UNLESS EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. – ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. – THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. – THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF A REGISTERED SURVEYOR WITH THIS PLAT. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EXPRESSED OR IMPLIED.

PROPERTY LINE IS THE 804' CONTOUR AND DUKE ENERGY CORP. PROJECT BOUNDARY

LAKE KEOWEE
FULL POND ELEVATION = 800.0'

CA-4
0.06 ACRES
2,509 SQ.FT.

505.4'
PRESERVATION
SHORELINE
SHUTDOWN

LOT 28
0.98 ACRES
42,527 SQ.FT.

1068.8'
PRESERVATION
SHORELINE
SHUTDOWN

CA-3
0.12 ACRES
5,351 SQ.FT.

LOT 29
1.00 ACRES
43,465 SQ.FT.

LOT 27
0.76 ACRES
33,108 SQ.FT.

LOT 22
0.86 ACRES
37,498 SQ.FT.

LOT 23
0.75 ACRES
32,670 SQ.FT.

160.3'
PRESERVATION
SHORELINE
SHUTDOWN

LOT 12
0.79 ACRES
34,366 SQ.FT.

LOT 11
0.77 ACRES
33,443 SQ.FT.

COVE HARBOR
PHASE 1
SUBDIVISION

PROJECT
LEASE AREA
0.91 ACRE

CLIFF EDGE

CA-5
1.09 ACRES
47,614 SQ.FT.

LOT 30
0.85 ACRES
36,980 SQ.FT.

LOT 26
0.77 ACRES
33,658 SQ.FT.

LOT 25
0.75 ACRES
32,852 SQ.FT.

LOT 24
0.76 ACRES
33,098 SQ.FT.

LOT 21
0.78 ACRES
34,067 SQ.FT.

CA-2
0.02 ACRES
834 SQ.FT.

LOT 20
0.93 ACRES
40,536 SQ.FT.

HUNTER HILL CIRCLE
(50' EASEMENT)

LOT 14
0.86 ACRES
37,889 SQ.FT.

LOT 13
0.81 ACRES
35,109 SQ.FT.

LOT 10
0.83 ACRES
36,104 SQ.FT.

574.1'
ENVIRONMENTAL
AREA

LOT 9
0.99 ACRES
43,053 SQ.FT.

LOT 15
1.06 ACRES
46,218 SQ.FT.

LOT 8
1.26 ACRES
54,889 SQ.FT.

LOT 31
0.77 ACRES
33,372 SQ.FT.

LOT 32
0.78 ACRES
33,823 SQ.FT.

LOT 33
0.62 ACRES
26,738 SQ.FT.

LOT 34
0.99 ACRES
43,102 SQ.FT.

LOT 35
1.23 ACRES
53,562 SQ.FT.

LOT 19
0.94 ACRES
40,915 SQ.FT.

LOT 16
0.99 ACRES
42,922 SQ.FT.

LOT 7
2.04 ACRES
88,796 SQ.FT.

SQUIRREL POINT
(50' EASEMENT)

LOT 17
0.76 ACRES
32,991 SQ.FT.

LOT 6
2.62 ACRES
113,921 SQ.FT.

PROPOSED
SHORELINE
STABILIZATION

PROPOSED COMMUNITY DOCKS
12 SLIPS EACH
36 SLIPS TOTAL

214.9'
ENVIRONMENTAL
AREA

PROPERTY LINE IS THE 804' CONTOUR AND DUKE ENERGY CORP. PROJECT BOUNDARY

LAKE KEOWEE
FULL POND ELEVATION = 800.0'

197.6'
ENVIRONMENTAL
AREA

LOT 36
1.09 ACRES
47,495 SQ.FT.

LOT 37
1.05 ACRES
45,692 SQ.FT.

LOT 38
1.00 ACRES
43,464 SQ.FT.

LOT 39
1.17 ACRES
50,930 SQ.FT.

LOT 18
0.86 ACRES
37,303 SQ.FT.

LOT 5
3.59 ACRES
156,389 SQ.FT.

LOT 54
1.26 ACRES
55,022 SQ.FT.

LOT 53
1.38 ACRES
59,939 SQ.FT.

LOT 52
1.70 ACRES
74,004 SQ.FT.

LOT 41
0.84 ACRES
36,491 SQ.FT.

LOT 40
1.38 ACRES
60,186 SQ.FT.

LOT 4
3.66 ACRES
159,575 SQ.FT.

LOT 51
2.65 ACRES
115,225 SQ.FT.

