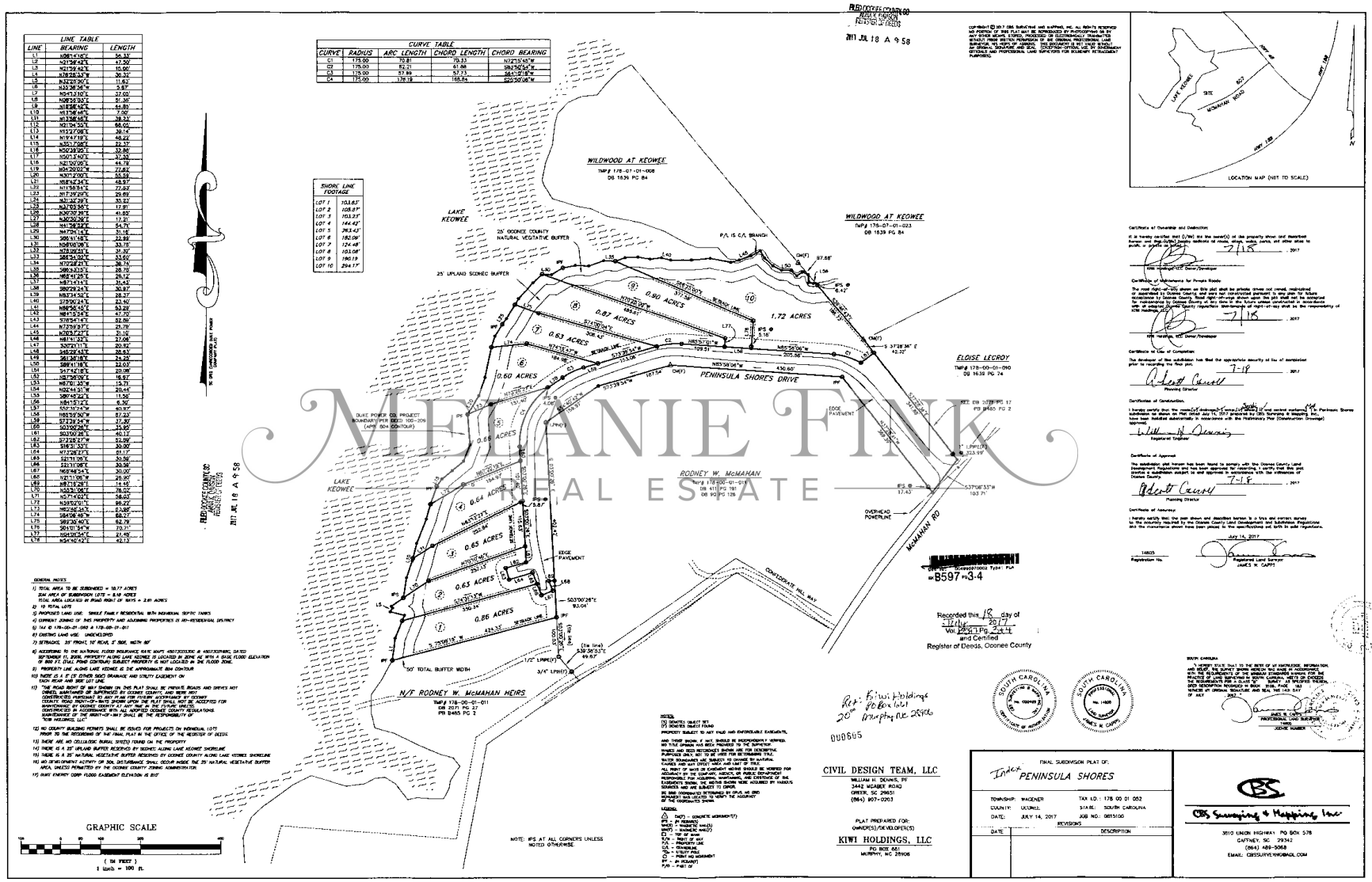

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°14'46"E	56.33'
L2	N21°58'42"E	47.50'
L3	N21°59'42"E	15.00'
L4	N78°28'33"W	30.32'
L5	N32°25'00"E	11.63'
L6	N35°36'56"W	5.87'
L7	N54°13'10"E	37.00'
L8	N08°55'03"E	51.36'
L9	N18°58'42"E	44.83'
L10	N13°58'46"E	7.00'
L11	N13°58'46"E	39.23'
L12	N21°04'55"E	66.00'
L13	N15°27'08"E	39.14'
L14	N19°47'19"E	46.22'
L15	N35°17'08"E	22.37'
L16	N50°39'05"E	32.86'
L17	N50°13'40"E	37.35'
L18	N21°00'08"E	44.79'
L19	N04°20'02"W	27.82'
L20	N30°17'00"E	55.59'
L21	N18°42'34"E	48.97'
L22	N11°58'54"E	77.63'
L23	N17°39'20"E	29.69'
L24	N31°32'39"E	35.23'
L25	N37°03'56"E	17.91'
L26	N30°30'39"E	41.65'
L27	N30°30'39"E	17.21'
L28	N41°58'52"E	54.71'
L29	N47°04'14"E	31.16'
L30	S86°41'48"E	22.99'
L31	N56°08'08"E	33.76'
L32	N78°06'51"E	31.32'
L33	S86°54'02"E	33.60'
L34	N70°28'21"E	38.74'
L35	S86°53'15"E	28.70'
L36	N68°41'25"E	28.12'
L37	N87°14'14"E	31.43'
L38	S80°29'24"E	30.97'
L39	N83°34'52"E	28.37'
L40	S75°00'24"E	23.40'
L41	N68°56'45"E	53.28'
L42	N84°15'24"E	47.70'
L43	S76°54'14"E	32.80'
L44	N73°59'37"E	21.70'
L45	N70°57'27"E	31.10'
