NOTES:

1.) STORM WATER MANAGEMENT AND SEDIMENT 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 R06-6552

2.) IRON PINS SET AT ALL PROPERTY CORNERS.

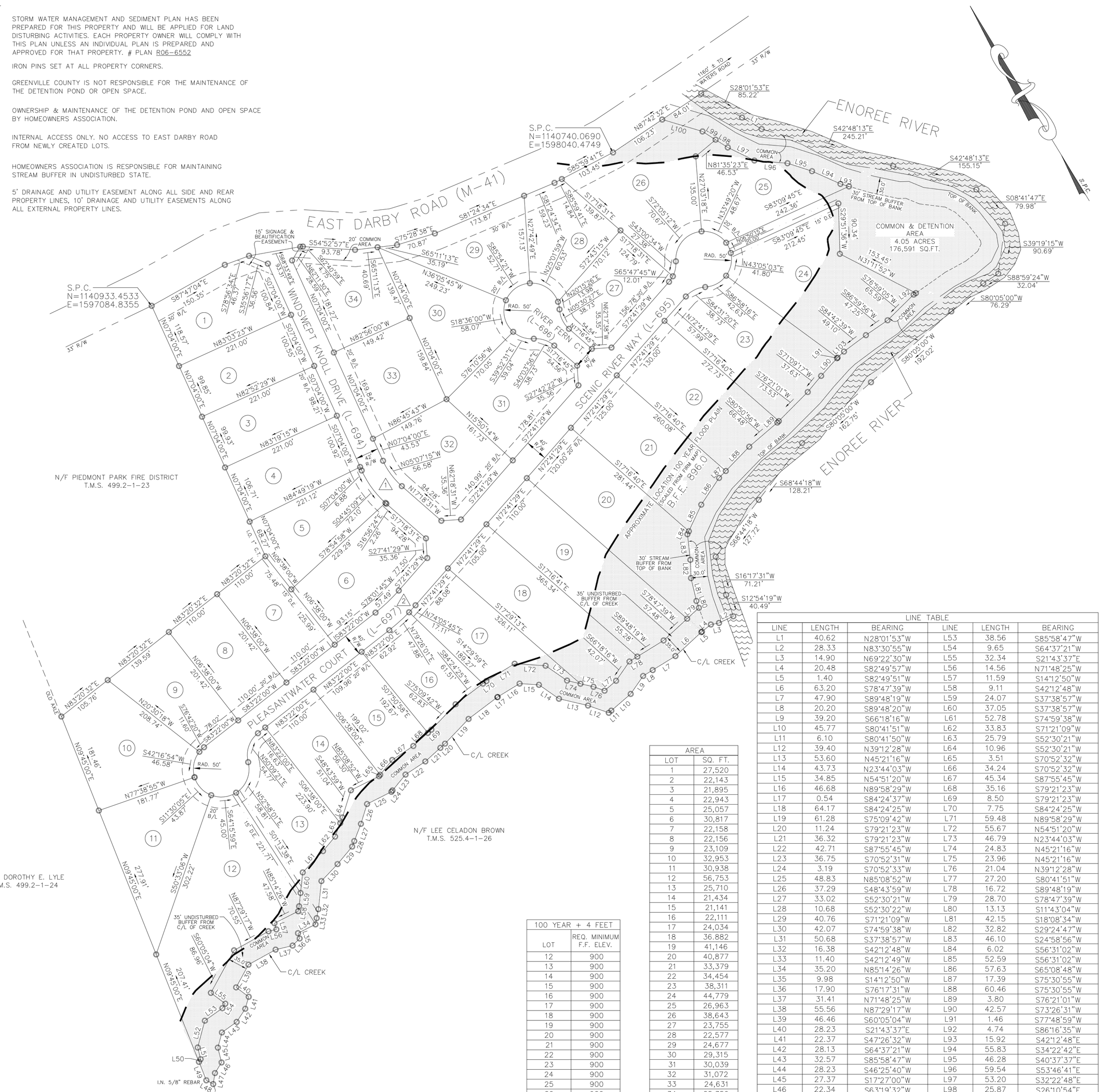
3.) GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION POND OR OPEN SPACE.

