

THE LAKE COMPANY

LAKE KEOWEE, SC

FILED FOR RECORD
OCONEE COUNTY
Sep 26 1 47 PM '97
SALLIE G. SMITH
CLERK OF COURT

164-03-01-033
7.19 ac

PLAT PREPARED FOR: all *Point Change* here

CRESCENT RESOURCES INC.

BEACON SHORES

PHASE I - PLAT 2) **SOUTH**

164-03-02

TRACT ON LUTHER LAND ROAD (SE-4)
REF: D.B. 10-E-318, 413/208
REF: P.B. (DUKE POWER K-MAP)
TWP# 164-00-04-007
70.17 ac
14.28
- 96.17
38.11 ac

ACREAGE - AS SHOWN

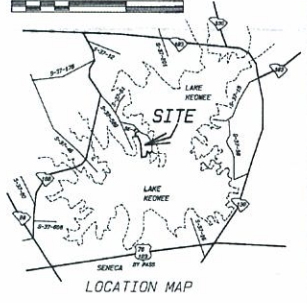
DATE: AUGUST 28, 1997

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

TOWNSHIP OF SENECA

SCALE: 1" = 100'



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 II SURVEY AS SPECIFIED THEREIN.

THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Gregory Blake Sosebee

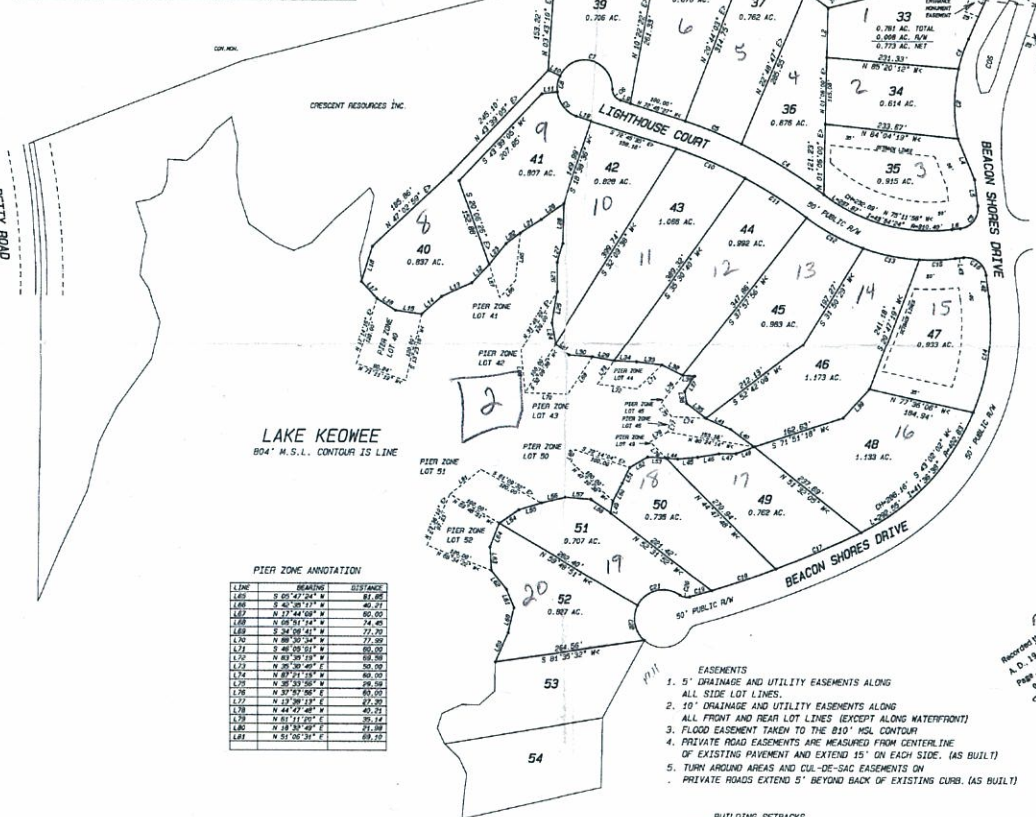
GREGORY BLAKE SOSEBEE P.L.S. # 14819
P.O. BOX 275 SENECA, S.C. 29679-0275
TELEPHONE: (864) 882-0024



