

BRAXTON RIDGE PHASE 1 - LOT AREAS	
LOT#	AREA (SF)
66	15,000
67	15,410
68	19,073
69	19,073
70	17,751
71	15,000
85	17,462
86	14,847
98	15,703
99	16,000
100	15,678
106	15,000
115	15,000
116	15,164
123	15,000
124	15,000
125	16,222

SC GRID (SEE NOTE#10)

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "W"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
AND ZONE "AE"
(BASE FLOOD ELEVATIONS DETERMINED)
PER NFIP FIRM COMMUNITY PANEL NO. 45045C0502E
EFFECTIVE DATE: AUGUST 18, 2014

LEGEND:

S/S ESMT	SANITARY SEWER EASEMENT
S/D ESMT	STORM DRAIN EASEMENT
IPF	IRON PIN SET (5/8" REBAR)
IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
BL	BUILDING SETBACK LINE
BFE	BASE FLOOD ELEVATION

GENERAL NOTES:

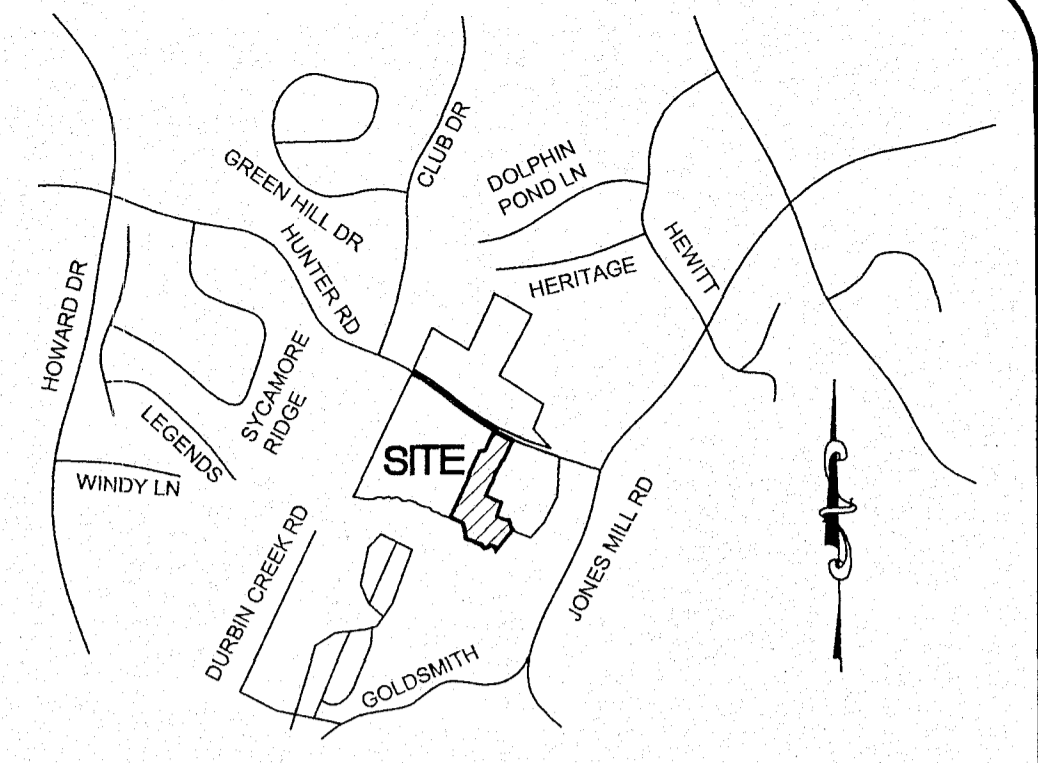
- AS A MINIMUM, 5 FOOT DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 25-FOOT EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN 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. STORMWATER PERMIT # 2016-1301. NPDES: SCR10B182.
- ALL OPEN SPACE, DETENTION, AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE BRAXTON RIDGE HOMEOWNERS ASSOCIATION. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR AND DOES NOT OWN OR MAINTAIN OPEN SPACE, DETENTION, OR COMMON AREAS.
- 5/8" REBAR AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
- EACH ROAD HAS A 44' RIGHT-OF-WAY.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES, OR ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.
- OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED.
- TAX MAP NUMBER PART 0555030100100.
- PROPERTY IS FRD (FLEXIBLE REVIEW DISTRICT - CITY OF FOUNTAIN INN).
- BASIS OF BEARINGS PER RTK GPS OBSERVATION OF SCGS MONUMENTS "2304F" AND "1197 G1".
- ZONING IS FRD (FLEXIBLE REVIEW DISTRICT - CITY OF FOUNTAIN INN).
