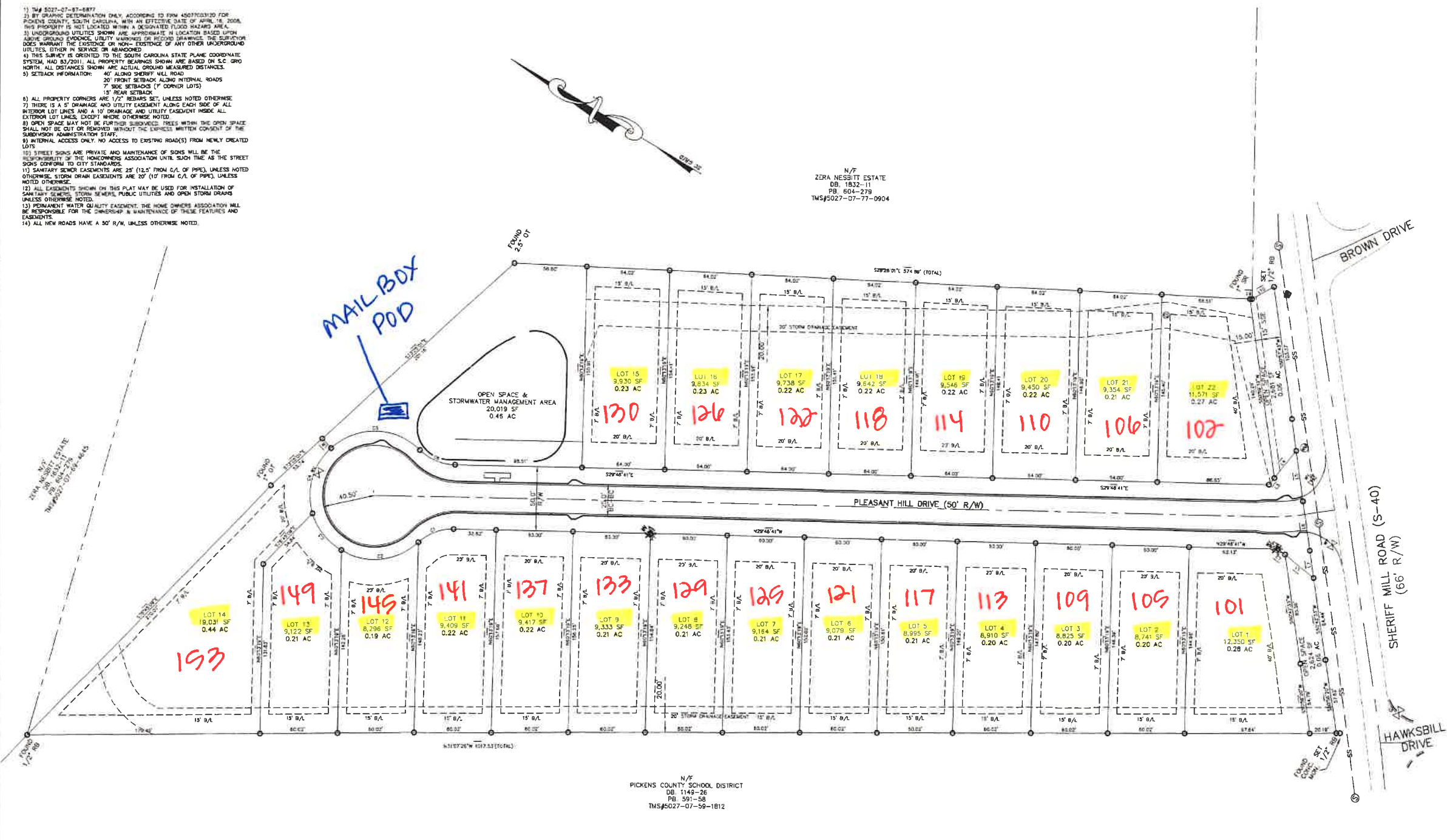


NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES, 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 RESEARCH, 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 THE PROPERTY.

- NOTES:  
PROPERTY REFERENCE:
- 1) TMS#5027-07-8877
  - 2) BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FORM 45077023120 FOR PICKENS COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF APRIL 18, 2008, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
  - 3) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE CIRCUMSTANCES, UTILITY MAPS AND RECORD DRAWINGS. THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES OTHER IN SERVICE OR ABANDONED.
  - 4) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM HAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.
  - 5) SETBACK INFORMATION:  
40' ALONG SHERIFF HILL ROAD  
20' FRONT SETBACK ALONG INTERNAL ROADS  
7' SIDE SETBACKS (1" CORNER LOTS)  
15' REAR SETBACK
  - 6) ALL PROPERTY CORNERS ARE 1/2" REBAR SET, UNLESS NOTED OTHERWISE.
  - 7) 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 OTHERWISE NOTED.
  - 8) OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED. TREES WITHIN THE OPEN SPACE SHALL NOT BE CUT OR REMOVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SUBDIVISION ADMINISTRATION STAFF.
  - 9) INTERNAL ACCESS ONLY. NO ACCESS TO EXISTING ROAD(S) FROM NEWLY CREATED LOTS.
  - 10) 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 CITY STANDARDS.
  - 11) SANITARY SEWER EASEMENTS ARE 25' (12.5' FROM C/L OF PIPE), UNLESS NOTED OTHERWISE. STORM DRAIN EASEMENTS ARE 20' (10' FROM C/L OF PIPE), UNLESS NOTED OTHERWISE.
  - 12) ALL EASEMENTS SHOWN ON THIS PLAN MAY BE USED FOR INSTALLATION OF SANITARY SEWERS, STORM SEWERS, PUBLIC UTILITIES AND OPEN STORM DRAINAGE UNLESS OTHERWISE NOTED.
  - 13) PERMANENT WATER QUALITY EASEMENT. THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE CONSTRUCTION & MAINTENANCE OF THESE FEATURES AND EASEMENTS.
  - 14) ALL NEW ROADS HAVE A 50' R/W, UNLESS OTHERWISE NOTED.

