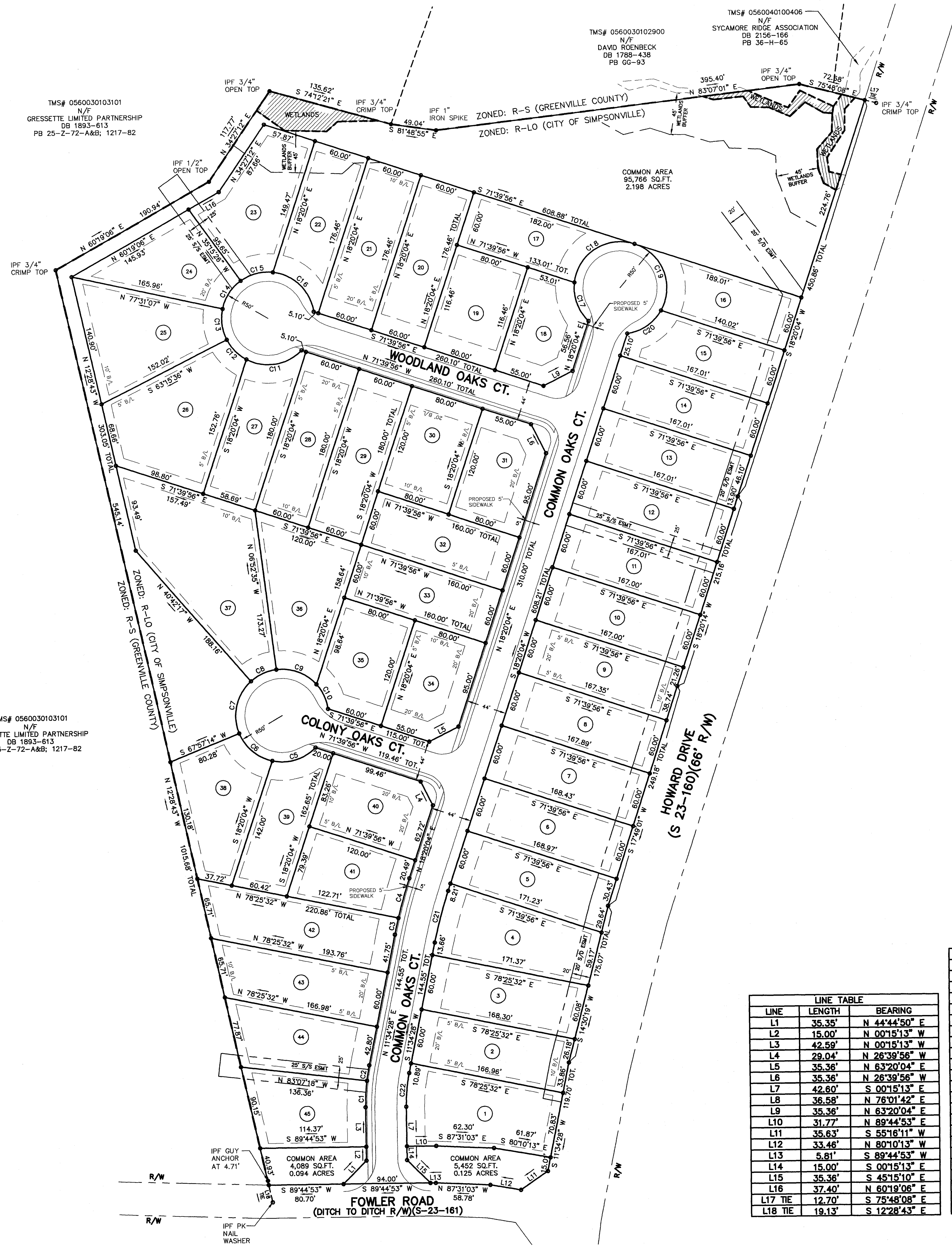


Table with 3 columns: LOT#, AREA (SF), AREA (AC). Contains lot area data for lots 1 through 45.

TMS# 0560030103101
N/F
GRESSETTE LIMITED PARTNERSHIP
DB 1893-613
PB 25-2-72-A&B; 1217-82



SC GRID
(SEE NOTE #12)

TMS# 0560030103101
N/F
GRESSETTE LIMITED PARTNERSHIP
DB 1893-613
PB 25-2-72-A&B; 1217-82

- LEGEND:
- IPS IRON PIN SET (5/8" REBAR)
 - IPF IRON PIN FOUND
 - PT. POINT
 - B/L BUILDING SETBACK LINE
 - R/W RIGHT-OF-WAY LINE
 - SD ESMT STORM DRAINAGE EASEMENT
 - SS ESMT SANITARY SEWER EASEMENT