- TOTAL UNDISTURBED BUFFER AREA WITHIN THE COMMON AREA = 1.73 ACRES.
- AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORM WATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN BRAXTON RIDGE 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 BRAXTON RIDGE SUBDIVISION, AS SHOWN/FOUND ON THE APPROVED STORM WATER PLAN FOR BRAXTON RIDGE SUBDIVISION AND/OR RECORDED STORM WATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT INSTRUMENT # 2011040519 (BOOK 2512, PAGE 5860), DATED 05/18/2011. THIS IS IN THE ABSENCE OF A HOMEOWNER'S OR PROPERTY OWNER'S ASSOCIATION.
- GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	75.87	2348.59	1.85	S62° 05' 53"E	75.87
C2	77.89	2348.59	1.90	S63° 58' 25"E	77.89
C3	16.12	2975.22	0.31	S64° 19' 50"E	16.12
C4	95.00	2975.22	1.83	S65° 24' 02"E	95.00
C5	10.82	297.00	2.09	S23° 43' 08"W	10.82
C6	115.49	297.00	22.28	S54° 05' 54"E	114.76
C7	170.11	297.00	32.82	S26° 33' 01"E	167.80
C8	170.11	297.00	32.82	S6° 16' 01"W	167.80
C9	5.35	147.00	2.09	S23° 43' 08"W	5.35
C10	84.20	147.00	32.82	S6° 16' 01"W	83.05
C11	84.20	147.00	32.82	S26° 33' 01"E	83.05
C12	57.16	147.00	22.28	S54° 05' 54"E	56.80
C13	0.91	2448.59	0.02	S64° 53' 52"E	0.91
C14	112.32	3075.22	2.09	S65° 14' 02"E	112.31
C15	36.37	522.00	3.99	S63° 14' 30"E	36.37
C16	93.72	2448.59	2.19	S62° 26' 25"E	93.72
C17	36.36	822.00	2.53	S63° 58' 15"E	36.35
C18	26.35	866.00	1.74	S64° 21' 59"E	26.35
C19	79.45	1016.00	4.48	S67° 28' 41"E	79.43
C20	94.01	1166.00	4.62	S67° 32' 52"E	93.99
C21	161.79	103.00	90.00	S20° 14' 16"E	145.66
C22	99.04	1210.00	4.69	S67° 34' 58"E	99.01
C23	39.20	1210.00	1.86	S70° 51' 20"E	39.20
C24	56.34	147.00	21.96	S82° 45' 51"E	56.00
C25	17.03	110.00	8.87	S20° 19' 41"W	17.01
C26	17.03	110.00	8.87	N29° 11' 46"E	17.01