N/F  
ZERA NESSIT ESTATE  
DB: 1832-11  
PB: 604-279  
TMS#5027-07-77-0904



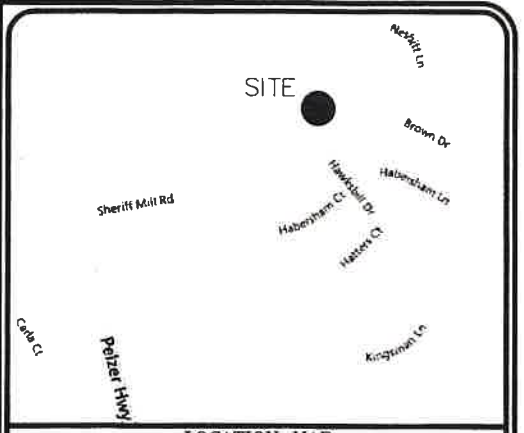
N/F  
PICKENS COUNTY SCHOOL DISTRICT  
DB: 1145-26  
PB: 591-58  
TMS#5027-07-59-1812

LINE	LENGTH	BEARING
L1	25.12'	N07°19'47"E
L2	7.21'	N07°19'47"E
L3	6.72'	S81°54'00"E
L4	27.33'	S81°54'00"E
L5	39.63'	S51°03'34"W
L6	38.85'	S50°51'07"W
L7	21.62'	S50°42'33"W
L8	9.83'	S16°34'59"W
L9	1.86'	S28°26'01"E
L10	19.62'	S52°39'03"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	30.15'	40.00'	43°11'33"	16.81'	N51°22'27"W	22.44'
C2	64.62'	50.01'	74°22'15"	37.94'	S56°47'56"E	60.49'
C3	37.01'	43.89'	42°25'15"	19.40'	S31°50'57"W	31.12'
C4	55.86'	50.01'	63°46'02"	31.11'	S74°41'38"W	51.83'
C5	76.27'	50.00'	87°24'43"	47.79'	N29°43'00"W	81.00'
C6	30.55'	40.00'	43°45'42"	16.86'	S27°53'49"E	23.81'

- LEGEND
- CT CURB TOP
  - ET EDGE OF PAVEMENT
  - SR SOLD REEF
  - MANUAL & CAP
  - REBAR
  - REBAR TOP
  - REBAR BOTTOM
  - SEE STORM DRAIN EASEMENT
  - SEE SANITARY SEWER EASEMENT
  - 2 OLC TRANS
  - 1 LIGHT POLE
  - 1 TELEPHONE POLE
  - 1 WATER METER
  - 1 WATER VALVE
  - 1 FENCE LINE
  - 1 OVERHEAD POWER
  - 1 SANITARY SEWER
  - 101 STREET ADDRESS
  - FFE FINISH FLOOR ELEVATION

NO.	DATE	DESCRIPTION	BY
2	7/9/18	Released for Recording	JNR
1	7/2/18	Released for Owners Review	JNR



**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 PLAN.

DATE: 7/9/18 SIGNED: *Roy Jones*

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 THE CITY OF EASLEY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION OF THE CITY OF EASLEY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY R.O.D.

DATE: \_\_\_\_\_

CHAIRMAN OF EASLEY PLANNING COMMISSION

**FINAL PLAT**

**PLEASANT HILL COTTAGES**

OWNER  
CAMBRIDGE CLUB I LLC  
3620 PELHAM ROAD, PMB#15  
GREENVILLE, SC 29615

NO. OF ACRES: 6.58 MILES OF NEW ROAD: 0.14  
NO. OF LOTS: 22 DATE: 7/2/18  
REVISED: \_\_\_\_\_  
ERROR OF CLOSURE: 1:10,000  
CURRENT ZONING: R-7.5

40 0 40 80  
SCALE: 1"=40'

**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.

DATE: 7/9/18

DAVID MOONEY, P.L.S.

3D LAND SURVEYING, INC.  
P.O. BOX 4154 GREENVILLE, SC 29664  
(864) 272-0374 www.3dls.com

3D LAND SURVEYING, INC.  
NO. C03019