

PROPERTY CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	33.19	478.00	N57°01'15"W 33.18'
C2	30.15	478.00	N60°49'01"W 30.14'
C3	30.87	522.00	S60°55'47"E 30.87'
C4	36.30	522.00	S57°08'01"E 36.29'
C5	8.50	50.00	S50°09'42"E 8.49'
C6	51.25	50.00	S15°55'32"E 49.04'
C7	97.33	50.00	S69°12'18"W 82.57'
C8	69.17	50.00	N21°07'47"W 59.73'
C9	47.34	40.00	S21°07'47"E 44.52'
C10	51.76	478.00	S58°08'03"E 51.74'
C11	11.58	478.00	S61°55'48"E 11.58'
C12	35.96	522.00	N60°39'01"W 35.95'
C13	33.21	522.00	N56°51'16"W 33.20'
C14	38.73	172.00	S41°23'27"W 38.65'
C15	64.70	172.00	S58°37'05"W 64.32'
C16	69.59	172.00	S80°59'08"W 69.12'
C17	63.95	172.00	N78°46'21"W 63.58'
C18	33.21	172.00	N60°35'28"W 33.15'
C19	75.05	422.00	S40°02'04"W 74.95'
C20	48.62	422.00	S48°25'47"W 48.59'
C21	32.43	40.00	N55°06'57"W 31.55'
C22	37.30	50.00	S56°58'23"E 36.44'
C23	47.32	50.00	S08°29'30"E 45.57'
C24	43.57	50.00	S43°44'48"W 42.20'
C25	42.76	50.00	N86°57'41"W 41.48'
C26	51.66	50.00	N32°51'46"W 49.40'
C27	15.56	50.00	N05°39'18"E 15.50'
C28	32.43	40.00	S08°39'29"E 31.55'
C39	196.67	128.00	S79°34'43"W 177.89'
C40	3.00	128.00	N55°43'55"W 3.00'
C41	19.04	172.00	S31°46'07"W 19.03'
C42	58.65	172.00	S18°49'48"W 58.36'
C43	54.12	172.00	S00°02'48"W 53.90'
C128	1.39	128.00	S35°15'01"W 1.39'

PROPERTY LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S82°22'26"E	50.38
L2	N42°05'17"E	60.92
L3	N34°56'23"E	43.96
L4	N10°02'46"W	35.36
L5	N55°01'54"W	36.84
L6	S55°01'54"E	36.81
L7	N79°57'14"E	35.35
L8	N34°56'23"E	51.59
L9	N79°56'23"E	28.28
L10	N34°56'23"E	30.34
L11	N10°46'13"E	36.77
L12	N31°53'13"W	17.56
L13	S31°53'13"E	22.34
L14	S74°52'33"E	36.57
L27	S27°43'44"E	49.34
L28	N 75°01'16"E	67.90
L29	N55°03'37"W	77.00
L30	N55°03'37"W	65.00
L31	N10°03'37"W	28.28
L32	S34°56'23"W	76.00
L33	S55°01'54"E	15.00
L34	N34°56'23"E	12.33