REF. FLAT NORTH
DUKE POWER K-MAP

LINE	BEARING	DISTANCE
L1	S 82°05'48" W	141.89
L2	S 75°04'50" W	49.40
L3	S 75°04'50" W	49.40
L4	S 75°04'50" W	49.40
L5	S 75°04'50" W	49.40
L6	S 75°04'50" W	49.40
L7	S 75°04'50" W	49.40
L8	S 75°04'50" W	49.40
L9	S 75°04'50" W	49.40
L10	S 75°04'50" W	49.40
L11	S 75°04'50" W	49.40
L12	S 75°04'50" W	49.40
L13	S 75°04'50" W	49.40
L14	S 75°04'50" W	49.40
L15	S 75°04'50" W	49.40
L16	S 75°04'50" W	49.40
L17	S 75°04'50" W	49.40
L18	S 75°04'50" W	49.40
L19	S 75°04'50" W	49.40
L20	S 75°04'50" W	49.40
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L24	S 75°04'50" W	49.40
L25	S 75°04'50" W	49.40
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L27	S 75°04'50" W	49.40
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L31	S 75°04'50" W	49.40
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L35	S 75°04'50" W	49.40
L36	S 75°04'50" W	49.40
L37	S 75°04'50" W	49.40
L38	S 75°04'50" W	49.40
L39	S 75°04'50" W	49.40
L40	S 75°04'50" W	49.40
L41	S 75°04'50" W	49.40
L42	S 75°04'50" W	49.40
L43	S 75°04'50" W	49.40
L44	S 75°04'50" W	49.40
L45	S 75°04'50" W	49.40
L46	S 75°04'50" W	49.40
L47	S 75°04'50" W	49.40
L48	S 75°04'50" W	49.40
L49	S 75°04'50" W	49.40
L50	S 75°04'50" W	49.40
L51	S 75°04'50" W	49.40
L52	S 75°04'50" W	49.40
L53	S 75°04'50" W	49.40
L54	S 75°04'50" W	49.40
L55	S 75°04'50" W	49.40
L56	S 75°04'50" W	49.40
L57	S 75°04'50" W	49.40
L58	S 75°04'50" W	49.40
L59	S 75°04'50" W	49.40
L60	S 75°04'50" W	49.40
L61	S 75°04'50" W	49.40
L62	S 75°04'50" W	49.40
L63	S 75°04'50" W	49.40
L64	S 75°04'50" W	49.40

CURVE	ARC	CHORD	CHORD BEARING	CHORD LENGTH	CHORD BEARING
C1	84.87	131.71	276.81	24.79	S 10°32'48" W
C2	121.02	182.71	276.81	100.31	S 42°02'14" W
C3	54.99	80.70	39.30	49.50	S 37°50'17" W
C4	121.02	182.71	276.81	100.31	S 42°02'14" W
C5	108.37	167.31	242.99	100.50	S 48°12'30" W
C6	70.80	107.74	100.00	100.00	S 30°00'00" W
C7	134.99	184.41	242.99	87.87	S 38°42'34" W
C8	70.80	107.74	100.00	100.00	S 30°00'00" W
C9	57.84	88.52	50.00	54.50	S 32°44'14" W
C10	176.51	267.25	300.00	267.25	S 12°00'00" W
C11	108.37	167.31	242.99	100.50	S 48°12'30" W
C12	176.51	267.25	300.00	267.25	S 12°00'00" W
C13	110.48	170.49	200.49	100.00	S 40°11'00" W
C14	100.30	150.30	200.00	100.00	S 39°59'59" W
C15	200.57	282.57	400.83	200.51	S 37°50'17" W
C16	100.30	150.30	200.00	100.00	S 39°59'59" W
C17	54.99	80.70	39.30	49.50	S 37°50'17" W
C18	100.30	150.30	200.00	100.00	S 39°59'59" W
C19	112.85	164.30	188.18	112.85	S 37°50'17" W
C20	36.44	57.30	188.18	36.44	S 12°00'00" W
C21	17.27	26.74	26.00	17.18	S 28°49'37" W
C22	88.52	130.81	160.00	26.84	S 28°18'20" W
C23	88.52	130.81	160.00	26.84	S 28°18'20" W
C24	88.52	130.81	160.00	26.84	S 28°18'20" W



PIER ZONE ANNOTATION

LINE	BEARING	DISTANCE
L65	S 05°47'24" W	81.85
L66	S 25°00'17" W	40.71
L67	S 73°44'58" W	60.00
L68	N 05°00'14" W	74.40
L69	S 34°08'47" W	77.70
L70	S 05°00'14" W	77.70
L71	S 48°00'14" W	60.00
L72	S 05°00'14" W	60.00
L73	S 05°00'14" W	60.00
L74	S 05°00'14" W	60.00
L75	S 05°00'14" W	60.00
L76	S 05°00'14" W	60.00
L77	S 05°00'14" W	60.00
L78	S 05°00'14" W	60.00
L79	S 05°00'14" W	60.00
L80	S 05°00'14" W	60.00
L81	S 05°00'14" W	60.00

- EASEMENTS
- 5' DRAINAGE AND UTILITY EASEMENTS ALONG ALL SIDE LOT LINES.
 - 10' DRAINAGE AND UTILITY EASEMENTS ALONG ALL FRONT AND REAR LOT LINES (EXCEPT ALONG WATERFRONT)
 - FLOOD EASEMENT TAKEN TO THE 810' MSL CONTOUR
 - PRIVATE ROAD EASEMENTS ARE MEASURED FROM CENTERLINE OF EXISTING PAVEMENT AND EXTEND 15' ON EACH SIDE. (AS BUILT)
 - TURN ARROUND AREAS AND CUL-DE-SAC EASEMENTS ON PRIVATE ROADS EXTEND 5' BEYOND BACK OF EXISTING CURB. (AS BUILT)

- BUILDING SETBACKS
- FRONT SETBACKS ARE 50 FEET FROM PUBLIC R/W
 - FRONT SETBACKS ARE 25 FEET FROM CURB ON PRIVATE ROAD EASEMENTS
 - SIDE SETBACKS ARE 10 FEET FROM PROPERTY LINE
 - REAR SETBACKS ARE 30 FEET FROM PROPERTY LINE
 - WATERFRONT SETBACKS ARE 50 FEET MEASURED FROM THE 800' MSL CONTOUR

NOTE: ALL CORNERS ARE IPS 1/2" REBAR UNLESS NOTED.
NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS & R/W'S OF RECORD.

