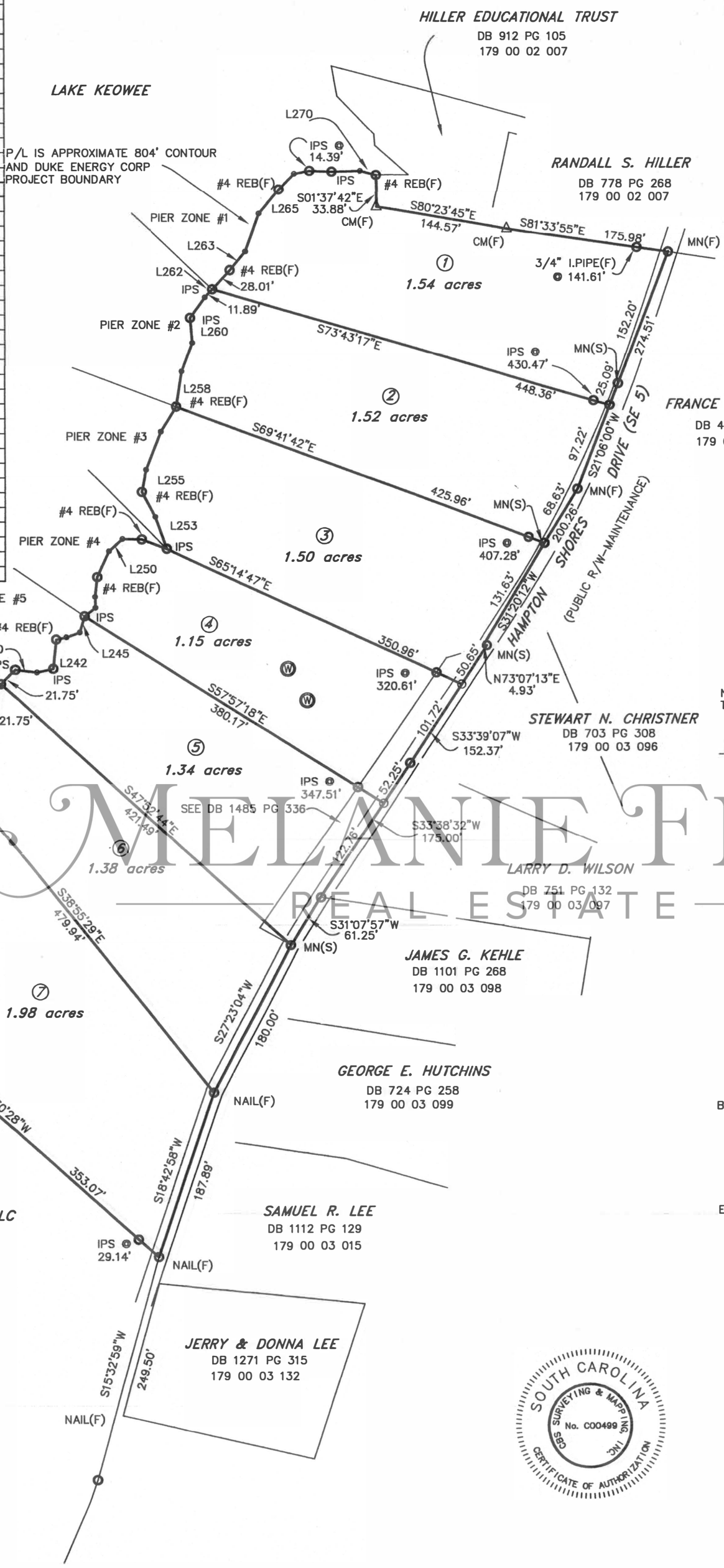
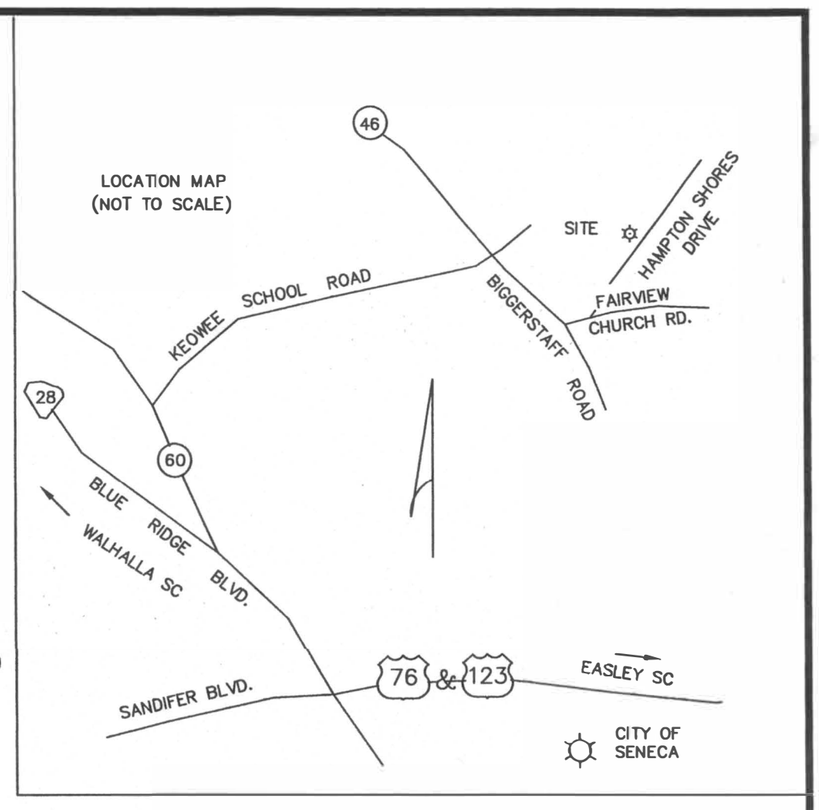
FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

