

Line #	Length	Direction
L1	52.50'	S55° 44' 14"E
L2	58.01'	S30° 50' 24"E
L3	46.35'	S44° 09' 48"E
L4	23.30'	S06° 04' 09"W
L5	26.53'	S84° 55' 27"E
L6	7.39'	S59° 28' 22"E
L7	14.66'	S22° 34' 58"W
L8	50.42'	N18° 22' 30"E
L9	61.35'	N17° 30' 36"E
L10	61.35'	N17° 30' 36"E
L11	72.09'	N00° 33' 13"E
L12	78.59'	N03° 07' 57"W
L13	50.00'	N20° 19' 49"W
L14	50.00'	N27° 00' 31"W
L15	58.79'	N38° 31' 58"W
L16	33.55'	S41° 27' 33"E
L17	122.95'	N27° 55' 39"E
L18	129.34'	N27° 55' 39"E
L19	84.44'	N09° 38' 56"E
L20	104.82'	N09° 38' 56"E

Line #	Length	Direction
L21	67.06'	N48° 34' 11"E
L22	61.03'	N30° 10' 36"W
L23	21.12'	S35° 44' 02"E
L24	58.19'	N24° 09' 12"E
L25	32.32'	S38° 39' 13"W
L26	39.38'	N80° 57' 03"E
L27	49.85'	N83° 55' 24"E
L28	53.70'	S55° 16' 53"W
L29	79.91'	S85° 08' 02"E
L30	61.10'	S55° 16' 53"W
L31	114.85'	N35° 16' 53"E
L32	34.87'	S10° 14' 13"W
L33	37.16'	S55° 16' 53"W
L34	39.89'	N49° 49' 39"W
L35	45.11'	N08° 34' 45"W
L36	15.46'	N63° 35' 63"E
L37	7.51'	S15° 45' 57"E

Curve #	Length	Radius	Bearing	Chord
C1	57.83'	525.00'	N41° 35' 37"E	57.89'
C2	35.75'	50.00'	N21° 29' 15"E	25.17'
C3	23.31'	50.00'	N08° 05' 11"W	23.30'
C4	20.21'	50.00'	N34° 47' 39"W	20.68'
C5	21.27'	50.00'	S57° 37' 36"W	21.11'
C6	18.68'	50.00'	N82° 20' 20"W	18.56'
C7	20.43'	50.00'	S76° 14' 33"W	20.39'
C8	36.89'	50.00'	S52° 49' 45"W	33.30'
C9	39.26'	35.00'	N52° 01' 54"E	37.25'
C10	16.49'	175.00'	N55° 18' 53"E	16.58'
C11	56.39'	472.77'	N15° 07' 19"E	56.63'
C12	52.32'	475.00'	N41° 35' 39"E	52.39'