Parcel Line Table

Line #	Length	Direction
L1	15.80	S19° 16' 59.34"E
L2	48.43	N1° 17' 00.02"E
L3	62.15	N56° 49' 37.02"W
L4	30.70	S81° 54' 07.57"W
L5	39.98	S36° 29' 36.91"W
L6	35.01	N86° 04' 15.09"W
L7	41.27	N48° 31' 32.48"W
L8	26.92	N39° 02' 11.22"W
L9	35.73	N72° 55' 03.61"W
L10	34.80	N71° 20' 02.07"W
L11	46.34	N57° 33' 33.29"W
L12	45.54	N73° 08' 12.69"W
L13	48.24	N61° 55' 09.11"W
L14	25.68	N8° 54' 12.20"W
L15	33.19	N10° 04' 23.09"E
L16	34.28	N19° 39' 42.91"W
L17	52.77	N15° 43' 55.06"W
L18	45.73	N5° 29' 05.77"W
L19	65.39	N63° 34' 19.52"W
L20	61.62	N66° 15' 45.33"W
L21	48.94	N61° 30' 24.48"W
L22	11.02	N66° 18' 55.51"W
L23	45.52	N12° 04' 13.22"E
L24	73.49	N79° 12' 22.06"E
L25	35.36	S69° 45' 43.78"W
L26	35.36	N20° 14' 16.22"W
L27	47.51	S46° 54' 44.62"E
L28	35.36	S20° 14' 16.22"E
L29	35.36	N69° 45' 43.78"E
L30	35.36	N20° 14' 16.22"W
L31	35.36	S69° 45' 43.78"W
L32	44.01	S23° 20' 14.51"W
L33	35.36	S20° 14' 16.22"E
L34	35.36	N69° 45' 43.78"E
L35	78.18	S65° 14' 16.22"E
L36	77.08	N65° 14' 16.22"W
L37	51.18	S39° 49' 04.06"E
L38	15.45	N70° 07' 46.67"E
L39	44.02	S18° 13' 14.21"W
L40	35.48	S24° 45' 43.78"W
L41	37.33	S15° 53' 38.87"W
L42	44.96	S15° 53' 38.87"W
L43	81.29	S24° 45' 43.78"W
L44	81.29	N24° 45' 43.78"E
L45	43.91	N33° 37' 48.68"E
L46	38.37	N33° 37' 48.68"E
L47	34.00	N24° 45' 43.78"E



LOCATION MAP (N.T.S.)

FINAL PLAT

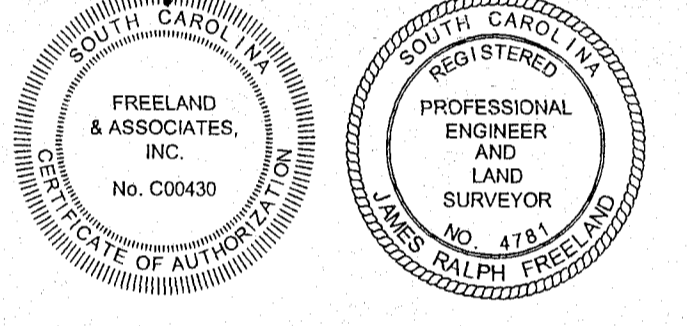
CERTIFICATE OF OWNERSHIP AND DEDICATION
THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.

1-16-18 SIGNED: [Signature]
1-1-18 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 2500, PAGE 2520; 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.

1-3-2018 SIGNED: [Signature]
DATE: JAMES R. FREELAND, S.C. REGISTRATION NO. 4781



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."

1-25-18 SIGNED: [Signature]
DATE: JUDITH J. WORTKOTTER, DIRECTOR OF PLANNING, GREENVILLE COUNTY PLANNING COMMISSION

2018005743
PLAT/LG Book: PL 1293 Page: 0082 - 0082 1 Pgs
January 25, 2018 04:15:23 PM
Rev: 810.00
FILED IN GREENVILLE COUNTY, SC [Signature]

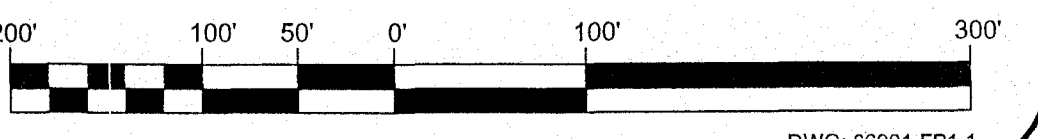
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2016-212

