	5.61
C16	58.72	50.00	S38°50'43"E	55.41
C17	57.29	50.00	S27°37'38"W	54.21
C18	91.23	50.00	N67°16'42"W	79.09
C19	61.36	50.00	N20°08'43"E	57.58
C20	71.03	50.00	S12°20'16"W	65.20
C21	86.20	50.00	N77°44'53"W	75.91
C22	78.54	50.00	N16°36'52"E	70.71

AREA TABLE							
1 18,580 sq.ft. 0.43 ACRES	9 7,583 sq.ft. 0.17 ACRES	17 9,688 sq.ft. 0.22 ACRES	25 12,654 sq.ft. 0.29 ACRES	33 10,470 sq.ft. 0.24 ACRES	41 11,900 sq.ft. 0.27 ACRES	49 8,001 sq.ft. 0.18 ACRES	57 8,023 sq.ft. 0.18 ACRES
2 19,989 sq.ft. 0.46 ACRES	10 7,599 sq.ft. 0.17 ACRES	18 7,524 sq.ft. 0.17 ACRES	26 12,638 sq.ft. 0.29 ACRES	34 7,825 sq.ft. 0.18 ACRES	42 11,476 sq.ft. 0.26 ACRES	50 8,002 sq.ft. 0.18 ACRES	58 8,038 sq.ft. 0.18 ACRES
3 9,721 sq.ft. 0.22 ACRES	11 7,605 sq.ft. 0.17 ACRES	19 8,017 sq.ft. 0.18 ACRES	27 10,746 sq.ft. 0.25 ACRES	35 7,821 sq.ft. 0.18 ACRES	43 10,540 sq.ft. 0.24 ACRES	51 8,000 sq.ft. 0.18 ACRES	59 8,065 sq.ft. 0.19 ACRES
4 10,175 sq.ft. 0.23 ACRES	12 7,585 sq.ft. 0.17 ACRES	20 11,334 sq.ft. 0.26 ACRES	28 8,001 sq.ft. 0.18 ACRES	36 7,819 sq.ft. 0.18 ACRES	44 8,615 sq.ft. 0.20 ACRES	52 7,998 sq.ft. 0.18 ACRES	60 8,726 sq.ft. 0.20 ACRES
5 11,693 sq.ft. 0.27 ACRES	13 7,523 sq.ft. 0.17 ACRES	21 11,606 sq.ft. 0.27 ACRES	29 7,526 sq.ft. 0.17 ACRES	37 7,818 sq.ft. 0.18 ACRES	45 21,996 sq.ft. 0.50 ACRES	53 7,997 sq.ft. 0.18 ACRES	61 16,833 sq.ft. 0.39 ACRES
6 10,594 sq.ft. 0.24 ACRES	14 10,109 sq.ft. 0.23 ACRES	22 11,093 sq.ft. 0.25 ACRES	30 7,737 sq.ft. 0.18 ACRES	38 14,081 sq.ft. 0.32 ACRES	46 61,034 sq.ft. 1.40 ACRES	54 8,001 sq.ft. 0.18 ACRES	62 14,558 sq.ft. 0.33 ACRES
7 7,599 sq.ft. 0.17 ACRES	15 14,183 sq.ft. 0.33 ACRES	23 9,696 sq.ft. 0.22 ACRES	31 8,317 sq.ft. 0.19 ACRES	39 12,813 sq.ft. 0.29 ACRES	47 11,668 sq.ft. 0.27 ACRES	55 8,001 sq.ft. 0.18 ACRES	63 17,101 sq.ft. 0.39 ACRES
8 7,607 sq.ft. 0.17 ACRES	16 11,631 sq.ft. 0.27 ACRES	24 22,076 sq.ft. 0.51 ACRES	32 10,147 sq.ft. 0.23 ACRES	40 11,820 sq.ft. 0.27 ACRES	48 8,001 sq.ft. 0.18 ACRES	56 8,001 sq.ft. 0.18 ACRES	