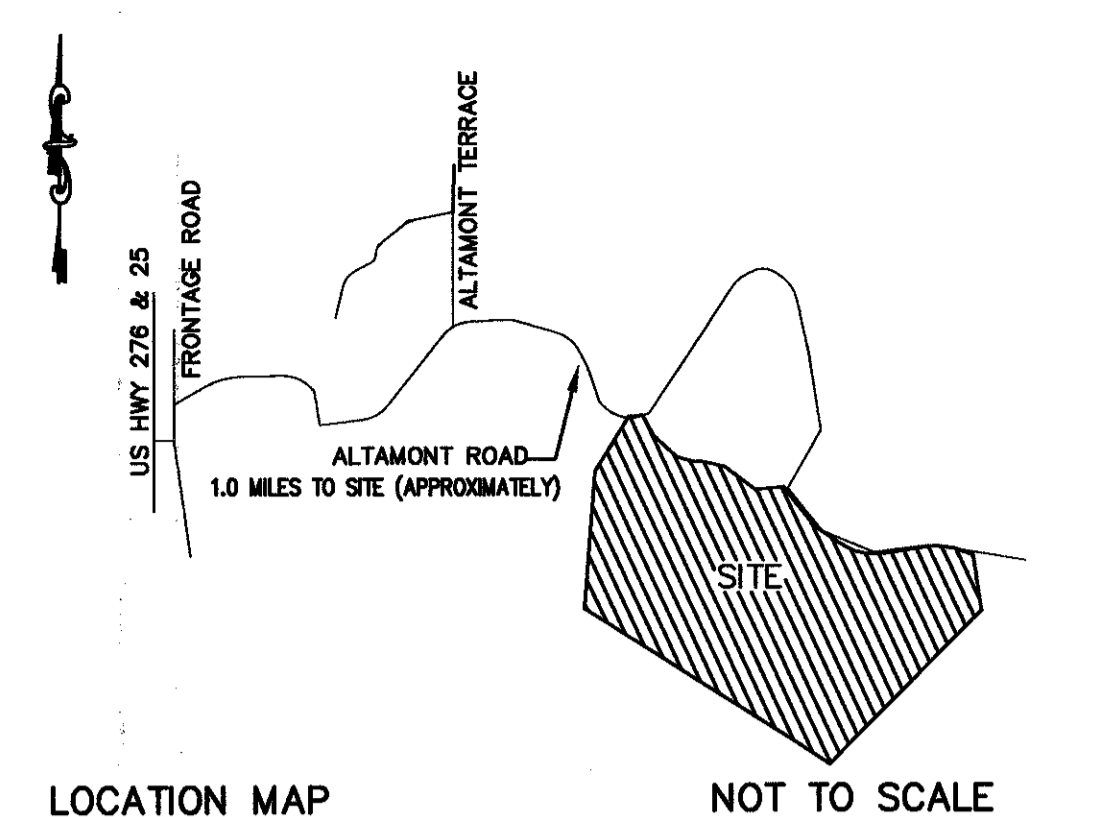
- KEY:**
- DENOTES IPF 1/2" REBAR
 - DENOTES IPS 1/2" REBAR
 - DENOTES MAG. NAIL
 - DENOTES POINT ON BOUNDARY
 - DENOTES FIRE HYDRANT
 - DENOTES POST INDICATOR VALVE
 - DENOTES WATER METER
 - DENOTES WATER VALVE
 - DENOTES POWER POLE
 - DENOTES LAMP POST
 - DENOTES ELEC. HAND HOLE
 - DENOTES ELEC. POWER PANEL
 - DENOTES TEL. PEDESTAL
 - DENOTES CABLE PEDESTAL
 - DENOTES FIBER PEDESTAL
 - DENOTES GAS VALVE
 - DENOTES GAS METER
 - DENOTES SANITARY SEWER MANHOLE
 - DENOTES STORM DRAINAGE MANHOLE

- SURVEYORS NOMENCLATURE**
- FDC — DENOTES FIRE DEPARTMENT CONNECTION
 - CMP — DENOTES CORRUGATED METAL PIPE
 - RCP — DENOTES REINFORCED CONCRETE PIPE
 - CPP — DENOTES CORRUGATED PLASTIC PIPE
 - VCP — DENOTES VITREOUS CLAY PIPE
 - CLF — DENOTES CHAIN LINK FENCE
 - HWF — DENOTES HOG WIRE FENCE