LOT 50
6.89 ACRES
300,018 SQ.FT.

LOT 42
1.50 ACRES
65,457 SQ.FT.

LOT 43
1.51 ACRES
65,978 SQ.FT.

LOT 44
1.61 ACRES
70,261 SQ.FT.

LOT 3
2.99 ACRES
130,029 SQ.FT.

LOT 2
3.38 ACRES
147,443 SQ.FT.

LOT 1
4.98 ACRES
217,085 SQ.FT.

LOT 45
1.91 ACRES
84,227 SQ.FT.

LOT 46
1.93 ACRES
84,209 SQ.FT.

LOT 47
2.15 ACRES
93,738 SQ.FT.

GAP HILL ROAD S-39-157
(33' R/W from centerline,
SCDOT docket 39.546)

HARBORSIDE DRIVE
(50' EASEMENT)

BUILDING SETBACK LINE (TYP.)

POINT
ONLINE
(TYPICAL)

P.O.B.

N/F, NIMMONS BRIDGE
SMITH ESTATES LLC
TM# 4130-00-61-2889
DB 560/239

N/F, FRANCIS MOBLEY &
CHRISTOPHER JOHN KEMPTON
TM# 4039-00-98-6935
DB 891/273
PB 522/2

N/F, ROBERT W MILLER JR
TM# 4039-00-89-7285
DB 13W/378
PB 23/756

N/F, SHERRY J KUYKENDALL
TM# 4039-00-89-0751
DB 1915/293
606/218

N/F, SHERRY J KUYKENDALL
TM# 4039-00-79-9526
PB 606/218

REF. IPS
@18.34'

REF. IPS
@38.05'

REF. IPS
@73.35'

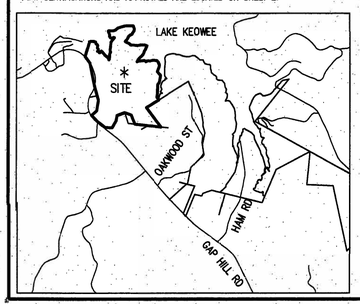
REF. IPO 4RB
@ 125.98'

REF. IPO AXLE
@ 2.24'

LINE	BEARING	DISTANCE
L1	S 76°58'58" E	17.57'
L2	N 71°21'19" E	57.65'
L3	N 13°08'56" E	37.09'
L4	N 71°21'19" E	80.00'
L5	N 13°08'56" E	18.37'
L6	N 71°21'19" E	20.00'
L7	N 13°17'49" W	63.16'
L8	N 30°47'28" W	139.00'
L9	S 53°27'49" E	57.07'
L10	S 36°32'11" W	20.00'
L11	S 53°27'49" E	48.15'
L12	N 89°55'51" W	5.76'

NOTES:
PLAT CERTIFICATIONS AND APPROVALS ARE LOCATED ON SHEET 2.

LOTS 50-54 ARE TO BE APPROVED FOR WELLS (PUBLIC WATER NOT AVAILABLE AT TIME OF SURVEY)



(MATCHLINE – SHEET 1)
(MATCHLINE – SHEET 2)

LEGEND

BL	BUILDING LINE	DIP	DUCTAL IRON	CB	CATCH BASIN
CT	CRIMP TOP	VCP	VITRIFIED CLAY	DI	DROP INLET
DE	DRAINAGE EASEMENT	RCP	REINFORCED CONCRETE	ET	ELEC TRANS
EP	EDGE OF PAVEMENT	CMP	CORRUGATED METAL	804'	ELEVATION
IPO	IRON PIN OLD	HPDE	H.D. POLY STORM		FIRE HYDRANT
IPS	IRON PIN SET	CTV	CABLE TV		GAS METER
N/S	NAIL & CAP	V	FENCE LINE		GAS VALVE
OT	OPEN TOP	FOC	FIBER OPTIC CABLE	LP	LIGHT POLE
RB	REBAR	GAS	GAS LINE	PP	POWER POLE
R/W	RIGHT OF WAY	OHP	OVERHEAD POWER	GP	GUY ANCHOR
SD	STORM DRAIN	OHT	OVERHEAD TEL	TEL	TEL PEDESTAL
SS	SANITARY SEWER	SD	STORM DRAIN		CLEAN OUT
SSE	SS EASEMENT	SS	SANITARY SEWER		WATER METER
	STORM MANHOLE	UGP	UNDERGROUND POWER		WATER VALVE
	SEWER MANHOLE	UGT	UNDERGROUND TEL		ELECTRIC METER
	TEL MANHOLE	W	WATER LINE		