- GENERAL NOTES**
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY. NO ACCESS TO BENNETTS BRIDGE ROAD OR HWY. 146 (WOODRUFF ROAD) FROM ANY NEW LOTS.
 - ALL NEW ROADS WILL HAVE A 44' R/W.
 - 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.
 - 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. 02-5243)
 - GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA. FIVE FORKS PLANTATION HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION POND.
 - MAINTENANCE OF ASPHALT DRIVE FOR PUMP STATION TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
 - PUMP STATION IS TO BE OWNED, OPERATED AND MAINTAINED BY "CONDOR ENVIRONMENTAL, LLC".
 - PUMP STATION LOT IS REQUIRED BY METROPOLITAN SEWER DISTRICT FOR ON-SITE PUMP STATION. THERE SHALL BE NO CONSTRUCTION OF ANY DWELLING ON THIS LOT NOW OR IN THE FUTURE.
 - PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY, AND/OR RESTRICTIONS OF RECORD OR AFFECTING THE PROPERTY.
 - TAX MAP REFERENCE: 548.2-1-4.5 DEED REFERENCE: DEED BOOK 2031, PAGE 1421 PLAT BOOK REFERENCE: 46-S, PAGE 68.
 - ALL PROPERTY CORNERS ARE 5/8" REBAR, UNLESS OTHERWISE NOTED.
 - OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED.
 - THE REMOVAL OF TREES AND NATURAL VEGETATION IS PERMITTED IN THE DEVELOPMENT PHASES FOR THE PURPOSE OF UTILITY EASEMENTS, PASSIVE RECREATIONAL USES AND DRAINAGE WAYS WITH THE PROPER NOTATIONS ON THE PLAN OF THE PLANNING COMMISSION AND THE PROPER NOTATIONS OF THE FINAL PLAT. NEITHER THE DEVELOPER, PROPERTY OWNERS OR OTHER SUBSEQUENT CONTRACTORS OR BUILDERS SHALL BE GRANTED PERMISSION TO REMOVE OR DESTROY ANY TREES OR NATURAL VEGETATION FROM THE OPEN SPACE AREA FOR PASSIVE RECREATIONAL OR ANY OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE GREENVILLE COUNTY PLANNING COMMISSION, FIVE FORKS PLANTATION H.O.A. OR PROPERTY OWNERS, OR TRUSTEES HAVING JURISDICTION OVER THE IMPLEMENTATION AND ENFORCEMENT OF THE SUBDIVISION COVENANTS. NORMAL MAINTENANCE AND THE REMOVAL OF DEAD OR FALLEN TREES ARE PERMITTED AND RECOMMENDED.
 - SIDEWALKS WILL BE INSTALLED AS SHOWN.
 - OPEN SPACE PROPERTY, AS SHOWN, IS SUBJECT TO A CONSERVATION EASEMENT TO THE FIVE FORKS PLANTATION H.O.A., AS WELL AS THE SUBDIVISION COVENANTS.
 - ACCORDING TO FIRM PANEL 4504500437D FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF DEC. 02, 2004, A PORTION OF THIS PARCEL IS LOCATED IN WITHIN ZONE AE, A FLOOD HAZARD AREA. NO PART OF THE AREA DEFINED AS PHASE 1, AND SHOWN ON THIS PLAT, IS LOCATED WITHIN THIS FLOOD HAZARD AREA.