- NOTES:
1. AS A MINIMUM, 5 FOOT DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES.
 2. A STORMWATER MANAGEMENT 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. PERMIT NUMBER: 14-1236.
 3. ALL OPEN SPACE, DETENTION, AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE OAKS AT FOWLER HOMEOWNERS ASSOCIATION. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR AND DOES NOT OWN OR MAINTAIN OPEN SPACE, DETENTION, OR COMMON AREAS. OPEN SPACE IS PROTECTED BY A CONSERVATION EASEMENT AGREEMENT RECORDED WITH GREENVILLE COUNTY.
 4. SIDEWALKS WILL BE INSTALLED AS SHOWN ON THE PLAT.
 5. 5/8" REBAR AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
 7. EACH ROAD HAS A 44' RIGHT-OF-WAY.
 8. EACH CUL-DE-SAC HAS A RIGHT-OF-WAY RADIUS OF 50'.
 9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES, OR ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.
 10. TAX MAP NUMBER 0560030103000.
 11. PROPERTY IS ZONED R-LO, RESIDENTIAL LOW DENSITY. SETBACKS ARE AS FOLLOWS: FRONT: 20'; SIDE: 5'; REAR: 10'.
 12. BEARINGS BASED ON "RTK" OBSERVATION OF SCGS MONUMENTS "23049," "GC 0031" AND "1997 G1." NAD 83
 13. AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORM WATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN THE OAKS AT FOWLER SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR OF THAT STORM WATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN THE OAKS AT FOWLER SUBDIVISION, AS SHOWN/FOUND ON THE APPROVED STORM WATER PLAN FOR THE OAKS AT FOWLER SUBDIVISION AND/OR RECORDED STORM WATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT DEED BOOK 2462 PAGES 4470-4475, DATED APRIL 2, 2015. THIS IS IN THE ABSENCE OF A HOMEOWNER'S OR PROPERTY OWNER'S ASSOCIATION.
 14. THE REMOVAL OF TREES AND NATURAL VEGETATION IS PERMITTED IN THE DEVELOPMENT PHASES FOR THE PURPOSES OF UTILITY EASEMENTS, PASSIVE RECREATIONAL USES AND DRAINAGE WAYS ONLY, AND WITH THE WRITTEN PERMISSION OF THE SUBDIVISION ADMINISTRATION DEPARTMENT AND THE PROPER NOTATIONS ON THE FINAL PLAT. NEITHER THE DEVELOPER, PROPERTY OWNERS, NOR ANY ADVISORY OR COMMUNITY BOARD SHALL BE GRANTED PERMISSION TO REMOVE OF DESTROY ANY TREES OR NATURAL VEGETATION FROM THE DESIGNATED OPEN SPACE AREA FOR PASSIVE RECREATIONAL OR ANY OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE GREENVILLE COUNTY SUBDIVISION ADMINISTRATION STAFF. NORMAL MAINTENANCE AND THE REMOVAL OF DEAD OR FALLEN TREES ARE PERMITTED AND RECOMMENDED.
 15. THE OPEN SPACE IS PROTECTED BY A CONSERVATION EASEMENT PLACED ON ALL LANDS AND PRIVATE WATERS USED TO SATISFY THE OPEN SPACE REQUIREMENTS TO ENSURE THAT THE LAND REMAINS UNDEVELOPED. THE CONSERVATION EASEMENT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND HAS BEEN RECORDED WITH GREENVILLE COUNTY.
 16. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NFIP FIRM COMMUNITY PANEL NO. 45045C0501E EFFECTIVE DATE: AUGUST 18, 2014

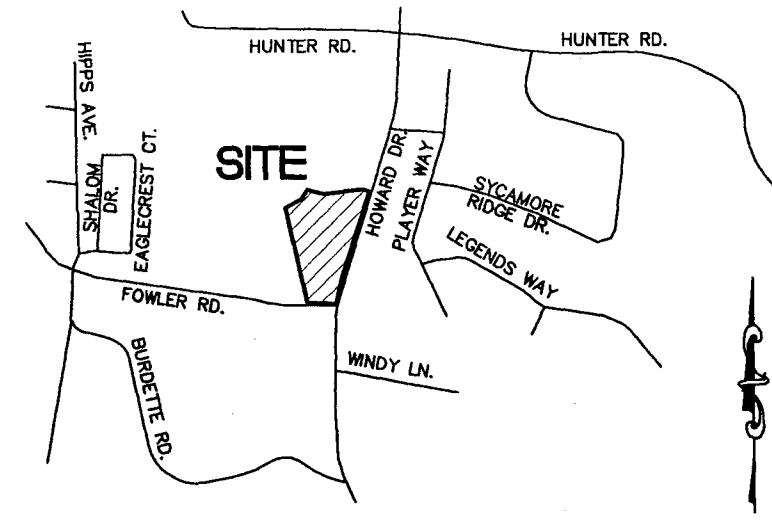
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PLAT/LG Book: PL 1236 Page: 0017 - 0017 1 Page
April 19, 2016 03:01:41 PM
Rev: \$12.00
FILED IN GREENVILLE COUNTY, SC