SOUTH CAROLINA
PROFESSIONAL ENGINEER
JAMES R. GRAVELY
11/2008
REGISTERED
LAND SURVEYOR

I, JAMES R. GRAVELY, PLS, 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 STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AND THAT THE SURVEY DOES NOT VIOLATE ANY ZONING OR INSTITUTIONAL CONTROLS. THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JAMES R. GRAVELY, PLS
SOUTH CAROLINA REGISTERED LAND SURVEYOR
DATE: 8/24/18

HARBORSIDE SUBDIVISION
SHEET 1
PICKENS COUNTY, SOUTH CAROLINA

SCALE	DRAWN BY
1" = 100'	WTL
DATE	CHECKED
8/24/18	TO-BD

PROPERTY ADDRESS
GAP HILL ROAD

0	100	200

SEE PIN NOTES

SOUTH CAROLINA
UPSTATE SURVEYING ASSOCIATES LLC
No. C05317
CERTIFICATE OF AUTHORIZATION

PROJECT # 170073

UPSTATE SURVEYING ASSOCIATES
PO BOX 566 GREER, SC 29652
PH: (864) 723-1243 GREER
PH: (864) 630-6190 EARLEY

MELANIE FINK REAL ESTATE

Inst # 201812395 DocType:PLAT/LARGE Page 1 of 2 BRP:607 PG:323 08/24/2018 at 03:27:58 PM, Fee:$40.00 PAUL MCGUFFIN REGISTER OF DEEDS PICKENS COUNTY, SC

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. – ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. – THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. – THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF A REGISTERED SURVEYOR WITH THIS FIRM. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EXPRESSED OR IMPLIED.

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 43°31'00" E	95.42	175.00	103.47
C2	N 17°58'43" E	136.58	325.00	137.61
C3	N 10°25'54" E	84.10	325.00	84.38
C4	N 02°39'44" W	78.26	325.00	78.45
C5	N 13°42'51" E	105.00	325.00	105.46
C6	N 30°47'45" E	120.07	325.00	120.69
C7	N 45°31'38" E	12.17	325.00	12.17
C8	N 01°36'00" E	14.14	10.00	15.71
C9	N 39°27'39" W	30.91	225.00	30.94
C10	N 15°52'43" W	143.85	225.00	146.42
C11	N 08°03'20" E	49.31	225.00	49.41
C12	N 10°22'24" W	146.36	175.00	151.00
C13	N 25°04'41" W	60.95	175.00	61.26
C14	N 08°01'51" W	57.27	175.00	57.44
C15	N 00°38'28" W	3.35	225.00	3.35
C16	N 24°13'29" W	20.91	25.00	21.03
C17	N 14°16'09" W	58.46	50.00	59.75
C18	N 44°53'50" W	42.13	50.00	43.60
C19	S 80°42'29" E	39.84	50.00	40.88
C20	S 45°43'57" E	30.05	50.00	30.50
C21	S 09°48'31" W	61.69	50.00	66.47
C22	S 76°50'51" W	10.44	25.00	10.51
C23	S 11°43'10" W	10.44	25.00	10.51
C24	S 10°40'09" E	53.21	225.00	53.08
C25	S 29°04'13" E	43.53	225.00	43.76
C26	S 36°51'10" E	5.81	225.00	5.81
C27	N 74°33'27" E	13.05	10.00	14.21
C28	N 46°20'36" E	80.56	125.00	82.09
C29	N 13°04'00" E	20.41	25.00	21.03
C30	N 27°48'43" E	74.75	50.00	84.43
C31	S 87°48'13" E	58.78	50.00	62.80
C32	S 19°33'25" W	78.09	50.00	89.61
C33	S 73°41'15" W	4.30	50.00	4.30
C34	S 51°43'23" W	20.41	25.00	21.03
C35	S 38°50'08" E	68.52	175.00	68.91
C36	S 57°47'09" W	45.73	175.00	45.86
C37	S 47°40'39" W	13.05	10.00	14.21
C38	S 00°55'55" E	118.56	225.00	119.99
C39	S 13°13'10" W	10.56	175.00	10.56
C40	S 16°52'21" E	159.68	175.00	165.81
C41	S 86°14'04" E	14.14	10.00	15.71
C42	N 49°31'38" E	63.82	225.00	63.82
C43	N 56°34'05" E	90.00	225.00	90.08
C44	N 63°20'18" E	57.10	225.00	57.19
C45	N 74°55'19" W	10.44	25.00	10.51
C46	N 29°49'24" E	10.44	25.00	10.51
C47	N 08°27'28" E	29.76	50.00	30.31
C48	N 39°57'43" E	35.00	50.00	35.76
C49	S 45°54'44" W	87.78	50.00	107.14
C50	N 69°36'26" W	5.86	50.00	5.88
C51	N 89°26'20" W	20.41	25.00	21.03
C52	S 63°27'40" E	50.26	175.00	50.57
C53	S 53°48'48" W	143.70	225.00	144.09
C54	S 42°25'11" W	40.09	225.00	40.14
C55	S 17°49'23" W	191.86	275.00	195.99
C56	S 05°05'09" E	31.01	275.00	31.03
C57	S 09°22'49" W	65.53	175.00	65.92
C58	S 21°53'20" W	54.06	175.00	54.28
C59	S 30°06'30" W	12.51	162.28	12.51
C60	S 16°31'11" W	103.13	284.37	103.95
C61	S 36°01'09" W	125.58	125.00	131.57

