LOT #	AREA S.F.	AREA AC.	LOT #	AREA S.F.	AREA AC.
1	25,000	0.57	26	25,000	0.57
2	25,000	0.57	27	24,931	0.57
3	25,000	0.57	28	25,000	0.57
4	25,000	0.57	29	25,000	0.57
5	25,000	0.57	30	25,000	0.57
6	25,000	0.57	31	25,000	0.57
7	25,000	0.57	32	25,000	0.57
8	28,508	0.65	33	26,333	0.60
9	25,000	0.57	34	25,000	0.57
10	25,000	0.57	35	25,000	0.57
11	25,000	0.57	36	25,000	0.57
12	25,000	0.57	37	25,000	0.57
13	25,000	0.57	38	30,809	0.71
14	25,000	0.57	39	25,000	0.57
15	58,455	1.34	40	25,000	0.57
16	41,019	0.94	41	25,000	0.57
17	40,590	0.93	42	25,000	0.57
18	51,213	1.18	43	25,000	0.57
19	43,481	1.00	44	25,000	0.57
20	48,837	1.12	45	25,000	0.57
21	51,185	1.18	46	25,000	0.57
22	43,890	1.01	47	25,000	0.57
23	58,638	1.35	48	25,000	0.57
24	32,761	0.75	49	25,000	0.57
25	25,000	0.57	50	25,000	0.57

LOT #	MINIMUM FINISH FLOOR ELEVATION
14	825.00
15	825.00
16	824.00
17	823.00
18	822.00
19	822.00
20	821.00
21	820.00
22	819.00
23	818.00
24	817.00

THIS BEING THE SAME AS THAT WITCH IS SHOWN ON A PLAT FOR RSC DEVELOPMENT, LLC BY AZIMUTH CONTROL INC., DATED OCTOBER 15, 2007 AND RECORDED IN THE GREENVILLE COUNTY RMC OFFICE IN P.B. 1052 PGS 52-53

KEY:

- ● — DENOTES IPF 1/2" REBAR
- ○ — DENOTES IPS 1/2" REBAR
- △ — DENOTES MAG. NAIL SET
- X — DENOTES POINT AT PROP. CORNER
- ⊗ — DENOTES POINT ON SEWER EASEMENT

LOCATION:	SIMPSONVILLE
FIELD DATE:	APRIL 08, 2008
TMS#	0531.02-01-023.00 0531.02-01-023.01 0531.02-01-022.00 0531.02-01-022.01
FIELD BY:	E. MEJIA
DRAWN BY:	NICHOLAS PLUMER
CHECKED BY:	N.W.P.

REF:
DEED BK'S: 2294 @ 1907, 2307 @ 1077
2294 @ 1686, 2307 @ 1081
PLAT BK'S: 1052 @ 52-53, 7N @ 48

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.

Each property owner is provided access to a public road by a private road of which each property owner has an undivided interest. The private access road will not be accepted and maintained as a public right-of-way until such time as it meets minimum county standards.

FILED FOR RECORD IN GREENVILLE COUNTY,SC ROD
2013011138 Book:PLL 1150 Page:82-82
February 08, 2013 03:43:28 PM
Timothy L Hanney

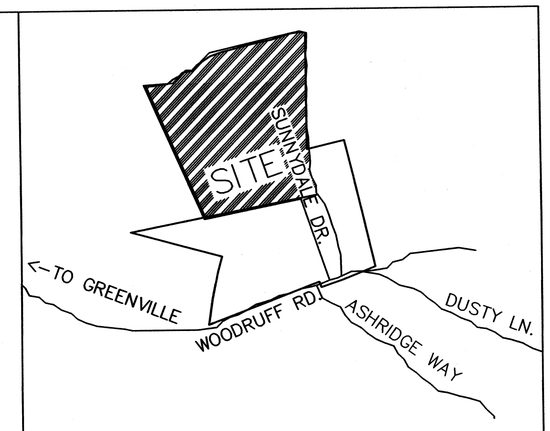
NOTE:
1. THERE ARE 30' SETBACKS ALONG ALL ROADS.
2. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL LOT LINES; EXCEPT WHERE OTHERWISE NOTED.
3. LOTS 1, 25, 26, 33, 34 & 50 ARE TO HAVE INTERNAL ACCESS ONLY, NO ACCESS ALLOWED TO SUNNYDALE RD.
4. ALL NEW ROADS WILL HAVE A 44' R/W.
5. 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 11-1120. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
6. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA. McRAE PARK HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE DETENTION AREA.
7. LOT 36 WILL REQUIRE ONSITE WASTEWATER SYSTEMS IN ACCORDANCE WITH SCDHEC "ALTERNATIVE STANDARD SPECIALIZED ONSITE WASTEWATER SYSTEM DESIGNS FOR PEAK FLOWS < 1500 GPD" SCDHEC STANDARD 362/610.
8. LOTS 46-49 & 35-37 TO HAVE A CURTAIN DRAIN INSTALLED AT THE COMMON REAR PROPERTY LINE.
9. S.D.E. DENOTES STORM DRAINAGE EASEMENT