**PHASE 1 SITE AREA
OPEN SPACE REQUIRED**

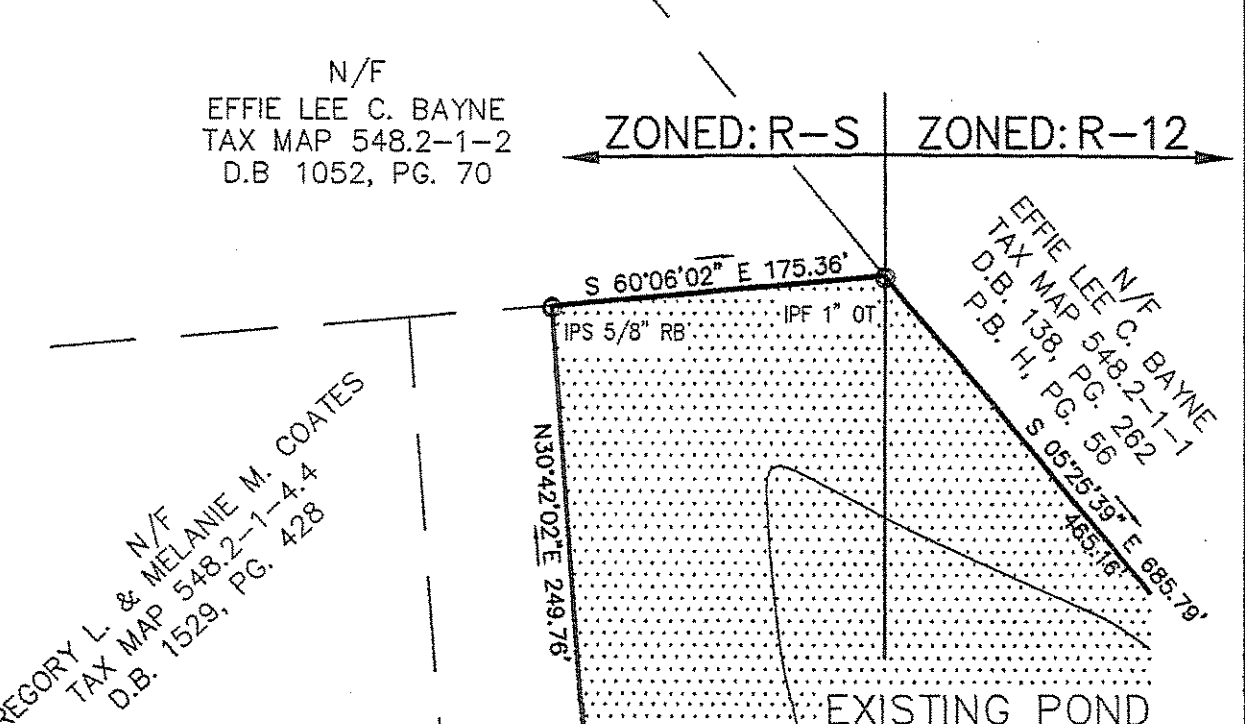
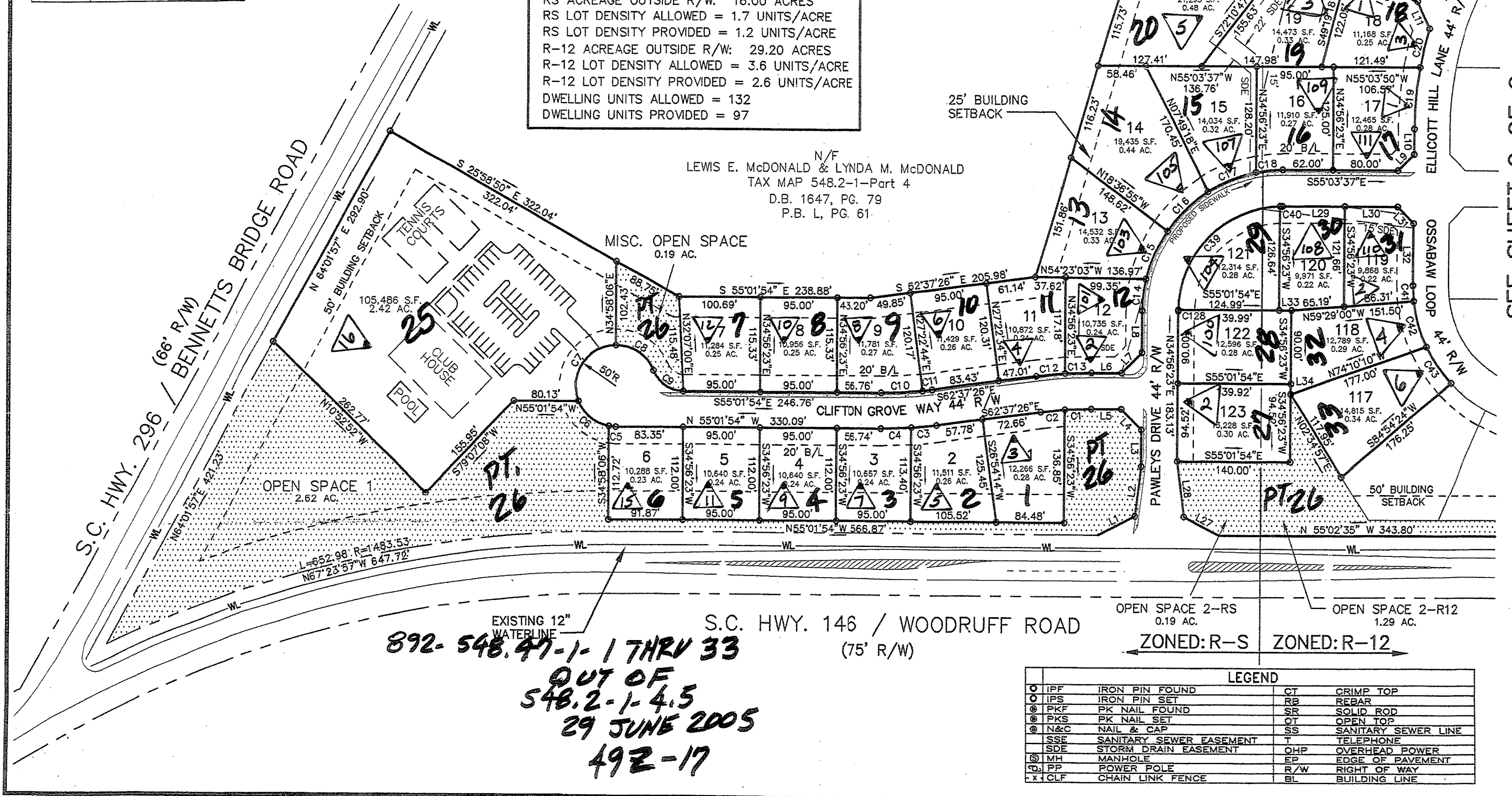
29.20 ACRES ZONED R-12
16.00 ACRES ZONED R-S
45.20 ACRES (OUTSIDE DOT R/W)
(29.20 AC x 0.15) + (16.00 AC x 0.30) = 9.18 AC
50% R-12 OPEN SPACE MUST BE BUILDABLE
BUILDABLE OPEN SPACE REQUIRED: MIN: 2.19 AC