L46	N81°41'32"E	27.06'
L47	S30°21'11"E	20.92'
L48	S45°29'43"E	28.63'
L49	S61°38'18"E	24.23'
L50	S89°41'18"E	22.03'
L51	S47°42'18"E	20.98'
L52	N27°58'09"E	16.67'
L53	N67°01'35"W	15.71'
L54	N02°44'31"W	20.44'
L55	S80°45'22"E	11.56'
L56	N84°15'12"E	6.50'
L57	S02°31'24"W	40.97'
L58	N88°52'50"W	87.43'
L59	S73°39'54"W	37.30'
L60	S03°00'26"E	35.95'
L61	S03°00'26"E	40.17'
L62	S73°28'27"W	52.89'
L63	S16°31'33"E	30.00'
L64	N73°28'27"E	51.17'
L65	S21°11'06"E	30.59'
L66	S21°11'06"E	30.59'
L67	N68°48'54"E	30.00'
L68	N21°11'06"W	28.90'
L69	N87°16'28"E	14.46'
L70	N53°31'06"E	76.02'
L71	N57°14'02"E	58.03'
L72	N39°02'01"E	96.22'
L73	N82°48'34"E	63.08'
L74	S84°06'46"W	68.27'
L75	S89°30'40"E	62.79'
L76	S04°01'54"W	70.71'
L77	N04°01'54"E	21.48'
L78	N54°40'42"E	42.13'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	175.00	70.81	70.33	N72°15'45"W
C2	175.00	82.21	81.68	S83°56'54"W
C3	175.00	57.89	57.73	S64°12'18"W
C4	175.00	176.19	168.84	S25°50'06"W

SHORE LINE FOOTAGE	
LOT 1	103.83'
LOT 2	105.87'
LOT 3	103.23'
LOT 4	144.42'
LOT 5	263.43'
LOT 6	182.09'
LOT 7	124.48'
LOT 8	103.08'
LOT 9	196.19
LOT 10	294.17'