THE LAKE COMPANY

LAKE KEOWEE, SC

FILED FOR RECORD
OCONEE COUNTY
SEP 26 1 47 PM '91

SALLIE G. SMITH
CLERK OF COURTS PREPARED FOR:

CRESCENT RESOURCES INC. BEACON SHORES

(PHASE I - PLAT 3)

164-04-01

TRACT ON LUTHER LAND ROAD (SE-4)
REF. D.B. 10-E/318, 413/208
REF. P.B. (DUKE POWER K-MAP)
TMP# 164-00-04-007

ACREAGE - AS SHOWN

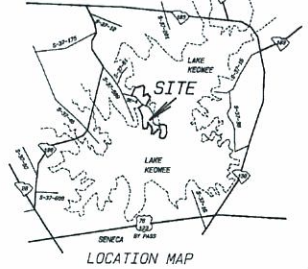
DATE: AUGUST 28, 1997

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

TOWNSHIP OF SENECA

SCALE: 1" = 100'



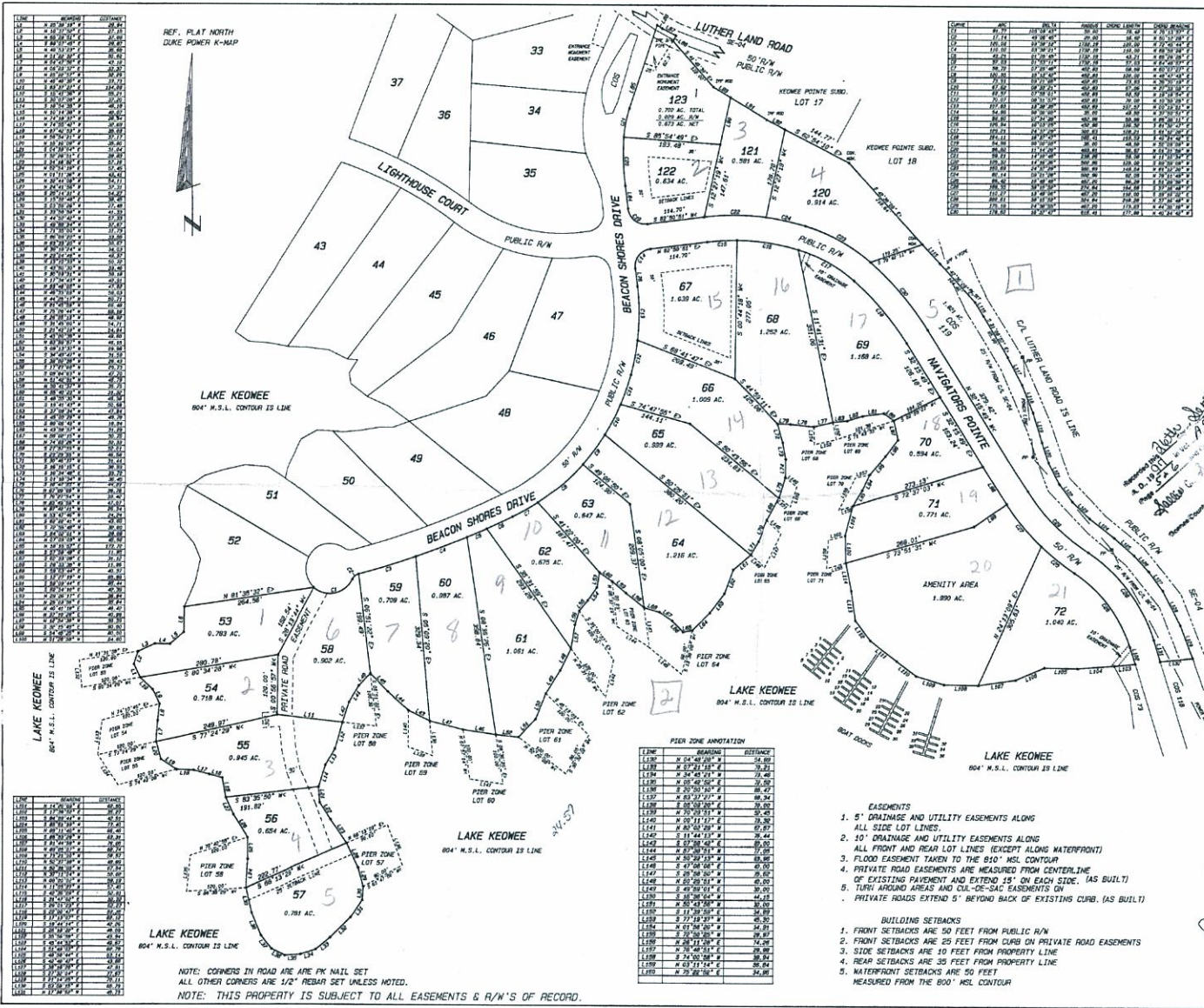
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