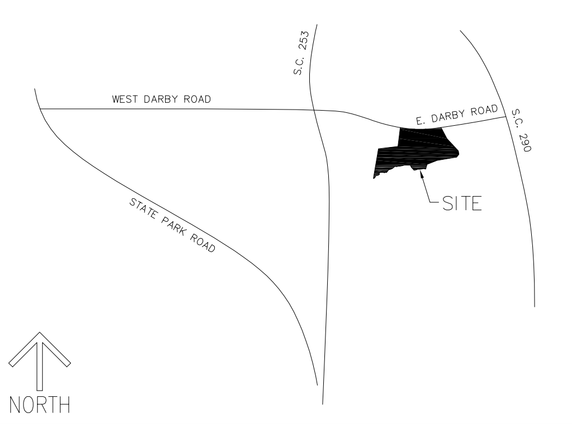
4.) OWNERSHIP & MAINTENANCE OF THE DETENTION POND AND OPEN SPACE BY HOMEOWNERS ASSOCIATION.

5.) INTERNAL ACCESS ONLY. NO ACCESS TO EAST DARBY ROAD FROM NEWLY CREATED LOTS.

6.) HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING STREAM BUFFER IN UNDISTURBED STATE.

7.) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR PROPERTY LINES, 10' DRAINAGE AND UTILITY EASEMENTS ALONG ALL EXTERNAL PROPERTY LINES.





LOCATION MAP (N.T.S.)

FINAL PLAT

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."

___ / ___ / ___ SIGNED _____

___ / ___ / ___ SIGNED _____

___ / ___ / ___ SIGNED _____

CERTIFICATE OF ACCURACY

I, WILLIAM B. FANT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM THE DEED DESCRIPTION IN BOOK ___, PAGE ___; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK_____PAGE____, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE GREENVILLE COUNTY SUBDIVISION REGULATIONS AS ADOPTED.

DATE

LICENSED ENGINEER OR REGISTERED SURVEYOR
S.C. REGISTRATION NO. 6266

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 MESNE CONVEYANCE."

DATE

DIRECTOR OF PLANNING
GREENVILLE COUNTY PLANNING COMMISSION

FILE NUMBER PRELIMINARY

RIVERBEND ESTATES

MIDDLEHOUSE INVESTMENTS, LLC
28 BAY POINT WAY
TAYLORS, S.C. 29687
OWNER

FANT, REICHERT & FOGLEMAN, INC.
725 LOWNDES HILL ROAD
GREENVILLE, S.C. 29607
(864) 271-8633
ENGINEER/SURVEYOR

NO. OF ACRES: 29.36

NO. OF LOTS: 34

MILES OF NEW ROAD: 0.4

DATE: 8-10-07

ZONING: UNZONED

100 0 50 100 200 400

1 inch = 100 ft. (IN FEET)

06032

AREA	
LOT	SQ. FT.
1	27,520
2	22,143
3	21,895
4	22,943
5	25,057
6	30,817
7	22,158
8	22,156
9	23,109
10	32,953
11	30,938
12	56,753
13	25,710
14	21,434
15	21,141
16	22,111
17	24,034
18	36,882
19	41,146
20	40,877
21	33,379
22	34,454
23	38,311
24	44,779
25	26,963
26	38,643
27	23,755
28	22,577
29	24,677
30	29,315
31	30,039
32	31,072
33	24,631
34	25,359

100 YEAR + 4 FEET	
LOT	REQ. MINIMUM F.F. ELEV.
12	900
13	900
14	900
15	900
16	900
17	900
18	900
19	900
20	900
21	900
22	900
23	900
24	900
25	900
26	900

△ CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	TANGENT	DEGREE
1	155.00	65.45	58.39	33.48	24-22-31
2	329.00	61.21	169.45	30.74	10-40-31