- NOTES**
- PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY, AND/OR RESTRICTIONS OF RECORD OR EFFECTING THE PROPERTY.
 - RIGHT OF WAY LABELED 66' RIGHT OF WAY AS DEFINED BY S.C.D.O.T. IS 33' EITHER SIDE OF THE CENTERLINE OF THE ROAD.
 - PROPERTY IS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 45045003250, EFFECTIVE DATE DECEMBER 2, 2004. PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD ZONE PER THIS MAP. ZONING: "ESD-PM" (ENVIRONMENTAL SENSITIVE DISTRICT - PARIS MOUNTAIN) TAX MAP NUMBERS: PART OF TMS 477-1-5.4
 - THERE SHALL BE A 5' EASEMENT ALONG EACH SIDE OF ALL SIDE LOT LINES FOR DRAINAGE AND UTILITIES.
 - THERE SHALL BE A 10' EASEMENT ALONG EACH SIDE OF ALL REAR LOT LINES FOR DRAINAGE AND UTILITIES.
 - THERE IS A 15' EASEMENT ALONG THE INSIDE OF ALL LOT LINES ALONG THE EXTERIOR BOUNDARY OF THE SUBDIVISION FOR DRAINAGE AND UTILITIES.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, ORDINANCES, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED.
 - LOTS ARE TO USE SEPTIC SYSTEM.
 - ALL PROPERTY CORNERS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
 - PROPERTY IS A PART OF DEED BOOK 1970, PAGE 1910.
 - DENSITY (REQUIRED) = 1.1 DWELLING UNIT PER ACRE. DENSITY (ACTUAL) = 4.8 ACRES PER DWELLING UNIT
 - SET REQUIREMENTS: FRONT = 30 FEET SIDE = 15 FEET FROM ANY OTHER STRUCTURE REAR = 15 FEET FROM ANY OTHER STRUCTURE
 - GREENVILLE COUNTY NOT RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS AND WALKING TRAILS.
 - "BEAUTIFICATION EASEMENTS" ARE FOR SITE DISTANCE CLEARING. THESE AREAS SHALL BE KEPT CLEAR OF ALL VEGETATION, SO AS NOT TO OBSCURE THE VIEW OF TRAFFIC.
 - PALMETTO DEVELOPMENT COMPANY SOUTH, L.L.C. (HOMEOWNERS ASSOCIATION) IS RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF THE PRIVATE ROADS, BEAUTIFICATION AND TRAILS WITHIN THE SUBDIVISION.

- NOTES FOR STORMWATER:**
- EACH PROPERTY OWNER WILL HAVE TO OBTAIN AN APPROVED ENGINEERED LAND DISTURBANCE PERMIT FROM GREENVILLE COUNTY FOR STORMWATER AND SEDIMENT REDUCTION.
 - EACH LOT WILL HAVE A HOLD PLACED ON IT SUCH THAT NO BUILDING PERMIT CAN BE ISSUED WITHOUT OBTAINING A GRADING PERMIT THROUGH GREENVILLE COUNTY.

DATE	REVISIONS	BY
9-22-05	CHANGED LOT 10 TO FUTURE DEVELOPMENT	TLL
10-06-05	REVISED BOUNDARY FOR LOT 12	TLL
1-31-06	RE-NUMBERED LOTS DELETED, LOT LINES FOR FUTURE DEV.	TLL
5-2-06	REVISED PROPERTY LINES FOR LOTS 7 & 8	TLL
8-11-06	REVISED PROPERTY LINES FOR LOTS 8 & 9	TLL
6-11-14	REVISED PROPERTY LINES FOR LOTS 5 & 6	TLL



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: 1/22/14
 RICHARD B. COOK II, PLS.

17219
 S.C. REGISTRATION NO.

PRECISION LAND SURVEYING, INC.
 439 BEULAH CHURCH ROAD, ABBEVILLE COUNTY, SC 29620
 (864) 627-8067 EMAIL: rbc@precisionland.com

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CERTIFICATE OF OWNERSHIP AND DEDICATION

"I, 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 RETAIN ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAN FOR PRIVATE USE."

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 MESNE CONVEYANCE."

DATE _____

AUTHORIZED REPRESENTATIVE
 GREENVILLE COUNTY PLANNING COMMISSION

FINAL PLAT
CITY LIGHTS SUBDIVISION
PHASE I

PALMETTO DEVELOPMENT CO.
 5751 AUGUSTA ROAD
 GREENVILLE, SC 29605
 OWNER

RICHARD B. COOK II
 PRECISION LAND SURVEYING, INC.
 439 BEULAH CHURCH ROAD
 ABBEVILLE, SC 29620
 PROFESSIONAL LAND SURVEYOR

NO. OF ACRES: 10.18 MILES OF NEW ROAD: 0.2

NO. OF LOTS: 9 DATE: JUNE 11, 2014

ZONING: ESD-PM (ENVIRONMENTAL SENSITIVE DISTRICT - PARIS MOUNTAIN)

ERROR OF CLOSURE: 1/10,000

SCALE: 1" = 100'

100 0 100 200

PROJECT # 14020