2007 APR 10 P 2:47

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LINE TABLE		
LINE	BEARING	DISTANCE
L226	N04°28'53"E	33.44'
L227	N11°36'47"W	22.98'
L228	N06°59'57"W	30.31'
L229	N09°21'55"E	29.37'
L230	N08°42'01"W	20.29'
L231	N01°39'11"E	38.04'
L232	N00°30'14"E	16.76'
L233	N06°04'08"E	40.33'
L234	N04°42'32"E	36.66'
L235	N05°03'30"E	31.34'
L236	N38°48'00"E	25.41'
L237	N56°22'16"E	31.96'
L238	N39°51'08"E	46.70'
L239	N44°12'10"E	43.50'
L240	S83°19'37"E	23.52'
L241	N77°30'17"E	18.02'
L242	N05°49'18"E	31.75'
L243	N76°55'12"E	11.36'
L244	N69°59'55"E	15.34'
L245	N16°41'16"E	18.25'
L246	N51°38'00"E	15.08'
L247	N02°31'26"W	11.74'
L248	N05°58'52"E	21.67'
L249	N24°21'08"E	30.69'
L250	N47°52'14"E	19.78'
L251	S88°54'54"E	20.83'
L252	S69°39'28"E	28.94'
L253	N19°51'28"W	36.70'
L254	N28°18'43"W	30.78'
L255	N11°20'37"E	24.60'
L256	N21°34'43"E	44.42'
L257	N32°05'44"E	31.85'
L258	N09°02'04"E	38.57'
L259	N21°00'29"E	33.27'
L260	N04°51'19"W	27.20'
L261	N35°42'41"E	27.39'
L262	N43°04'11"E	39.90'
L263	N39°58'08"E	26.16'
L264	N19°01'34"E	43.59'
L265	N39°25'59"E	33.75'
L266	N44°40'21"E	24.02'
L267	N79°11'51"E	16.86'
L268	S87°55'58"E	23.87'
L269	N88°23'57"E	30.69'
L270	S75°14'02"E	17.64'





Recorded this 10 day of April 2007
Vol B-200 Pg. 10 and Certified
Register of Deeds, Oconee County

NOTE: PIER ZONES SHOWN ARE PRELIMINARY– FINAL LOCATION TO BE DETERMINED BY DUKE ENERGY LAKE SERVICES.

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.

NAMES AND DEED REFRENCES 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
– UTILITY POLE
PZ – PIER ZONE
Ⓦ WELL

BUILDING SETBACK NOTES

1. FRONT SETBACKS ARE 50' FROM ROAD R/W LIMIT
2. SIDE SETBACKS ARE 10' FROM P/L
3. WATERFRONT SETBACKS ARE 50' MEASURED FROM THE 800' MSL CONTOUR OR 5' FROM THE 804 'MSL CONTOUR, WHICHEVER IS GREATER

EASEMENT NOTES

1. 7.5' DRAINAGE AND UTILITY EASEMENTS ALONG ALL SIDE LOT LINES
2. 10' DRAINAGE AND UTILITY EASEMENTS ALONG ALL FRONT AND REAR LOT LINES (EXCEPT ALONG WATERFRONT)
3. FLOOD EASEMENT TAKEN TO THE 810' MSL CONTOUR
4. PIER ZONES SUBJECT TO DUKE ENERGY CORP. RULES AND REGULATIONS.

SOUTH CAROLINA SURVEYING & MAPPING No. C00499 CBS INC. CERTIFICATE OF AUTHORIZATION

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 SPECIFIED THEREIN. DEED DESCRIPTION RECORDED IN BOOK * , PAGE * ;
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 9th DAY OF APRIL , 2007 ."

* AS SHOWN

TED M. BEVERLY
PROFESSIONAL LAND SURVEYOR
7823
LICENSE NUMBER

4/10/07

OWNER/DEVELOPER:
CRESCENT RESOURCES, LLC
400 S. TRYON STREET
SUITE 1300
CHARLOTTE, NC 28285–0107
(980) 321–6278

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

FINAL SUBDIVISION PLAT OF:

HAMPTON SHORES SUBDIVISION

A CRESCENT RESOURCES, LLC DEVELOPMENT

TOWNSHIP: SENECA TAX I.D.: 179 00 02 001
COUNTY: OCONEE STATE: SOUTH CAROLINA
DATE: JANUARY 26, 2006 JOB NO.: 0206110

REVISIONS

DATE	DESCRIPTION
01/31/2007	VARIOUS
04/02/2007	VARIOUS
04/09/2007	REMOVE REAR SETBACK NOTE

CBS Surveying & Mapping, Inc.
122 EAST ROBINSON STREET
GAFFNEY, SC 29340 (864) 489–5068

SC GRID (NAD 83)

MELANIE FINK REAL ESTATE