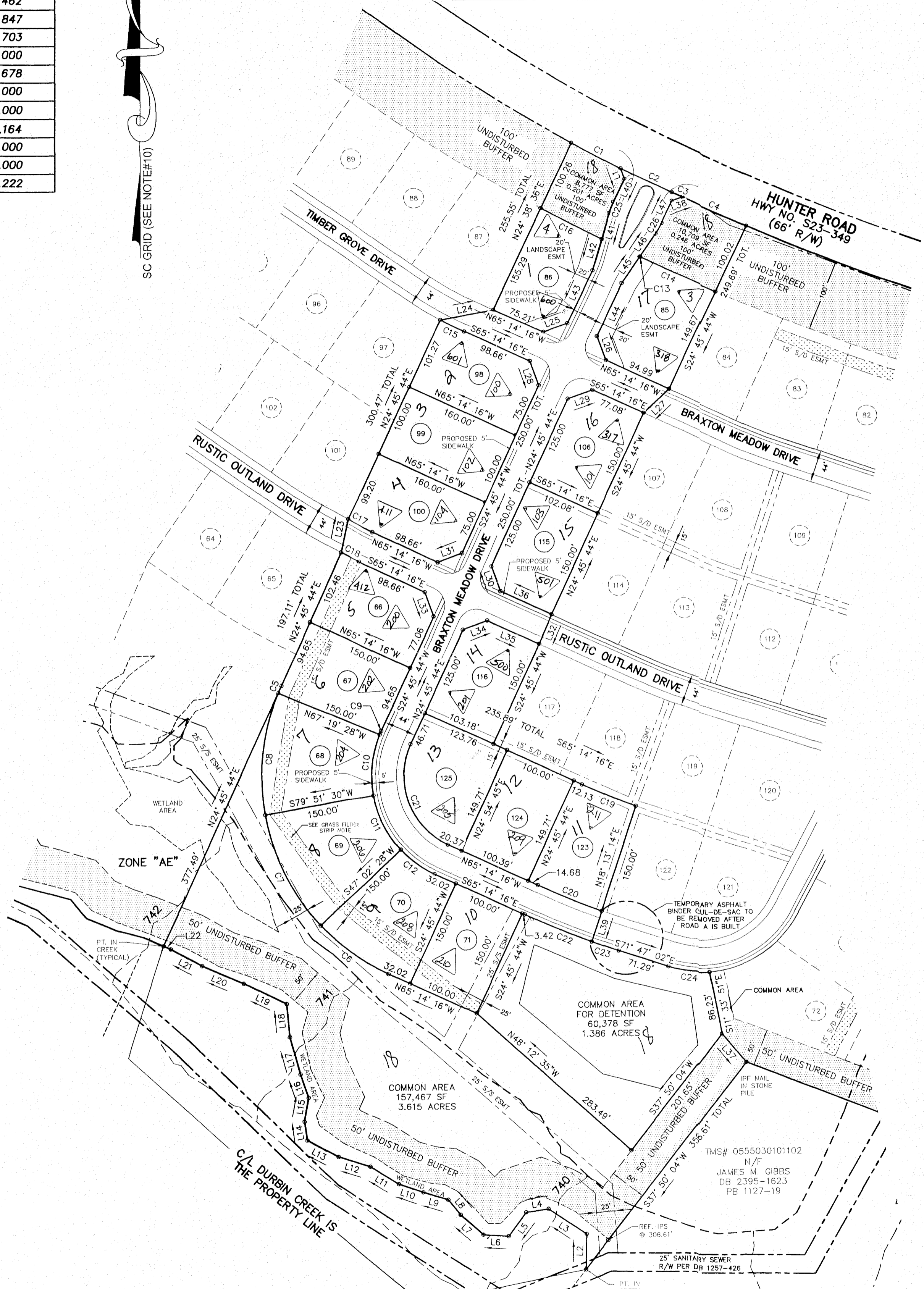
BRAXTON RIDGE PHASE ONE-SECTION ONE

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

NO. OF ACRES: 13.59 MILES OF NEW ROAD: 0.35
NO. OF LOTS: 17 DATE: 10-24-17
ZONING: FRD (Flexible Review District - City of FI)



DWG: 66901-FP-1



2019
0555030100100
thru
0555030101800
out of
0555030100100
1-25-18
1293-82

GRASS FILTER STRIP NOTE
LOTS 66 THROUGH 83 HAVE A 15' GRASS FILTER STRIP THAT SHALL BE INSTALLED AT THE REAR OF EACH LOT ADJACENT TO THE LIMITS OF DISTURBANCE. THIS FILTER STRIP SHALL BE INSTALLED BY THE HOMEOWNER AND CERTIFIED BY THE ENGINEER PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR ALL HOMES ON THESE LOTS.

GRASS FILTER STRIP