

FILED IN THE
COUNTY OF
REGISTER OF DEEDS
JAN 30 A 11:08

LINE TABLE		
(REF. FROM NEAR CORNER)		
LINE	BEARING	DISTANCE
L114	N81°30'33"E	18.64
L115	S77°21'54"W	14.57
L116	N80°06'37"E	35.86
L117	N24°25'02"W	24.35
L118	S88°17'57"E	114.36
L119	S64°48'10"W	100.19
L120	S67°24'04"E	24.35
L121	N61°11'17"E	15.87
L122	N88°58'14"W	120.73
L123	S70°06'02"E	191.88
L124	N10°11'42"E	88.98
L125	N82°30'12"E	83.07

LINE TABLE		
LINE	BEARING	DISTANCE
L98	N10°10'10"E	26.50
L97	N10°20'38"E	75.50
L96	N15°16'01"W	48.30

THE LAKE COMPANY

LAKE KEOWEE, SC

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	304.00'	88.17'	87.86'	N89°06'34"E
C2	304.00'	88.17'	87.86'	S14°30'00"E
C3	304.00'	79.82'	79.82'	S89°22'27"E
C4	1488.71'	151.82'	151.72'	S84°36'32"E
C5	215.00'	188.82'	185.58'	S80°00'00"E
C6	215.00'	31.18'	31.08'	S82°26'38"E
C7	163.39'	273.85'	272.88'	N00°11'45"E
C8	258.48'	188.42'	184.50'	N11°01'20"W
C9	1481.33'	83.15'	83.14'	N10°32'29"W
C10	1481.33'	207.00'	206.88'	N45°18'12"W
C11	168.82'	202.84'	206.88'	N10°32'29"W
C12	168.82'	176.81'	176.53'	N22°22'35"W
C13	200.00'	158.31'	155.13'	N30°41'38"W
C14	200.00'	84.00'	84.84'	S00°11'41"E
C15	200.00'	108.11'	105.39'	S30°24'30"E
C16	200.00'	27.87'	27.89'	S30°24'30"E
C17	1088.84'	316.16'	310.89'	N33°12'23"W
C18	1088.84'	301.28'	301.28'	N45°00'00"E
C19	308.48'	337.85'	332.01'	N15°01'20"W
C20	413.36'	317.98'	318.18'	S00°11'45"E
C21	185.80'	334.03'	312.88'	N00°22'24"E
C22	1438.71'	138.33'	138.27'	N54°58'22"W
C23	254.00'	220.82'	219.83'	S77°13'08"E
C24	N10°10'10"E			
C25	50.00'	77.18'	68.74'	N10°00'00"E
C26	25.00'	20.48'	19.97'	N35°21'48"W
C27	50.00'	81.48'	57.88'	N00°17'54"E
C28	50.00'	84.28'	74.65'	S00°11'45"E
C29	50.00'	19.87'	18.80'	S30°28'13"W
C30	25.00'	18.82'	18.19'	S10°20'24"E

LOTS	43.76 AC.
RIGHT-OF-WAY	5.34 AC.
COMMON OPEN SPACE	1.20 AC.
TOTAL	50.30 AC.

BUILDING SETBACK NOTES

- FRONT SETBACKS ARE 50' FROM ROAD R/W LIMIT
- SIDE SETBACKS ARE 10 FEET FROM PROPERTY LINE
- REAR SETBACKS ARE 25 FEET FROM PROPERTY LINE
- WATERFRONT SETBACKS ARE 50 FEET MEASURED FROM THE 800' MSL CONTOUR OR 5 FEET FROM THE 804' MSL CONTOUR, WHICHEVER IS GREATER.

EASEMENT NOTES

- 7.5' 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.

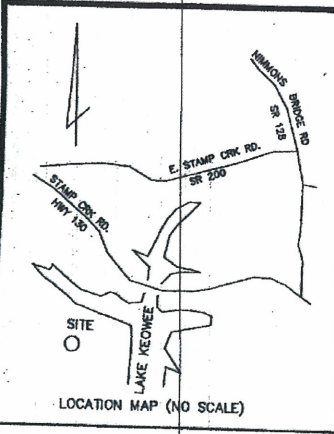
NOTES:
(C) DENOTES OBJECT SET
(P) DENOTES OBJECT FOUND
PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS, RESTRICTIONS AND NOTES OF WAY OF RECORD AND THOSE SHOWN, IF ANY, SHOULD BE INDEPENDENTLY VERIFIED. NO TITLE OPINION HAS BEEN PROVIDED TO THE BUYER.
NAMES AND DEED REFERENCES SHOWN ARE FOR DESCRIPTIVE PURPOSES ONLY. NOT TO BE USED FOR DETERMINING TITLE.
WATER BOUNDARIES ARE SUBJECT TO CHANGE BY NATURAL CAUSES AND MAY DIFFER FROM AND LAST OF TITLE.
△ (CMV) - CONCRETE MONUMENT
PS - #4 REBAR
MND - MAGNETIC NAIL(S)
MNT - MAGNETIC NAIL(S)
□ - TOP OF BANK
R/W - RIGHT OF WAY
P/L - PROPERTY LINE
C/L - CENTERLINE
#4 REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE

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THE ESTATES AT RIVERSTONE

TOWNSHIP:	KEOWEE	TRK LOT: 88 00 03 001
COUNTY:	COONEE	STATE: SOUTH CAROLINA
DATE:	4/25/06	JOB NO.: 0406110
REVISIONS		
DATE	DESCRIPTION	
JULY 2006	REVISE LOTS 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, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 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2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2	

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ELIZABETH G. NEVILLE ET AL
 TAX REF: 98 00 03 001
 DB 643 PG 101
 PB 51 PG 102

ESTATES AT RIVERSTONE

RIVERSTONE SUBDIVISION

RIVERSTONE DR. 50' PUBLIC R/W

Doc ID: 001001600001 Type: PLA
 Book B140 Page 8 - 8

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C16	250.00'	27.93'	27.92'	S20°12'30"E

LINE TABLE		
LINE	BEARING	DISTANCE
L96	N04°15'01"W	28.50'
L97	N15°20'59"E	75.40'
L98	N15°18'01"W	48.30'

AREA = 1.20 ACRES

THE LAKE COMPANY
 LAKE KEOWEE, SC

ESTATES AT RIVERSTONE

Recorded this 24 day of
 May 2006
 Vol B140 Pg 8 and Certified
 Register of Deeds, Oconee County

NOTES:

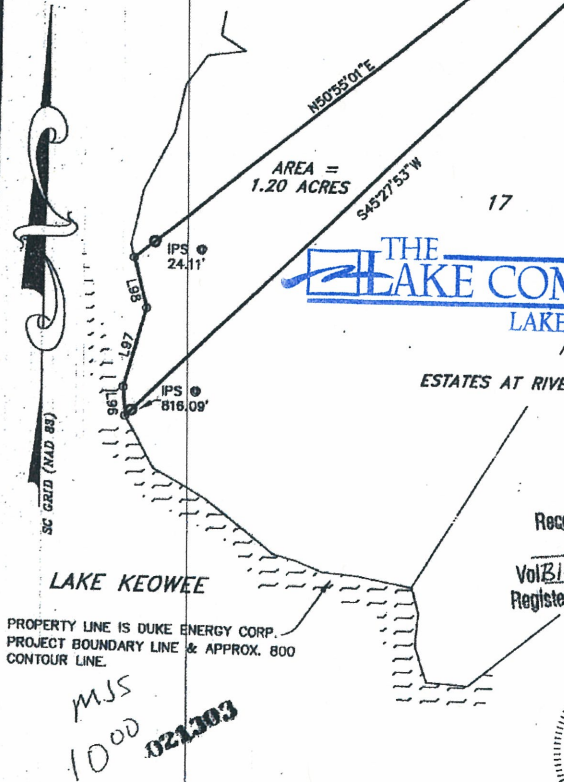
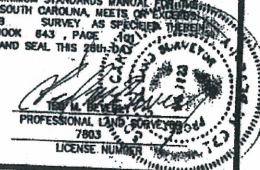
- (S) DENOTES OBJECT SET
- (F) DENOTES OBJECT FOUND
- PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND THOSE SHOWN, IF ANY, SHOULD BE INDEPENDENTLY VERIFIED. NO TITLE OPINION HAS BEEN PROVIDED TO THE SURVEYOR.
- RAILS AND DEED REFERENCES SHOWN ARE FOR DESCRIPTIVE PURPOSES ONLY; NOT TO BE USED FOR DETERMINING TITLE.
- WATER BOUNDARIES ARE SUBJECT TO CHANGE BY NATURAL CAUSES AND MAY EFFECT AREA AND LIMIT OF TITLE.
- △ CM(F) - CONCRETE MONUMENT(F)
- IPS - #4 REBAR(S)
- MN(S) - MAGNETIC NAIL(S)
- MN(F) - MAGNETIC NAIL(F)
- - TOP OF BANK
- R/W - RIGHT OF WAY
- P/L - PROPERTY LINE
- C/L - CENTERLINE

FILED FOR RECORD
 OCONEE COUNTY, SC
 REGISTER OF DEEDS
 2006 MAY 24 P 4:34



SOUTH CAROLINA

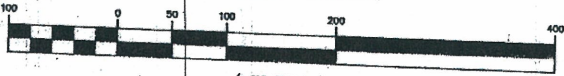
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SET FORTH IN THE DEED DESCRIPTION RECORDED IN BOOK 643, PAGE 101, OF DEEDS OF MARCH, 2006.



PROPERTY LINE IS DUKE ENERGY CORP.
 PROJECT BOUNDARY LINE & APPROX. 800
 CONTOUR LINE.

MJS
 1000 021303

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

BOUNDARY SURVEY FOR:
 ESTATES AT RIVERSTONE COMMUNITY DOCK SITE

TOWNSHIP: KEOWEE	TAX I.D.: 98 00 03 001	
COUNTY: OCONEE	STATE: SOUTH CAROLINA	
DATE: 3/28/05	JOB NO.: 0306120	
DATE	REVISIONS	DESCRIPTION

Catherine Margaret Vandiviere Tuck
 + Cornelia Elizabeth Vandiviere Barton
 to John Hamrick Real Estate Inc
 Defined Pension plan
 DB 1505 B 185

CBS Surveying & Mapping, Inc.

122 EAST ROBINSON STREET
 GAFFNEY, SC 29340 (864) 489-5068