**PHASE 1 SITE AREA
OPEN SPACE PROVIDED**

R-S OPEN SPACE REQUIRED: 4.8 AC
R-S OPEN SPACE PROVIDED: 5.4 AC
R-12 OPEN SPACE REQUIRED: 4.4 AC
R-12 OPEN SPACE PROVIDED: 4.6 AC
BUILDABLE OPEN SPACE PROVIDED: 2.2 AC
TOTAL OPEN SPACE PROVIDED: 10.0 AC

**PHASE 1 SITE AREA
DENSITY TABLE**

TOTAL ACREAGE OUTSIDE R/W: 45.20 ACRES
RS ACREAGE OUTSIDE R/W: 16.00 ACRES
RS LOT DENSITY ALLOWED = 1.7 UNITS/ACRE
RS LOT DENSITY PROVIDED = 1.2 UNITS/ACRE
R-12 ACREAGE OUTSIDE R/W: 29.20 ACRES
R-12 LOT DENSITY ALLOWED = 3.6 UNITS/ACRE
R-12 LOT DENSITY PROVIDED = 2.6 UNITS/ACRE
DWELLING UNITS ALLOWED = 132
DWELLING UNITS PROVIDED = 97



LOCATION MAP NOT TO SCALE

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 __ SURVEY AS SPECIFIED THEREIN.

DATE: 6/22/05
SIGNATURE: [Signature]
RICHARD B. COOK II, PLS
17219
S.C. REGISTRATION NO.

PRECISION LAND SURVEYING, INC. No. 001589
PROFESSIONAL LAND SURVEYOR No. 17219

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 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 PLAT"

DATE: 6-23-05
SIGNED: [Signature]

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: 6/23/05
SIGNED: [Signature]
AUTHORIZED REPRESENTATIVE
GREENVILLE COUNTY PLANNING COMMISSION

02-219A

**FINAL PLAT
FIVE FORKS PLANTATION
PHASE I SHEET 1 OF 2**

PLANTATION POINT OF GREENVILLE, LLC
12 LAVINIA AVE.
GREENVILLE, SC 29601

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

OWNER: PROFESSIONAL LAND SURVEYOR

NO. OF ACRES: 45.2
MILES OF NEW ROAD: 0.99

NO. OF LOTS: 97
DATE: FEB. 10, 2005

ERROR OF CLOSURE: 1:10,000
ZONING: SPLIT ZONING RS CLUSTER/R12 CLUSTER

SCALE: 1" = 100'

100 0 100 200

LEGEND

○	IRON PIN FOUND	CT	CRIMP TOP
○	IRON PIN SET	RS	REBAR
○	PK NAIL FOUND	SR	SOLID ROD
○	PK NAIL SET	OT	OPEN TOP
○	NAIL & CAP	SS	SANITARY SEWER LINE
○	SANITARY SEWER EASEMENT	OH	OVERHEAD POWER
○	STORM DRAIN EASEMENT	BL	EDGE OF PAVEMENT
○	POWER POLE	R/W	RIGHT OF WAY
○	MANHOLE	BL	BUILDING LINE
○	CHAIN LINK FENCE		