Gregory Blake Sosebee

GREGORY BLAKE SOSEBEE P.L.S. # 14819
P.O. BOX 275 SENECA, S.C. 29679-0275
TELEPHONE (804) 882-0024



PIER ZONE ANNOTATION

LINE	BEARING	DISTANCE
L1200	S 24° 48' 00" W	54.80
L1201	S 20° 21' 00" W	75.71
L1202	S 24° 48' 00" W	75.48
L1203	N 20° 21' 00" E	75.71
L1204	S 20° 21' 00" W	89.72
L1205	S 20° 21' 00" W	89.72
L1206	S 20° 21' 00" W	89.72
L1207	S 20° 21' 00" W	89.72
L1208	S 20° 21' 00" W	89.72
L1209	S 20° 21' 00" W	89.72
L1210	S 20° 21' 00" W	89.72
L1211	S 20° 21' 00" W	89.72
L1212	S 20° 21' 00" W	89.72
L1213	S 20° 21' 00" W	89.72
L1214	S 20° 21' 00" W	89.72
L1215	S 20° 21' 00" W	89.72
L1216	S 20° 21' 00" W	89.72
L1217	S 20° 21' 00" W	89.72
L1218	S 20° 21' 00" W	89.72
L1219	S 20° 21' 00" W	89.72
L1220	S 20° 21' 00" W	89.72
L1221	S 20° 21' 00" W	89.72
L1222	S 20° 21' 00" W	89.72
L1223	S 20° 21' 00" W	89.72
L1224	S 20° 21' 00" W	89.72
L1225	S 20° 21' 00" W	89.72
L1226	S 20° 21' 00" W	89.72
L1227	S 20° 21' 00" W	89.72
L1228	S 20° 21' 00" W	89.72
L1229	S 20° 21' 00" W	89.72
L1230	S 20° 21' 00" W	89.72
L1231	S 20° 21' 00" W	89.72
L1232	S 20° 21' 00" W	89.72
L1233	S 20° 21' 00" W	89.72
L1234	S 20° 21' 00" W	89.72
L1235	S 20° 21' 00" W	89.72
L1236	S 20° 21' 00" W	89.72
L1237	S 20° 21' 00" W	89.72
L1238	S 20° 21' 00" W	89.72
L1239	S 20° 21' 00" W	89.72
L1240	S 20° 21' 00" W	89.72
L1241	S 20° 21' 00" W	89.72
L1242	S 20° 21' 00" W	89.72
L1243	S 20° 21' 00" W	89.72
L1244	S 20° 21' 00" W	89.72
L1245	S 20° 21' 00" W	89.72
L1246	S 20° 21' 00" W	89.72
L1247	S 20° 21' 00" W	89.72
L1248	S 20° 21' 00" W	89.72
L1249	S 20° 21' 00" W	89.72
L1250	S 20° 21' 00" W	89.72
L1251	S 20° 21' 00" W	89.72
L1252	S 20° 21' 00" W	89.72
L1253	S 20° 21' 00" W	89.72
L1254	S 20° 21' 00" W	89.72
L1255	S 20° 21' 00" W	89.72
L1256	S 20° 21' 00" W	89.72
L1257	S 20° 21' 00" W	89.72
L1258	S 20° 21' 00" W	89.72
L1259	S 20° 21' 00" W	89.72
L1260	S 20° 21' 00" W	89.72
L1261	S 20° 21' 00" W	89.72
L1262	S 20° 21' 00" W	89.72
L1263	S 20° 21' 00" W	89.72
L1264	S 20° 21' 00" W	89.72
L1265	S 20° 21' 00" W	89.72
L1266	S 20° 21' 00" W	89.72
L1267	S 20° 21' 00" W	89.72
L1268	S 20° 21' 00" W	89.72
L1269	S 20° 21' 00" W	89.72
L1270	S 20° 21' 00" W	89.72
L1271	S 20° 21' 00" W	89.72
L1272	S 20° 21' 00" W	89.72
L1273	S 20° 21' 00" W	89.72
L1274	S 20° 21' 00" W	89.72
L1275	S 20° 21' 00" W	89.72
L1276	S 20° 21' 00" W	89.72
L1277	S 20° 21' 00" W	89.72
L1278	S 20° 21' 00" W	89.72
L1279	S 20° 21' 00" W	89.72
L1280	S 20° 21' 00" W	89.72
L1281	S 20° 21' 00" W	89.72
L1282	S 20° 21' 00" W	89.72
L1283	S 20° 21' 00" W	89.72
L1284	S 20° 21' 00" W	89.72
L1285	S 20° 21' 00" W	89.72
L1286	S 20° 21' 00" W	89.72
L1287	S 20° 21' 00" W	89.72
L1288	S 20° 21' 00" W	89.72
L1289	S 20° 21' 00" W	89.72
L1290	S 20° 21' 00" W	89.72
L1291	S 20° 21' 00" W	89.72
L1292	S 20° 21' 00" W	89.72
L1293	S 20° 21' 00" W	89.72
L1294	S 20° 21' 00" W	89.72
L1295	S 20° 21' 00" W	89.72
L1296	S 20° 21' 00" W	89.72
L1297	S 20° 21' 00" W	89.72
L1298	S 20° 21' 00" W	89.72
L1299	S 20° 21' 00" W	89.72
L1300	S 20° 21' 00" W	89.72

