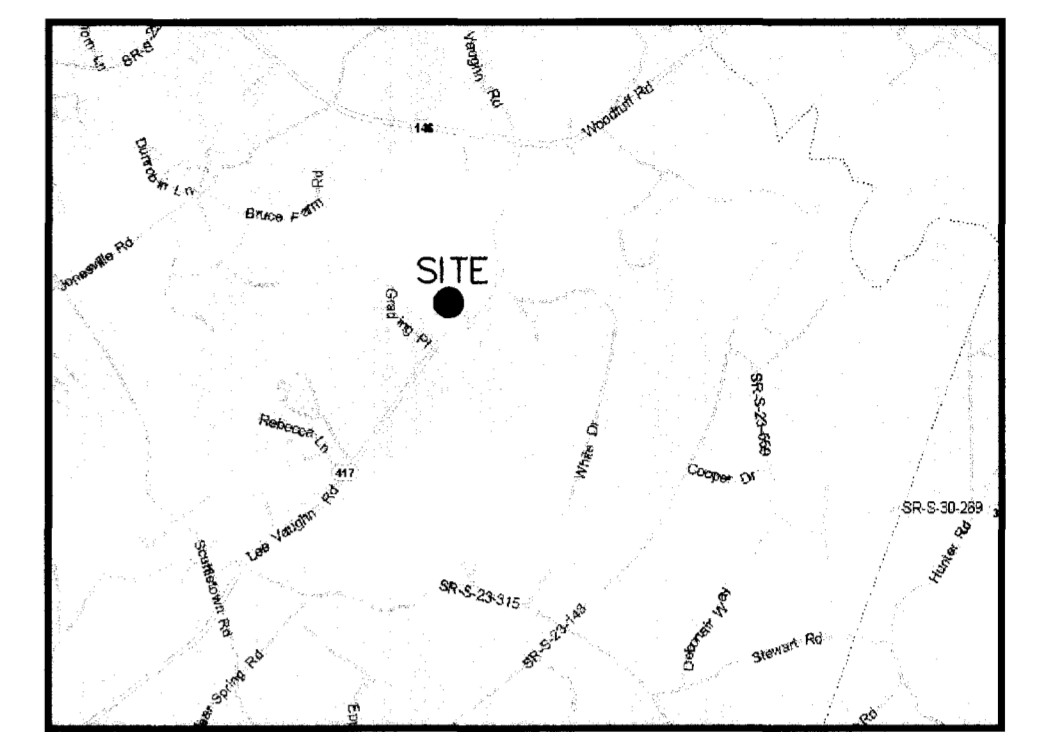
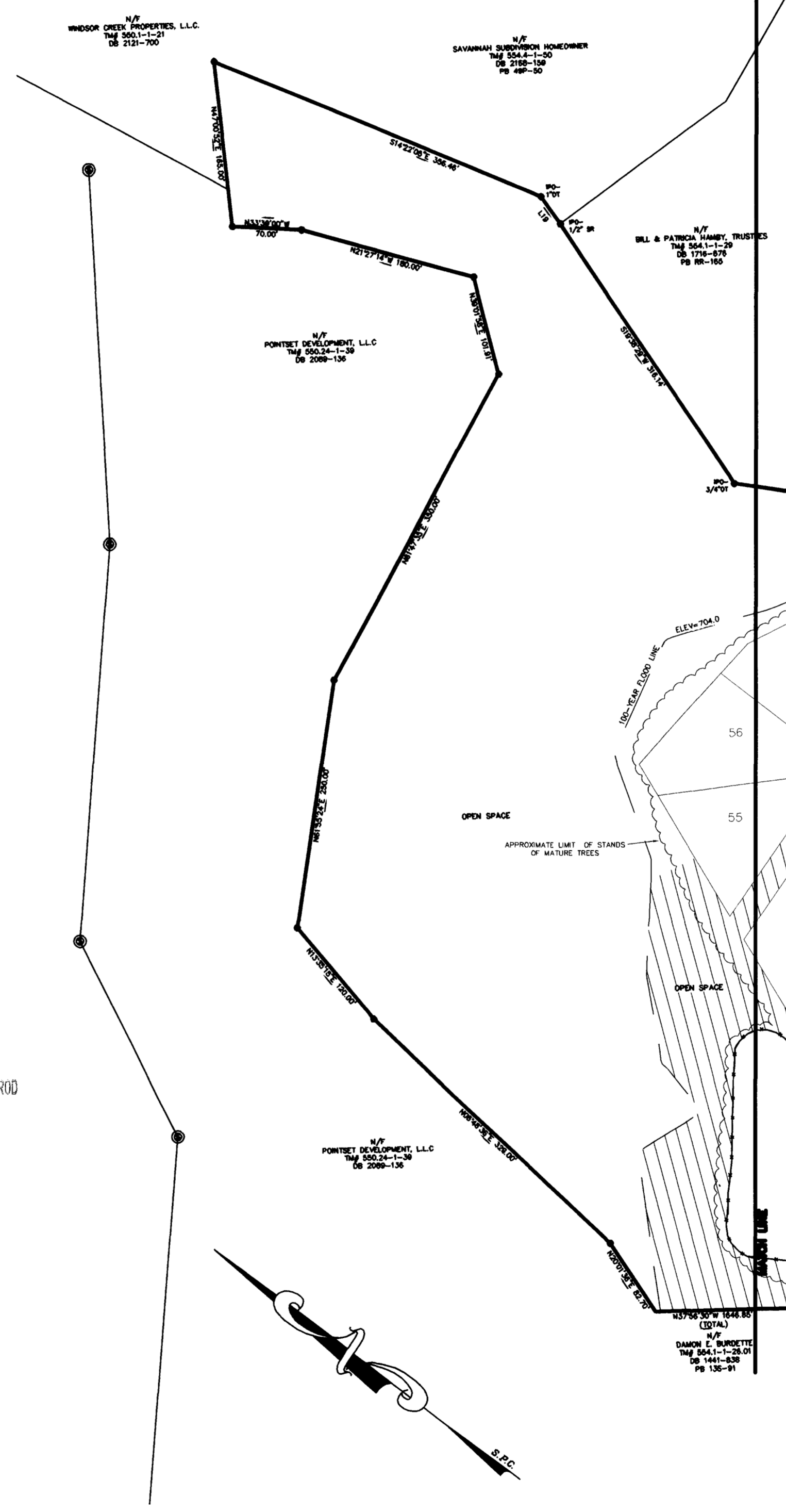


NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

- NOTES:
- TAX MAP #554.1-1-1-27, #554.1-1-1-27.02, AND #554.1-1-1-27.05
  - ALL PROPERTY CORNERS ARE IPS 5/8" REBARS, UNLESS NOTED OTHERWISE
  - STORM WATER MANAGEMENT & SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY & 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. PERMIT NUMBER: 04-5987
  - HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF ALL OPEN SPACE, WALKWAYS, DETENTION PONDS, ROADWAY ISLANDS AND STREAM SIDE BUFFER ZONES.
  - THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA, PER FIRM MAP 45045004350 DATED DECEMBER 02, 2004.
  - OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED.
  - CONSERVATION EASEMENT FOR THE OPEN SPACE HAS BEEN GRANTED TO THE HOMEOWNERS ASSOCIATION.
  - SIDEWALKS WILL BE INSTALLED AS SHOWN ON PLAT.
  - INTERNAL ACCESS ONLY. NO ACCESS TO EXISTING ROAD(S) FROM NEWLY CREATED LOTS.
  - STREET SIGNS ARE PRIVATE AND MAINTENANCE OF SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS THE STREET SIGNS CONFORM TO COUNTY STANDARDS.
  - THE REMOVAL OF TREES AND VEGETATION IS PERMITTED IN THE OPEN SPACES FOR THE PURPOSE OF UTILITY EASEMENTS, PASSIVE RECREATIONAL USES AND DRAINAGE WAYS ONLY WITH THE WRITTEN PERMISSION OF THE PLANNING COMMISSION. NEITHER THE DEVELOPER, PROPERTY OWNERS, NOR ANY ADVISORY COMMUNITY BOARD SHALL BE GRANTED PERMISSION TO REMOVE OR DESTROY TREES OR NATURAL VEGETATION FROM THE OPEN SPACE AREA FOR PASSIVE RECREATIONAL OR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE GREENVILLE COUNTY PLANNING COMMISSION OR ITS STAFF. NORMAL MAINTENANCE AND THE REMOVAL OF DEAD OR FALLEN TREES ARE PERMITTED AND RECOMMENDED.
  - CONSERVATION EASEMENT IS GRANTED TO SHELLBROOK PLANTATION HOMEOWNERS ASSOCIATION.
  - THIS SUBDIVISION MAY HAVE ZERO LOT LINE HOUSING; THEREFORE, THERE ARE NO STANDARDS SIDE DRAINAGE EASEMENTS. THE EASEMENTS ALONG THE SIDE PROPERTY LINES ARE 5' FOOT EXCEPT WHERE BUILDINGS ARE PLACED WITHIN ZERO TO FIVE FEET OF THE SIDE PROPERTY LINE. THESE HOMES WILL NOT BE ELIGIBLE FOR GREENVILLE COUNTY OFF RIGHT-OF-WAY DRAINAGE ASSISTANCE DUE TO THE DIMINISHED EASEMENTS. THERE IS A 10' DRAINAGE EASEMENT AND UTILITY EASEMENT ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.