LINE	LENGTH	BEARING
L1	35.36	N45°50'02"E
L2	35.73	S44°46'14"E
L3	41.94	S68°45'03"W
L4	47.45	S77°39'26"E
L5	16.06	S88°27'41"E
L6	46.68	N54°40'33"E
L7	20.39	N54°40'33"E
L8	41.07	N47°47'51"E
L9	23.57	N47°24'21"E
L10	50.27	N47°24'21"E
L11	42.10	N61°48'11"E
L12	9.90	N75°20'28"E
L13	28.30	N75°20'28"E
L14	53.50	N81°00'51"E
L15	39.68	N81°00'51"E
L16	21.25	S84°03'02"E
L17	38.19	S84°03'02"E
L18	27.43	N86°17'43"W
L19	20.00	S03°54'26"W
L20	21.37	S03°54'26"W
L21	14.17	S86°05'34"E
L22	10.00	S86°05'34"E
L23	56.77	S00°50'02"W
L24	58.24	S00°22'31"E
L25	18.31	S00°22'31"E
L26	25.86	S05°41'36"E
L27	9.67	N86°28'49"E
L28	19.09	N81°43'01"E
L29	4.71	N68°03'43"E
L30	35.36	N23°03'43"E
L31	35.36	N66°56'17"W
L32	36.67	S68°45'03"W
*L33	44.00	N05°43'50"W
*L34	44.00	S68°03'43"W
*L35	52.88	N55°37'58"W

* DENOTES REFERENCE TIE-LINE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	48.69	177.00	S87°51'02"E	48.53
C2	60.43	177.00	S70°11'23"E	60.14
C3	60.14	177.00	S50°40'29"E	59.86
C4	69.39	177.00	S29°42'32"E	68.95
C5	22.99	177.00	S14°45'25"E	22.97
C6	68.38	177.00	S00°01'55"W	67.96
C7	20.04	177.00	S14°20'39"W	20.03
C8	99.03	177.00	S33°37'00"W	97.75
C9	56.89	177.00	S58°51'13"W	56.65
C10	65.02	228.00	N59°53'31"E	64.80
C11	85.05	272.00	S61°54'29"W	84.70
C12	27.45	272.00	S73°45'25"W	27.44
C13	21.12	40.00	N61°31'10"E	20.88
C14	11.31	40.00	N38°17'26"E	11.27
C15	80.57	50.00	S76°21'04"W	72.13
C16	29.23	50.00	N40°44'34"W	28.81
C17	59.71	50.00	N10°12'49"E	56.22
C18	31.90	50.00	N62°42'06"E	31.36
C19	36.76	50.00	S77°57'28"E	35.94
C20	32.43	40.00	N80°07'22"W	31.55
C21	99.19	228.00	S84°11'06"W	98.41
C22	12.70	272.00	N53°03'35"E	12.70
C23	64.87	272.00	N61°13'47"E	64.72
C24	58.65	133.00	S34°34'19"E	58.18
C25	112.64	133.00	S71°28'06"E	109.30
C26	66.37	50.00	N57°42'03"W	61.61
C28	129.30	50.00	N77°59'25"E	96.17
C29	47.34	40.00	N61°49'43"W	44.62
C30	10.93	177.00	N86°04'59"E	10.93
C31	71.48	177.00	S80°34'42"E	71.00
C32	72.14	177.00	S57°19'58"E	71.64
C33	73.27	177.00	S33°47'51"E	72.75
C34	200.88	133.00	S24°47'32"W	182.33
C35	179.33	133.00	S57°06'[illegible]	166.05
C36	25.44	222.00	S87°[illegible]	25.42

REVISIONS:
REV. 0; JUNE 12, 2008
REV. 1; OCTOBER 8, 20[illegible] ADDED LOTS 35 & 48, & CORRECTED TOTAL ACREAGE.
REV. 2; NOVEMBER 12, 2008, ADDED LOT 7
REV. 3; SEPTEMBER 15, 2009, ADDED LOT 17
REV. 4; FEBRUARY 9, 2012, ADDED LOTS 6, 8, 9, 10, 11, 12, 13, 23, 24, 25, 26, 27, 28, 29, 45, 49 & 50 & ADDED S.D.E. TO LOTS 1-11
REV.5; SEPTEMBER 21, 2012, ADDED LOT 32
REV.6; JANUARY 14, 2013, ADDED LOT 22
REV.7; JANUARY 22, 2013, ADDED REMAINING LOTS TO FINAL PLAT



LOCATION MAP (NTS.)

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM(WE ARE) THE OWNERS 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: 2-8-13 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 VISIBLE ENCROACHMENTS, PROJECTIONS, OR SETBACKS OTHER THAN SHOWN."

AZIMUTH CONTROL, INC. C02142 SOUTH CAROLINA

2/8/13
WES E. SMITH
DATE: FEBRUARY 8, 2013
S.C. RLS# 19897

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, 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."

2/8/2013
DATE

DIRECTOR OF PLANNING
GREENVILLE COUNTY PLANNING DEPARTMENT

FILE NUMBER
07-225

McRae Park

OWNER
MCRAE PARK VENTURES LLC
1155 Hammond Dr Ste 5050
ATLANTA, GA. 30328

SURVEYOR
AZIMUTH CONTROL, INC.
132 PILGRIM RD. SUITE B
GREENVILLE, SC. 29607
PH:(864) 281-9600
S.C. RLS# 19897

TOTAL ACREAGE: 39.61 AC. MILES OF NEW ROAD: 0.58 MI

NO. OF LOTS: 50 LOTS REV. DATE: JANUARY 24, 2013

ZONING: R-S

100 100 100 100
GRAPHIC SCALE: 1" = 100'