- EASEMENTS
- 5' DRAINAGE AND UTILITY EASEMENTS ALONG ALL SIDE LOT LINES;
 - 10' DRAINAGE AND UTILITY EASEMENTS ALONG ALL FRONT AND REAR LOT LINES (EXCEPT ALONG WATERFRONT);
 - FLOOD EASEMENT TAKEN TO THE 80' NSL CONTOUR;
 - PRIVATE ROAD EASEMENTS ARE MEASURED FROM CENTERLINE OF EXISTING PAVEMENT AND EXTEND 15' ON EACH SIDE, (AS BUILT);
 - TURF AROUND AREAS AND CUL-DE-SAC EASEMENTS ON PRIVATE ROADS EXTEND 5' BEYOND BACK OF EXISTING CURB, (AS BUILT)

- BUILDING SETBACKS
- FRONT SETBACKS ARE 50 FEET FROM PUBLIC R/W
 - FRONT SETBACKS ARE 25 FEET FROM CURB ON PRIVATE ROAD EASEMENTS
 - SIDE SETBACKS ARE 10 FEET FROM PROPERTY LINE
 - REAR SETBACKS ARE 30 FEET FROM PROPERTY LINE
 - WATERFRONT SETBACKS ARE 50 FEET MEASURED FROM THE 80' NSL CONTOUR

REF. PLAT NORTH
DUKE POWER K-MAP



LAKE KEOWEE
804' M.S.L. CONTOUR IS LINE

LAKE KEOWEE
804' M.S.L. CONTOUR IS LINE

LAKE KEOWEE
804' M.S.L. CONTOUR IS LINE

NOTE: CORNERS IN ROAD ARE ARE PK NAIL SET
ALL OTHER CORNERS ARE 1/2" REBAR SET UNLESS NOTED.

NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS & R/W'S OF RECORD.

LAKE KEOWEE
804' M.S.L. CONTOUR IS LINE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72
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LAKE KEOWEE
804' M.S.L. CONTOUR IS LINE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72
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DRAWING #10-D

REF. PLAT NORTH
DUKE POWER K-MAP



THE LAKE COMPANY
LAKE KEOWEE, SC

PLAT PREPARED FOR:
CRESCENT RESOURCES INC.

TRACT ON PETTY ROAD (S-37-589)
REF. J.B. 10-E/318, 413/208
REF. P.B. (DUKE POWER K-MAP)
P/O TMP# 164-00-04-007

ACREAGE - (AS SHOWN)

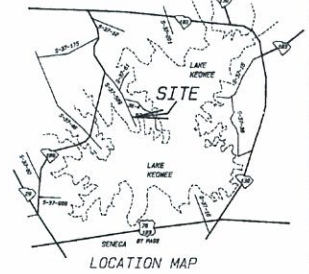
DATE: OCTOBER 28, 1997

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

TOWNSHIP OF SENECA

SCALE: 1" = 100'



LINE	BEARING	DISTANCE
1.1	N 65° 20' 33" E	39.15
1.2	N 28° 20' 33" E	24.36
1.3	N 11° 07' 51" E	52.84
1.4	N 29° 28' 18" E	25.54
1.5	S 49° 08' 02" W	41.48
1.6	S 49° 22' 52" W	38.29
1.7	S 44° 43' 23" W	36.70
1.8	S 69° 41' 15" W	24.30
1.9	N 67° 40' 58" W	34.30
1.10	N 54° 16' 15" W	30.65
1.11	N 18° 23' 52" W	53.48
1.12	N 08° 20' 33" W	22.07
1.13	N 00° 42' 27" E	42.97
1.14	N 13° 07' 18" E	48.50
1.15	S 50° 02' 11" W	30.70
1.16	S 27° 37' 25" W	30.09
1.17	S 50° 02' 11" W	30.70
1.18	N 08° 20' 33" W	22.07
1.19	S 29° 40' 58" W	20.87
1.20	S 08° 07' 00" W	29.89
1.21	S 29° 28' 18" W	20.58
1.22	S 81° 44' 11" W	23.83
1.23	S 29° 28' 18" W	24.28
1.24	S 18° 18' 40" E	28.86
1.25	S 22° 42' 21" E	42.84
1.26	S 08° 12' 06" W	27.30
1.27	S 24° 03' 04" E	27.11
1.28	S 12° 52' 10" E	27.60
1.29	S 18° 20' 10" E	20.43
1.30	S 11° 50' 40" E	62.69
1.31	S 26° 48' 20" E	68.99
1.32	S 13° 18' 11" E	69.03
1.33	N 00° 53' 53" E	10.08
1.34	N 03° 28' 00" E	21.00
1.35	N 00° 54' 10" E	61.63
1.36	N 00° 18' 50" E	30.53
1.37	N 02° 08' 04" E	61.41
1.38	N 04° 08' 20" W	51.53
1.39	N 00° 13' 58" E	20.20
1.40	N 07° 28' 00" W	50.14
1.41	N 10° 00' 30" W	62.17
1.42	N 08° 00' 00" E	40.11
1.43	S 17° 07' 18" W	60.40
1.44	N 00° 54' 10" E	60.88
1.45	N 00° 53' 10" E	53.28
1.46	S 81° 34' 00" E	37.64
1.47	S 60° 37' 00" E	37.63

NOTE: STATE MAINTENANCE
ENDS AT 3/4" PIPE

BARBARA J. GUSTEN
D.B. 817 P.B. 813

PARCEL A
0.884 AC.