GENERAL NOTES

1) TOTAL AREA TO BE SUBDIVIDED = 10.77 ACRES
SEAL AREA OF SUBDIVISION LOTS = 8.18 ACRES
TOTAL AREA LOCATED IN ROAD RIGHT OF WAYS = 2.61 ACRES
2) 10 TOTAL LOTS
3) PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL WITH INDIVIDUAL SEPTIC TANKS
4) CURRENT ZONING OF THIS PROPERTY AND ADJOINING PROPERTIES IS NO-RESIDENTIAL DISTRICT
5) TAX ID 178-00-01-003 & 178-00-01-011
6) EXISTING LAND USE: UNDEVELOPED
7) SETBACKS: 25' FRONT, 10' REAR, 5' SIDE, WIDTH 80'
8) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAPS 45073C0330C & 45073C0340C DATED SEPTEMBER 11, 2009, PROPERTY ALONG LAKE KEOWEE IS LOCATED IN ZONE AE WITH A BASE FLOOD ELEVATION OF 800 FT. (FULL POND CONTOUR) SUBJECT PROPERTY IS NOT LOCATED IN THE FLOOD ZONE.
9) PROPERTY LINE ALONG LAKE KEOWEE IS THE APPROXIMATE 804 CONTOUR
10) THERE IS A 5' (5' EITHER SIDE) DRAINAGE AND UTILITY EASEMENT ON EACH REAR AND SIDE LOT LINE.
11) "THE ROAD RIGHT OF WAY SHOWN ON THIS PLAT SHALL BE PRIVATE ROADS AND DRIVES NOT OWNED, MAINTAINED OR SUPERVISED BY OCONEE COUNTY, AND WERE NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY OCONEE COUNTY. ROAD RIGHT-OF-WAYS SHOWN UPON THE PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY OCONEE COUNTY AT ANY TIME IN THE FUTURE UNLESS CONSTRUCTED IN ACCORDANCE WITH ALL ADOPTED OCONEE COUNTY REGULATIONS. MAINTENANCE OF THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF "TOW HOLDINGS, LLC"
12) NO COUNTY BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS ON INDIVIDUAL LOTS PRIOR TO THE RECORDING OF THE FINAL PLAT IN THE OFFICE OF THE REGISTER OF DEEDS.
13) THERE ARE NO COLLECTIVE BURIAL SITE(S) FOUND ON THE PROPERTY
14) THERE IS A 25' UPLAND BUFFER RESERVED BY OCONEE COUNTY ALONG LAKE KEOWEE SHORELINE
15) THERE IS A 25' NATURAL VEGETATIVE BUFFER RESERVED BY OCONEE COUNTY ALONG LAKE KEOWEE SHORELINE
16) NO DEVELOPMENT ACTIVITY OR SOIL DISTURBANCE SHALL OCCUR INSIDE THE 25' NATURAL VEGETATIVE BUFFER AREA, UNLESS PERMITTED BY THE OCONEE COUNTY ZONING ADMINISTRATOR.
17) DUKE ENERGY CORP FLOOD EASEMENT ELEVATION IS 810'

NOTES:
(S) DENOTES OBJECT SET
(F) DENOTES OBJECT FOUND
PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS.
AND THOSE SHOWN, IF ANY, SHOULD BE RESPONSIBLY VERIFIED. NO TITLE OPINION HAS BEEN PROVIDED TO THE SURVEYOR.
MAKES AND SEED RECORDINGS SHOWN ARE FOR DESCRIPTIVE PURPOSES ONLY, NOT TO BE USED FOR DETERMINING TRUE.
WATER BOUNDARIES ARE SUBJECT TO CHANGE BY NATURAL CAUSES AND ANY DIRECT AREA AND LINE OF TITLE.
ALL RIGHT OF WAYS OR EASEMENT WIDTH SHOULD BE VERIFIED FOR ACCURACY BY THE COMPANY, AGENCY, OR PUBLIC DEPARTMENT RESPONSIBLE FOR ACQUIRING, MAINTAINING, AND EXISTENCE OF THE EASEMENTS SHOWN. THE WIDTHS SHOWN WERE ACQUIRED BY VARIOUS SOURCES AND ARE SUBJECT TO ERROR.
BE SURE COORDINATES RETURNED BY GPS, AS ONE SEPARATE MAP, LOCATED TO VERIFY THE ACCURACY OF THE COORDINATES SHOWN.

LEGEND:
△ DH(F) - CONCRETE MONUMENT(F)
IPS - IP FEEDING
WH(S) - MAGNETIC WALL(S)
WH(F) - MAGNETIC WALL(F)
□ - TOP OF WALL
S/W - RIGHT OF WAY
P/L - PROPERTY LINE
C/L - CENTERLINE
C/B - UTILITY POLE
○ - FRONT AND MONUMENT
IPF - IP FEEDING
P/O - PART OF

CIVIL DESIGN TEAM, LLC
WILLIAM H. DENNIS, PE
3442 MCABEE ROAD
GREER, SC 29651
(864) 907-0203

PLAT PREPARED FOR:
OWNER(S)/DEVELOPER(S)
KIWI HOLDINGS, LLC
PO BOX 661
MURPHY, NC 28906

FINAL SUBDIVISION PLAT OF:
Index PENINSULA SHORES

TOWNSHIP: WAGENER
COUNTY: OCONEE
DATE: JULY 14, 2017
TAX I.D.: 178 00 01 052
STATE: SOUTH CAROLINA
JOB NO.: 0815100

REVISIONS

DATE	DESCRIPTION

CBS Surveying & Mapping Inc
3010 UNION HIGHWAY PO BOX 578
GAFFNEY, SC 29342
(864) 489-5068
EMAIL: CBSSURVEYINGBAOL.COM

MELANIE FINK
REAL ESTATE

Recorded this 18 day of July 2017
Vol. 2551 Pg. 344
and Certified
Register of Deeds, Oconee County

Ref: Kiwi Holdings
PO Box 661
Murphy NC 28906

000665

Doc ID: 004995970002 Type: PLA
BK B597 PG 3-4