



# FINANCE AND POLICY COMMITTEE MEETING

MONDAY, JULY 1, 2024 | 6PM

1st committee meeting

The Committee will meet in Mauldin City Hall at 5 East Butler Road in the Council Chambers at 6 p.m.

The meeting will be available remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing.  
A quorum of Council will be present.

**FINANCE AND POLICY COMMITTEE  
MEETING  
JULY 1, 2024, 6PM  
CITY HALL - COUNCIL  
CHAMBERS 5 E. BUTLER  
ROAD**

Committee Members: Michael Reynolds (Chair), Members Carol King and Taft Matney

- |   |                      |
|---|----------------------|
| <b>1. <u>Call to Order</u></b>                                | Chairperson Reynolds |
| <b>2. <u>Public Comment</u></b>                               | Chairperson Reynolds |
| <b>3. <u>Reading and Approval of Minutes</u></b>              | Chairperson Reynolds |
| a. Finance Committee Minutes-June 3, 2024<br>[Pages 3-5]      |                      |
| <b>4. <u>Reports or Communications from City Officers</u></b> | Chairperson Reynolds |
| a. City Administrator Seth Duncan                             |                      |
| b. Finance Director Holly Abercrombie<br>Budget Review        |                      |
| c. HR Director Mark Putnam                                    |                      |
| <b>5. <u>Unfinished Business</u></b>                          | Chairperson Reynolds |
| There is no unfinished business.                              |                      |
| <b>6. <u>New Business</u></b>                                 | Chairperson Reynolds |
| a. Adams Glen Pump Station Fee [Pages 6-16]                   |                      |
| <b>7. <u>Public Comment</u></b>                               | Chairperson Reynolds |
| <b>8. <u>Committee Concerns</u></b>                           | Chairperson Reynolds |
| <b>9. <u>Adjournment</u></b>                                  | Chairperson Reynolds |

**MINUTES**  
**FINANCE AND POLICY COMMITTEE MEETING**  
**JUNE 3, 2024, 6PM**  
**CITY HALL - COUNCIL CHAMBERS 5 E. BUTLER ROAD**  
**3<sup>rd</sup> and Final Committee Meeting**

Committee Members: Michael Reynolds (Chair), Members Carol King and Taft Matney  
Others present: Finance Director Holly Abercrombie, HR Director Mark Putnam and City Administrator Seth Duncan

**1. Call to Order-** Chairman Reynolds

**2. Public Comment**

Terry Merritt of 214 Fairfield Drive spoke about the Employee Handbook. There are certain sections that were fixed last time the handbook was looked at, which was about four years ago. He hopes committee will study the handbook in detail and not undo the work that was done four years ago. Mr. Merritt asked that the annual leave policy be looked at carefully.

**3. Reading and Approval of Minutes**

a. Finance Committee Minutes-February 5, 2024

**Motion:** Councilwoman King made a motion to approve the minutes with Councilman Matney seconding.

**Vote:** The vote was unanimous (3-0).

**4. Reports or Communications from City Officers**

a. City Administrator Seth Duncan

Mr. Duncan mentioned Police Officer Zaloumis has been working with Laurens Electric and Duke Energy on street light maintenance. 100 streetlights were out before and now we are down to 8 that are out.

There were more than 340 registrants for the inaugural Bridgeway Run.

The City has received the Achievement of Excellence in Financial Reporting award again this year.

b. Finance Director Holly Abercrombie  
Budget Review

Ms. Abercrombie reported that revenues look good. The MASC business license remittance will come at the end of June, beginning of July.

c. HR Director Mark Putnam

Mr. Putnam said Mauldin is becoming an employer of choice. We get applications from all over the region including Greenville County, Greenville City, and Anderson.

**5. Unfinished Business-** There is no unfinished business.

**6. New Business**

a. Employee Handbook

Mauldin's current employee handbook was revised and adopted in 2020. The employee handbook is four (4) years old and needs to be revisited and revisions made where needed. Staff have made revisions to the employee handbook using local municipalities and MASC model handbook to enhance the City's handbook. Labor attorney Kevin Sturm is currently reviewing all revisions. Committee is asked to table discussion on revisions until July 2024 committee allowing time for Committee to fully review all revisions.

Most of the new policies added are state or federal employment laws or regulations.

Councilwoman King said she would like to schedule a workshop to go over the handbook and have discussion on the new proposals.

This item will be brought back to committee next month.

b. Indigo Point Pump Station Fee

The pool and clubhouse, which is located on parcel 176, was not included in Ordinance 974 adopted in June 2021 due to the fact that the pool and clubhouse had not been built. This will constitute the final parcel to be assessed a pumpstation fee in Indigo Point.

**Motion:** Councilman Matney made a motion to send this item to Council with a recommendation of approval with Councilwoman King seconding.

**Vote:** The vote was unanimous (3-0).

**7. Public Comment-**

Councilwoman King asked that Mr. Fleahman be made aware each department giving a report tonight thanked Mr. Fleahman and the PW department for all of their help with different projects.

**8. Committee Concerns-** None

**9. Adjournment-** Chairman Reynolds adjourned the meeting at 7:07 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk

# FINANCE & POLICY COMMITTEE

## AGENDA ITEM

**MEETING DATE:** July 1, 2024

**AGENDA ITEM:** Adams Glen Pump Station Fee

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**TO:** Finance & Policy Committee

**FROM:** Seth Duncan, City Administrator

**SUBJECT:** Ordinance: Adams Glen Pump Station Fee

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### REQUEST

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Council is being asked to approve an Ordinance to establish a Pump Station Fee for parcels that have been platted at the Adams Glen subdivision.

### HISTORY/BACKGROUND

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The Adams Glen subdivision is being built along Ashmore Bridge Road near Ranch Road. The community will consist of 273 developed parcels at full buildout and is being built by DR Horton. The developer recently platted Phase 1 consisting of 165 lots. The pumpstation has been installed by the developer, is still under warranty, but has been handed over to the City of operation.

As per our policy, subdivisions requiring the use of a pumpstation are assessed an annual fee for the operation, maintenance and future capital needs of the pumpstation. An ordinance to adopt an initial fee is being presented to Council for consideration.

### ANALYSIS or STAFF FINDINGS

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Staff is presenting an Ordinance that will add a Pump Station Fee to the platted lots in Adams Glen and maintain the fee at \$122 per year. The fee will be assessed annually on the property tax bill and may be adjusted annually to account for additional parcel development or changes in operating costs.

### FINCANCIAL IMPACT

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Expenses for the maintenance and operation of the Adams Glen pump station are included in the FY2024-2025 Budget and would be offset by the revenue collected.

### RECOMMENDATION

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Staff recommends Council approval of the Ordinance.

### ATTACHMENT(S)

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- Ordinance establishing Pump Station Fee
- Exhibit with affected parcels

**AN ORDINANCE**

**ESTABLISHING A SEWER PUMP STATION FEE FOR PARCELS OF THE ADAMS GLEN SUBDIVISION DEVELOPMENT.**

**WHEREAS**, the City of Mauldin, South Carolina (the “*City*”), a body corporate and politic and a municipal corporation of the State of South Carolina, operates a sewer collection system that serves residents in the City;

**WHEREAS**, the City has approved the development of a subdivision on Ashmore Bridge Road by DR Horton (the “*Owner*”) whereby the Owner agreed to acquire and install, at its expense, certain sewer capital improvements, including a sewer pump station (collectively, the “*Sewer Infrastructure*”) as part of its developing an approximately 101 acre tract of land in the City into a residential development consisting of approximately 273 parcels, once completed over one or more phases to be known as Adams Glen (the “*Development*”);

**WHEREAS**, the Sewer Infrastructure, upon completion, was donated to the City, and the City owns and operates the Sewer Infrastructure;

**WHEREAS**, operating and maintaining the Sewer Infrastructure, as well as capital improvements related to the Sewer Infrastructure, result in the City incurring additional expenses, which the City has determined to fund through the establishment of a sewer pump station fee (the “*Pump Station Fee*”) to be assessed only on the real property parcels (the “*Parcels*”) in the Development, which descriptions of the Parcels are attached hereto and incorporated herein by reference as *Exhibit A*;

**WHEREAS**, the Developer has created an additional Parcel on the Development which have been incorporated into the Development and will now be assessed a Pump Station Fee pursuant to the terms of this Ordinance;

**WHEREAS**, pursuant to Section 6-1-330 of the Code of Laws of South Carolina, 1976, as amended, the City desires to establish and revise whenever it so wishes or may be required a Pump Station Fee, the revenues of which will be used for the operation, maintenance, renovation and repair of the Sewer Infrastructure as well as the acquisition and construction of related capital improvements;