PARCEL B
0.360 AC.

PARCEL C
0.538 AC.

PARCEL D
0.825 AC.

PARCEL E
2.112 AC.

PARCEL F
7.73 AC.

PARCEL G
0.825 AC.

PARCEL H
0.825 AC.

PARCEL I
0.825 AC.

PARCEL J
0.825 AC.

PARCEL K
0.825 AC.

PARCEL L
0.825 AC.

PARCEL M
0.825 AC.

PARCEL N
0.825 AC.

PARCEL O
0.825 AC.

PARCEL P
0.825 AC.

PARCEL Q
0.825 AC.

PARCEL R
0.825 AC.

PARCEL S
0.825 AC.

PARCEL T
0.825 AC.

PARCEL U
0.825 AC.

PARCEL V
0.825 AC.

PARCEL W
0.825 AC.

PARCEL X
0.825 AC.

PARCEL Y
0.825 AC.

PARCEL Z
0.825 AC.

Tract A
164-00-04-026

Tracts B,C & F
164-00-04-027

Tract E
164-00-04-028

Tract G
164-00-04-029

6.745 ac
Total

164-00-04-007
37.8 ac

Recorded this 10 day of July
A.D. 1997 in Vol. 15330
Page 47 and Certified
William C. Smith
C.C.P.A.S.
Oconee County, S.C.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN 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 B SURVEY AS SPECIFIED
THEREIN.

THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS
OTHER THAN SHOWN.

Gregory Blake Roser

GREGORY BLAKE ROSER P.L.S. # 14818
P.O. BOX 279 SENECA, S.C. 29679-0279
TELEPHONE (864) 882-0024



NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS & R/W'S OF RECORD.

FILED OCTOBER 29 1997
CLERK OF COURT
OCONEE COUNTY
SOUTH CAROLINA

FILED OCTOBER 29 1997
CLERK OF COURT
OCONEE COUNTY
SOUTH CAROLINA

164-00-04-007
0 ac off

BLK	LOT	ACRES	OWNER	REMARKS
112	112	0.776
113	113	0.743
114	114	0.732
115	115	0.661
116	116	0.774
117	117	0.661
118	118	0.754
119	119	0.175
120	120	0.175
121	121	0.175
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PLAT PREPARED FOR: 164-04-01-02

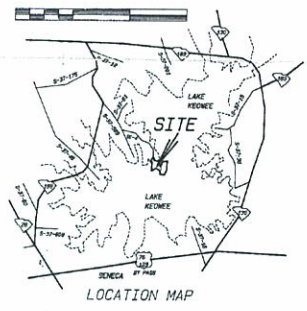
CRESCENT RESOURCES INC.
BEACON SHORES
(PHASE II)

TRACT ON LUTHER LAND ROAD (SE-4)
REF. D.B. 10-E/318, 413/208
REF. P.B. (DUKE POWER K-MAP)
TRM# 164-00-04-007

ACREAGE - AS SHOWN

DATE: AUGUST 25, 1998
STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
TOWNSHIP OF SENECA

SCALE: 1" = 100'