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	40.62	N28°01'53"W	L53	38.56	S85°58'47"W
L2	28.33	N83°30'55"W	L54	9.65	S64°37'21"W
L3	14.90	N69°22'30"W	L55	32.34	S21°43'37"E
L4	20.48	S82°49'57"W	L56	14.56	N71°48'25"W
L5	1.40	S82°49'51"W	L57	11.59	S14°12'50"W
L6	63.20	S78°47'39"W	L58	9.11	S42°12'48"W
L7	47.90	S89°48'19"W	L59	24.07	S37°38'57"W
L8	20.20	S89°48'20"W	L60	37.05	S37°38'57"W
L9	39.20	S66°18'16"W	L61	52.78	S74°59'38"W
L10	45.77	S80°41'51"W	L62	33.83	S71°21'09"W
L11	6.10	S80°41'50"W	L63	25.79	S52°30'21"W
L12	39.40	N39°12'28"W	L64	10.96	S52°30'21"W
L13	53.60	N45°21'16"W	L65	3.51	S70°52'32"W
L14	43.73	N23°44'03"W	L66	34.24	S70°52'32"W
L15	34.85	N54°51'20"W	L67	45.34	S87°55'45"W
L16	46.68	N89°58'29"W	L68	35.16	S79°21'23"W
L17	0.54	S84°24'37"W	L69	8.50	S79°21'23"W
L18	64.17	S84°24'25"W	L70	7.75	S84°24'25"W
L19	61.28	S75°09'42"W	L71	59.48	N89°58'29"W
L20	11.24	S79°21'23"W	L72	55.67	N54°51'20"W
L21	36.32	S79°21'23"W	L73	46.79	N23°44'03"W
L22	42.71	S87°55'45"W	L74	24.83	N45°21'16"W
L23	36.75	S70°52'31"W	L75	23.96	N45°21'16"W
L24	3.19	S70°52'33"W	L76	21.04	N39°12'28"W
L25	48.83	N85°08'52"W	L77	27.20	S80°41'51"W
L26	37.29	S48°43'59"W	L78	16.72	S89°48'19"W
L27	33.02	S52°30'21"W	L79	28.70	S78°47'39"W
L28	10.68	S52°30'22"W	L80	13.13	S11°43'04"W
L29	40.76	S71°21'09"W	L81	42.15	S18°08'34"W
L30	42.07	S74°59'38"W	L82	32.82	S29°24'47"W
L31	50.68	S37°38'57"W	L83	46.10	S24°58'56"W
L32	16.38	S42°12'48"W	L84	6.02	S56°31'02"W
L33	11.40	S42°12'49"W	L85	52.59	S56°31'02"W
L34	35.20	N85°14'26"W	L86	57.63	S65°08'48"W
L35	9.98	S14°12'50"W	L87	17.39	S75°30'55"W
L36	17.90	S76°17'31"W	L88	60.46	S75°30'55"W
L37	31.41	N71°48'25"W	L89	3.80	S76°21'01"W
L38	55.56	N87°29'17"W	L90	42.57	S73°26'31"W
L39	46.46	S60°05'04"W	L91	1.46	S77°48'59"W
L40	28.23	S21°43'37"E	L92	4.74	S86°16'35"W
L41	22.37	S47°26'32"W	L93	15.92	S42°12'48"E
L42	28.13	S64°37'21"W	L94	55.83	S34°22'42"E
L43	32.57	S85°58'47"W	L95	46.28	S40°37'37"E
L44	28.23	S46°25'40"W	L96	59.54	S53°46'41"E
L45	27.37	S17°27'00"W	L97	53.20	S32°22'48"E
L46	22.34	S63°19'32"W	L98	25.87	S26°10'54"E
L47	20.02	S40°50'32"W	L99	27.75	S26°10'54"E
L48	13.98	S29°51'00"E	L100	75.43	S42°02'47"E
L49	35.67	N09°45'00"E	L101	87.27	S83°09'45"E
L50	5.62	S63°19'32"W	L102	71.59	N31°11'52"W
L51	21.60	S17°27'00"W	L103	15.83	S77°48'59"W
L52	49.86	S46°25'40"W	L104	35.30	N17°16'41"W

TAX MAP NO: 499.2-1-23.1

TOTAL COMMON & DETENTION AREA = 4.05 ACRES