**WHEREAS**, given the small number of Parcels in the Development on which the Pump Station Fee will be assessed, having the Pump Station Fee collected by the third-party water provider that currently collects the City’s sewer collection fee is impractical and not cost effective;

**WHEREAS**, on July \_\_, 2024 the City caused to be published a notice of public hearing in the *Greenville News* informing the public of the public hearing to be held at the August 19, 2024 City Council meeting;

**WHEREAS**, on August 19, 2024 the City Council conducted a public hearing on the establishment of the Pump Station Fee, allowing Parcel owner(s) and the public an opportunity to appear and be heard in person or by counsel before the City Council, prior to the enactment of this Ordinance, at which public hearing the Pump Station Fee was presented, discussed, and made available to the public for inspection; and

**WHEREAS**, this Ordinance has been approved by a positive majority of the City Council following such public hearing;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAULDIN, SOUTH CAROLINA, AS FOLLOWS:**

SECTION 1. Establishment of Pump Station Fee

The City hereby enacts, as of the date of enactment of this Ordinance, the Pump Station Fee on the Parcel in the Development set forth on the attached *Exhibit A* in the amount of \$122 per Parcel per year. The Pump Station Fee will be due annually and assessed on each Parcel owner's real property tax bill. The City will inform Greenville County of the amount of the Pump Station Fee in order for Greenville County to place the Pump Station Fee on the Parcels' real property tax bills.

SECTION 2. Authorization

The Mayor and the City Administrator, for and on behalf of the City, acting jointly or individually, are fully empowered and authorized to take such further action as may be reasonably necessary to effect the establishment and implementation of the Pump Station Fee including entering into any agreements as may be needed for the collection of such Fee.

SECTION 3. Severability

If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 4. Repealing Clause

All ordinances, resolutions, or parts thereof, inconsistent herewith are hereby repealed to the extent of such inconsistencies.



**DONE IN MEETING DULY ASSEMBLED**, this 19<sup>th</sup> day of August, 2024.

**CITY OF MAULDIN, SOUTH CAROLINA**

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

First Reading: July 15, 2024  
Second Reading: August 19, 2024  
Public Hearing: August 19, 2024

**EXHIBIT A**

**PROPERTY SUBJECT TO SEWER PUMP STATION FEE**

**ADAMS GLEN SUBDIVISION**

The following Parcels more particularly described on the attached Plat are subject to the Sewer Pump Station Fee:

**Plat #2021-153 Phase 1**

1-12

31-80

125-138

160-248

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

**CERTIFICATE OF ORDINANCE**

I, the undersigned, City Clerk of the City of Mauldin, South Carolina (the “*City*”) **DO HEREBY CERTIFY:**

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance which was given two readings on two separate days, with an interval of at least six days between the readings by the City Council of the City (the “*City Council*”). The original of this Ordinance is duly entered in the permanent records of minutes of meetings of the City Council, in my custody as such City Clerk.

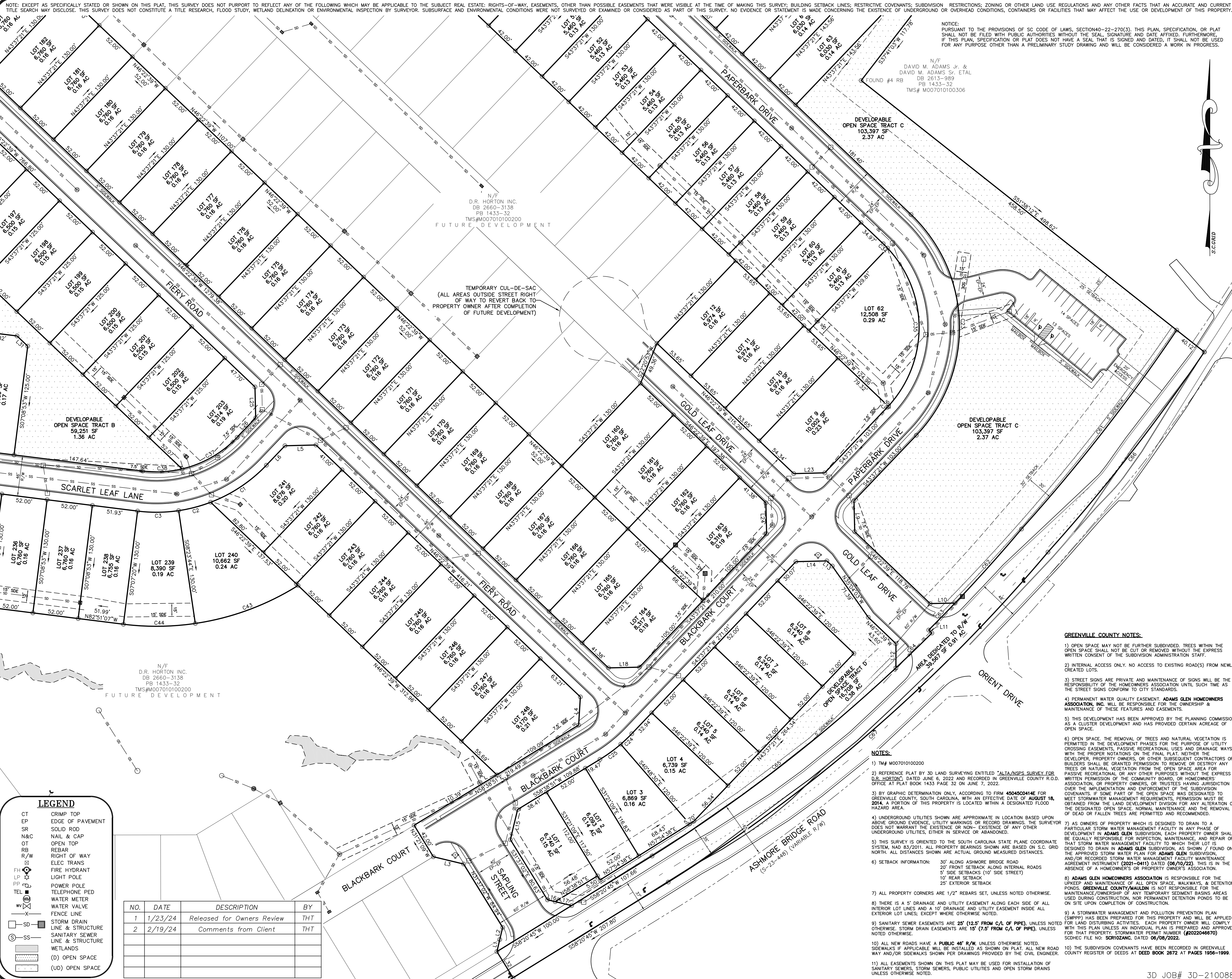
That each of said meetings was duly called, and all members of the City Council were notified of the same; that a quorum of the membership remained throughout the proceedings incident to the enactment of this Ordinance.

**IN WITNESS WHEREOF**, I have hereunto set my Hand this 15<sup>th</sup> day of July, 2024.

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City Clerk  
City of Mauldin, South Carolina

First Reading: June 17, 2024  
Second Reading: July 15, 2024  
  
Public Hearing: July 15, 2024



NOTE: 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: 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 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 THIS PROPERTY.