LINE	BEARING	DISTANCE
L1	N 76°00'09" E	21.39
L2	S 89°23'31" E	83.92
L3	S 47°43'39" E	61.66
L4	S 79°15'40" E	41.02
L5	S 79°10'43" E	13.72
L6	S 69°05'26" E	21.85
L7	S 79°43'12" E	31.61
L8	S 11°03'31" W	38.87
L9	S 27°44'05" E	52.62
L10	S 27°44'05" E	7.76
L11	S 13°47'47" W	39.23
L12	S 37°14'21" W	27.85
L13	S 78°15'41" E	64.43
L14	S 09°47'35" W	31.25
L15	N 47°46'27" E	23.87
L16	S 78°32'45" W	63.85
L17	S 40°03'27" E	31.15
L18	S 40°03'27" E	47.50
L19	S 53°03'29" E	80.04
L20	S 36°07'00" E	50.17
L21	S 19°44'23" E	40.66
L22	N 13°45'46" E	49.57
L23	N 00°43'18" E	56.96
L24	N 00°05'18" E	44.85
L25	N 17°36'27" E	52.08
L26	N 44°52'47" E	24.25
L27	N 33°59'29" E	74.05
L28	N 04°06'47" W	7.70
L29	N 09°56'47" W	48.06
L30	N 09°04'58" E	79.31
L31	N 06°34'33" E	72.32
L32	N 06°34'33" E	114.67
L33	N 73°11'27" E	49.85
L34	N 27°37'31" E	17.60
L35	N 40°56'51" E	40.30
L36	N 42°39'49" E	55.26
L37	N 81°02'45" E	71.32
L38	S 81°03'14" E	60.06
L39	N 84°56'56" W	33.73
L40	N 31°58'58" W	51.09
L41	N 13°33'42" E	27.70
L42	N 33°58'51" W	132.72
L43	N 89°33'55" E	42.77
L44	N 82°23'53" E	33.51
L45	N 58°18'59" W	45.99
L46	N 48°28'48" E	83.22
L47	N 41°31'12" W	20.00
L48	N 48°28'48" E	104.93
L49	N 26°07'38" E	104.93
L50	N 88°49'34" E	69.06
L51	N 88°49'34" E	8.91
L52	S 89°13'33" E	99.10
L53	S 18°41'28" E	52.30
L54	S 18°41'28" E	41.79
L55	S 12°29'26" W	58.51
L56	S 31°13'51" W	111.31
L57	S 73°12'59" W	41.79