LINE TABLE

LINE	LENGTH	BEARING
L1	35.35'	N 44°44'50" E
L2	15.00'	N 00°15'13" W
L3	42.59'	N 00°15'13" W
L4	29.04'	N 26°39'56" W
L5	35.36'	N 63°20'04" E
L6	35.36'	N 26°39'56" W
L7	42.60'	N 00°15'13" E
L8	36.58'	N 78°01'42" E
L9	35.36'	N 63°20'04" E
L10	31.77'	N 89°44'53" E
L11	35.63'	S 55°16'11" W
L12	33.46'	N 80°10'13" W
L13	5.81'	S 89°44'53" W
L14	15.00'	S 00°15'13" E
L15	35.36'	S 45°15'10" E
L16	37.40'	N 60°19'06" E
L17 TIE	12.70'	S 75°48'08" E
L18 TIE	19.13'	S 12°28'43" E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	222.00'	28.66'	14.35'	28.65'	N 03°26'44" E	72°3'53"
C2	222.00'	17.16'	8.59'	17.16'	N 08°21'34" E	42°5'48"
C3	632.00'	18.25'	9.13'	18.25'	N 12°33'27" E	1°57'57"
C4	632.00'	44.51'	22.27'	44.50'	N 15°56'14" E	4°47'38"
C5	50.00'	50.85'	27.87'	48.69'	S 73°34'28" W	58°16'20"
C6	50.00'	48.21'	26.16'	46.36'	N 49°40'04" W	55°14'37"
C7	50.00'	81.31'	35.18'	57.54'	N 13°04'52" E	70°15'16"
C8	50.00'	30.47'	15.72'	30.00'	N 65°39'58" E	34°54'55"
C9	50.00'	48.06'	26.07'	46.24'	S 69°20'14" E	58°04'42"
C10	50.00'	29.70'	15.30'	29.26'	S 24°47'02" E	34°01'43"
C11	50.00'	64.50'	37.61'	60.12'	S 81°23'30" W	73°54'24"
C12	50.00'	30.47'	15.72'	30.00'	N 44°11'51" W	34°54'55"
C13	50.00'	34.23'	17.81'	33.56'	N 07°07'45" W	39°13'17"
C14	50.00'	36.88'	19.32'	36.05'	S 45°29'10" E	75°25'59"
C15	50.00'	36.70'	19.22'	35.88'	N 75°46'12" E	42°03'17"
C16	50.00'	65.83'	36.67'	61.18'	S 45°29'10" E	75°25'59"
C17	50.00'	45.69'	24.58'	44.12'	N 19°22'56" W	52°21'33"
C18	50.00'	88.61'	61.24'	77.46'	N 57°33'57" E	101°32'13"
C19	50.00'	88.41'	60.71'	77.46'	S 20°53'50" E	100°42'57"
C20	50.00'	45.69'	24.58'	44.12'	S 56°03'03" W	52°21'33"
C21	488.00'	57.57'	28.82'	57.54'	S 14°57'16" W	6°45'35"
C22	178.00'	36.75'	18.44'	36.68'	S 05°39'38" W	11°49'41"



LOCATION MAP (N.T.S.)

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT I AM (WE ARE) THE OWNERS(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."

4, 12, 16
SIGNED [Signature]
SIGNED [Signature]

CERTIFICATE OF ACCURACY

I, JAMES R. FREELAND, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM THE DEED DESCRIPTION IN BOOK 2428, PAGE 3510; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE GREENVILLE COUNTY SUBDIVISION REGULATIONS AS ADOPTED.

JAMES R. FREELAND
LICENSED ENGINEER OR REGISTERED SURVEYOR
S.C. REGISTRATION NO. 4781
DATE
[Seal: SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 4781 JAMES R. FREELAND]

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."

4-19-16
DATE
DIRECTOR OF PLANNING
GREENVILLE COUNTY PLANNING COMMISSION

FILE NUMBER

14-147

THE OAKS AT FOWLER

J. FRANCIS BUILDERS
101 LOVETT DRIVE
GREENVILLE, SC 29607
(864) 288-4001
OWNER
FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, SC 29609
(864) 271-4924
ENGINEER/SURVEYOR

NO. OF ACRES: 15.26
MILES OF NEW ROAD: 0.33
NO. OF LOTS: 45
DATE: 12-9-15
ZONED: R-LO (RESIDENTIAL LOW DENSITY)