NOTICE:  
PURSUANT TO THE PROVISIONS OF S.C. CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

N/F  
D.R. HORTON INC.  
DB 2660-3138  
PB 1433-32  
TMS#M007010100200  
FUTURE DEVELOPMENT

TEMPORARY CUL-DE-SAC  
(ALL AREAS OUTSIDE STREET RIGHT  
OF WAY TO REVERT BACK TO  
PROPERTY OWNER AFTER COMPLETION  
OF FUTURE DEVELOPMENT)

N/F  
D.R. HORTON INC.  
DB 2660-3138  
PB 1433-32  
TMS#M007010100200  
FUTURE DEVELOPMENT

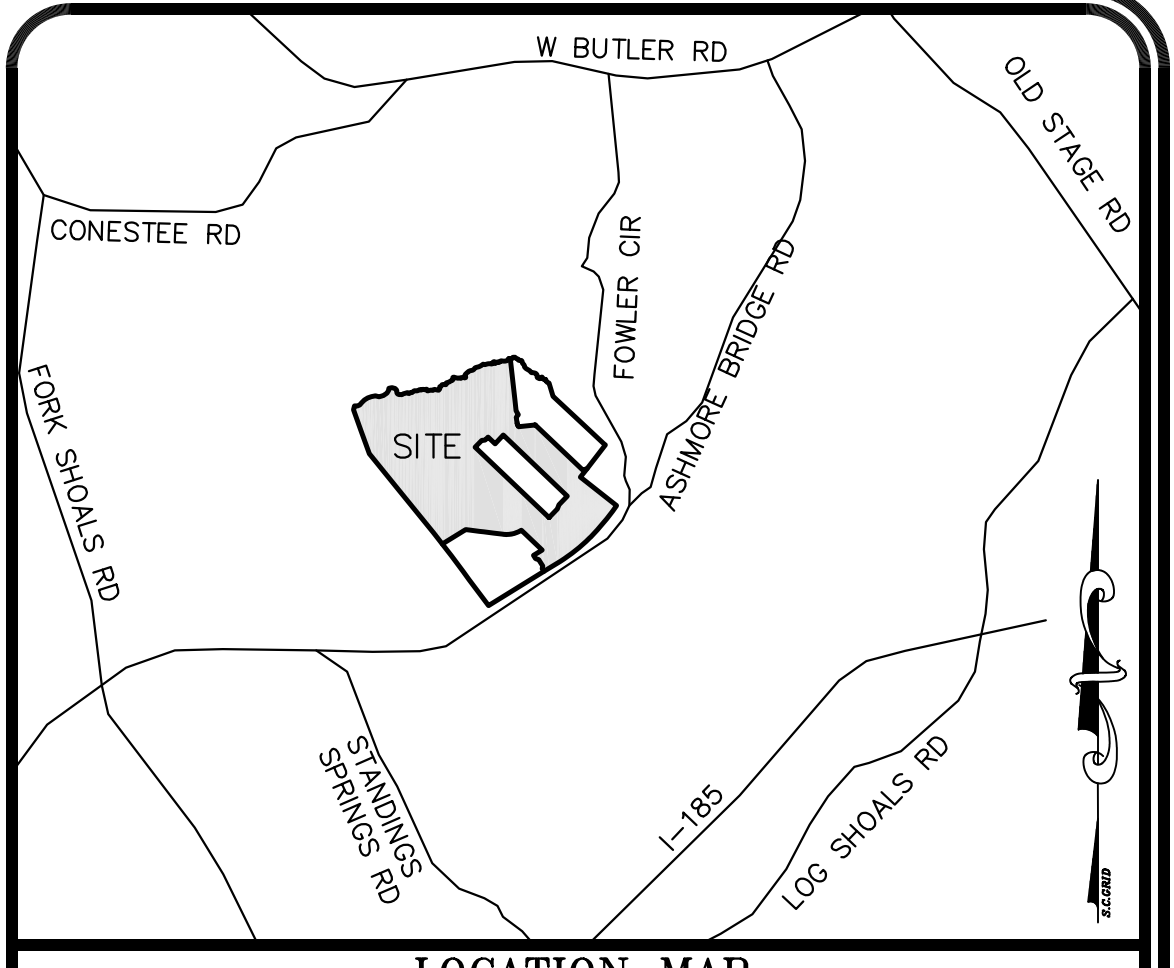
- GREENVILLE COUNTY NOTES:**
- OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED. TREES WITHIN THE OPEN SPACE SHALL NOT BE CUT OR REMOVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SUBDIVISION ADMINISTRATION STAFF.
  - INTERNAL ACCESS ONLY. NO ACCESS TO EXISTING ROADS FROM NEWLY CREATED LOTS.
  - STREET SIGNS ARE PRIVATE AND MAINTENANCE OF SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION UNLESS SUCH AS THE STREET SIGNS CONFORM TO CITY STANDARDS.
  - PERMANENT WATER QUALITY EASEMENT. ADAMS GLEN HOMEOWNERS ASSOCIATION, INC. WILL BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF THESE FEATURES AND EASEMENTS.
  - THIS DEVELOPMENT HAS BEEN APPROVED BY THE PLANNING COMMISSION AS A CLUSTER DEVELOPMENT AND HAS PROVIDED CERTAIN ACREAGE OF OPEN SPACE.
  - OPEN SPACE. THE REMOVAL OF TREES AND NATURAL VEGETATION IS PERMITTED IN THE DEVELOPMENT PHASES FOR THE PURPOSE OF UTILITY CROSSING EASEMENTS, PASSIVE RECREATIONAL USES AND DRAINAGE WAYS WITH THE PROPER NOTATIONS ON THE FINAL PLAT. NEITHER THE DEVELOPER, PROPERTY OWNERS, OR OTHER SUBSEQUENT CONTRACTORS OR BUILDERS SHALL BE GRANTED PERMISSION TO REMOVE OR DESTROY ANY TREES OR NATURAL VEGETATION FROM THE OPEN SPACE AREA FOR PASSIVE RECREATIONAL OR ANY OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COMMUNITY BOARD, OR HOMEOWNERS ASSOCIATION, OR PROPERTY OWNERS, OR TRUSTEES HAVING JURISDICTION OVER THE IMPLEMENTATION AND ENFORCEMENT OF THE SUBDIVISION COVENANTS. IF SOME PART OF THE OPEN SPACE WAS DESIGNATED TO MEET STORMWATER MANAGEMENT REQUIREMENTS, PERMISSION MUST BE OBTAINED FROM THE LAND DEVELOPMENT DIVISION FOR ANY ALTERATION OF THE DESIGNATED OPEN SPACE. NORMAL MAINTENANCE AND THE REMOVAL OF DEAD OR FALLEN TREES ARE PERMITTED AND RECOMMENDED.
  - AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORM WATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN ADAMS GLEN 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 ADAMS GLEN SUBDIVISION, AND/OR RECORDED STORM WATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT INSTRUMENT (2021-0411) DATED (06/10/22). THIS IS IN THE ABSENCE OF A HOMEOWNER'S OR PROPERTY OWNER'S ASSOCIATION.
  - ADAMS GLEN HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE UPGRADE AND MAINTENANCE OF ALL OPEN SPACE, WALKWAYS, & DETENTION PONDS. GREENVILLE COUNTY/MAULDIN IS NOT RESPONSIBLE FOR THE MAINTENANCE/OWNERSHIP OF ANY TEMPORARY SEDIMENT BASINS AREAS USED DURING CONSTRUCTION, NOR PERMANENT DETENTION PONDS TO BE ON SITE UPON COMPLETION OF CONSTRUCTION.
  - A STORMWATER MANAGEMENT AND POLLUTION PREVENTION PLAN (SWPPP) 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 NUMBER: (P022246470) SDCHEP FILE NO. SCRI2020C, DATED 06/08/2022.
  - THE SUBDIVISION COVENANTS HAVE BEEN RECORDED IN GREENVILLE COUNTY REGISTER OF DEEDS AT DEED BOOK 2872 AT PAGES 1956-1999.

- NOTES:**
- TMS# M007010100200
  - REFERENCE PLAT BY 3D LAND SURVEYING ENTITLED "ALTA/NSPS SURVEY FOR DEB 2660-3138, DATED JUNE 6, 2022 AND RECORDED IN GREENVILLE COUNTY R.O.D. OFFICE AT PLAT BOOK 1433 PAGE 32 ON JUNE 7, 2022.
  - BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FIRM 45045C00414E FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
  - UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE, UTILITY MARKINGS OR RECORD DRAWINGS. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.
  - THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.
  - SETBACK INFORMATION:  
30' ALONG ASHMORE BRIDGE ROAD  
20' FRONT SETBACK ALONG INTERNAL ROADS  
5' SIDE SETBACKS (10' SIDE STREET)  
10' REAR SETBACK  
25' EXTERIOR SETBACK
  - ALL PROPERTY CORNERS ARE 1/2" REBAR'S SET, UNLESS NOTED OTHERWISE.
  - 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.
  - SANITARY SEWER EASEMENTS ARE 25' (12.5' FROM C/L OF PIPE), UNLESS NOTED OTHERWISE. STORM DRAIN EASEMENTS ARE 15' (7.5' FROM C/L OF PIPE), UNLESS NOTED OTHERWISE.
  - ALL NEW ROADS HAVE A PUBLIC 48" R/W, UNLESS OTHERWISE NOTED. SIDEWALKS IF APPLICABLE WILL BE INSTALLED AS SHOWN ON PLAT. ALL NEW ROAD WAY AND/OR SIDEWALKS SHOWN PER DRAWINGS PROVIDED BY THE CIVIL ENGINEER.
  - ALL EASEMENTS SHOWN ON THIS PLAT MAY BE USED FOR INSTALLATION OF SANITARY SEWERS, STORM SEWERS, PUBLIC UTILITIES AND OPEN STORM DRAINS UNLESS OTHERWISE NOTED.