LINE	BEARING	DISTANCE
L57	S 52°40'33" W	54.56
L58	S 27°09'24" W	112.20
L59	S 47°43'39" E	61.66
L60	S 53°03'29" E	41.69
L61	S 69°40'42" E	70.49
L62	S 47°39'02" E	66.77
L63	S 89°48'54" E	83.08
L64	S 84°58'26" E	105.58
L65	N 78°58'26" E	94.38
L66	S 89°05'18" E	105.67
L67	S 87°16'35" E	5.75
L68	S 77°27'00" E	61.18
L69	S 21°39'46" W	122.71
L70	S 34°37'12" W	41.05
L71	S 11°27'09" W	63.86
L72	S 30°08'01" W	67.75
L73	S 47°09'31" W	79.81
L74	S 40°39'20" W	108.21
L75	S 28°55'09" W	52.09
L76	S 68°58'37" W	48.14
L77	N 84°48'45" W	81.90
L78	N 84°48'45" W	38.18
L79	N 83°53'18" W	54.16
L80	N 00°05'18" E	44.85
L81	S 13°52'05" E	59.17
L82	N 48°02'08" E	53.89
L83	N 89°08'07" E	41.01
L84	S 87°25'18" E	53.30
L85	N 76°43'04" E	5.11
L86	N 76°43'01" E	78.40
L87	S 84°28'34" E	105.62
L88	S 39°30'13" E	60.75
L89	S 23°29'08" E	73.71
L90	S 07°38'46" W	45.91
L91	S 17°45'17" W	41.19
L92	S 17°45'18" W	112.67
L93	S 38°51'20" E	41.06
L94	S 39°30'14" E	79.71
L95	S 09°57'15" E	32.22
L96	S 09°31'35" W	25.82
L97	S 09°31'35" W	53.99
L98	S 14°29'54" W	17.05
L99	S 14°29'54" W	63.39
L100	S 49°18'11" W	58.51
L101	S 08°18'59" W	35.32
L102	S 08°18'59" W	49.04
L103	S 01°40'30" W	57.97
L104	S 01°40'30" W	104.93
L105	S 01°40'30" W	66.33
L106	S 09°14'11" W	69.01
L107	S 07°14'31" W	56.70
L108	S 37°49'43" E	53.48
L109	S 58°16'40" W	48.30
L110	S 58°16'40" W	140.94
L111	S 36°35'26" E	95.07
L112	N 70°24'27" W	152.18'

LINE	BEARING	DISTANCE
L113	S 10°42'19" W	157.03
L114	N 87°49'05" W	110.17
L115	N 87°52'54" W	61.85
L116	N 87°36'39" W	61.85
L117	N 51°48'30" W	133.38
L118	N 51°48'30" W	142.04
L119	N 51°48'30" W	15.59
L120	N 48°07'15" W	190.94
L121	N 08°43'49" E	125.62
L122	N 08°43'49" E	324.17
L123	N 08°43'49" E	55.92
L124	N 11°05'43" W	104.20
L125	N 11°05'43" W	86.81
L126	N 34°44'39" W	62.85
L127	N 34°44'39" W	46.29
L128	N 35°24'27" W	68.78
L129	N 35°24'27" W	50.00
L130	N 37°49'17" E	61.80
L131	N 37°49'17" E	197.14
L132	N 37°49'17" E	158.58
L133	N 38°53'04" E	177.83
L134	N 11°40'36" E	151.90
L135	N 11°40'36" E	75.00
L136	N 11°40'36" E	118.00
L137	N 04°21'58" E	118.25
L138	N 04°21'58" E	69.99
L139	N 11°51'39" W	40.81
L140	N 15°17'38" W	41.18
L141	N 15°17'38" W	24.82
L142	S 44°11'27" W	27.75
L143	S 44°11'27" W	100.40
L144	S 44°11'27" W	102.55
L145	S 48°18'48" E	7.43
L146	N 89°23'57" E	78.97
L147	N 73°43'54" E	58.79
L148	N 48°28'48" E	83.04
L149	N 71°53'59" E	57.06
L150	N 29°53'38" E	69.97
L151	N 29°53'38" E	10.43
L152	N 89°48'34" E	66.73
L153	N 89°48'34" E	5.00
L154	S 71°18'30" W	5.00
L155	S 18°41'28" E	40.39
L156	S 18°12'49" W	55.99
L157	S 31°13'51" W	108.66
L158	S 71°12'59" W	40.75
L159	S 62°25'14" W	50.00
L160	S 27°09'29" W	112.54
L161	S 45°52'39" W	72.91
L162	S 58°21'21" E	58.66
L163	S 65°42'42" E	70.63
L164	S 47°59'09" E	21.07
L165	S 47°59'09" E	39.98
L166	S 88°48'54" E	84.74
L167	S 84°08'26" E	11.35
L168	S 84°08'26" E	94.80