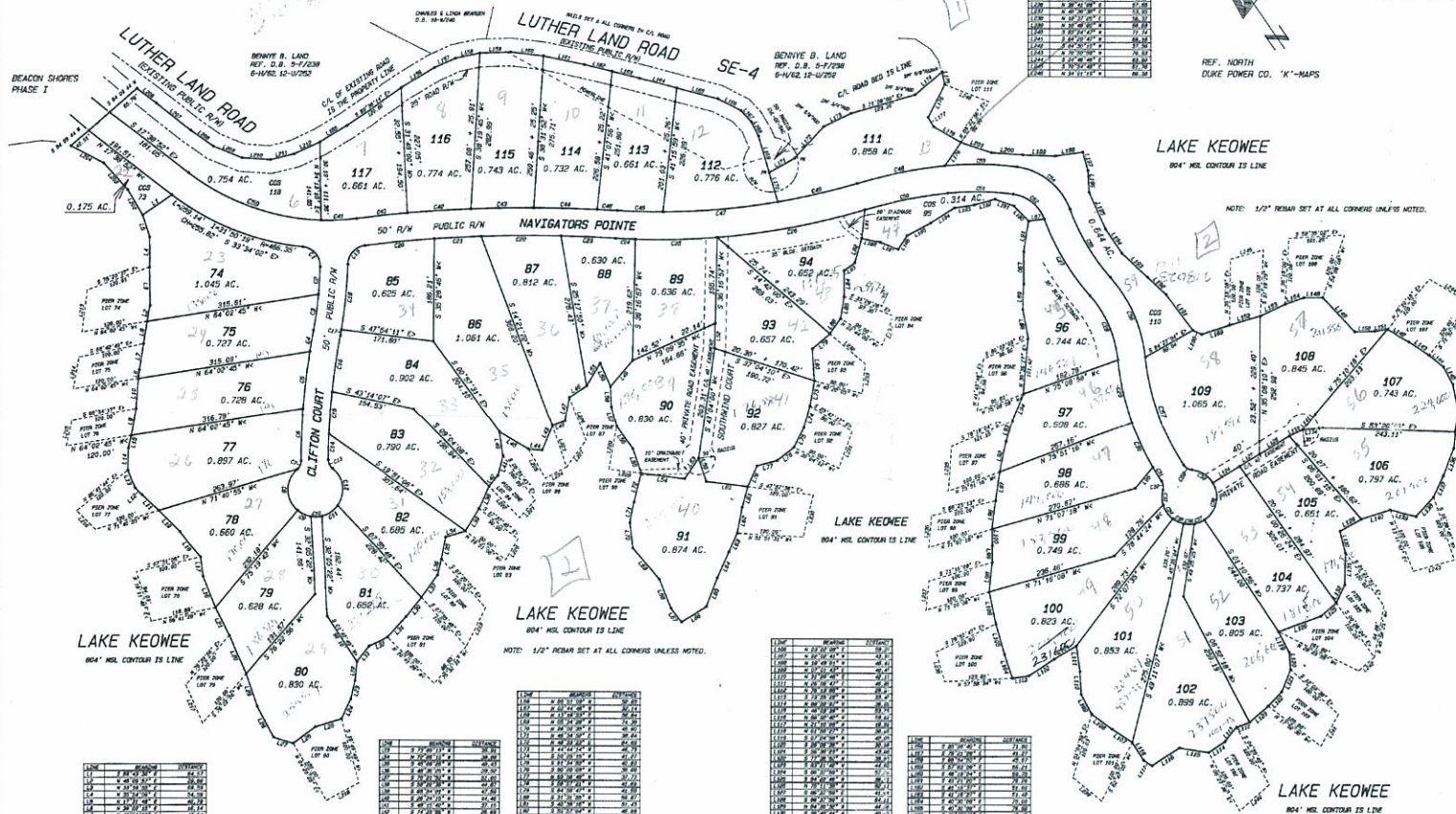


I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Gregory Blake Scobie
S.C.

GREGORY BLAKE SCOBIE, P.L.S. # 14818
P.O. BOX 275, SENECA, S.C. 29679-0275
TELEPHONE (864) 882-0024



BLK	LOT	ACRES	OWNER	REMARKS
112	112	0.776
113	113	0.743
114	114	0.732
115	115	0.661
116	116	0.774
117	117	0.661
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NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS & R/W'S OF RECORD.

164-04-01-02
164-04-01-02

THE LAKE COMPANY

LAKE KEOWEE, SC

FILED FOR RECORD
OCONEE COUNTY
SEP 26 1 47 PM '97

SALLIE G. SMITH
CLERK OF COURT

PLAT PREPARED FOR:

CRESCENT RESOURCES INC.

BEACON SHORES

(PHASE I - PLAT 1) **North**

TRACT ON LUTHER LAND ROAD (SE-4)
REF. D.B. 10-E/318, 413/208
REF. P.B. (DUKE POWER K-MAP)
TMP# 164-00-04-007

ACREAGE - (AS SHOWN)

DATE: AUGUST 28, 1997

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

TOWNSHIP OF SENECA

SCALE: 1" = 100'



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 B SURVEY AS SPECIFIED THEREIN.

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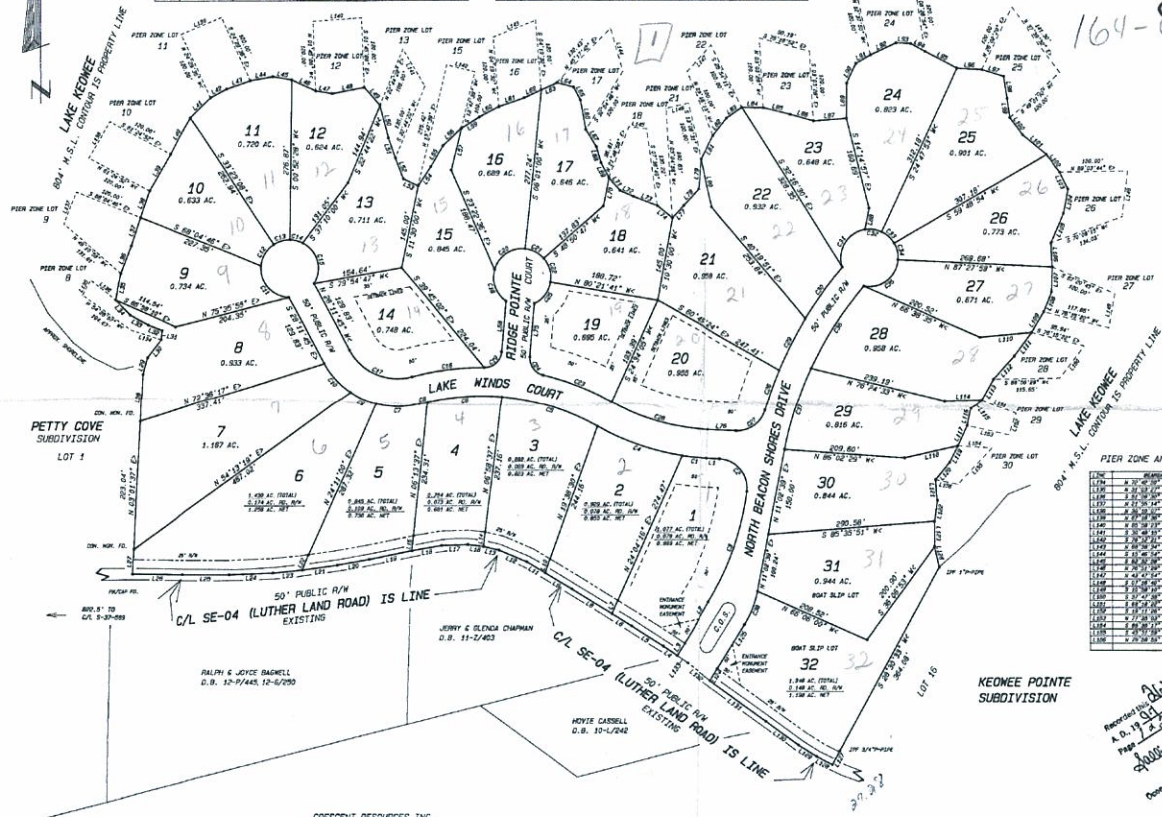
Gregory Blake Sodeber
GREGORY BLAKE SODEBER P.L.S. # 14818
P.O. BOX 275 SENECA, S.C. 29679-0275
TELEPHONE (864) 882-0024