**LEGEND**

- CT CRIMP TOP
- EP EDGE OF PAVEMENT
- SR SOLID ROAD
- N&C NAIL & CAP
- OT OPEN TOP
- OT REBAR
- R/W RIGHT OF WAY
- ET ELEC TRANS
- FH FIRE HYDRANT
- LP LIGHT POLE
- PP POWER POLE
- TEL TELEPHONE PED
- WM WATER METER
- WV WATER VALVE
- FL FENCE LINE
- SD STORM DRAIN LINE & STRUCTURE
- SS SANITARY SEWER LINE & STRUCTURE
- WETLANDS
- (D) OPEN SPACE
- (UD) OPEN SPACE

NO.	DATE	DESCRIPTION	BY
1	1/23/24	Released for Owners Review	THT
2	2/19/24	Comments from Client	THT



LOCATION MAP  
NOT TO SCALE

**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

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREWITH HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT REGULATIONS FOR GREENVILLE COUNTY OR CITY OF MAULDIN, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION FOR GREENVILLE COUNTY OR CITY OF MAULDIN AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY.

DATE \_\_\_\_\_

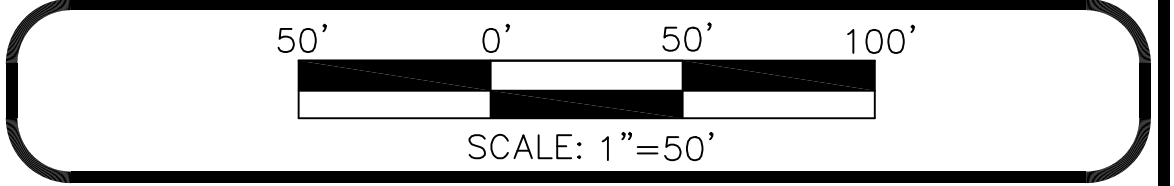
AUTHORIZED REPRESENTATIVE AS DESIGNATED  
BY GREENVILLE COUNTY PLANNING COMMISSION

**FINAL PLAT**

**ADAMS GLEN**  
#2021-153 PHASE 1 SHEET 1 OF 5  
MAULDIN, GREENVILLE COUNTY

**OWNER**  
D.R. HORTON INC  
100 VERDAE BLVD STE 401  
GREENVILLE, SC 29607

NO. OF ACRES: 70.60 MILES OF NEW ROAD: 1.20  
NO. OF LOTS: 165 DATE: 1/23/2024  
ERROR OF CLOSURE: 1:10,000  
CURRENT ZONING: R-15 (CLUSTER)



**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 \_\_\_\_\_

DAVID MODNY, P.L.S.

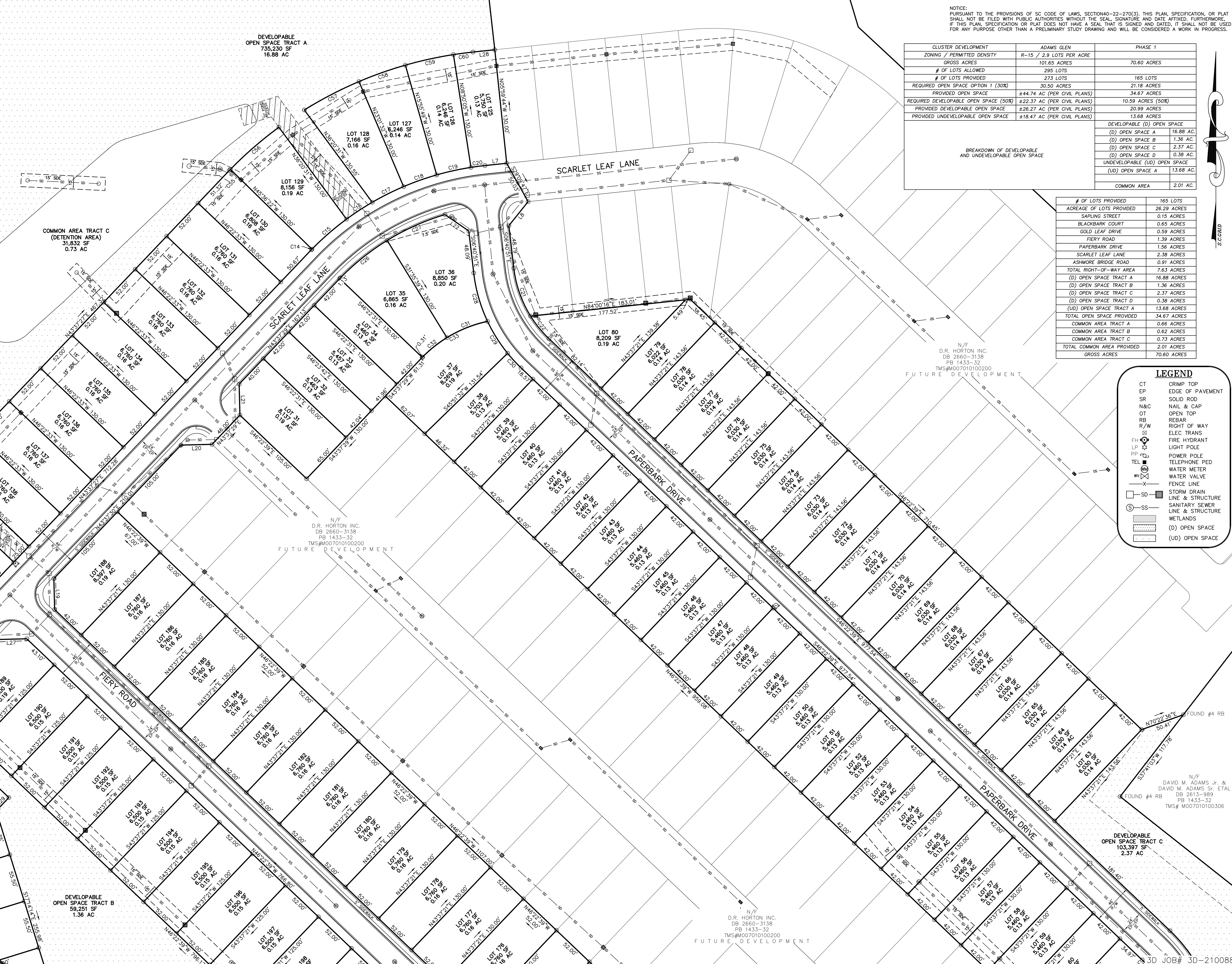
**3D LAND SURVEYING**

P.O. BOX 8494 GREENVILLE, SC 29604  
(864) 272-0274 www.3dls.net

PROFESSIONAL LAND SURVEYOR  
No. 22746  
DAVID M. MODNY  
SOUTH CAROLINA  
3D LAND SURVEYING, INC.  
No. C03019  
STATE OF SOUTH CAROLINA  
OFFICE OF AUTHORITY

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 THIS PROPERTY.

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CLUSTER DEVELOPMENT	ADAMS GLEN	PHASE 1
ZONING / PERMITTED DENSITY	R-15 / 2.9 LOTS PER ACRE	70.60 ACRES
GROSS ACRES	101.65 ACRES	
# OF LOTS ALLOWED	295 LOTS	
# OF LOTS PROVIDED	273 LOTS	
REQUIRED OPEN SPACE OPTION 1 (30%)	30.50 ACRES	
PROVIDED OPEN SPACE	±44.74 AC (PER CIVIL PLANS)	
REQUIRED DEVELOPABLE OPEN SPACE (50%)	±22.37 AC (PER CIVIL PLANS)	
PROVIDED DEVELOPABLE OPEN SPACE	±26.27 AC (PER CIVIL PLANS)	
PROVIDED UNDEVELOPABLE OPEN SPACE	±18.47 AC (PER CIVIL PLANS)	