LINE	BEARING	DISTANCE
L169	N 78°06'26" E	94.52
L170	S 87°53'18" E	38.29
L171	N 52°00'07" E	6.87
L172	S 89°19'18" W	5.00
L173	S 40°52'30" W	104.47
L174	S 35°36'30" W	59.15
L175	S 25°20'00" W	38.45
L176	N 44°51'41" E	18.84
L177	N 58°53'30" W	16.79
L178	S 87°05'41" E	58.61
L179	N 58°53'29" E	83.80
L180	N 58°53'29" E	159.00
L181	N 05°05'04" E	49.32
L182	N 05°05'04" E	5.18
L183	N 30°06'30" E	96.30'
L184	N 30°06'30" E	171.83
L185	N 30°06'30" E	20.99'
L186	N 09°54'43" W	51.17
L187	N 09°44'43" W	53.00'
L188	N 48°28'00" E	144.58'
L189	N 43°24'00" W	112.64
L190	N 14°40'36" E	43.88
L191	N 14°40'48" E	11.88'
L192	N 15°21'48" E	118.00'
L193	N 30°03'55" W	59.83'
L194	N 35°05'55" W	49.47'
L195	N 15°03'36" W	84.47'
L196	N 15°03'46" W	41.87'
L197	N 09°21'41" W	126.37'
L198	N 00°17'41" W	35.21'
L199	S 00°17'41" E	145.58'
L200	S 15°09'31" E	72.18'
L201	S 15°09'31" E	64.19'
L202	S 30°05'55" E	6.62'
L203	S 35°05'55" E	102.48'
L204	N 65°54'30" E	71.56'
L205	N 24°27'41" E	18.53'
L206	S 72°37'41" W	38.54'
L207	S 65°03'30" W	71.56'
L208	S 43°24'00" E	112.64'
L209	N 46°36'00" E	113.50'
L210	N 46°36'00" E	31.80'
L211	N 65°54'30" E	71.56'
L212	N 69°43'57" E	80.00'
L213	N 69°43'57" E	112.55'
L214	S 65°37'57" W	137.19'
L215	S 69°43'57" W	80.00'
L216	N 69°43'57" E	80.00'
L217	S 46°36'00" W	167.41'
L218	S 46°36'00" W	174.43'
L219	S 09°14'43" E	104.17'
L220	S 30°06'30" W	139.36'
L221	S 30°06'30" W	149.76'
L222	S 09°05'55" W	52.50'
L223	S 12°27'41" E	16.61'

Pickens County Certificate of Accuracy

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 of exceeds the requirements for a class 'B' Survey as specified therein.

SCPE/LS# 28438 Date: 8/24/18

Certificate of Final Plat Approval

FOR RECORDATION

All requirements of the Pickens County Unified Development Standards Ordinance having been represented as being fulfilled by this plat, the undersigned acting under the authority of the County Council of Pickens County, South Carolina, hereby approves this plat for recordation by the Register of Deeds, subject to maintenance and guarantee by the owner for one year from the date of this approval.

This approval recognizes the receipt of appropriate surety by developer/entity to assure the completion and maintenance of all/ public infrastructure appurtenant to this subdivision.

Director, Community Development Date: 8/24/18

Owner's Certificate

State of South Carolina
County of Pickens

The undersigned certifies that he or she is the fee simple absolute owner of the land shown on this plat and the public improvelemts contained therein or associated therewith meet all applicable requirements of the Pickens County Unified Development Standards Ordinance.

Owner's Name: SCOTT RYE

Owner's Signature Date: 8.24.18

NOTES:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, ZONING ORDINANCES, AND RESTRICTIONS OF RECORD OR NOT OF RECORD, THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

REFERENCE PLAT 592 PAGE 240–241; PLAT 606 PAGE 218.

TM#s: 4130–00–70–8875; 4039–00–79–2800; & 4039–00–79–5660.

TOTAL AREA = 88.65 ACRES; 3,861,466.1 SQ.FT.
54 LOTS (83.71 ACRES); 3880.2 FEET NEW ROAD (4.94 ACRES INSIDE ROAD EASEMENT)

ALL NEW ROADS SHOWN ARE PRIVATE.

A FLOOD EASEMENT TO THE 810' ELEVATION CONTOUR RESERVED BY DUKE ENERGY CORP.

ALL STREETS HAVE A 50' RIGHT–OF–WAY (EXCEPT WHERE NOTED), CUL–DE–SAC RADII ARE AS SHOWN.

ANY BOAT SLIP OR DOCK SOUGHT TO BE CONSTRUCTED OFF OF ANY LOT IS SUBJECT TO PERMITTING BY DUKE ENERGY CORP., COVENANTS AND SPECIFIC LOCATION OF SUCH A BOAT SLIP OR DOCK, IF APPROVED, IS SUBJECT TO SPECIFIC SITING APPROVAL BY DECLARANT IN ITS SOLE DISCRETION.

