FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

2007 SEP 12 P 4:00

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PLAT PREPARED FOR:

CRESCENT COMMUNITIES S.C., LLC

HIDDEN HARBOR

SUBDIVISION OF PARCEL OFF ROAD S-37-46
REF. DB 9-P PG 41, DB 1462 PG 135
REF. PB A-466 PG 09
TMP# 179-00-03-013, -106 &-107

ACREAGE - 15.326 (TOTAL)

DATE: AUGUST 16, 2007

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

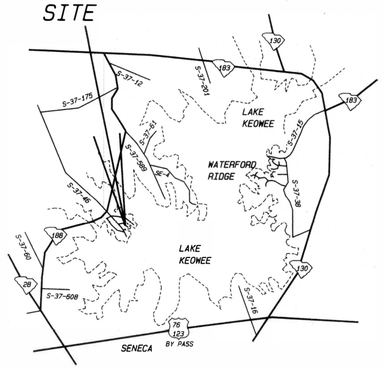
TOWNSHIP OF SENECA

SCALE: 1" = 100'

MAGNETIC NORTH
GBS



LINE	BEARING	DISTANCE
L1	S 47°53'04" E	71.26
L2	S 40°22'43" W	5.84
L3	S 83°54'45" W	49.04
L4	S 86°06'10" W	44.47
L5	N 79°02'16" W	74.94
L6	N 38°45'36" W	28.11
L7	S 71°34'15" E	66.86
L8	S 42°17'28" W	77.57
L9	S 40°22'43" W	71.47
L10	N 30°02'36" E	46.52
L11	S 28°58'27" E	65.43
L12	S 15°24'37" E	72.51
L13	S 00°53'12" W	36.32
L14	S 22°55'27" W	49.03
L15	N 11°59'16" E	38.79
L16	N 33°40'13" W	75.07
L17	S 28°07'33" E	31.49
L18	S 41°53'20" E	61.81
L19	S 36°22'10" E	50.00
L20	S 35°39'16" E	40.81
L21	N 72°10'01" W	82.51
L22	S 85°03'52" W	135.16
L23	S 47°45'52" E	27.59
L24	S 41°36'00" E	23.48
L25	S 40°07'48" E	22.42
L26	S 39°36'25" E	49.31
L27	S 28°07'33" E	13.79
L28	S 66°45'29" E	36.18
L29	S 43°29'47" E	39.90
L30	S 46°07'45" E	18.22
L31	S 35°50'56" E	32.73
L32	S 40°45'17" E	12.96
L33	S 58°33'56" E	40.03
L34	S 37°07'30" E	65.54
L35	S 72°46'23" E	36.59
L36	N 49°29'31" W	90.61
L37	S 57°03'07" E	26.84
L38	S 66°35'28" E	40.46
L39	S 66°17'59" E	51.70
L40	S 58°33'56" E	6.93
L41	S 10°21'12" E	41.80
L42	S 15°49'32" E	47.38
L43	S 66°25'59" E	39.86
L44	S 57°03'07" E	32.84
L45	N 84°24'52" E	84.73
L46	S 45°06'30" E	66.25
L47	S 04°22'01" E	33.53
L48	N 65°54'16" E	36.72
L49	S 72°33'01" E	41.78
L50	S 89°54'11" E	127.64
L51	N 80°17'26" E	92.36
L52	N 75°18'17" E	80.65
L53	N 86°58'44" E	52.63
L54	S 23°52'21" E	48.02
L55	S 22°52'01" E	39.57
L56	S 54°00'00" E	28.00
L57	S 40°00'00" E	10.20
L58	S 82°20'56" E	20.02
L59	S 46°16'24" E	27.99
L60	S 27°48'06" E	36.32
L61	S 14°31'48" W	40.17
L62	N 38°30'27" W	58.28
L63	N 89°11'03" W	15.37
L64	S 60°20'13" W	31.87
L65	N 32°44'36" W	50.34
L66	N 60°20'13" E	34.28
L67	N 59°49'40" E	145.67
L68	S 83°44'56" E	113.28



LAKE KEOWEE

PROPERTY LINE FOLLOWS 804' M.S.L. CONTOUR.
FLOOD EASEMENT TO THE 810' M.S.L. CONTOUR.

NOTE:

CRESCENT COMMUNITIES S.C. LLC ("CRESCENT") RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN ACCESS EASEMENT ACROSS THE PRIVATE ROAD AND COMMON AREA TO ACCESS CERTAIN REAL PROPERTY CRESCENT OWNS WHICH (A) MAY BE DEVELOPED AS AN ADDITIONAL PHASE OF THIS SUBDIVISION, (B) DEVELOPED BY CRESCENT AS A NEW SUBDIVISION AND/OR (C) SOLD TO A THIRD PARTY FOR COMMERICAL OR RESIDENTIAL DEVELOPMENT. THIS RESERVED EASEMENT IS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIDDEN HARBOR.

MELANIE FINK
REAL ESTATE

Recorded this 12 day of Sept 2007
Vol B222 Pg 9710 and Certified
Register of Deeds, Oconee County

PID 179-00-03-013
PID 179-00-03-106
PID 179-00-03-107
DOC# 2007015828

Recorded this 12 day of Sept 2007
Vol B222 Pg 9710 and Certified
Register of Deeds, Oconee County

004543

20.00

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.

9-12-07

© COPYRIGHT BY:
GREGORY BLAKE SOSEBEE P.L.S.# 14818
P.O. BOX 275 SENECA, S.C. 29679-0275
TELEPHONE (864) 882-0024

PROJECT-\HHARBOR\HIDHARB1 JOB07-1619FB---D

NOTE: 1/2" REBAR SET AT ALL CORNERS UNLESS NOTED.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND R/W'S OF RECORD.

EASEMENTS
1. 7.5' DRAINAGE AND UTILITY EASEMENTS ALONG ALL SIDE LOT LINES.
2. 10' DRAINAGE AND UTILITY EASEMENTS ALONG ALL FRONT LOT LINES.
3. FLOOD EASEMENT TAKEN TO THE 810' MSL CONTOUR.
4. DRAINAGE AND UTILITY EASEMENTS ACROSS ALL C.O.S. AS NEEDED.
5. AREAS GRADED AND SLOPED FOR ROAD CONSTRUCTION ARE NOT TO BE DISTURBED WITHOUT PERMISSION FROM CRESCENT COMMUNITIES S.C. LLC.

BUILDING SETBACKS
1. FRONT SETBACKS ALONG THE C.O.S. AREA ARE 40 FEET FROM THE C.O.S. AREA LINES
2. SIDE SETBACKS ARE 10 FEET FROM PROPERTY LINE
3. WATERFRONT SETBACKS ARE 50 FEET MEASURED FROM THE 800' MSL CONTOUR OR 5 FEET MEASURED FROM THE 804' MSL CONTOUR, WHICHEVER IS GREATER.

SOUTH CAROLINA
GREGORY B. SOSEBEE AND ASSOCIATES
LAND SURVEYORS
No. 01120
CERTIFICATE OF AUTHORIZATION

PRELIMINARY
NOT APPROVED FOR RECORDING
PLANNING COMMISSION

S.C.

THIS PLAT AND THE DESIGNS HEREIN ARE THE PROPERTY OF GREGORY B. SOSEBEE & ASSOCIATES AND MAY NOT BE USED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.