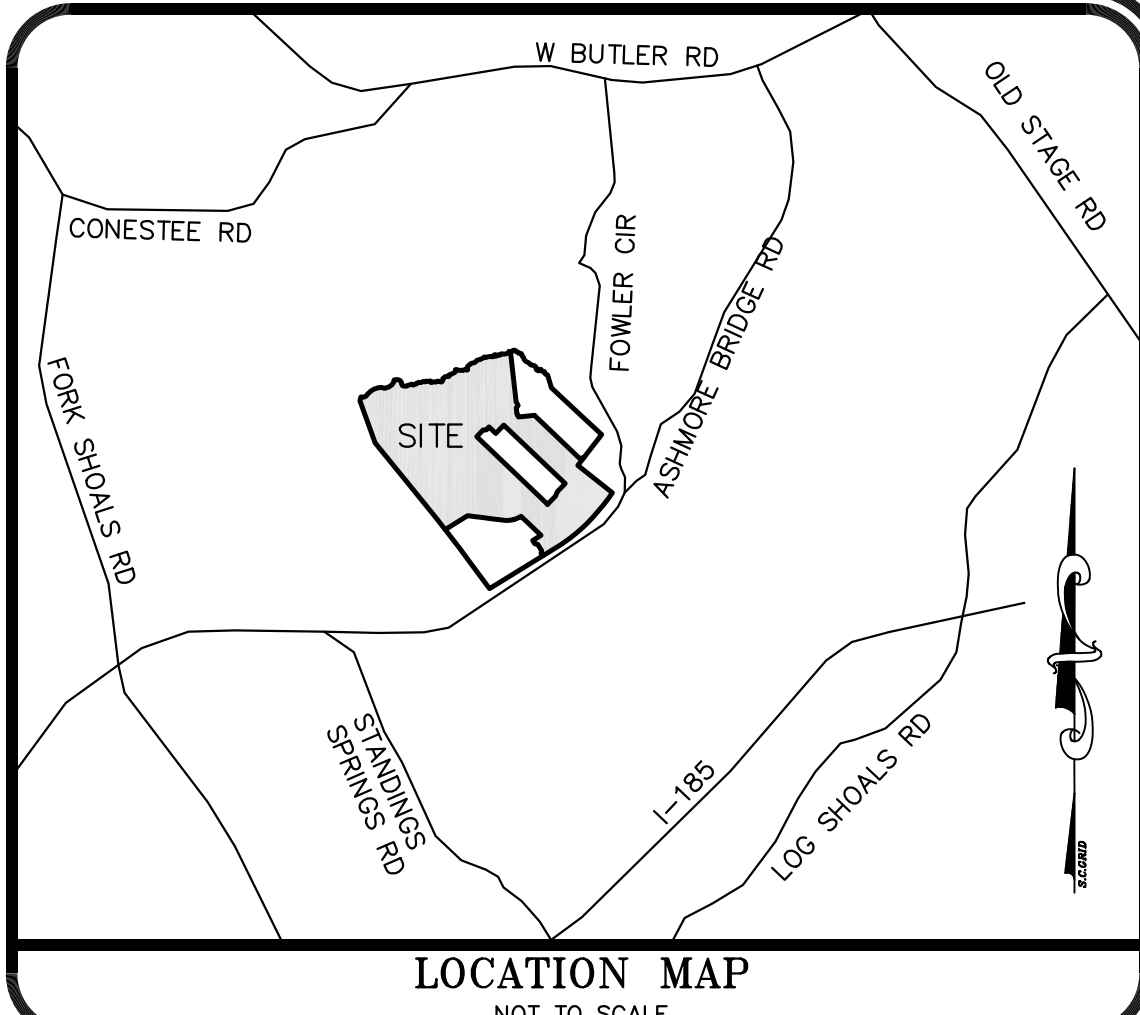
  

BREAKDOWN OF DEVELOPABLE AND UNDEVELOPABLE OPEN SPACE	
DEVELOPABLE (D) OPEN SPACE	16.88 ACRES
(D) OPEN SPACE A	1.36 AC
(D) OPEN SPACE B	2.37 AC
(D) OPEN SPACE C	0.38 AC
(D) OPEN SPACE D	13.68 AC
UNDEVELOPABLE (UD) OPEN SPACE	2.01 AC
COMMON AREA	2.01 AC

# OF LOTS PROVIDED	165 LOTS
ACREAGE OF LOTS PROVIDED	26.29 ACRES
SAPLING STREET	0.15 ACRES
BLACKBARK COURT	0.65 ACRES
GOLD LEAF DRIVE	0.59 ACRES
FIERY ROAD	1.39 ACRES
PAPERBARK DRIVE	1.56 ACRES
SCARLET LEAF LANE	2.38 ACRES
ASHMORE BRIDGE ROAD	0.91 ACRES
TOTAL RIGHT-OF-WAY AREA	7.63 ACRES
(D) OPEN SPACE TRACT A	16.88 ACRES
(D) OPEN SPACE TRACT B	1.36 ACRES
(D) OPEN SPACE TRACT C	2.37 ACRES
(D) OPEN SPACE TRACT D	0.38 ACRES
(UD) OPEN SPACE TRACT A	13.68 ACRES
TOTAL OPEN SPACE PROVIDED	34.67 ACRES
COMMON AREA TRACT A	0.66 ACRES
COMMON AREA TRACT B	0.62 ACRES
COMMON AREA TRACT C	0.73 ACRES
TOTAL COMMON AREA PROVIDED	2.01 ACRES
GROSS ACRES	70.60 ACRES

**LEGEND**

- CT CRIMP TOP
- EP EDGE OF PAVEMENT
- SR SOLID ROD
- N&C NAIL & CAP
- OT OPEN TOP
- RB REBAR
- R/W RIGHT OF WAY
- EH ELEC TRANS
- FH FIRE HYDRANT
- LP LIGHT POLE
- PP POWER POLE
- TEL TELEPHONE PED
- WM WATER METER
- WV WATER VALVE
- X- FENCE LINE
- SD STORM DRAIN LINE & STRUCTURE
- SS SANITARY SEWER LINE & STRUCTURE
- WETLANDS
- (D) OPEN SPACE
- (UD) OPEN SPACE



**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

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HERewith HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT REGULATIONS FOR GREENVILLE COUNTY OR CITY OF MAULDIN, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION FOR GREENVILLE COUNTY OR CITY OF MAULDIN AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY.

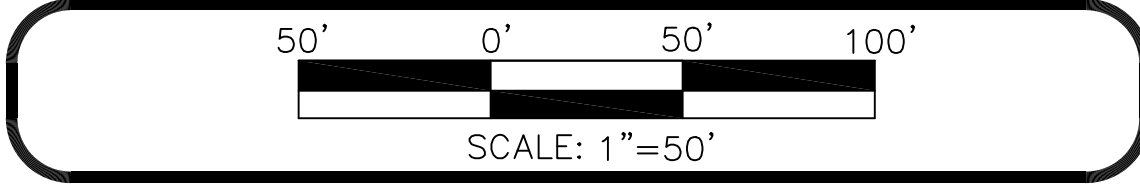
DATE \_\_\_\_\_ AUTHORIZED REPRESENTATIVE AS DESIGNATED BY GREENVILLE COUNTY PLANNING COMMISSION

**FINAL PLAT**

**ADAMS GLEN**  
 #2021-153 PHASE 1 SHEET 2 OF 5  
 MAULDIN, GREENVILLE COUNTY

**OWNER**  
 D.R. HORTON INC  
 100 VERDAE BLVD STE 401  
 GREENVILLE, SC 29607

NO. OF ACRES: 70.60 MILES OF NEW ROAD: 1.20  
 NO. OF LOTS: 165 DATE: 1/23/2024  
 ERROR OF CLOSURE: 1:10,000  
 CURRENT ZONING: R-15 (CLUSTER)