BUILDING SETBACKS FROM LAKE KEOWEE ARE TO BE 50 FEET FROM THE 800' ELEVATION CONTOUR; OR 25 FEET FROM THE DUKE PROJECT BOUNDARY WHICHEVER IS GREATEST. ALL FRONT SETBACKS ARE 20 FEET FROM ROAD RIGHT–OF–WAY. ALL SIDE LINE SETBACKS ARE 10 FEET. ALL REAR SETBACKS ARE 10 FEET (ON INTERIOR LOTS).

ALL IPS ARE 5/8" REBAR SET OR MAG NAILS SET IN ROAD; ALL IPO ARE 1/2" REBAR FOUND (UNLESS OTHERWISE NOTED).

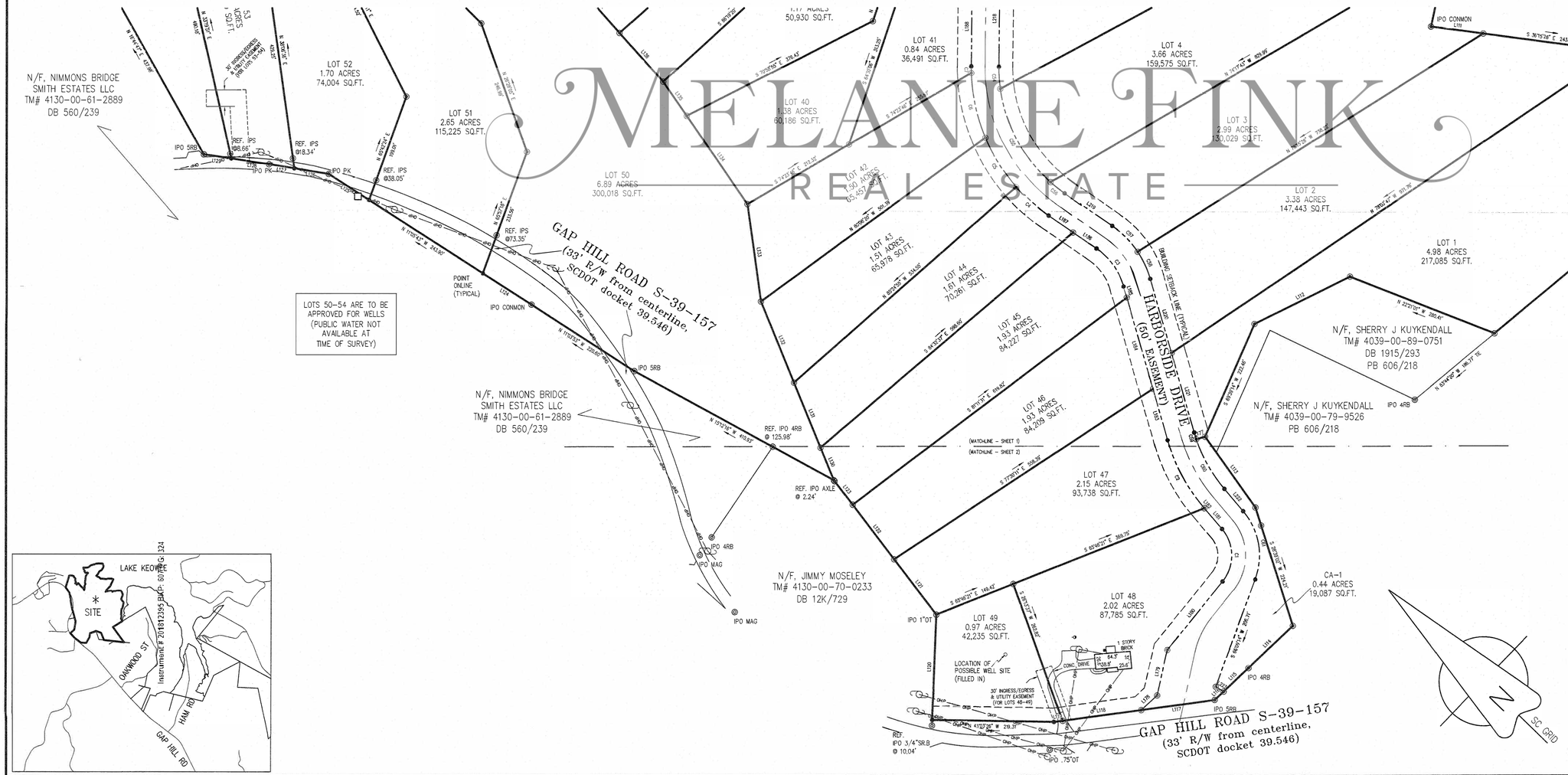
THERE IS RESERVED, A 7.5' DRAINAGE AND UTILITIES EASEMENT EACH SIDE OF ALL INTERIOR LOT LINES, AND 10' INSIDE OF ALL FRONT AND REAR LOT LINES, EXCEPT WHERE SHOWN OTHERWISE; ALSO A 20' DRAINAGE EASEMENT ALONG ALL NATURAL DRAINAGE WAYS (10' EACH SIDE OF C/L).