2007056101 PLRT/LG  
1 PG  
Book: PLL 1040 Page: 07-07  
June 05, 2007 02:58:55 PM  
Rec: \$10.00 Cnty Tax: \$0.00 State Tax: \$0.00  
FILED IN GREENVILLE COUNTY, SC



LOCATION MAP NOT TO SCALE

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 6-5-07 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 R.O.D."

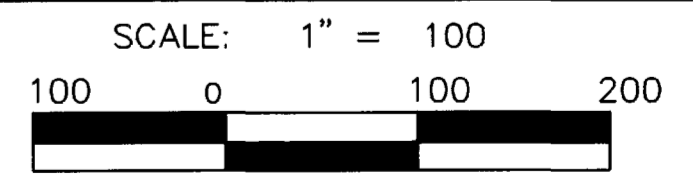
DATE 6-5-07 SIGNED [Signature]  
AUTHORIZED REPRESENTATIVE  
GREENVILLE COUNTY PLANNING COMMISSION

FINAL 04-209

SHELLBROOK PLANTATION PHASE I

OWNER  
SHELLBROOK DEVELOPMENT GROUP, L.L.C.  
1530 SOUTH HWY. 14  
GREER, SC 29650

NO. OF ACRES: 10.74 MILES OF NEW ROAD: 0.33  
NO. OF LOTS: 41 DATE: 05-19-06  
ERROR OF CLOSURE: 1:10,000  
CURRENT ZONING: R-15 (CLUSTER)



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.

**3D LAND SURVEYING, INC.**  
P.O. BOX 8494  
GREENVILLE, SC 29604  
(864) 420-5692  
3DSURVEYING@GMAIL.COM

LOT SIZE TABLE					
LOT NO.	SQUARE FEET	ACRES	LOT NO.	SQUARE FEET	ACRES
1	8,202	0.19	21	8,115	0.19
2	7,999	0.18	22	9,513	0.22
3	8,000	0.18	23	8,417	0.19
4	8,000	0.18	24	8,080	0.19
5	7,944	0.18	25	8,080	0.19
6	8,710	0.20	26	8,080	0.19
7	8,080	0.19	27	8,080	0.19
8	8,080	0.19	28	8,080	0.19
9	8,080	0.19	29	8,080	0.19
10	8,080	0.19	30	8,080	0.19
11	8,080	0.19	31	8,080	0.19
12	8,080	0.19	32	8,080	0.19
13	8,080	0.19	32A	8,710	0.200
14	8,080	0.19	33	7,844	0.18
15	8,080	0.19	34	8,000	0.18
16	10,589	0.25	35	8,000	0.18
17	13,776	0.32	36	8,000	0.18
18	11,595	0.27	37	8,190	0.19
19	12,546	0.29	38	8,282	0.19
20	9,604	0.22	39	9,160	0.21
			40	8,777	0.202