**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 \_\_\_\_\_ DAVID MOONY, P.L.S.

**3D LAND SURVEYING**  
 P.O. BOX 8494 GREENVILLE, SC 29604  
 (864) 272-0274 www.3dls.net

N/F  
 D.R. HORTON INC.  
 DB 2660-3138  
 PB 1433-32  
 TMS#M007010100200  
 FUTURE DEVELOPMENT

N/F  
 DAVID M. ADAMS JR. &  
 DAVID M. ADAMS SR. ETAL  
 DB 2813-989  
 PB 1433-32  
 TMS# M007010100306  
 FOUND #4 RB

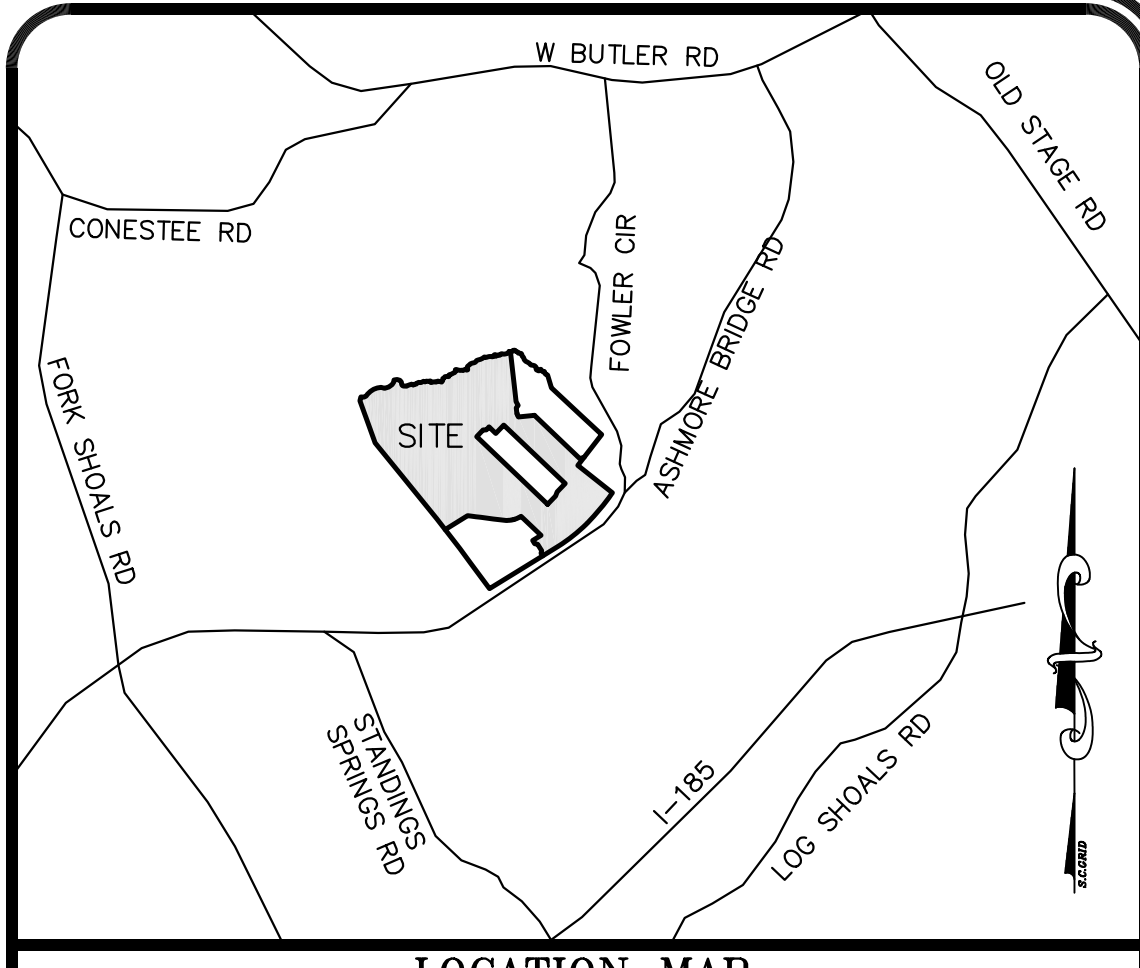
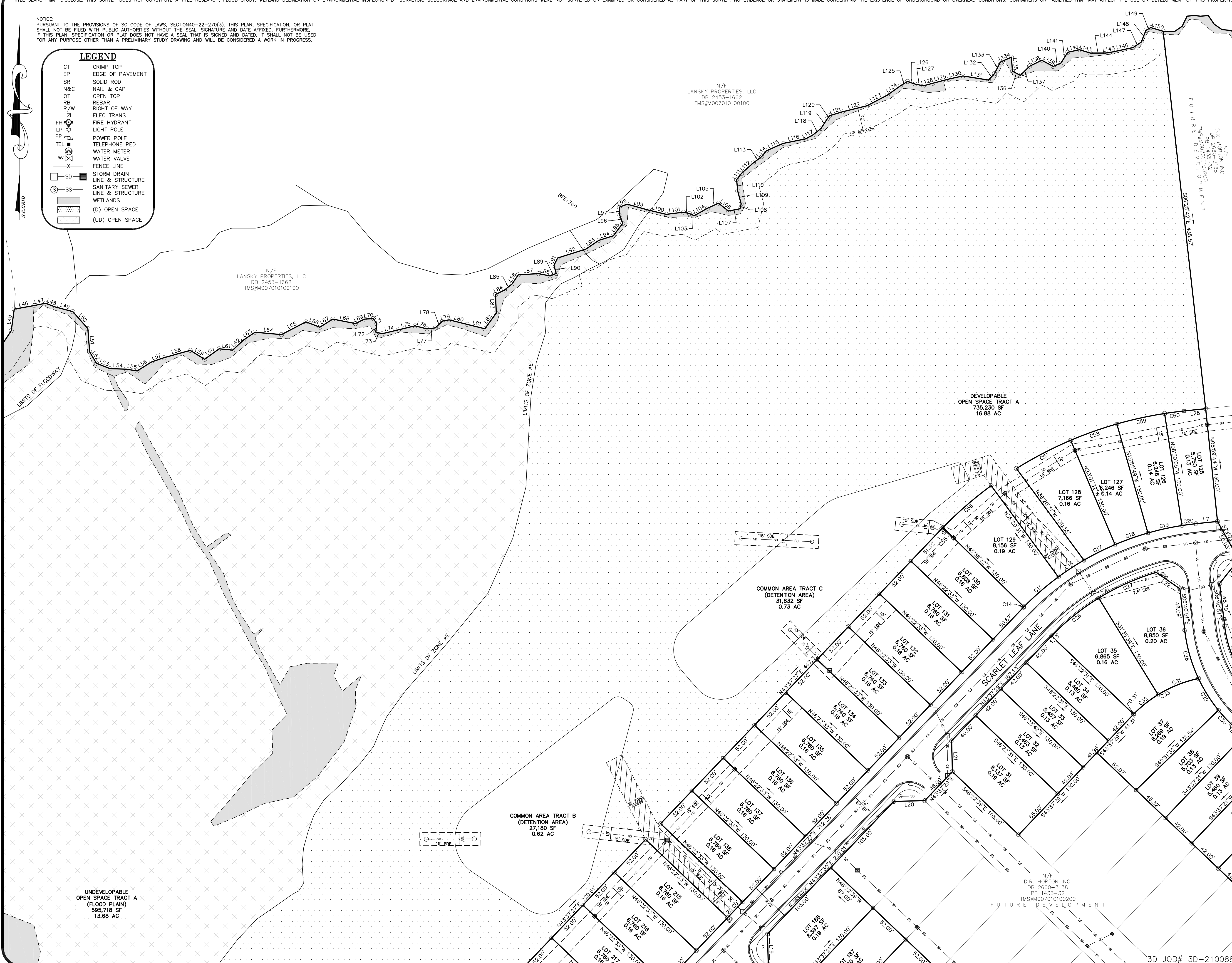
DEVELOPABLE  
 OPEN SPACE TRACT C  
 103,397 SF  
 2.37 AC

3D JOB# 3D-210088

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 THIS PROPERTY.

NOTICE: PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

- LEGEND**
- CT CRIMP TOP
  - EP EDGE OF PAVEMENT
  - SR SOLID ROD
  - N&C NAIL & CAP
  - OT OPEN TOP
  - RB REBAR
  - R/W RIGHT OF WAY
  - ELEC ELEC TRANS
  - FH FIRE HYDRANT
  - LP LIGHT POLE
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  - SD STORM DRAIN LINE & STRUCTURE
  - SS SANITARY SEWER LINE & STRUCTURE
  - WETLANDS
  - (D) OPEN SPACE
  - (UD) OPEN SPACE



**LOCATION MAP**  
NOT TO SCALE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

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DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREWTH HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT REGULATIONS FOR GREENVILLE COUNTY OR CITY OF MAULDIN, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION FOR GREENVILLE COUNTY OR CITY OF MAULDIN AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY.

DATE \_\_\_\_\_

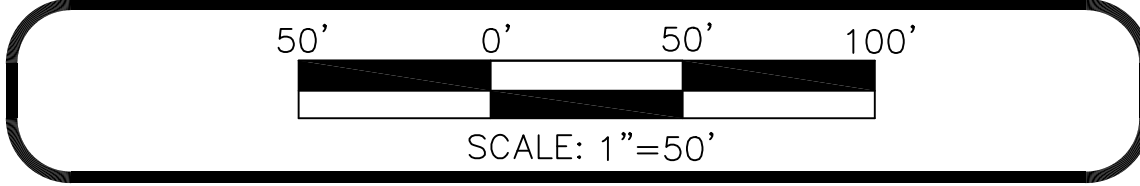
AUTHORIZED REPRESENTATIVE AS DESIGNATED BY GREENVILLE COUNTY PLANNING COMMISSION

**FINAL PLAT**

**ADAMS GLEN**  
#2021-153 PHASE 1 SHEET 3 OF 5  
MAULDIN, GREENVILLE COUNTY

**OWNER**  
D.R. HORTON INC  
100 VERDAE BLVD STE 401  
GREENVILLE, SC 29607

NO. OF ACRES: 70.60 MILES OF NEW ROAD: 1.20  
NO. OF LOTS: 165 DATE: 1/23/2024  
ERROR OF CLOSURE: 1:10,000  
CURRENT ZONING: R-15 (CLUSTER)



**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 \_\_\_\_\_ DAVID MODNY, P.L.S.

**3D LAND SURVEYING**  
P.O. BOX 8494 GREENVILLE, SC 29604  
(864) 272-0274 www.3dls.net

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Table with columns: LINE, BEARING, DISTANCE. Contains survey data for lines L1 through L159.