THE PRIVATE ROAD AND ASSOCIATED RIGHT–OF–WAY SHOWN ON THIS PLAT SHALL BE A PRIVATE ACCESS NOT OWNED, MAINTAINED, OR SUPERVISED BY PICKENS COUNTY AND NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY PICKENS COUNTY. ALL EASEMENTS AND RIGHT–OF–WAYS SHOWN UPON THE PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY PICKENS COUNTY AT ANY TIME. IN THE FUTURE UNLESS CONSTRUCTED AS A PUBLIC ROAD IN ACCORDANCE WITH THE PICKENS COUNTY UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED.

THE SHARED DRIVEWAY AND ASSOCIATED EASEMENT SHOWN ON THIS PLAT SHALL BE A PRIVATE ACCESS NOT OWNED, MAINTAINED, OR SUPERVISED BY PICKENS COUNTY AND NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY PICKENS COUNTY. ALL EASEMENTS SHOWN UPON THE PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY PICKENS COUNTY AT ANY TIME IN THE FUTURE UNLESS CONSTRUCTED AS A PUBLIC ROAD IN ACCORDANCE WITH THE PICKENS COUNTY UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) TO BE RECORDED IN THE OFFICE OF REGISTER OF DEEDS, PICKENS COUNTY, SOUTH CAROLINA. SAID DOCUMENT(S) HEREBY BECOME PART OF THIS PLAT.

PROJECT PC CASE NUMBERS:
SD–17–008, DATED DECEMBER 11, 2017
SD–18–0002, DATED JULY 19, 2018



LEGEND

BL	BUILDING LINE	DIP	DUCTAL IRON	CB	CATCH BASIN
CT	CRIMP TOP	VCP	VITRIFIED CLAY	DI	DROP INLET
DE	DRAINAGE EASEMENT	RCP	REINFORCED CONCRETE		ELEC TRANS
EP	EDGE OF PAVEMENT	CMP	CORRUGATED METAL		ELEVATION
IPO	IRON PIN OLD–○	HPDE	H.D. POLY STORM		FIRE HYDRANT
IPS	IRON PIN SET–●	—CTV—	CABLE TV		GAS METER
N/C	NAIL & CAP	—X—	FENCE LINE		GAS VALVE
OT	OPEN TOP	—FOC—	FIBER OPTIC CABLE	LP	LIGHT POLE
RB	REBAR	—GAS—	GAS LINE	PP	POWER POLE
R/W	RIGHT OF WAY	—OHP—	OVERHEAD POWER	GP	GUY ANCHOR
SD	STORM DRAIN	—OHT—	OVERHEAD TEL	TEL	TEL PEDESTAL
SS	SANITARY SEWER	—SD—	STORM DRAIN		CLEAN OUT
SSE	SS EASEMENT	—SS—	SANITARY SEWER		WATER METER
	STORM MANHOLE	—UGP—	UNDERGROUND POWER		WATER VALVE
	SEWER MANHOLE	—UGT—	UNDERGROUND TEL		ELECTRIC METER
	TEL MANHOLE	—W—	WATER LINE		

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SCPE/LS# 28438 8/24/18

HARBORSIDE SUBDIVISION
SHEET 2
PICKENS COUNTY, SOUTH CAROLINA

SCALE	DRAWN BY
1" = 100'	WTL
CHECKED BY	
TO–BO	
DATE	
8/24/18	

PROPERTY ADDRESS	SEC	TWP	RN	RGE
GAP HILL ROAD	0	100		

UPSTATE SURVEYING ASSOCIATES LLC
No. C05317
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA

PROJECT # 170073

UPSTATE SURVEYING ASSOCIATES
PO BOX 566 GREER, SC 29652
PH: (864) 723–1043 GREER
PH: (864) 630–6192 EARLEY

MELANIE FINK REAL ESTATE