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.56	S55°43'43"E
L2	41.95	N42°18'46"W
L3	35.76	N02°41'14"E
L4	31.89	S42°18'46"E
L5	73.04	S47°37'05"W
L6	44.87	S47°38'17"W
L7	20.53	S47°38'17"W
L8	103.26	S37°40'21"E
L9	32.61	S83°16'45"E
L10	36.31	S05°39'34"W
L11	10.03	S42°45'49"E
L12	40.35	N47°30'11"E
L13	23.75	S87°34'13"E
L14	0.85	N87°34'41"W
L15	4.95	N87°34'41"W
L16	35.33	N47°25'27"E
L17	35.36	S42°34'51"E
L18	50.01	N89°12'24"E
L19	91.92	S65°12'57"E
L20	87.13	N81°48'28"W
L21	76.95	N33°21'27"E
L22	30.01	S74°52'27"E
L23	41.49	N61°17'36"E
L24	115.06	S02°24'26"W
L25	119.76	S18°20'37"W
L26	36.25	S47°37'05"W
L27	56.03	S47°38'17"W
L28	39.48	N47°38'17"E
L29	66.00	S47°38'17"W
L30	53.56	S47°38'17"W
L31	72.68	S47°30'11"W
L32	22.91	S28°41'00"E
L33	42.91	N87°34'41"W
L34	132.06	N87°34'06"W
L35	114.02	N02°26'32"E
L36	65.97	N02°26'32"E
L37	38.01	S28°23'08"E
L38	2.94	N08°35'44"W
L39	38.40	N02°25'09"E
L40	38.66	S02°25'09"W
L41	119.47	N38°36'50"W
L42	116.75	S43°39'12"E
L43	76.69	S43°39'12"E
L44	68.87	N43°39'12"W
L45	107.43	S34°05'35"W
L46	67.61	N15°50'37"W
L47	66.04	N30°20'42"W
L48	73.20	N02°45'16"W
L49	70.58	N07°38'01"W
L50	83.38	N17°20'23"E
L51	28.85	N19°26'39"W
L52	24.77	S72°23'09"W
L53	25.37	S51°02'11"E
L54	74.81	N00°51'43"W
L55	62.12	N61°40'36"E
L56	6.00	N61°36'52"E
L57	15.69	N55°54'13"W





LOCATION MAP N.T.S.

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 B SURVEY AS SPECIFIED THEREIN.

DATE

RICHARD B. COOK II, PLS

17219

S.C. REGISTRATION NO

SOUTH CAROLINA — PRECISION LAND SURVEYING, INC. — No. C01589 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR — No. 17219 — RICHARD B. COOK II

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 GROUP DEVELOPMENT WITH M'Y (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 PLAT"

DATE _____ SIGNED _____

DATE _____ SIGNED _____

DATE _____ SIGNED _____

DATE _____ SIGNED _____

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 DEEDS."

DATE _____ _____

AUTHORIZED REPRESENTATIVE
GREENVILLE COUNTY PLANNING COMMISSION

FINAL PLAT
SPRING HAVEN
PHASE I

MARTIN HENRY INVESTMENTS, INC.
SEROMA INVESTMENTS, LLC
1590 SOUTH HIGHWAY 14
GREER, SC 29650
OWNER

RICHARD B. COOK II
PRECISION LAND SURVEYING, INC.
348 FEASTER ROAD, SUITE C
GREENVILLE, SC 29615
SURVEYOR

NO. OF ACRES 24.10 MILES OF NEW ROAD 0.64

NO. OF LOTS 63 DATE 9-6-05

ZONE R-M20 & R-12

ERROR OF CLOSURE 1:10,000

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

REVISIONS	
DATE	DESCRIPTION
4-3-06	REVISED PROPERTY LINE BETWEEN LOTS 45 & 46 REMOVED PRIVATE SEWER EASE. FROM LOT 45
4-12-06	REVISED PROPERTY LINE BETWEEN LOTS 23 & 24 REVISED PROPERTY LINE BETWEEN LOTS 24 & 25