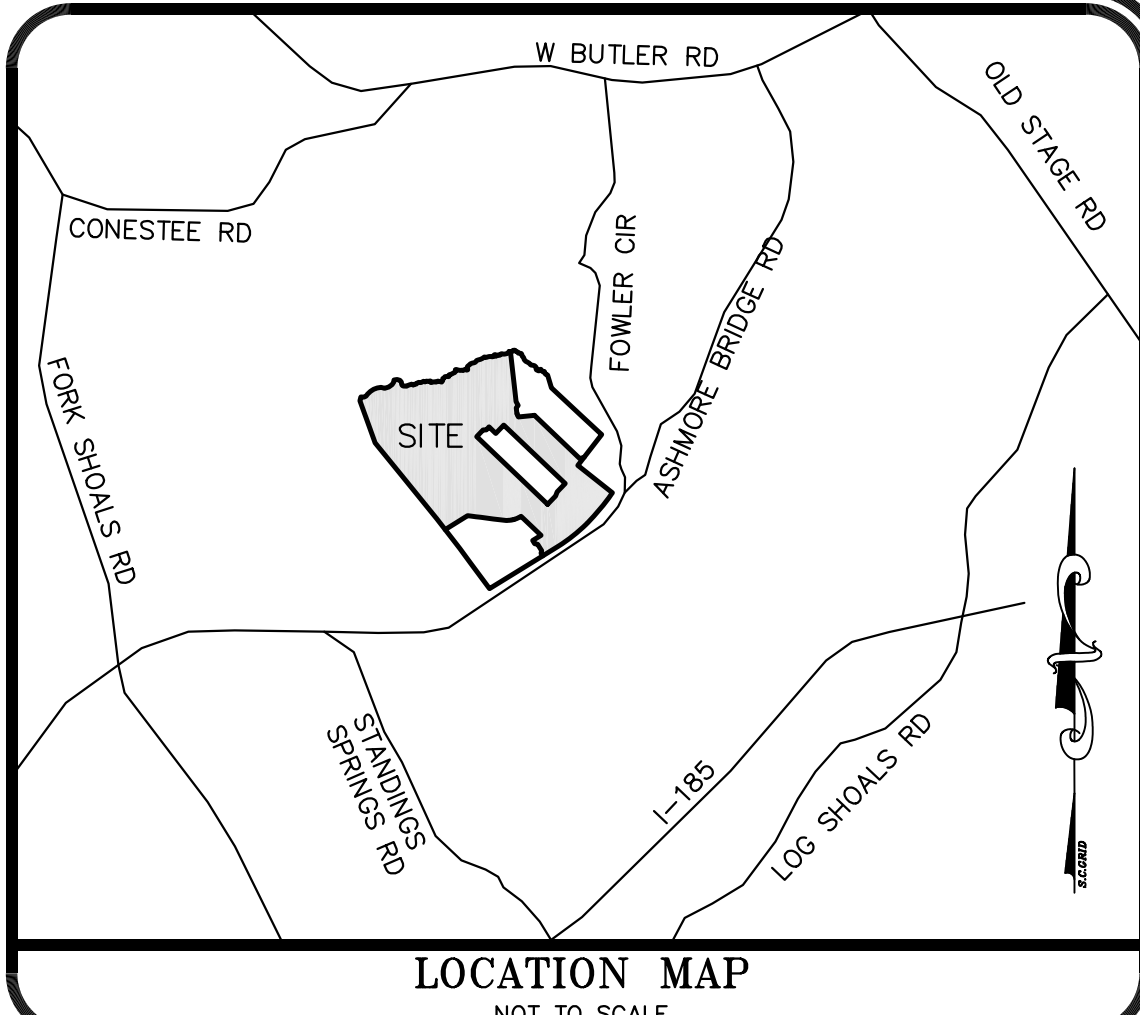
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N/F GEOFFREY R. ZUSCHLAG DB 2360-288 TMS#0415000101201

N/F MICHAEL A & SIOBHAN DELIA DB 2528-5235 PB 488-88 TMS#007130102500

LEGEND table listing symbols for CRIMP TOP, EDGE OF PAVEMENT, SOLID ROD, NAIL & CAP, OPEN TOP, REBAR, RIGHT OF WAY, ELEC TRANS, FIRE HYDRANT, LIGHT POLE, POWER POLE, TELEPHONE PED, WATER METER, WATER VALVE, FENCE LINE, STORM DRAIN, LINE & STRUCTURE, SANITARY SEWER LINE & STRUCTURE, WETLANDS, (D) OPEN SPACE, (UD) OPEN SPACE.

Table with columns: CURVE, RADIUS, ARC, CHORD, BEARING, DELTA, TANGENT. Contains curve data for curves C1 through C68.



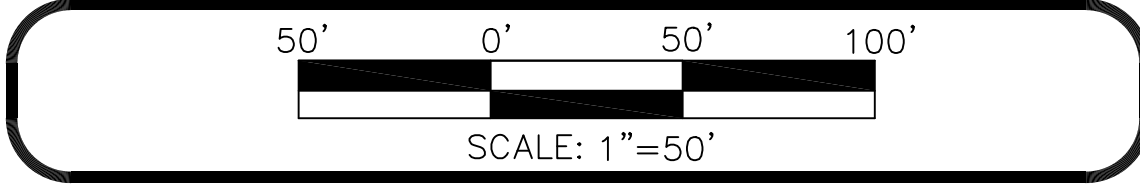
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FINAL PLAT ADAMS GLEN #2021-153 PHASE 1 SHEET 4 OF 5 MAULDIN, GREENVILLE COUNTY