LINE	BEGINN	END/TYPE
L1	82.00	82.00
L2	82.00	82.00
L3	82.00	82.00
L4	82.00	82.00
L5	82.00	82.00
L6	82.00	82.00
L7	82.00	82.00
L8	82.00	82.00
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L95	82.00	82.00
L96	82.00	82.00
L97	82.00	82.00
L98	82.00	82.00
L99	82.00	82.00
L100	82.00	82.00

REF. PLAT NORTH
DUKE POWER K-MAP

OWNER	AC	DEPT	ANALYST	ACROSS	LENGTH	CURVE	BEARING
L1	48.30	087.00	423.84	45.48	3.24	21.49	1.1
L2	48.30	087.00	423.84	45.48	3.24	21.49	1.1
L3	254.89	25.00	423.84	232.74	3.18	21.71	1.1
L4	254.89	25.00	423.84	232.74	3.18	21.71	1.1
L5	170.89	14.00	423.84	156.89	3.12	21.93	1.1
L6	170.89	14.00	423.84	156.89	3.12	21.93	1.1
L7	75.72	30.00	142.57	45.72	3.06	22.15	1.1
L8	75.72	30.00	142.57	45.72	3.06	22.15	1.1
L9	50.80	17.00	142.57	33.80	2.99	22.37	1.1
L10	50.80	17.00	142.57	33.80	2.99	22.37	1.1
L11	81.07	30.00	142.57	51.07	2.92	22.59	1.1
L12	81.07	30.00	142.57	51.07	2.92	22.59	1.1
L13	29.89	34.00	142.57	25.89	2.85	22.81	1.1
L14	29.89	34.00	142.57	25.89	2.85	22.81	1.1
L15	45.89	17.00	142.57	28.89	2.78	23.03	1.1
L16	45.89	17.00	142.57	28.89	2.78	23.03	1.1
L17	126.89	14.00	142.57	112.89	2.71	23.25	1.1
L18	126.89	14.00	142.57	112.89	2.71	23.25	1.1
L19	81.07	30.00	142.57	51.07	2.64	23.47	1.1
L20	81.07	30.00	142.57	51.07	2.64	23.47	1.1



164-03-01-

*Tax Collector
File Copy*

NOTE: CORNERS IN ROAD ARE PK NAIL SET
ALL OTHER CORNERS ARE 1/2" REBAR SET UNLESS NOTED
NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS & R/W'S OF RECORD.

- EASEMENTS**
- 5' DRAINAGE AND UTILITY EASEMENTS ALONG ALL SIDE LOT LINES.
 - 10' DRAINAGE AND UTILITY EASEMENTS ALONG ALL FRONT AND REAR LOT LINES (EXCEPT ALONG WATERFRONT)
 - FLOOD EASEMENT TAKEN TO THE BID' MSL CONTOUR
 - PRIVATE ROAD EASEMENTS ARE MEASURED FROM CENTERLINE OF EXISTING PAVEMENT AND EXTEND 14' ON EACH SIDE. (AS BUILT)
 - TURN AROUND AREAS AND CUL-DE-SAC EASEMENTS ON PRIVATE ROADS EXTEND 5' BEYOND BACK OF EXISTING CURB. (AS BUILT)
- BUILDING SETBACKS**
- FRONT SETBACKS ARE 50 FEET FROM PUBLIC R/W
 - FRONT SETBACKS ARE 25 FEET FROM CURB ON PRIVATE ROAD EASEMENTS
 - SIDE SETBACKS ARE 10 FEET FROM PROPERTY LINE
 - REAR SETBACKS ARE 35 FEET FROM PROPERTY LINE
 - WATERFRONT SETBACKS ARE 50 FEET MEASURED FROM THE 800' MSL CONTOUR