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	68.88'	478.00'	8°15'24"	34.50	N32°09'25"W	68.82'
C2	13.82'	478.00'	1°39'23"	6.91	N37°06'48"W	13.82'
C3	18.55'	20.00'	53°07'48"	10.00	S78°37'24"W	17.89'
C4	14.19'	50.00'	16°15'37"	7.14	S80°36'30"W	14.14'
C5	18.55'	20.00'	53°07'48"	10.00	N64°30'24"W	17.89'
C6	18.55'	20.00'	53°07'48"	10.00	N25°29'36"E	17.89'
C7	15.08'	50.00'	17°16'36"	7.60	S07°34'00"W	15.02'
C8	18.90'	20.00'	54°08'48"	10.22	N10°52'06"W	18.21'
C9	84.49'	129.00'	37°31'32"	43.82	N56°42'18"W	82.99'
C10	84.23'	50.00'	73°35'54"	37.40	S67°44'02"W	59.90'
C11	26.64'	50.00'	30°31'54"	13.64	N48°11'52"E	26.33'
C12	44.19'	50.00'	50°38'07"	23.65	N86°46'42"E	42.76'
C13	58.77'	50.00'	67°20'34"	33.31	S34°13'58"E	55.44'
C14	26.18'	50.00'	30°00'00"	13.40	S14°26'19"W	25.88'
C15	29.66'	50.00'	33°59'22"	15.28	S46°26'00"W	29.23'
C16	27.97'	50.00'	32°02'55"	14.36	S79°27'09"W	27.60'
C17	33.00'	171.00'	1°03'29"	16.55	N78°59'39"W	32.95'
C18	54.42'	171.00'	18°14'07"	27.44	N64°20'51"W	54.19'
C19	51.60'	171.00'	17°17'18"	26.00	N46°35'09"W	51.40'
C20	18.90'	20.00'	54°08'48"	10.22	S65°00'54"E	18.21'
C21	15.08'	50.00'	17°16'36"	7.60	N83°26'59"W	15.02'
C22	18.55'	20.00'	53°07'48"	10.00	N78°37'24"E	17.89'
C23	18.55'	20.00'	53°07'48"	10.00	S25°29'36"W	17.89'
C24	14.19'	50.00'	16°15'37"	7.14	N07°03'30"E	14.14'
C25	18.55'	20.00'	53°07'48"	10.00	S11°22'36"E	17.89'
C26	79.31'	522.00'	8°42'18"	39.73	N33°35'21"W	79.23'
C27	11.00'	522.00'	1°12'28"	5.50	N28°37'57"W	11.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.86'	S80°38'57"W
L2	47.44'	N48°14'45"W
L4	67.43'	S18°38'23"E
L5	35.93'	S28°01'43"E
L6	20.64'	S28°01'43"E
L7	13.02'	S37°56'30"E
L8	30.65'	S84°31'24"E
L9	18.55'	N28°00'14"W
L10	32.33'	S84°31'24"E
L11	47.20'	S84°31'24"E
L12	13.02'	S37°56'30"E
L13	32.43'	S37°56'30"E
L15	11.6'	N37°56'30"W
L16	69.00'	S28°01'43"E
L17	15.00'	S28°01'43"E
L18	35.36'	N16°58'17"E
L19	33.35'	S17°15'29"W
L20	39.90'	S05°24'36"W
L21	35.36'	N73°01'43"W
L22	40.81'	N28°01'43"W
L23	35.56'	S80°36'30"E
L24	94.00'	S37°56'30"E
L25	35.36'	N07°03'30"E

DENSITY TABLE	
TOTAL ACREAGE:	22.433
R-15	2.9 D.U./ACRE
DENSITY PERMITTED:	65 UNITS
DENSITY PROVIDED:	41 UNITS
OPEN REQUIRED:	3.36 ACRES (15%)
OPEN PROVIDED:	11.862 ACRES
DEVELOPABLE:	1.462 ACRES (100%)
FLOOD PLAIN/SLOPE:	N/A

**REVISED**  
SEE NOTES  
6-5-07  
DATE

NO	REVISION/ISSUE	DATE
1	ADDED LOT 40	JULY 18, 2006
2	ADD LOT 32A, SIZE OF LOT 40	FEB. 08, 2007
3	AMENITIES AREA	FEB 26, 2007