OWNER D.R. HORTON INC 100 VERDAE BLVD STE 401 GREENVILLE, SC 29607

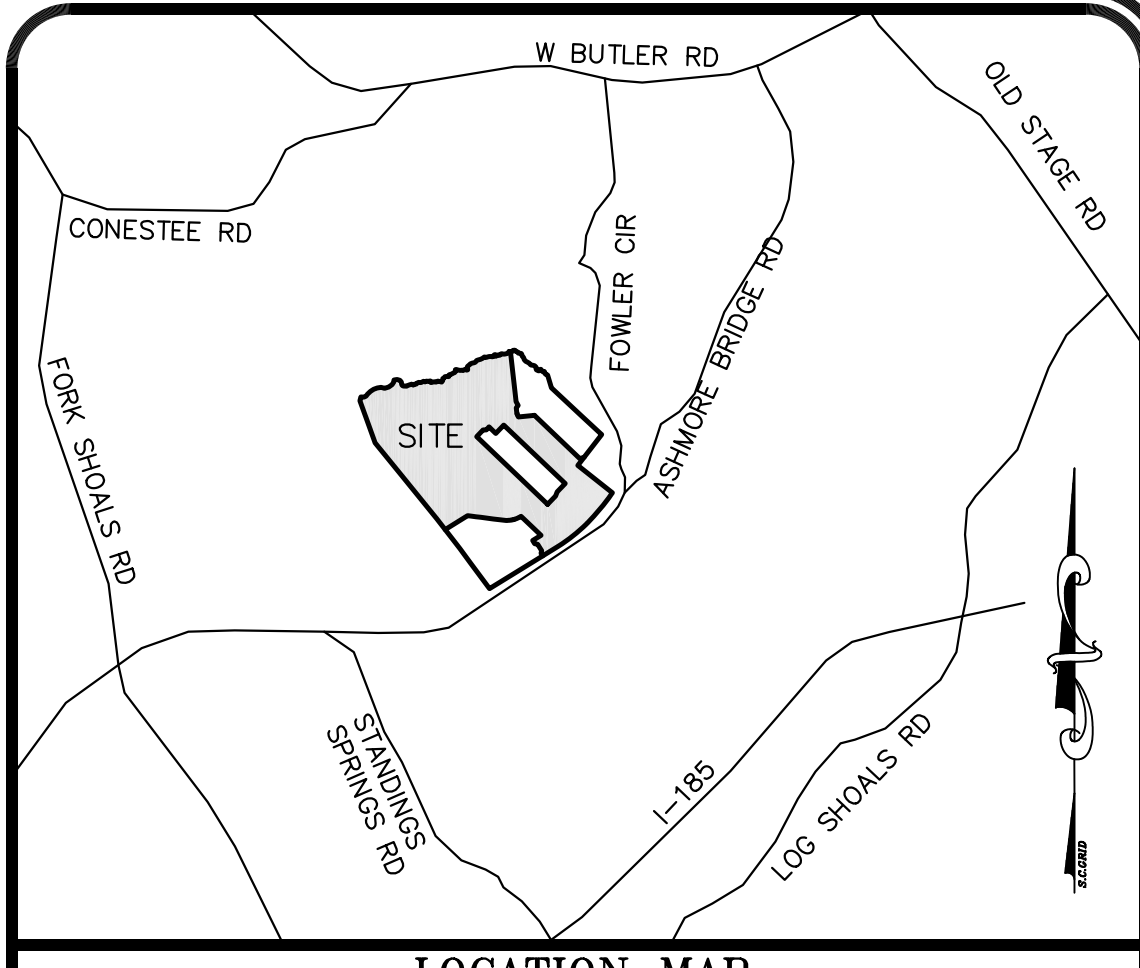
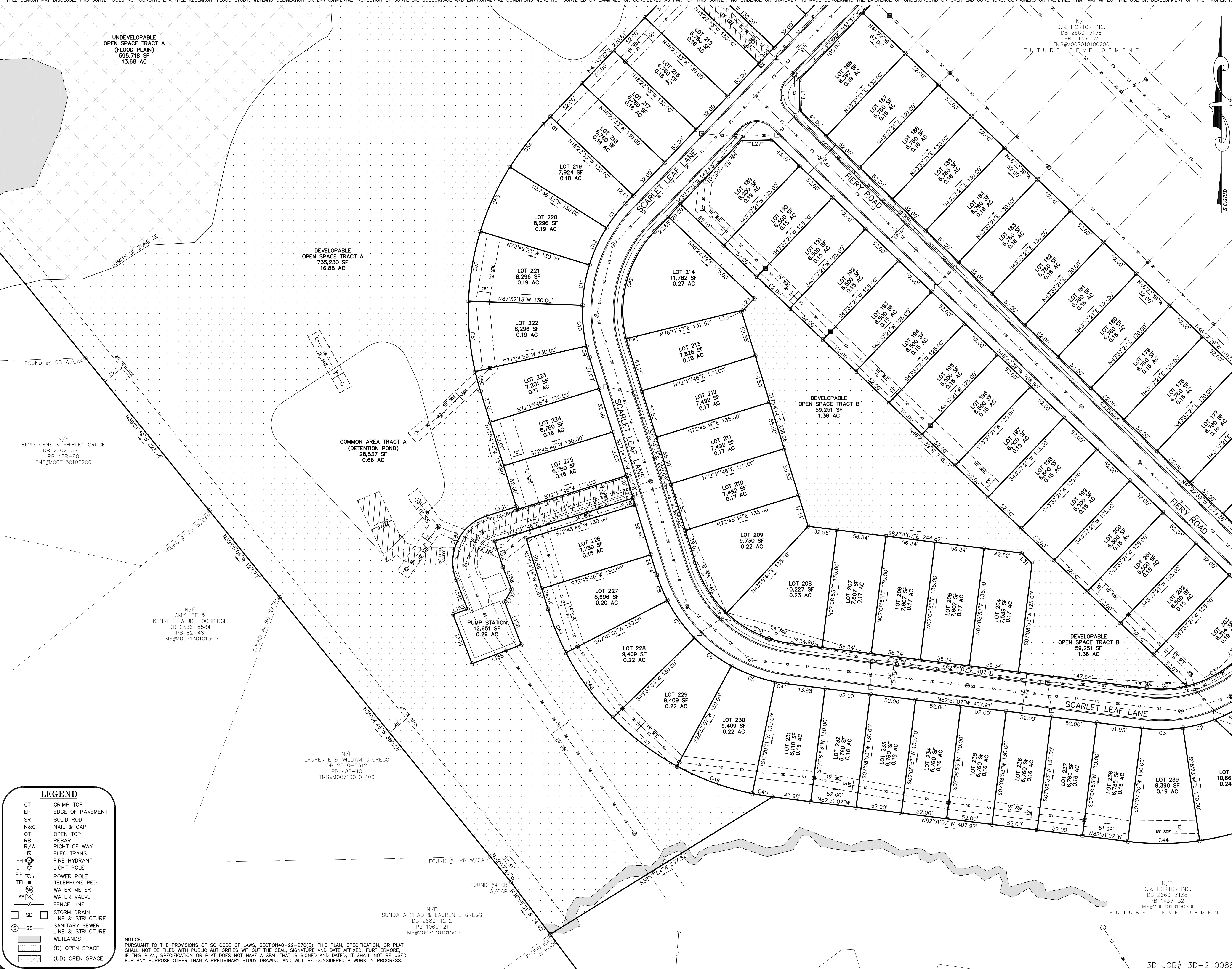
NO. OF ACRES: 70.60 MILES OF NEW ROAD: 1.20 NO. OF LOTS: 165 DATE: 1/23/2024 ERROR OF CLOSURE: 1:10,000 CURRENT ZONING: R-15 (CLUSTER)



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3D LAND SURVEYING logo and contact information: P.O. BOX 8494 GREENVILLE, SC 29604 (864) 272-0274 www.3dls.net. Includes professional seals for David M. Modny and 3D Land Surveying, Inc.

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LOCATION MAP  
NOT TO SCALE

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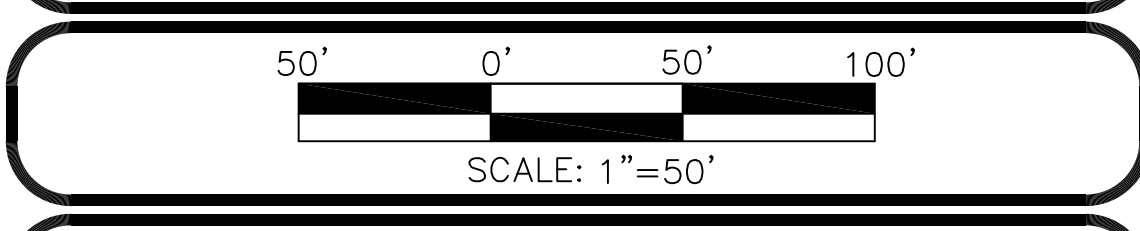
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**FINAL PLAT**

**ADAMS GLEN**  
#2021-153 PHASE 1 SHEET 5 OF 5  
MAULDIN, GREENVILLE COUNTY

**OWNER**  
D.R. HORTON INC  
100 VERDAE BLVD STE 401  
GREENVILLE, SC 29607

NO. OF ACRES: 70.60 MILES OF NEW ROAD: 1.20  
NO. OF LOTS: 165 DATE: 1/23/2024  
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DATE \_\_\_\_\_

DAVID MOODY, P.L.S.

Professional seal for David M. Moody, Professional Land Surveyor, No. 22746, State of South Carolina.

Professional seal for 3D Land Surveying, Inc., No. C03019, State of South Carolina.

**3D LAND SURVEYING**  
P.O. BOX 8494 GREENVILLE, SC 29604  
(864) 272-0274 www.3dlas.net

3D JOB# 3D-210088

- LEGEND**
- CT CRIMP TOP
  - EP EDGE OF PAVEMENT
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N/F  
LAUREN E & WILLIAM C GREGG  
DB 2568-5312  
PB 488-10  
TMS#M007130101400

N/F  
SUNDA A CHAD & LAUREN E GREGG  
DB 2680-1212  
PB 1060-21  
TMS#M007130101500

N/F  
D.R. HORTON INC.  
DB 2660-3138  
PB 1433-32  
TMS#M007010100200

N/F  
AMY LEE &  
KENNETH W JR. LOCHRIDGE  
DB 2536-5584  
PB 82-48  
TMS#M007130101300

N/F  
ELVIS GENE & SHIRLEY GROCE  
DB 2702-3715  
PB 488-88  
TMS#M007130102200

N/F  
D.R. HORTON INC.  
DB 2660-3138  
PB 1433-32  
TMS#M007010100200